



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, February 10, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 27, 2026 Regular Meeting Minutes

3. OLD BUSINESS

- A. Discussion and possible adoption of the City-wide Land Use Chapter update *

4. NEW BUSINESS

- A. ~~Consideration and acceptance of a Minor Subdivision for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12 & G, located at 6 Granite Street. (Proposal is for a minor subdivision creating one (1) new lot.)~~ *(SUBM-2025-0008) *(This item has requested a continuance.)*
- B. Consideration and acceptance of a Conditional Use Permit for James Farrell Construction, LLC (Owner: Renewed Homes, LLC) Assessor's Map 15, Lot 81, zoned G, located at 13 Monroe Street. (Proposal is to allow for increased density to four (4) units, where three (3) are allowed by right in the Gateway District). *(COND-2025-0029)
- C. Consideration and acceptance of a Minor Subdivision for Recon Realty, LLC, Assessor's Map G, Lot 3-A-100, zoned CM, located at 80 Industrial Park Road. (Proposal is to subdivide the existing lot to make one (1) new lot.) *(SUBM-2026-0001)
- D. Consideration and acceptance of a Conditional Use Permit for Paul Sapienza and Angela K. Engel, Assessor's Map 7, Lot 1, zoned R-20, located at 3 Boston Harbor Rd. (Proposal is to develop a hybrid living shoreline designed to be resilient to storms and sea level rise, resulting in 19,382± s.f. of permanent impacts to the Conservation District.) *(COND-2025-0032)
- E. Consideration and acceptance of a Conditional Use Permit for Rushmore Stepanek Family Revocable Trust, Stepanek Fred & Rushmore B. Trustees, Assessor's Map L, Lot 47-B, zoned R-20, located at 191 Spur Rd. (Proposal is to rebuild a sunroom, deck, and patio resulting in 1,214± s.f. of permanent impacts within the Conservation District.) *(COND-2025-0034)
- F. ~~Consideration and acceptance of a Conditional Use Permit for RY Development, LLC, Assessor's Map H, Lot 34, zoned CM, located at 99 Knox Marsh Road. (Proposal is to establish a Residential Commercial Mixed Use (RCM) District as part of a commercial and residential development plan, with all residential units subject to rent restrictions published annually by New Hampshire Housing and HUD at the 60% Area Median Income (AMI) level for Multifamily Tax Subsidy Projects.)~~ *(COND-2026-0002) *(This item has requested a continuance.)*

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Find us on Facebook at <https://www.facebook.com/DoverNHPlanning>. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.