



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, February 24, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- February 10, 2026 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- Consideration and acceptance of a Conditional Use Permit for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12, & G, located at 6 Granite Street. (Proposal is to create one new lot that is shaped in a way that a future building could not practically be sited to meet the 60% frontage build-out requirement) *(COND-2026-0003)
- Consideration and acceptance of a Conditional Use Permit for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12 & G, located at 6 Granite Street. (The proposal is to create one new lot on which a structure cannot practically be sited within the required 5-20' build-to line.) *(COND-2026-0006)
- 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 was continued from the January 27, 2026 Planning Board Meeting)*
- Consideration and acceptance of a Conditional Use Permit for Mechanic Street Realty Trust, Assessor's Map 24, Lot 101, zoned CBD-G, located at 9-11 Mechanic Street. (Proposal is for one accessible residential unit on the ground floor where a non-residential use on the ground floor is required.) *(COND-2026-0007)
- Consideration and acceptance of a Conditional Use Permit for Mechanic Street Realty Trust, Assessor's Map 24, Lot 101, zoned CBD-G, located at 9-11 Mechanic Street. (Proposal is to construct a mixed-use building that would have less than the minimum required lot coverage.) *(COND-2026-0008)
- Consideration and acceptance of Site Plan for Mechanic Street Realty Trust, Assessor's Map 24, Lot 101, zoned CBD-G, located at 9-11 Mechanic Street. (Proposal is to construct an approximately 8,750 square feet, five (5) story mixed-use building, with commercial space on the first floor.) *(SITE-2025-0003)
- 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) Overlay District to allow for 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 was continued from the February 10, 2026 Planning Board Meeting)*

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.