

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, March 24, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

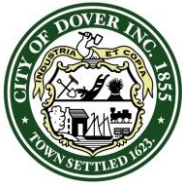
- March 10, 2026 Regular Meeting Minutes

3. OLD BUSINESS

- A. 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) *(This item was continued from the February 24, 2026 Planning Board Meeting)*
- B. 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) *(This item was continued from the February 24, 2026 Planning Board Meeting)*
- C. 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) *(This item was continued from the February 24, 2026 Planning Board Meeting)*

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Public Service of New Hampshire, Assessor's Map 24, Lot 132, zoned RM-U, located at Cocheco Street. (Proposal is for an expansion to the Eversource Substation involving installation of temporary electric infrastructure resulting in 8 s.f. of permanent wetland impacts, 1,618 s.f. of temporary wetland impacts, 20 s.f. of permanent wetland buffer impacts and 1,615 s.f. of temporary wetland buffer impacts.) *(COND-2026-0011)
- B. Consideration and acceptance of a Conditional Use Permit for Equinox Properties, LLC, Assessor's Map 24, Lot 34, zoned CBD-R, located at 24 Winter Street. (Proposal requests relief from the minimum lot coverage of 40% to construct a four-unit townhouse.) *(COND-2026-0005)
- C. Consideration and acceptance of a Conditional Use Permit for Equinox Properties, LLC, Assessor's Map 24, Lot 34, zoned CBD-R, located at 24 Winter Street. (Proposal requests relief from the 8-15' front build-to requirement to construct a four-unit townhouse.) *(COND-2026-0012)
- D. Consideration and acceptance of a Conditional Use Permit for Equinox Properties, LLC, Assessor's Map 24, Lot 34, zoned CBD-R, located at 24 Winter Street. (Proposal requests relief from the required 10' side setback to construct a four-unit townhouse.) *(COND-2026-0013)
- E. Consideration and acceptance of a Conditional Use Permit for Equinox Properties, LLC, Assessor's Map 24, Lot 34, zoned CBD-R, located at 24 Winter Street. (Proposal requests relief from the required 15' rear setback to construct a four-unit townhouse.) *(COND-2026-0014)
- F. Consideration and acceptance of a Transfer of Development Rights for Corey Mackoul, Assessor's Map 17, lot 38, zoned R-12, located at 89 Stark Avenue. (Proposal is to request two (2) units through TDR for a total of four (4) units.) *(TRAN-2026-0003)
- G. Consideration and acceptance of a Conditional Use Permit for Lafrance Bowden Hospitality II, LLC, Assessor's Map 17, Lot 76, zoned G, located at 47 Central Avenue. (Proposal is to allow a hotel use (or a lodging use exceeding 12 rooms) in the Gateway District.) *(COND-2026-0015)



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- H. Consideration and acceptance of a Conditional Use Permit for Lafrance Bowden Hospitality II, LLC, Assessor's Map 17, Lot 76, zoned G, located at 47 Central Avenue. (Proposal requests relief from the required 60% primary frontage build-out and the primary front built-to line of 5 feet minimum to 20 feet maximum in order to construct a 94-room hotel.) *(COND-2026-0016)
- I. Consideration and acceptance of a Conditional Use Permit for Lafrance Bowden Hospitality II, LLC, Assessor's Map 17, Lot 76, zoned G, located at 47 Central Avenue. (Proposal requests relief from the required 60% secondary frontage build-out requirement to construct a 94-room hotel.) *(COND-2026-0017)
- J. Consideration and acceptance of Conditional Use Permit for Lafrance Bowden Hospitality II, LLC, Assessor's Map 17, Lot 76, zoned G, located at 47 Central Avenue. (Proposal requests relief from the Gateway District streetscape standards to construct a 94-room hotel.) *(COND-2026-0018)
- K. Consideration and acceptance of a Site Plan for Lafrance Bowden Hospitality II, LLC, Assessor's Map 17, Lot 76, zoned G, located at 47 Central Avenue. (Proposal is to construct a four-story, 50,120± s.f., 94-room hotel with associated patios, landscaping, parking, and utilities.) *(SITE-2026-0001)

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.