



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, April 14, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- March 24, 2026 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of Transfer of Development Rights for 6 Brick Road, LLC, Assessor's Map 28, Lot 9-C, zoned O/Gateway, located at 1-24 Jefferson Drive. (Proposal is to purchase four (4) residential units through TDR.) *(TRAN-2025-0008) *(This item was continued from the March 10, 2026 Planning Board meeting.)**

4. NEW BUSINESS

- A. Consideration and acceptance of an Extension Request for Donahue Realty Trust, Assessor's Map D, Lots 20-1, 20-2, 20-3, 20-4, 20-5, 20-6, zoned R-12, located at Stepping Stone Way. (Proposal is a request for an extension of approval for a seven-lot Open Space Subdivision [P20-18].) *(WAIV-2026-0001)
- B. Consideration and acceptance of a Site Plan for JSR, LLC, Assessor's Map D, Lot 11-5, zoned IT, located at Venture Drive. (Proposal is to construct an approximately 10,080 square feet building with four (4) contractor bays and office space with associated parking and stormwater management.) (SITE-2025-0019) *[A prior iteration of this project was approved by Planning Board in 2022, P22-55/SITE-2022-0011 and P22-46/COND-2022-0005.]*
- C. Consideration and possible posting of the proposed Amendments regarding Chapter 153 (Site Plan Regulations). The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.
- D. Consideration and possible posting of the proposed Amendments regarding Chapter 157 (Land Subdivision Regulations). The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.

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.