



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, April 28, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 14, 2026 Regular Meeting Minutes

3. OLD BUSINESS

- A. 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 one (1) units through TDR for a total of three (3) units.) *(TRAN-2026-0003) (*This item was continued from the March 24, 2026 Planning Board meeting.*)*
- B. Consideration and possible adoption 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*.
- C. Consideration and possible adoption 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*.

4. NEW BUSINESS

- A. Consideration and acceptance of a Lot Line Adjustment for Waterside Land Holdings, LLC, Assessor's Map M, Lots 91-C and 91-D, zoned R-40, located at Middle Road. *(LOTA-2026-0001)
- B. Consideration and acceptance of a Conditional Use Permit for Edward Williams, Assessor's Map L, Lot 45-H, zoned R-20, located at 169 Spur Road. (Proposal is to demolish the existing structure and construct a new single-family home with site improvements resulting in approximately 7,839 square feet of impacts to the Conservation District.) *(COND-2026-0023)
- C. Consideration and acceptance of Transfer of Development Rights (TDR) for 25 Dover Point, LLC, Assessor's Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to purchase two (2) residential units through TDR.) *(TRAN-2026-0002)
- D. Consideration and acceptance of a Conditional Use Permit for 25 Dover Point, LLC, Assessor's Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to allow for construction of a mixed-use building with associated drainage and grading resulting in approximately 1,797 square feet of permanent impacts to the wetland buffer. There are no direct wetland impacts proposed.) *(COND-2026-0010)
- E. Consideration and acceptance of a Site Plan for 25 Dover Point, LLC, Assessor's Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to construct an approximately 3,048 square foot mixed-use building to include three (3) commercial units on the first floor and three (3) residential units on the second floor.) *(SITE-2026-0002)

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.