



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, June 9, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 26, 2026 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Site Plan for 85 Industrial Park Road, II, LLC, Assessor's Map G, lot 3-B, zoned CM, located at 85 Industrial Park Road. (Proposal is for exterior building renovations and site improvements including stormwater treatment and access reconstruction.) *(SITE-2026-0004)
- B. Consideration and review of conditions precedent associated with a conditionally approved Conditional Use Permit for Diversified Builders, LLC, Assessor's Map 25, Lot 46-1, zoned R-12 & G, located at Granite Street. (Proposal is to build two single-family homes on a vacant lot that do not meet the minimum frontage build-out of 40% in the Gateway District.) *(COND-2026-0003) *[This application was conditionally approved by the Planning Board on February 24, 2026, with precedent conditions, including that the applicant shall return to the Planning Board for review once a structure is proposed.]*
- C. Consideration and review of conditions precedent associated with a conditionally approved Conditional Use Permit for Diversified Builders, LLC, Assessor's Map 25, Lot 46-1, zoned R-12 & G, located at Granite Street. (Proposal is to build two single-family homes on a vacant lot that do not meet the required frontage build-to of 5-20' in the Gateway District.) *(COND-2026-0006) *[This application was conditionally approved by the Planning Board on February 24, 2026, with precedent conditions, including that the applicant shall return to the Planning Board for review once a structure is proposed.]*
- D. Consideration and acceptance of Transfer of Development Rights for Moses Lawrence, Assessor's Map 37, Lot 33, zoned O, located at 814 Central Avenue. (Proposal is to request one (1) unit through TDR, resulting in a total of three (3) residential units.) *(TRAN-2026-0005)

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.