



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 23, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 9, 2026 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of a Site Plan Amendment for John & Maggie Randolph (Owners: 54 BRR, LLC), Assessor's Map I, Lot 6, zoned R-12, located at Uncommon Drive. (Proposal is to request an amendment to the approved Site Plan, File No. P20-60 and development agreement) *(WAIV-2026-0014) *[This item was previously heard by the Planning Board on May 26, 2026.]*

4. NEW BUSINESS

- A. 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) *[This item was continued from the Planning Board meeting on June 9, 2026.]*
- B. Consideration and acceptance of a Conditional Use Permit for Anthony & Stephanie Retrosi, Trustees of the Anthony and Stephanie Retrosi Revocable Trust, Map L, Lot 114, zoned R-20, located at 318 Dover Point Road. (Proposal is to construct permanent shore stabilization, resulting in approximately 2,015 square feet of temporary impacts and 1,113 square feet of permanent impacts within the Wetland Protection and Conservation Districts.) *(COND-2026-0024)
- C. Consideration and acceptance of a Conditional Use Permit for David Patrick & Elizabeth Ann Cash, Assessor's Map 9, Lot 91, zoned CBD-M, located at 7 Church Street. (Proposal is to construct an attached two-car garage within the 10' rear setback.) *(COND-2026-0027)
- D. Consideration and acceptance of a Site Plan for Cocheco Mills Holdings, LLC, Assessor's Map 2, Lot 37-A, zoned CBD-G, located at 383 Central Avenue. (Proposal is for a change of use to convert approximately 36,207 square feet of commercial space into 27 residential units.) *(SITE-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.