



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

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 23, 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 continued by the Planning Board on May 26, 2026 and June 23, 2026.]*
- B. Consideration and re-vote 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) *[This item was previously heard by the Planning Board on June 23, 2026 but resulted in a tie-vote.]*

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for Daniel G Gabriel Trust, Daniel G Gabriel Trustee, Assessor's Map L, Lot 98-A, zoned R-20, located at 260 Dover Point Road. (Proposal is for a minor subdivision creating one (1) new lot.) *(SUBM-2026-0002)
- B. Consideration and acceptance of Site Plan Review for Corey MacKoul, Assessor's Map 17, lot 38, zoned R-12, located at 89 Stark Avenue. (Proposal is to construct two (2) single-family homes utilizing TDR with site improvements.) *(SITE-2026-0008)
- C. Consideration and acceptance of Transfer of Development Rights for Wyatt Peoples (Owner: Charles L Millette Revocable Trust, Charles Mellette Trustee) Assessor's Map 12, Lot 149, zoned HR, located at 116 Silver Street. (Proposal is to purchase two (2) additional units through TDR to have four (4) units in the existing house and one (1) duplex located behind the existing house for a total of six (6) units on site.) *(TRAN-2026-0007)
- D. Consideration and possible posting on the proposed Amendments regarding Chapter 170 (Zoning Ordinance). Topics include Transfer of Development Rights, Conditional Use Permit Criteria, Customary Home Occupations, Accessory Dwelling Units and others. 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.