



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, August 25, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- July 28, 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, June 23, 2026 and July 28, 2026.*]

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Dover NH Property, LLC, Assessor's Map E, Lot 24, zoned IT, located at 100-150 Waumbec Drive. (Proposal is to replace a failing culvert located on a section of the Community Trail with 264 sf of temporary impacts and 249 sf of permanent impacts of the Conservation District and Wetland Impacts.) *(COND-2026-0033)
- B. Consideration and acceptance of a Conditional Use Permit for First Rate Real Estate Group, LLC, Assessor's Map 26, Lot 3-1, zoned G and RM-U, located at 75 Oak Street. (Proposal is for relief from the Gateway Design Standards.) *(COND-2026-0030)
- C. Consideration and acceptance of a Site Plan for First Rate Real Estate Group, LLC, Assessor's Map 26, Lot 3-1, zoned G and RM-U, located at 75 Oak Street. (Proposal is to renovate and redevelop the existing building into twenty-two (22) residential units with site improvements.) *(SITE-2026-0009)
- D. Consideration and acceptance of a Conditional Use Permit for 96 Broadway, LLC, Assessor's Map 27, Lot 169, zoned G, located at 96 Broadway. (Proposal is to seek increased density on the parcel to construct two (2) duplexes in the Gateway District.) *(COND-2026-0026)
- E. Consideration and acceptance of a Site Plan for 96 Broadway, LLC, Assessor's Map 27, Lot 169, zoned G, located at 96 Broadway. (Proposal is to construct two (2) duplexes with associated parking area.) *(SITE-2026-0007)
- F. Public Notice given that the Dover Planning Board will conduct a workshop and public hearing regarding the City of Dover's Community Block Grant (CBDG) program.*

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.