



**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, September 8, 2026**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- August 25, 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, July 28, 2026 and August 25, 2026.*]
- 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) [*This item was previously continued by the Planning Board on July 28, 2026.*]

### 4. NEW BUSINESS

- A. Site Plan for 6 Brick Road, LLC, Assessor's Map 28, Lot 9-C, zoned Office and Gateway, located at 1-24 Jefferson Drive. (Proposal is to construct 6 townhouse style residential units in two (2) buildings.) (SITE-2026-0011)
- B. Public hearing 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](http://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](mailto:Dover-Planning@dover.nh.gov). You may also view materials at [www.dover.nh.gov](http://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](mailto: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.