



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 22, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 8, 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. Public hearing on the proposed Amendments and possible recommendation 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*.

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for Bondcliff Holdings, LLC, Assessor's Map 14, Lot 6, zoned R-12, located at 53 Cataract Avenue. (Proposal is for a minor subdivision creating one (1) new lot.) *(SUBM-2026-0003)
- B. Consideration and acceptance a Lot Line Adjustment for John E. Roy, Assessor's Map 4, Lots 45 & 46, zoned RM-U, located at 2 & 4 Twombly Street. *(LOTA-2026-0004)
- C. Consideration and acceptance of a Conditional Use Permit for John E. Roy, Assessor's Map 4, Lot 46, zoned RM-U, located at 4 Twombly Street. (Proposal is for relief from CBD-Residential district dimensional regulation requiring a 10 foot side setback.) *(COND-2026-0035)
- D. Consideration and acceptance of a Conditional Use Permit for John E. Roy, Assessor's Map 4, Lots 45 & 46, zoned RM-U, located at 2 & 4 Twombly Street. (Proposal is for relief for each lot having less than the required minimum lot coverage per CBD-Residential zoning regulations.) *(COND-2026-0036)

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.