



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, October 13, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 22, 2026 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of a Lot Line Adjustment for John E. Roy, Assessor's Map 4, Lots 45 & 46, zoned CBD-R, located at 2 & 4 Twombly Street. *(LOTA-2026-0004) *[This item was continued from the September 22, 2026 Planning Board meeting.]*
- B. Consideration and acceptance of a Conditional Use Permit for John E. Roy, Assessor's Map 4, Lots 45 & 46, zoned CBD-R, located at 2 & 4 Twombly Street. (Proposal is for relief from CBD-Residential district dimensional regulation requiring a 10-foot side setback.) *(COND-2026-0035) *[This item was continued from the September 22, 2026 Planning Board meeting.]*
- C. Consideration and acceptance of a Conditional Use Permit for John E. Roy, Assessor's Map 4, Lots 45 & 46, zoned CBD-R, 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) *[This item was continued from the September 22, 2026 Planning Board meeting.]*
- D. Public hearing and possible recommendation 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 Lot Line Adjustment for Margaret M. Gabriel Revocable Trust, Assessor's Map L, Lot 98 & 99, zoned R-20, located at 262 & 262 B Dover Point Road, *(LOTA-2026-0005)
- B. Consideration and acceptance of a Site Plan for Wentworth Home, Assessor's Map 37, Lot 1-A, zoned H, located at 795 Central Avenue. (Proposal is to construct a 3,098 square foot addition to the Wentworth Home facility to accommodate six (6) additional memory care beds.) *(SITE-2026-0013)
- C. Consideration and acceptance of a Site Plan for 12 Lincoln Street Dover, LLC, Assessor's Map 31, Lot 67, zoned CBD-R, located at 12 Lincoln Street. (Proposal is for the addition of a third floor to the existing structure with eight (8) additional units, for a total of nineteen (19) residential units.) *(SITE-2025-0018)
- D. Consideration and acceptance of Transfer of Development Rights for 5 Sherman Street, LLC, Assessor's Map 19, Lot 9-A, zoned R-12, located at 91 Court Street. (Proposal is to purchase three (3) size-restricted units through TDR, resulting in a total of four (4) units on the subject property.) *(TRAN-2026-0009)
- E. Consideration and acceptance of a Site Plan for 5 Sherman Street, LLC, Assessor's Map 19, Lot 8 & 9-A, zoned R-12, located at 91 & 103 Court Street. (Proposal is to merge 91 and 103 Court Street and coordinate development with the previously approved Farm Gate Drive project. The merged lot would include four additional residential units, bringing the total to ten residential units.) *(SITE-2026-0015)
- F. Public hearing and possible recommendation on the City's proposed Capital Improvements Plan (CIP) FY2028-2033. The CIP can be found on the City website at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department. *

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@doover.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@doover.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.