



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 27, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 13, 2026 Regular Meeting Minutes

3. OLD BUSINESS

- A. 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. *

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for 12 Lincoln Street Dover, LLC, Assessor's Map 31, Lot 67, zoned CBD-R, located at 12 Lincoln Street. (Proposal is to allow relief from ground floor standards in the CBD-R district for an existing structure.) *(COND-2026-0040)
- B. 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)
- C. Consideration and acceptance of a Minor Subdivision for 16 Industrial Park, LLC, Assessor's Map G, Lot 4, zoned CM, located at 14 Industrial Park Road. (Proposal is for a minor subdivision creating one (1) new lot.) *(SUBM-2026-0004)
- D. Consideration and acceptance of a Site Plan Amendment for Justin R & Amanda C. Marone, Assessor's Map B, 1-P, zoned R-40, located at 498 Sixth Street. (Proposal is to allow for construction within the 50-foot external boundary buffer.) *(WAIV-2026-0019)
- E. Consideration and acceptance of a Lot Line Adjustment for STF Development, LLC, Assessor's Map I, Lot 11, zoned R-20 & RM-SU, located at 68 Durham Road. *(LOTA-2026-0003)
- F. Consideration and acceptance of Transfer of Development Rights for STF Development, LLC, Assessor's Map I, Lot 11, zoned R-20 & RM-SU, located at 68 Durham Road. (Proposal is to purchase seven (7) residential units through TDR to allow for a project total of nine (9) units.) *(TRAN-2026-0006)
- G. Consideration and acceptance of a Site Plan for STF Development, LLC, Assessor's Map I, Lot 11, zoned R-20 & RM-SU, located at 68 Durham Road. (Proposal is to construct two (2) four-unit townhouses and maintain the existing single-family residence, for a total of nine (9) dwelling units on the property.) *(SITE-2026-0010)

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.