TOWN OF DOVER PLANNING BOARD

□ Rafael Rivera –Chairman
□ Scott Miller – Vice Chairman
□ James P. Dodd – Mayor
□ Thomas MacDonald – Mayor Designee
□ Arturo Santana – Council Member
□ William J. Isselin
□ Osvaldo Orama
□ Michael Scarneo

TOWN OF DOVER
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□ James Visioli
□ Thomas Incera
□ Reese Riley - Alternate I
□ Vacant - Alternate II
□ William J. Rush, Esq. – Board Attorney
□ Stephen Hoyt, PE – Board Engineer
□ John McDonough, AICP PP, – Board Planner
□ Kyrillos Girgis - Board Secretary (interim)

Agenda for the Planning Board Meeting
Monday, Nov. 23rd, 2026 at 7:30PM
REGULAR MEETING

1. **Call to Order**
2. **Adequate Notice of Meeting**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Approval of Minutes**
   - Approval of Minutes for Sept. 17th Regular Planning Board Meeting
   - Approval of Minutes for Oct. 15th Regular Planning Board Meeting
   - Approval of Minutes for Oct. 29th Special Planning Board Meeting
6. **Resolution**
   - Resolution for P26-05: 46 South Morris Street
7. **New Business/Board Discussion**
   - Referral of Ordinance No. 29-2026 for Master Plan consistency review
8. **Applications**

P26-06: 10 West Blackwell Street – Minor Site Plan

Description: The subject property identified as Block 1217, Lot 4 currently contains a 2-story building with existing retail space on the first floor, and existing offices on the second floor. The Applicant is proposing interior modifications to the second floor to convert the existing offices into two (2) residential apartments. The existing façade and first floor retail space will remain. No site improvements are proposed.

P26-08: W. Blackwell & N. Warren Street – Preliminary and Final Site Plan

Description: The subject property identified as Block 1206, Lot(s) 2, 3, 4, & 5. Proposed is the construction of a 5-story mixed-use building to include retail and residential units with associated site improvements.

9. **Open to the Public**
10. **New Business**
11. **Old Business**
12. **Adjournment**

The next Planning Board meeting is scheduled for Thursday December 17th, 2026, at 7:30 pm