

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 Thursday, Oct. 15th, 2026 at 7:30PM REGULAR MEETING

1. **Call to Order**
2. **Adequate Notice of Meeting**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Administrative Matters/Board Business**
 - Rescheduling of November 19 Planning Board Meeting
6. **Approval of Minutes**
 - Minutes from September 17th Planning Board Meeting
7. **Redevelopment Plans**
 - Baker Mansion Redevelopment Plan** – consistency to the Town’s Master Plan review

Description: Redevelopment Plan prepared by John McDonough, LA, PP, AICP; dated October 9th, 2026. Block 305, Lot 7; Redevelopment of the property providing for the historic preservation and adaptive reuse of the Baker Mansion, together with four additional structures and workforce housing.

8. **Applications**
 - P26-05: 46 South Morris Street** – Preliminary and Final Major Site Plan

Description: The subject property identified as Block 1804, Lot 13 currently contains a 2-story, multi-family dwelling. The Applicant proposes to demolish the dwelling and redevelop the site into a 6-story, 23-unit apartment building with a footprint of

6,093 square feet. Site improvements include sidewalks, trash enclosure, signage, retaining walls, grading, drainage, utilities, landscaping, and lighting.

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

The next Planning Board meeting will be a special meeting scheduled for Thursday Oct. 29th, 2026, at 7:30 pm