

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0002

Application Type: Site Review
Applicant(s): Civilworks New England
Owner(s): Toftree Properties, LLC
Location: 181 Watson Rd. (Assessor's Map E, Lot 32-1)
Date: February 27, 2025

INTENT: Proposal is to construct a $\pm 1,760$ sq. ft. addition onto an existing 3,005 sq. ft. Professional Office Building.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: ± 1.38 acres

ZONING DISTRICT: IT

EXISTING USE: Commercial

PROPOSED USE: Commercial

SURROUNDING USE: Commercial, Residential, School

ZBA ACTION: N/A

PERMITS REQUESTED: N/A

WAIVERS REQUESTED: N/A

ATTENDANCE:

Erin Bassegio, Planning
Paul Crouser, Zoning
Ken Mavrogeorge, Engineering
Marn Speidel, Police Department
Craig Chabot, Fire Department
James Burdin, Business Development

Others:

Krystian Kozlowski, Assistant City Engineer
Steve Haight, Civilworks NE
Joe Griffin, Civilworks NE
Elijah Allen, Civilworks NE

Approval of minutes from January 9, 2025:

J. Brudin moved to approve the February 20, 2025 minutes. Seconded by K. Mavrogeorge. Vote: U/A, with P. Crouser abstaining.

PLAN REVIEW:

Planning:

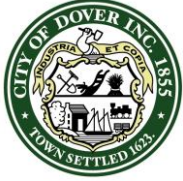
- Side setback encroachment to the north of the addition by about six feet.

Engineering:

- General Comment:
 - Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page.
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
- Sheet 3 of 4 Site Grading, Drainage & Erosion Control
 - Parking lot constructed after April 2023 without TRC review and PB approval.
 - Has a drainage analysis been completed for the change in land cover including reduction in wooded area and increase in impervious cover (per Dover Code Section 153-23)?
 - Review all City regulations to ensure compliance with Section 153.
 - Prepare and submit PTAPP.
 - According to Section 153-14 (2) (a) [3], the proposed expansion results in approx. 6,900 sf of impervious cover. Therefore, the redevelopment standards shall apply.
 - When was detention pond last inspected and maintained? Please provide inspection report for most recent inspection and maintenance.

Police

- No comments.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0002

Application Type: Site Review
Applicant(s): Civilworks New England
Owner(s): Toftree Properties, LLC
Location: 181 Watson Rd. (Assessor's Map E, Lot 32-1)
Date: February 27, 2025

Inspection Services:

- Provide accessible ban space with required signage.

Fire Department:

- No comments.

Business Development:

- Architecturals for the proposed expansion seem consistent with the existing development and appropriate for a rural small office building. No further questions at this time.

Planning Board:

- Plan snapshot seems to show incorrect construction value.

Next Steps: Revise plans per comments above and submit for unofficial TRC review.

Adjournment: M. Speidel moved to adjourn the meeting at 10:43 a.m. Seconded by K. Mavrogeorge. Vote: U/A