



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0010

Application Type: TDR Site Plan
Applicant(s): Berry Surveying and Engineering c/o The Stabile Companies
Owner(s): Richardson Estates of Dover, LLC and Mohamed & Lisa K. Hamcha
Location: 141 Sixth St. (Assessor's Map 35, Lot 64)
Date: July 24, 2025

INTENT: Proposal is to construct ten two-family structures on a private road. *Eight (8) units were approved through Transfer of Development Rights (TDR) for a proposed total of twenty units, where twelve units are allowed by right.*

UNITS/LOTS PROPOSED: Twenty units via 10 buildings. (8 units via TDR were approved by Planning Board on May 13, 2025)

AGENDA ITEM #: 1

ACREAGE: ±3.75 ac.

ZONING DISTRICT: R-12, Secondary
Groundwater Protection District

EXISTING/ PROPOSED LAND USE:
Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None.

PERMITS REQUIRED: City of Dover CUP for impervious surface coverage over 20% (approx. 35%), EPA Notice of Intent, NHDES AoT and Sewer Discharge Permits

WAIVERS REQUESTED: [§153-14A\(3\)\(b\)\[4\]](#), post-development stormwater runoff greater than pre-development runoff in 24-hour storm event

ATTENDANCE:

Donna Benton, Inspection Services
Erin Bassegio, Planning
Ken Mavrogeorge, Engineering
Marn Speidel, Police Department
Craig Chabot, Fire Department
James Burdin, Business Development
Makayla Edgecomb, Zoning

Others:

Chris Berry, Berry Surveying & Engineering
Eric Jackson, Applicant, The Stabile Companies

Approval of minutes from June 26, 2025:

J. Burdin moved to approve the June 26, 2025 minutes. Seconded by K. Mavrogeorge. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder: Water and Sewer Investments Fees
- If units 13 & 14 are deleted, and units 1-12 are spread out a bit, it seems to be a better project. Please add note that the architectural renderings do not exactly match the proposed plan (ie landscaping isn't accurate and not all pathways, fencing are shown)
- Support the idea of flipping walkways to reduce congestion.
- Provide condo association docs for review when available and ensure maintenance of stormwater system, roadway, sidewalks, roof, and limited common areas are addressed along with a surety calculation.
- Provide letters to serve when available but before Planning Board
- Any fencing proposed on western boundary or just vegetative buffer?
- Revise plan set to:
 - Include parking count.
 - Keep all professional stamps and signatures
 - Owners signatures on final plans
 - Confirm condo numbering with City Assessor and addressing with Building Official.

Engineering:

General Comments:

- Applicant and Contractor shall review the updated Dover Construction Guidelines and associated details from April 2025 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>
- The driveway on the adjacent property at 137 Sixth Street appears to extend onto the subject property. As such it is very close to the proposed sidewalk. Is there a plan to



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remove the encroachment, finalize an easement, or adjust the property boundary?

- How will the project not impact the abutting property's house or driveway especially with a rain garden proposed directly adjacent to it.
- If the existing shed on the lot is going to be relocated, show where.
- The sidewalk on the southern side of the proposed drive does not appear to be compliant with ADA requirements.
- Can the driveways for lots 64-8, 64-9, and 64-10 be spread out more to avoid narrow at grade sidewalks? It seems like the garages could be swapped to achieve this.
- The proposed 8" waterline should be extended back to Whitter. The current water service in Dowaliby is a 1 inch copper.
- Show fire truck turning exhibit.
- How will trash collection be handled?
- Are there any light poles proposed?
- City requires full width road pavement overlay restoration of Sixth St in vicinity of utility connections.
- 5' manhole required if inside drop provided in SMH #100.
- Provide catch basins at the end of Fawn Lane to prevent city runoff freezing on Fawn Lane crosswalk. It is recommended to bring drainage across Sixth to tie into existing city drain from DMH#1.
- Add structure table to profile sheets.
- Call out water and sewer services size and materials.

- Consider instead allowing parking on the right side (with appropriate protection for fire hydrant) as it will provide greater supply of guest parking for Lots 1-6 and residents will have less difficulty backing from driveways.

Inspection Services:

- No comments.

Fire Department:

- Hydrant locations:
 - Intersection of Sixth & Fawn on the north side of Fawn
 - Move the proposed hydrant on Fawn down across from Lot 64-6
- No Parking Fire Lane signage in the turn around

Business Development:

- The sidewalk network seems inconvenient for users, especially re: accessibility. Is it possible to relocate and/or increase tip-downs to improve sidewalk access?

Planning Board:

- N/A

Next Steps: Revise plans per comments above and resubmit for second TRC.

Adjournment: M. Speidel moved to adjourn the meeting at 11:00 a.m. Seconded by K. Mavrogeorge. Vote: U/A.

Police:

- Is the City supposed to assume maintenance of the crosswalk at Sixth Street, or will the Association maintain?
- Add additional fire lane no parking signage at the turnaround.
- Consider adding an a "Turnaround" w/ arrow wayfinding sign to discourage guests of Lots 1-6 from using neighbor driveways to get properly parked.