



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: August 14, 2025

INTENT: Proposal is to construct ten two-family structures on a private road. *[This item was previously heard by the Planning Technical Review Committee on July 24, 2025.]*

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

AGENDA ITEM #: 3

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, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Jill Semprini, Engineering
Craig Chabot, Fire Department
James Burdin, Business Development

Others:

Erin Bassegio, City Planner
Ken Mavrogeorge, Deputy Director of Community Services
Chris Berry, Berry Surveying & Engineering
Eric Jackson, Applicant, The Stabile Companies

Meeting resumed at: 11:03 a.m.

PLAN REVIEW:

Planning:

- *Reminder: Water and Sewer Investments Fees*
- *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.*
 - Acknowledged to be proposed as a condition of approval.
- *Provide letters to serve when available but before Planning Board*
 - Letters to serve are still requested.
- *Revise plan set to:*
 - *Keep all professional stamps and signatures*
 - *Owners signatures on final plans*
 - *Confirm condo numbering with City Assessor and addressing with Building Official.*
 - *Indicate waterline and hydrant locations in final design.*

Engineering:

- **General Comments:**
 - CS strongly recommends looping water to Whitter St to provide higher water quality and better fire protection. CS is willing to have offline discussions regarding cost sharing.
 - CB #5 should be relocated on Sixth St before tip down ramp.

Police:

- Prior comments have been addressed.



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Inspection Services:

- No additional comments.

Fire Department:

- Prior comments have been addressed.

Business Development:

- Revised sidewalk layout addresses all prior comments. No new comments.

Planning Board:

- N/A

Next Steps: Revise plans per comments above and resubmit for Planning Board.

Adjournment: J. Burdin moved to adjourn the meeting at 11:15 a.m. Seconded by M. Speidel. Vote: U/A.