

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2025-0006

Application Type: Site Plan Amendment
Applicant(s): McIntosh Dover, LLC c/o Baker Properties
Owner(s): McIntosh Dover, LLC c/o Baker Properties
Location: 11 McIntosh Drive (Tax Map 13, Lot 23)
Date: August 14, 2025

INTENT: Proposal is to amend plans for Building 2 as part of the previously approved development proposal at McIntosh Drive. Proposal includes an increase in 20 residential units from 39 to 59, and adding 25 underground parking spaces and a 2-story amenities space in place of a clubhouse. *(This item was previously heard by the Planning Technical Review Committee on June 26, 2025.)*

UNITS/LOTS PROPOSED: 20 additional residential units in Building 2 (Building 1 remains unchanged)

AGENDA ITEM #: 1

ACREAGE: 12.13± ac

ZONING DISTRICT: Gateway

EXISTING LAND USE: Commerical, Residential

PROPOSED LAND USE: Mixed-Use-Commercial and Residential

SURROUNDING LAND USE: Residential, Spaulding Turnpike, Woodman Park School

ZBA ACTION: None.

PERMITS REQUIRED: Prior permit approvals: two City of Dover CUPs (P21-46 and P21-47) and NHDES AoT and Sewer Connection

WAIVERS REQUESTED: None.

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
Todd Baker, Applicant
Matt Alden, Baker Properties
Brian Jones, Allen & Major Associates
Tom House, THA Architects

Approval of minutes from August 7, 2025:

J. Burdin moved to approve the August 7, 2025 minutes. Seconded by M. Speidel. Vote: U/A.

PLAN REVIEW:

Planning:

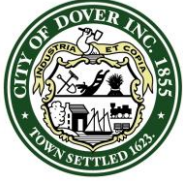
- Previous comment re: zoning compliance have been sufficiently explained as to how project conforms with Gateway zoning along Rutland, to include the development's primary frontage, structure height, and mixed-use allocations. Zoning Administrator in agreeance.
- *All prior conditions apply.*
- *Updated Development Agreement will be needed.*
- *Reminder: Water/sewer investments fees*
- *Active and passive recreation fee will need to be reassessed.*
 - Provided: 7,861 s.f. passive, 6,177 s.f. active. Required: 30,900 s.f. total
- *Revise plan set to:*
 - *Add owners signatures*
 - *Add professional stamp and signatures*
 - Include consecutive page numbers.

Engineering:

- General Comment
 - Applicant shall inform NHDES regarding increased number of units and footprint change.
 - Proof of AoT amendment will be condition of Planning Board approval.
 - C-102B Reconstruct curb ramp on southern side of Cataract Ave.

Police:

- Prior comments have been addressed.



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Inspection Services:

- Clarify the accessible route to the clubhouse and clubhouse egress
- Lighting plan shall indicate illumination of the exit discharge for normal and emergency power (Could not locate on sheet 104).
- Clarify electrical service @ AB corner w? meters on AC corner.

Fire Department:

- Concerns on a single point for ingress and egress of this development
- Would like to see a hydrant at each building
- FDC's in a common accessible location

Business Development:

- Prior comments have been addressed, no new comments

Planning Board:

- *No comments.*

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

Meeting paused at: 10:53 a.m.