



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2025-0010

Application Type: Site Plan Amendment
Applicant(s): City of Dover, c/o Tighe & Bond and Dover School District
Owner(s): City of Dover
Location: 25 Alumni Drive (Tax Map H, Lot 12)
Date: August 28, 2025

INTENT: Proposal is for the reconstruction of the Dover High School Athletic Complex. *(This item was previously misfiled under the permit number SITE-2025-0013.)*

UNITS/LOTS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 24.83± ac (entire parcel)

ZONING DISTRICT: R-20

EXISTING/PROPOSED LAND USE: Dover High School, Middle School, Athletic Complex

SURROUNDING LAND USE: Residential, Bellamy Park, Bellamy River

ZBA ACTION: N/A

PERMITS REQUIRED: Two City of Dover Conditional Use Permits (CUPs) for wetland buffer impacts and impervious service coverage over 20% within the Secondary Groundwater Protection District. NHDES AoT, Shoreland Permit, and Sewer Connection Permit

WAIVERS REQUESTED: None.

ATTENDANCE:

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

Others:

Erin Bassegio, City Planner
Neil Hansen, Tighe & Bond
Fergus Cullen, Joint Building Committee Chair

Approval of minutes from August 21, 2025:

J. Burdin moved to approve the August 21, 2025 minutes.
Seconded by C. Chabot. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder as applicable: Water and Sewer Investments Fees
- Please provide lighting plan.
- For Secondary Groundwater CUP- clarify impervious surface coverage of artificial vs natural turf.
- The concrete pads for dugout and baseball field bleachers- is actual installation planned for the future?
- Revise plans to include:
 - 2x2" approval blank space in bottom right
 - Construction hours should not include Saturday, Sunday, and holidays
 - Provide EV ready parking spaces in new parking area
 - Is walkway/pathway continuous from eastern point of athletic complex to crossing on Bellamy Rd?

Engineering:

- Existing Conditions / Demolition Plan C101.2
 - Existing drainage below ballfield carries stormwater from Bellamy and Lisa Beth Circle. How does the proposed design account for the existing flow?
 - Additional drainage system information would be helpful to understand how the existing drainage functions.
 - Per discussions with the Applicant's engineer, it is understood that the configuration of the fields, as currently proposed, was based on the wish of the school to phase construction and that the engineer's original recommendation was to have the two fields switched. Given the JBC's decision to forgo a phased construction, it is suggested that the design engineer provide an opinion of cost comparing the current design versus the switched field option so that the Planning Board, Council, and JBC can understand the implications of proceeding with the proposed design.



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- Site Plan C-102

- What is proposed for pedestrian signals? Is the existing speed table required with pedestrian signals?

- Overall Utilities Plan C-104

- Specify sizes of proposed sewers on plans
- Show profile for proposed sewers
- Use city sewer manhole numbers
- Cut and cap 4" C.I. water main on Bellamy at existing valve
- Add fire hydrant where water main enters main high school building
- Community Services strongly recommends the existing sewer's condition be evaluated for reuse. The majority of it was reconstructed during the high school construction and the proposed sewer location may result in ledge excavation. If there is a concern with its location below the ballfield it is recommended that the field be shifted or the sewer be adjusted rather than constructing an entirely new sewer.

- Details Sheet C-507

- Show more fence details on Typical Fence / Pedestrian Guard Connection, e.g. fence height, plan limits
- Regarding Typical Reinforced Wall Section, show where soil reinforcement is required on plan

Police:

- Would prefer that the proposed bus drop 10'x45' be lengthened to accommodate at least 2 buses simultaneously.
- Describe the egress for a large crowd simultaneously departing from grandstands area. The fences and gates seem to create significant pinch points.

Inspection Services:

- Discuss construction days and hours for site. Due to proximity to residential neighborhood consider no Saturday, Sunday or municipal holidays.
- Access road to commercial garage appears longer than 150'. Indicate how compliance with NFPA 1 Chapter 18 is provided without a turnaround for fire dept apparatus.
- Provide a turning template for site using T-1 template.
- Indicate the area for ambulance parking for sporting events.
- Indicate the nearest hydrant location and discuss if any other hydrants are needed to service commercial garage, concessions and other portions of the complex.
- Plan set does not appear to include a photometrics plan, please provide.
- Provide a pole light detail including type and height of structures as well as luminaire configuration.
- Submitted plans do not appear to include widths of pedestrian traffic or some portions of vehicular travel path. Please indicate the pedestrian exit paths and provide for exit capacity.
- Provide size and type of press box along.
- Provide bleacher details showing pedestrian routes with widths.
- Provide a note within the submitted plans a Building permit is required for the bleachers.
- Indicate spectator locations for the long jump and shot put.
- Complex occupancy load shall be provided for areas within controlled area. This would include the football field, bleachers and concrete area near the baseball outfield and bleachers.
- Clarify if this community project may have an increased occupant load for a special speaker, political event concert etc.
- Indicate the number of available parking spaces relative to determining the number of accessible parking spaces.
- Provide details for accessible parking space signage, width, length and access aisles.
- Provide gate hardware detail within the accessible route gate details.
- Indicate the accessible seating for all areas of the complex including but not limited to the long jump and shot put.



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- Suggest more than one bus drop off area for player arrival/departure for different visiting teams, etc.
- Indicate where an accessible drop off area is located.
- Is there any bench seating proposed or future bench seating in the common areas.
- Indicate the locations of waste and recycle areas. Suggest at all pedestrian entrances/exits.

Fire Department:

- See comments from Inspection Services.

Business Development:

- Clarify fencing/gate locations.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above and resubmit for informal TRC meeting. Also, schedule follow-up meeting between school district representatives and Inspection Services to discuss operational questions/comments.

Adjournment: M. Speidel moved to adjourn the meeting at 11:07 a.m. Seconded by K. Mavrogeorge. Vote: U/A.