



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE DOVER HIGH ATHLETIC COMPLEX MINUTES

Meeting Type:	Meeting
Meeting Location:	City Hall, Council Conference Room, second floor, 288 Central Ave, Dover, NH
Meeting Date:	Wednesday, September 17, 2025
Meeting Time:	5:30 p.m.

- I. CALL TO ORDER at 5:46 pm.
- II. ROLL CALL ATTENDANCE
 - a. Present: Fergus Cullen, Craig Flynn, Michelle Clancy, Ronan O'Doherty (arrived 6:00 p.m. fulfilling quorum; no votes were taken prior to his arrival)
 - b. Absent: Ernie Clark, Linnea Nemeth (both excused).
 - c. School Leadership: Dr. Boston, Peter Driscoll, Josh Knight, Mike Limanni
 - d. Consultants: Neil Hanson (Tighe & Bond)
- III. PUBLIC FORUM – none present
- IV. NEW BUSINESS
 - A. State permitting update:
 - a. AOT submitted
 - b. Shoreline permit, less time-sensitive, needs payment which has a manifest and will be voted on with quorum
 - B. City permitting update:
 - a. Conservation Commission has endorsed Conditional Use Permit for impervious surface in a secondary groundwater protection zone.
 - b. Project goes to the Planning Board on Sept 23 for the two CUPs.
 - c. Members of Technical Review Committee, including Building Inspector Jim Maxfield and Planning Director Donna Benton, met with district leaders earlier today (9/17). Focus was on egress needs for capacity attendance, which is a math equation for number and width of gates. Current design supports full grandstands plus 1,400 people on field, which is less than then number on the field at an outdoor graduation. Nevertheless, may need to base egress on seven sq ft per person, which would be over 11,000. There is at least some theoretical chance of occasional very large events in the future. Some discussion about whether some gates could be closed most of the time, and opened only for very large events.
 - d. Upshot is, we may need to expand number and size of gates pending more discussion with the Building Inspector.
 - e. Some discussion about prior TRC comments from engineering and the decision not to flip the baseball and Dunaway fields.
 - f. Neil reviewed the existing and new drainage systems. Stormwater from Bellamy Road currently passes underneath the fields. New fields will have separate draining systems.
 - C. Concessions / bathrooms building
 - a. Neil presented three initial designs. Consensus around Option B, a rectangular



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building behind the home grandstand with doors to bathrooms and concessions windows both facing the grandstand. The design includes a side ticket window as well.

- b. Discussion about potential hooded interior grills and where the more likely portable outdoor grills would be when in use, and when in storage.
- c. Discussion about who will pay for equipment inside the space
- d. Boosters representatives will be invited for consultation and input and to help them plan for acquiring equipment
- e. Design to be modified to move a door to a different wall, and add a second concessions window. T&B is also going to ask Banwell about design ramifications if a hood vent is needed.

D. Facilities building

- a. Discussion about revisiting whether facilities will need to relocate to a temporary space so the existing building can be demolished instead of being worked around.

E. Releasing the bid

- a. Tighe & Bond is wrapping up the bid packet pending today's discussions
- b. Craig moved to authorize Eckman to release upon receipt. Ronan seconded. Motion approved 4-0.

V. APPROVAL OF MEETING MINUTES

- A. September 3, 2025 regular meeting – Craig moved to approve as presented. Michelle seconded. Motion approved 4-0.

VI. FINANCIAL REPORT

- A. Ronan moved to approve fee of \$3,750 for the state shoreline permit application. Michelle seconded. Motion approved 4-0.
- B. Ronan moved to approve Manifest CIPM#DHSATH011 for the Shoreline permit. Michelle seconded. Motion approved 4-0.

VII. CONFIRM NEXT MEETING DATES/TIMES - September 30 at 5:30 p.m.

VIII. FOR THE GOOD OF THE ORDER - none

IX. ADJOURNMENT - Michelle moved to adjourn, seconded by Ronan. Approved 4-0 at 6:38 p.m.