

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0015

Application Type: Site Plan
Applicant(s): Comcast Cable Communications Management, LLC
Owner(s): Two Hundred Sixth Street, LLC
Location: 200 Sixth St. (Tax Map E, Lot 70-C)
Date: October 2, 2025

INTENT: Proposal is to construct a 2,500 square foot Comcast Switching Facility with a paved accessway.

UNITS/LOTS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 1.33± ac.

ZONING DISTRICT: Innovative Technology (IT)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Public Utility Switching Facility

SURROUNDING LAND USE: Residential, North End Fire Station, Spaulding Turnpike

ZBA ACTION: ZONE-2025-0012, received a variance to allow a minor subdivision, creating one new parcel below the required minimum lot size.

PERMITS REQUIRED: NHDES SWPPP (Received NHDES Subdivision Permit)

WAIVERS REQUESTED: § 153-13A(12), relief requested from required landscape plan prepared by a licensed landscape architect

ATTENDANCE:

Members:

Erin Bassegio, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Alex Mitrushi, Police Department
Jill Semprini, Engineering

Others:

Steve Haight, Civilworks NE

Approval of minutes from September 11, 2025:

P. Crouser moved to approve the September 11, 2025 minutes.
Seconded by J. Maxfield. Vote: U/A.

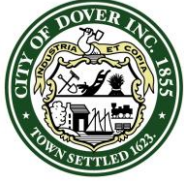
PLAN REVIEW:

Planning:

- Reminder as applicable: Water and Sewer Investments Fees
- Provide all letters to serve before PB submission
- As proposed, waivers needed for colored rendering/streetscape and architectural
 - Preferred that colored rendering is provided
- Waiver needed for use of faux brick ([§153-14L\(7\)\(i\)\(2\)](#))
- Provide clearer neighborhood plan
- Any solid waste removal onsite?
- Any rooftop mechanics?
- Turnaround is required.
- Driveway permit needed for proposed accessway on Sixth
- Interconnectivity between parcels requires easement on record for abutting parcel access or waiver required.
- Revise plans to include:
 - Owner's signatures
 - Landscape plan in digital materials
 - Include trees/increased buffer along southern property line
 - Indicate distance between septic and wetlands
 - Chain-link fencing should include slats or equivalent to provide opaque screening or waiver required.
 - Uniformity ratio, maximum, minimum levels table for lighting in parking area

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>
- Sheet 7



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- Please add culvert at driveway with sufficient cover. Submit drawing to engineering for approval prior to construction.
- Sheet 8
 - Defer to IS regarding fire protection requirements. If required, applicant to address water supply.
 - Underground conduits should be run just inside ROW to maximum space for future drainage.
 - Provide details for underground utility conduit trench and infrastructure.
 - Suggest discussion with Planning regarding easement for future sewer from community trail to Sixth St & Glenwood.
 - Change roadway utility crossing to 90 degrees.
 - Add roadway utility crossing trench detail.
 - Defer to IS if a dumpster is required. Chain link detail refers to dumpster enclosure.
 - Defer to IS if fire truck turning radius required to be shown.

Business Development:

- Commitment to maintain existing vegetation provides significant screening from the street and abutters to the east.
- The landscape plan is referenced in the index sheet, but not included in the plan set. Please provide.
- OBD's main concern will be aesthetics from the south/west to ensure that the facility and lay-down area do not negatively impact the marketability of the parent lot and/or portions of the Liberty Mutual lot to the rear. This area is currently meadow, and may need supplemental vegetative screening and/or a more aesthetically pleasing fence than chain link.

Planning Board:

- No comments.

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

Adjournment: J. Maxfield moved to adjourn the meeting at 10:58 a.m. Seconded by P. Crouser. Vote: U/A.

Police:

- Is there a plan to include signage indicating "Private Property" or "No Trespassing"?
- Will there be cameras on the property in case there is damage or trespassing?
- Will there be an alarm on the property?

Inspection Services:

- Provide turning template for Fire dept apparatus in accordance with NFPA 1 Fire Code 2021 edition.

Fire Department:

- Driveway appears to be greater than 150' in length – Turn around would be required
- Turning template for CNE delivery van does not meet the dimensions of fire suppression apparatus