

**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0014

Application Type: Site Plan  
Applicant(s): Airey Row on Central LLC  
Owner(s): Airey Row on Central LLC  
Location: 376-378 Central Ave. (Tax Map 2, Lot 79 & 80)  
Date: October 16, 2025

**INTENT:** Proposal is for the renovation and redevelopment of the existing 4-story building to include four commercial spaces and fifteen (15) residential units. *[This item was previously heard by the Planning Technical Review Committee on September 11, 2025.]*

**UNITS/LOTS PROPOSED:** Fifteen residential units, four commercial units

**AGENDA ITEM #:** 1

**ACREAGE:** 0.08± ac. or 3,485± s.f. (total for both lots)

**ZONING DISTRICT:** CBD-G

**EXISTING/PROPOSED LAND USE:**  
Commercial, Residential

**SURROUNDING LAND USE:** Commercial, Residential

**ZBA ACTION:** N/A

**PERMITS REQUIRED:** None.

**WAIVERS REQUESTED:** [§153-13A\(12\)](#): landscape plan signed by a licensed landscape architect, [§153-13A\(19\)](#): traffic impact assessment and analysis, and [§153-14E](#): outdoor lighting

### ATTENDANCE:

#### Members:

Erin Bassegio, Planning  
Paul Crouser, Zoning  
Jim Maxfield, Inspection Services  
Jill Semprini, Engineering  
Alex Mitrushi, Police Department  
James Burdin, Business Development  
Tom Clark, Planning Board

#### Others:

Ben Airey, Owner/Applicant  
Matt Airey, Owner/Applicant  
Kevin McEaney, McEaney Survey Associates  
John Tuttle, TW Designs

### Approval of minutes from October 9, 2025:

T. Clark moved to approve the October 9, 2025 minutes. Seconded by J. Burdin. Vote: U/A.

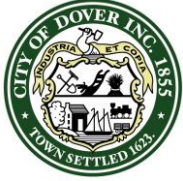
### PLAN REVIEW:

#### Planning:

- *Reminder as applicable: Water and Sewer Investments Fees*
- *Provide letters to serve before PB submission.*
- *Conditional Use Permit application would be required to request residential use on first floor.*
  - We appreciate the revisions to the building layout. No CUP would be required as proposed.
- *Building is required to be solar ready.*
- *City and applicant to discuss 15 parking spaces.*
- *Review required architectural and streetscape standards in the CBD- potential street tree contribution, public art, etc.*
- *Discuss trash/ dumpster protocols/ arrangement. Ensure dumpster is screened and meets City's solid waste ordinance.*
  - Acknowledged that an access/use agreement is being drafted and will go before City Council.
- *Refer to [§157-10D](#) for traffic impact assessment requirements.*
- *Revise plans to include:*
  - *Add applicable common notes to plan*
    - Did not see plan notes as part of submission.
  - Permit number: SITE-2025-0014
  - Lighting on site plan

#### Engineering:

- Applicant shall include applicable Dover Construction Guidelines and associated details from April 2025. 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>
- Revise site plan to show water and sewer.
- Defer to IS and FD regarding fire sprinkler requirements. City records indicate existing water supply is 1" dia. Copper on Central Ave side of building. Describe water connection design and location.
- Recommend camera inspection of existing sewer to verify condition.



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- Site Plan Note 13 not found. Revise to show correct reference or note.
- Sidewalk exists on rear of existing buildings. Can a connection to the existing sidewalks be constructed?
- Parcel areas inconsistently shown on site plan and application.
- Letter to Serve refers to attached marked up site plan. Please provide this marked up site plan showing upgrades to secondaries, if required.
- Provide plan for access and parking during construction work.
- A preconstruction meeting will be required prior to starting construction.

### Police:

- Ensure that there is adequate parking spaces for the 15 residential units.
- Ensure the dumpster is screened and meets city ordinance.

### Inspection Services:

- Provide update regarding general and accessible parking from previous TRC discussion.
- Provide update regarding waste/recycle from previous TRC comment discussion. Indicate accessible route and access to waste/recycle. Provide gate detail within plan set. If leased area from municipality agreement should clarify the responsible party for maintaining accessibility.
- Clarify accessible route, 60% of entrances shall be accessible.
- Provide update on structures ability for future solar from previous TRC discussion.
- Indicate storage area for tenants such as bicycles
- Identify a laydown area for construction.
- Identify location of FDC.
- Indicate location of domestic and suppression water supplies on site plan.

### Fire Department:

- *Limited access to the rear of the building*
- *Elevator – Medical emergencies*
- *Do not see a utility/ sprinkler room for fire suppression system(s)*
- *Fire Department Connection location(s)*
- *Will there be stand pipes?*
- *Additional plan details needed*

### Business Development:

- The revised architectural renderings and floor plan provide a much better environment for high-visibility businesses and are a significant improvement over the initial draft. All prior comments have been addressed - no new comments.

### Planning Board:

- Provide information on stated affordability for residential units.

**Next Steps:** Revise plans per comments above and resubmit for informal review by TRC and potentially Planning Board.

**Adjournment:** T. Clark moved to adjourn the meeting at 11:22 a.m. Seconded by A. Mitrushi. Vote: U/A.