



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0017

Application Type: Site Plan
Applicant(s): 16 Industrial Park, LLC
Owner(s): Summit Land Development LLC
Location: 14 Industrial Park Rd. (Tax Map G, Lot 4)
Date: November 20, 2025

INTENT: Proposal is to construct an approximately 15,000 square foot warehouse and a 6,200 square foot addition to the existing building. *[This item was previously heard by the Technical Review Committee on October 23, 2025.]*

UNITS/LOTS PROPOSED: One (1) new warehouse structure, two (2) structures total

AGENDA ITEM #: 1

ACREAGE: 5.34± ac.

ZONING DISTRICT: Commercial
Manufacturing (CM)

EXISTING/PROPOSED LAND USE:
Commercial, Residential

SURROUNDING LAND USE: Commercial,
Residential

ZBA ACTION: N/A

PERMITS REQUIRED: City of Dover CUP for proposed wetland buffer impacts.

WAIVERS REQUESTED: [§153-13A\(12\)](#): landscape plan signed by a licensed landscape architect, [§153-14J](#): interconnectivity between parcels, [§153-14E\(2\)](#): parking lot lighting, [§153-14G\(2\)](#): interior parking lot landscaping

ATTENDANCE:

Members:

Donna Benton, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Jim Maxfield, Inspection Services
Alex Mitrushi, Police Department
Craig Chabot, Fire Department
James Burdin, Business Development

Others:

Erin Bassegio, City Planner
Jase Gregoire, Civilworks NE
John Sullivan, Summit Land Development

Approval of minutes from November 13, 2025:

J. Burdin moved to approve the November 13, 2025 minutes.
Seconded by A. Mitrushi. Vote: U/A.

PLAN REVIEW:

Planning:

- *Reminder as applicable: Water and Sewer Investments Fees*
- *Proposed grading around the bioretention basin appears to be close to the wetlands- please explain how wetland impacts are being avoided.*
 - Revisions to the grading and erosion controls are appreciated.

Engineering:

General Comments:

- Ensure letter from NHDES is include with planning board approval submission.
- CS acknowledges the owner does not want to reduce driveway width.
- Defer to IS regarding encroachments of easterly man door stair on proposed addition and south westerly man door stair on proposed building.
- CS requests entry authorization letter to access private curb box.
- Existing 8” water main in street is ACP. Existing 8” sewer main in street is also ACP.

Police:

- No comments.

Inspection Services:

- Clarify EV charger location and accessibility.

Fire Department:

- No comments.

Business Development:

- Prior comments have been addressed. No new comments.

Planning Board:

- No comments.

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

Adjournment: J. Burdin moved to adjourn the meeting at 10:41 a.m. Seconded by J. Maxfield. Vote: U/A.