

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– WAIV-2025-0012

Application Type: Site Plan Amendment
Applicant(s): Calico Properties LLC c/o Jones & Beach Engineering
Owner(s): The Dover Condominium & Essential Properties, LLC
Location: 829-833 & 851-881 Central Ave. (Assessor's Map 38 & 37, Lot 6-A & 24)
Date Sent: December 4, 2025

INTENT: Proposal is to convert former department store to a fitness facility with a 24' wide driveway connection between the two parcels. *[This item was previously heard by the Planning Technical Review Committee on November 6, 2025.]*

LOTS/UNITS PROPOSED: N/A, existing structure

AGENDA ITEM #: 1

ACREAGE: 3.38± ac.

ZONING DISTRICT: Commercial

EXISTING LAND USE: Vacant building, formerly Commerical

PROPOSED LAND USE: Fitness Facility

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None.

PERMITS/RELIEF REQUESTED: Requesting waivers from §153-13A.12, 16, 17, 18, and 20: landscape plan, neighborhood plan, streetscape color rendering, Stormwater Management Plan, Landscaping O&M Plan.

ATTENDANCE:

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

Others:

Erin Bassegio, City Planner
Paige Libbey, Jones & Beach Engineers
Mark Gianniny, Portsmouth Architects
Scott Thornton, Vanasse and Associates, Inc.
Rob Graham, Applicant

Approval of minutes from November 20, 2025:

J. Burdin moved to approve the November 20, 2025 minutes.
Seconded by C. Chabot. Vote: U/A.

PLAN REVIEW:

Planning:

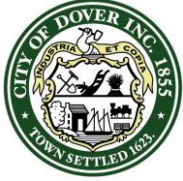
- *Reminder: water and sewer investment fees as applicable*
- *Provide letters to serve from utilities prior to Planning Board.*
- *Accessway:*
 - *Has sight distance been measured? Thanks for providing.*
 - What would the calculation be if using 85th percentile rather than design speeds?
 - *Is an access easement/ agreement in place with neighboring property?*
 - Access easement will be expected as condition of approval, please provide more detail on plan but also regarding other lots outside the condominium association.
 - Revise note on sheet H1 to indicate the landscaping will be cut back as needed to maintain the sight distance and that no snow storage will be allowed in the area.
 - Discuss potential access or right of way for the City to be able to close or create one-way access to Merry Street per the Master Plan.
- *The proposed building color is a big contrast to the rest of the plaza.*
 - Please provide paint sample to demonstrate true color.

Engineering:

- Add City details to drawings. Details shown on current plans do not show all City required details.
- Proposed sewer flow calculations must be according to NHDES regulations. Note sewer connection permit required and will need to include all flow calculations.
- The City owns the existing water main from Central Ave and down Ridge St (including 2 valves). An easement will be required for the City to access and repair the water main.
- Should pedestrian access be considered as part of the proposed access from Shaw's entrance.

Police:

- Prior comments addressed.



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Inspection Services:

- Coordinate field inspection of pumping station when working on pumping chamber.
- Clarify location of 7 accessible parking spaces for new assembly use.
- Remove references to "handicap"

Fire Department:

- No comments.

Business Development:

- All comments and questions have been addressed. No further comments.

Planning Board:

- *No comments.*

Next Steps: Comments above will be recommended as conditions of approval for Planning Board review.

Adjournment: J. Burdin moved to adjourn the meeting at 10:45 a.m. Seconded by J. Maxfield. Vote: U/A.