



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – COND-2026-0005

Application Type: Conditional Use Permit
Applicant(s): Berry Surveying & Engineering
Owner(s): Equinox Properties LLC
Location: 24 Winter St. (Tax Map 24, Lot 34)
Date: February 19, 2026

INTENT: Proposal is four (4) Conditional Use Permits (CUPs) requesting relief from the minimum lot coverage and from the front built-to, side, and rear setback requirements to construct a four-unit structure.

UNITS/LOTS PROPOSED: Four (4) units

AGENDA ITEM #: 2

ACREAGE: 0.27± ac. (or 11,564± s.f.)

ZONING DISTRICT: Central Business District
Residential Sub-District (CBD-R)

EXISTING/PROPOSED LAND USE:
Residential

SURROUNDING LAND USE: Residential,
Railroad tracks

ZBA ACTION: None.

PERMITS REQUIRED: Four City of Dover Conditional Use Permits (CUP) from required minimum lot coverage, and front built-to, side, and rear setback requirements.

WAIVERS REQUESTED: None.

ATTENDANCE:

Members:

Donna Benton, Planning
Erin Bassegio, Zoning
Matthew Gibbons, Engineering
Alex Mitrushi, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Chris Berry, Berry Surveying & Engineering

Meeting resumed at: 11:03 a.m.

PLAN REVIEW:

Planning:

- Signed CUP application form missing from submission.
- CUP applications must be individually submitted to portal.
- Please include criteria from [§170-20B\(2\)](#) in narrative.

Engineering:

- General Comments:
 - Existing water main is 2"
 - Add stormwater treatment to parking lot before discharging down to ravine
 - Tap sewer main after SMH
 - Sewer main is shown in bold incorrectly, existing main is 8" PVC

Police:

- No comments.

Inspection Services:

- No comments.

Fire Department:

- No comments.

Business Development:

- No comments.

Planning Board:

- No comments.

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

Adjournment: J. Burdin moved to adjourn the meeting at 11:08 a.m. Seconded by A. Mitrushi. Vote: U/A.