

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– SITE-2026-0001

Application Type: Site Plan
Applicant(s): Lafrance Bowden Hospitality II, LLC
Owner(s): ARC CAFEUSA001, LLC
Location: 47 Central Ave. (Assessor's Map 17, Lot 76)
Date Sent: February 19, 2026

INTENT: Proposal is to construct a four-story, 50,120± s.f., 94-unit hotel with associated patios, landscaping, parking, and utilities. (SITE-2026-0001)
(There are three (3) Conditional Use Permits associated with this application.)

LOTS/UNITS PROPOSED: Extended-stay hotel with 94 units

AGENDA ITEM #: 1

ACREAGE: 1.77± ac.

ZONING DISTRICT: Gateway (G)

EXISTING LAND USE: Formerly commercial, currently vacant

PROPOSED LAND USE: Hotel

SURROUNDING LAND USE: Commercial, Residential, Spaulding Turnpike

ZBA ACTION: None.

PERMITS/RELIEF REQUESTED: Three City of Dover Conditional Use Permits (CUPs) are required for relief related to the frontage build-to, primary and secondary frontage built-out, and the permitted use for more than 12 lodging units.

ATTENDANCE:

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

Others:

Sean Lafrance, Lafrance Hospitality
Tim Burkhardt, Lafrance Hospitality
Brian Jones, Allen & Major
Barry Stowe, Opechee Construction
Bruce Reed, Opechee Construction
Stephan Zaets, Vanasse & Associates

Approval of minutes from January 22, 2026:

T. Clark moved to approve the January 22, 2026 minutes. Seconded by A. Mitrushi. Vote: U/A.

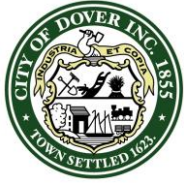
PLAN REVIEW:

Planning:

- Reminder: Water and sewer investment fees
- Please provide a landscape operations and maintenance plan per [§153-13A\(20\)](#)
- Please review Gateway Table of Use for Streetscape and Building Design standards and provide narrative for how those standards are met with proposed design or revise design accordingly
- Target market for extended stay units?
- No signage on plan set- administrative function for approval. If relief is requested from allowed signage, a variance would be required.
 - Reminder that signage should not interfere with site distance.
- Revise plans to include:
 - Add Solar panels/green roof required based on building size
 - Please include a streetscape from the Spaulding Turnpike northbound.
 - Adjust lighting plan to address light spill off onto abutting private properties.
 - Confirm lighting is dark sky compliant
 - Add note to plans about traffic recommendations regarding snow and landscaping and maintaining striping per Traffic Impact Analysis.
 - Measurement from residential homes on Charles Street.

Engineering:

- General Comments:
- C-103:
 - CB-01 & CB-03 captured stormwater to be treated. Redesign as required to provide full treatment.
- C-104:
 - Existing water main is 8" C.I., 8X8 tee with 3-way gate cluster will be required.
 - Add SMH on Central Ave and confirm size and material from SMH 2 to Central Ave SMH.



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- Note road bed is 8" reinforced concrete on Central Ave.
- Hydrants will require anchor tee and gate valve
- Schedule hydrant flow test with CS Utilities Department
- Maximum size 2" for water meters on domestic service, recommend reducing to 2"
- Add hydrant at end of line on southside of building after fire service connection, relocate reducer after fire service connection
- C-105:
 - Add lighting shields and revise to show no light trespass
- C-107:
 - Show turning analysis for garbage truck
 - Drainage Report
 - Provide a detailed narrative how each item of Dover Code Section 153-14 is addressed
 - Recommend providing Infiltration calculations in accordance with Section Env-Wq 1504.14.
 - Report refers to A soil, B soils are addressed in the hydrocad file
- Traffic Analysis
 - Applicant to relocate crosswalk from northern to southern side and provide all infrastructure.

- IS generator indented to be a life safety generator
- Indicate location of FDC on the front side of the proposed structure
- Indicate generator size, fuel type and capacity of fuel storage if applicable
- Identify the exits, and provide interior floor plan.
- Accessible signage language to coincide with accessibility requirements (references to Handicap to be revised)

Fire Department:

- FDC location to Fire Department's satisfaction
- How would FD access rear of building?

Business Development:

- The use appears consistent with and appropriate to the highway-oriented nature of this site.
- Please let us know how Business Development can support the operators/management as this project moves forward.
- Once open, the hotel can claim a free business listing on Dover's destination marketing site Discoverdovernh.com

Planning Board:

- Note that there have been sewage and water issues onsite in the past.

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

Meeting paused at: 10:59 a.m.

Police:

- No comments.

Inspection Services:

- Understand that building is to be sprinkled.
- IBC requires 4 accessible parking spaces when 76-100 parking spaces in a lot. Provide accessible signage and detail for EV accessible charging location
- Clarify access aisle min 8' aisle width for EV station.