



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– SITE-2025-0011

Application Type: Site Plan
Applicant(s): 5 Sherman Street, LLC
Owner(s): 5 Sherman Street, LLC
Location: 21 Old Rochester Rd. (Tax Map 39, Lot 75)
Meeting Date: March 26, 2026

Meeting called to order at: 10:31 am

INTENT: Proposal is to construct ten (10), two-family dwelling units, with an existing two-family dwelling to remain on the property, for a total of twenty-two (22) residential units.

LOTS/UNITS PROPOSED: Twenty-two residential units (two units existing)

AGENDA ITEM #: 1

ACREAGE: 1.99± ac.

ZONING DISTRICT: R-12/Gateway (G)

EXISTING/PROPOSED LAND USE:
Residential

SURROUNDING LAND USE: Commercial,
Residential

ZBA ACTION: None.

PERMITS/RELIEF REQUESTED: Waiver needed from [§157-31F](#), block length less than 500 ft.

ATTENDANCE:

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

Others:

Erin Bassegio, City Planner
Chris Berry, Berry Surveying & Engineering
Robert Baldwin, Owner/Applicant

Approval of minutes from March 19, 2026:

J. Burdin moved to approve the March 19, 2026 minutes.
Seconded by A. Mitrushi. Vote: U/A, J. Maxfield abstained.

PLAN REVIEW:

Planning:

- Reminder: Water and sewer investment fees
- Provide will serve letters prior to Planning Board.
- As designed, the units on the R-12 side of the site exceed the TDR request. Reduce unit request or revise TDR request.
 - Proposed units closest to New Rochester Road would need to be a maximum of two stories.
- Provide streetscape from New Rochester with landscaping.
- Rec space is appreciated but calc/breakdown is not required as project is not a multi-family or mixed-use proposal.
- Remove references to parking CUP
- HOA/condo docs will need to include reserve and maintenance detailing for porous pavement.
- Provide utility screening for condensers.

Engineering:

General Comments:

- Grading & Drainage Plan Sheet 7 of 31
 - Driveway apron from property line to city street must be hma, not porous pavement
 - Add two catch basins in street, each adjacent to sidewalk tip downs
 - How is maintenance of porous pavement being address, No HOA agreement provided
 - Clarify owner of existing chainlink fence on rear property line.
- Overview Utility Plan Sheet 12 of 31
 - CS is requesting a \$500/unit contribution to study north end sewer capacity
 - Existing brick SMH #734 to be replaced
 - Overlay road from sewer trench to water trench
 - CS prefers water main under the drain
 - Verify size of existing drainage, 8" or 12" clay
 - Verify fire services line sizes
 - CS recommends running single water main through parking lot with hydrant dead end, eliminate loop



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- Show sewer for existing duplex
- Existing duplex requires additional water service, if separate billing requested
- Defer to IS for backflow preventer requirements and drain connections
- Drainage Construction Details Sheet 24 of 31
 - Drain manhole cover to have “DRAIN” lettering. Sewer manhole cover to have “SEWER” lettering.
- Drainage Analysis & Erosion and Sediment Control Plan
 - Page 4/82, Subcatchment 11 – check location identifier
 - Page 5/82, Subcatchment 17 – check location identifier
 - Page 7/82, 3.0b stormwater infiltration – sheets referenced are not found

residents aware of this potential and to take potential impacts into consideration as part of the landscape plan.

Planning Board:

- N/A

Next Steps: Revise plans per comments above and resubmit for second TRC.

Meeting paused at: 11:03 a.m.

Police:

- No comments.

Inspection Services:

- Provide area of refuge for third floor structures. Revise architectural plans prior to PB.
- Indicate location of EV charging
- Plans to indicate 50' distance from access road to structure door.
- Verify accessible unit requirement.
- Fire suppression being included?

Fire Department:

- No comments if sprinkled.

Business Development:

- The overall approach to the site layout makes sense. The site may feel less congested with fewer units.
- Adjacent properties in both the Commercial and Gateway districts permit commercial development and may have unrealized development potential. Business Development encourages the applicant to make prospective