



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0004

Application Type: Site Plan
Applicant(s): 85 Industrial Park II, LLC
Owner(s): 85 Industrial Park II, LLC
Location: 85 Industrial Park Rd. (Assessor's Map G, Lot 3-B)
Date: May 14, 2026

INTENT: Proposal is for exterior building renovations and site improvements including stormwater treatment and access reconstruction.

LOTS/UNITS PROPOSED: No change to existing.

AGENDA ITEM #: 1

ACREAGE: ±25.05 acres

ZONING DISTRICT: Commercial Manufacturing (CM)

EXISTING/PROPOSED LAND USE: Industrial (No change)

SURROUNDING LAND USE: Industrial, Commercial

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: Relief requested from [§153-13A\(19\)](#), required traffic impact assessment.

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Jim Maxfield, Inspection Services
Alex Mitrushi, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Erin Bassegio, City Planner
Abby Muirhead, Assistant City Planner
Bill Simons, Parking Manager
Benjamin Curcio, Tighe & Bond, Applicant
Titus Cramer, The Kane Company, Applicant

Approval of minutes from April 9, 2026:

J. Burdin moved to approve the April 9, 2026 minutes. Seconded by T. Clark. Vote: U/A.

PLAN REVIEW:

Planning:

- Owner/professional signatures on final plan set
- As proposed, waiver requests needed for streetscape rendering and lighting plan.
 - For lighting plan, verify any changes from existing lighting.

Engineering:

- Project location is on Sheet G-101 and shows the entire parcel. Please clarify the actual limit of disturbance on this plan or if this is an initial phase of a larger project.
- Please be aware that owners of neighboring parcels that are either under construction or in development have coordinated with the City to address drainage issues within Industrial Park Drive. Any future development beyond what is proposed would likely require onsite stormwater management and mitigation to resolve area drainage issues.
- City requests permission to access the culverts to record locations and maintain the culverts.
- What size trucks are planned to use the loading dock?
- Are loading docks existing?
- Are the loading docks/overhead doors intended for external loading or are they internal bays?
- ADA parking spaces are in close vicinity to truck turning radii.
- Provide signs for ADA spaces.
- Provide signage for people in need of ADA spaces.
- Applicant to certify building roof drains are not connected to city sewer.
- Drain details to not match latest city standard details.

Police:

- No comments.



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Inspection Services:

- Design and final accessible certification shall comply with the requirements of RSA 155-A:5.
- Indicate if the newly constructed walkways are for public entrances and if the pedestrian route is for individual or multiple occupancies.
 - Clarify accessible for walkways.

Fire Department:

- No comments.

Business Development:

- Project seems to be a significant improvement to the existing concrete and outdoor staging area. No comments.

Planning Board:

- Edit application to include building info and construction costs.

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

Meeting paused: 10:43 a.m.