



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0019

Application Type: Site Review
Applicant(s): 239 Knox Marsh Realty, LLC
Owner(s): 239 Knox Marsh Realty, LLC
Location: 239 Knox Marsh Rd. (Assessor's Map H, Lot 37-A)
Date: May 14, 2026

INTENT: Proposal is for a ±13,646 square foot commercial building with 84 lodging units and two (2), 33-unit residential buildings. *(A previous version of this item was heard by the Planning Technical Review Committee on January 9, 2025.)*

LOTS/UNITS PROPOSED: 66 residential units and an 84-unit hotel.

AGENDA ITEM #: 3

ACREAGE: ±9.36 acres

ZONING DISTRICT: Commercial, Secondary Groundwater Protection District

EXISTING USE: Vacant

PROPOSED USE: Mixed-use

SURROUNDING USE: Residential, Commercial

ZBA ACTION: ZONE-2024-0033, Variance granted on July 18, 2024, to permit the one-third requirement for commercial space to be located entirely within one building with the proposed two-thirds residential use to be in two separate buildings, and to permit the three buildings within the Commercial District to be greater than 40' in height.

PERMITS RECEIVED/REQUIRED: City of Dover CUP (P22-46) for greater than 20% impervious within the Secondary Groundwater Recharge Overlay (31.6% proposed) and City of Dover CUP (P21-05) for wetland buffer impacts totaling ±10,699 s.f., NHDES AoT, Sewer Discharge Permit, Driveway Permit, EPA Notice of Intent

WAIVERS REQUESTED:

- [§153-14A\(3\)\(b\)\[4\]](#): requesting an increase of stormwater runoff volume at Final Reach #400;
- [§153-14C\(2\)](#): requesting relief from required internal roadway width minimum of 24' (18' proposed);
- [§157-32C](#): requesting relief from maximum road grade of 3% within 75' of an intersection;
- [§157-40B\(5\)](#): requesting relief from three-foot minimum cover over all pipes; and
- [§157-44](#): requesting relief from required underground utilities.

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
Chris Berry, Berry Surveying & Engineering
Gil Aleixo, Property Owner

Meeting resumed: 10:57 a.m.

PLAN REVIEW:

Planning:

- *Reminder: water and sewer investment fees.*
- Traffic analysis compares to previous proposal instead of current traffic generation. Planning Board may request full traffic study for this proposal.
- *Is there a target demographic for studio apartments? Could there be a diversity of apartment units- 1-3 bedroom?*
 - Appreciate the inclusion of 1- and 2-bedroom units.
- *NHDOT permit and review required.*
- *Provide additional screening for residential abutters.*
 - Large trees planted on the southwest border along abutting property- will they survive planting? Provide operation and maintenance plan.
- *Discuss active and passive recreation uses with Planning Dept.*
 - Address area allocation of rec space to maximize usage of the rec space.
 - What are the amenities that are mentioned for the active recreation area?
- Rooftop, ground, and building utility elements will need to be screened.
- Solar readiness required.
- Streetscape rendering required, architecture can be improved such as differentiating materials, colors, and rooflines more.
- [§153-14J\(2\)](#)- interconnectivity required between abutting parcels.



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- Sidewalk should be added within scope of work along right-of-way.
- Continue discussions with NHDOT about reduced speed limit.
- Revise plans to:
 - Remove signs from elevations
 - Label elevations

Engineering:

- Existing Condition plan to show as-built condition to date. Provide demolition plan describing relocation of utilities based on actual as-built locations.
- Design plans to show offsite traffic mitigation requirements and associated impacts to onsite buildings, utilities, parking.
- Recommend lighting dog park and recreation area for security. (such as bollard lighting)
- Existing sewer pump station is near capacity. City requests contribution to study for potential upgrades (\$500/unit).
- 18' is too narrow for two way traffic 20' minimum is preferred.

Police:

- Concerns about safely exiting the property- will vehicles coming out of the property have to cross four lanes of traffic?
- Has there been progress on adjusting the speed levels in this area?

Inspection Services:

- Discuss Hotel amenities, dwelling units, extended stay, transient vs non transient, generator, evacuation after 1 1/2 hr power outage
- Discuss traffic study, appears to be based off previous unapproved plan of 264 units.
- Discuss extending sidewalk to Irving, contribution recommended toward extending sidewalk.

- Provide the status of reducing the speed limit along this section of Knox Marsh Road.
- High traffic area with documented accidents. Provide deceleration, acceleration lanes along with center turn lane.
- Will discuss with Engineering about proposed aisle width.

Fire Department:

- No comments.

Business Development:

- Previous comments have largely been addressed. The reoriented hotel will help with signage and identification. While the hotel floor plan is now differentiated from the apartments, the exterior architecture is still very similar, largely differentiated by color. The ground area immediately surrounding the building appears reasonably landscaped, but poorly activated. Ground floor building materials appear the same as upper floors and outdoor gathering space is very limited apart from the designated recreation areas. Walkways from Building B do not have a very direct route to the recreation area.

Planning Board:

- No comments.

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

Adjournment: T. Clark moved to adjourn the meeting at 11:31 a.m. Seconded by A. Mitrushi. Vote: U/A.