



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0007

Application Type: Site Plan
Applicant(s): Norway Plains Associates, Inc.
Owner(s): 96 Broadway, LLC
Location: 96 Broadway Street (Assessor's Map 27, Lot 169)
Date: May 28, 2026

INTENT: Proposal is for the additional two (2) two-family structures and associated parking to the existing site which currently contains a 3-family dwelling.

LOTS/UNITS PROPOSED: Four (4) units proposed. Seven (7) total

AGENDA ITEM #: 2

ACREAGE: ±15,429 s.f. (0.35 ac)

ZONING DISTRICT: Gateway (G)

EXISTING/PROPOSED LAND USE:
Residential (no change)

SURROUNDING LAND USE: Residential,
Commercial

ZBA ACTION: None.

PERMITS REQUIRED: CUP needed for additional density (4 units additional)

WAIVERS REQUESTED: TBD

ATTENDANCE:

Erin Bassegio, Planning
Jill Semprini, Engineering
Jim Maxfield, Inspection Services
Craig Chabot, Fire Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Hilary Badger, Norway Plains
Ryan Eschbach, Applicant/Owner
Sarah Hourihane, Lassel Architects
Brad Cruver, Lassel Architects

Meeting resumed at: 10:40 a.m.

PLAN REVIEW:

Planning:

- Reminder: water/sewer investment fees
- Owner/professional signatures on final plan set
- Paving is not permitted within 5' of the side/rear property lines per [§153-17C](#)
- Review required ground floor and building standards including pedestrian entrance required on street side
- Streetscape requirements triggered as project will meet 50% increase in property value per [170-20.E\(3\)](#)
- Half of parking area closest to Hill St. seems dark-is there existing lighting not accounted for on the plan? Minimum 0.2 footcandle required in parking area per [§153-14E\(2\)\(b\)](#).
- CUP narrative should respond to all criteria per [§170-19B](#)
- Parking area perimeter landscaping required per [§153-14G\(3\)\(a\)](#)
- Would like to see attainable units. Seeking over double the permitted density
- Waivers needed as proposed:
 - Landscape O&M
- Revise plan set to include:
 - Lot coverage for the site
 - Solar readiness note
 - EV readiness
 - Correct ownership discrepancy on parcel label vs cover sheet
 - 2x2" approval box in lower right corner
 - Add wrought-iron fence and landscaping to screen parking area from Hill St. and abutter
 - Provide a front entrance from Broadway to fit in with rest of neighborhood.

Engineering:

- Paving not permitted within 5' of rear or side setbacks.
- Check retaining wall elevations on grading plan.
- Confirm s8" drain line to existing DMH; appears to be too small.
- Existing parking pavement to be regraded to prevent water runoff onto Hill St and to provide treatment.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0007

Application Type: Site Plan
Applicant(s): Norway Plains Associates, Inc.
Owner(s): 96 Broadway, LLC
Location: 96 Broadway Street (Assessor's Map 27, Lot 169)
Date: May 28, 2026

- Recommend adding catch basins to porous pavements areas.
- Add signs confirming porous pavement areas and winter sanding limitations.
- Existing condenser is close to proposed BMP. Consider relocating.
- Defer to IS for ADA compliance requirements.
- Recommend eliminating proposed sewer manholes and running 6" sewer services from each duplex directly to existing sewer main. Alternatively, consider connecting to sewer on Hill St. Otherwise:
 - Sewer services to be minimum 6" dia.
 - Sewer to be 8" minimum between manholes.
 - Connect services outside first sewer manhole
 - NHDES sewer connection permit required
- External cleanouts for sewer are not preferred
- Consider split water services outside of foundation at each building
- Defer to IS if building require fire protection sprinklers
- Drainage Pipe Trench detail on C-5 is not consistent with City details
- Typical sign detail should be 7', instead of 5' dwg C-4
- Steel bollard to be set in concrete dwg C-4
- No lighting in parking lot

Police:

- N/A

Inspection Services:

- Provide NH stamp on PE application.
- Indicate distance between adjacent structures.

Fire Department:

- No comments.

Business Development:

- Is there more opportunity for green space/usability of the site for potential future residents?

Planning Board:

- Narrative required that responds to CUP criteria.
- Gateway architectural standards required.

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

Adjournment: T. Clark moved to adjourn the meeting at 11:02 a.m. Seconded by J. Maxfield. Vote: U/A.