



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0005

Application Type: Site Plan
Applicant(s): Cocheco Mills Holdings, LLC
Owner(s): Cocheco Mills Holdings, LLC
Location: 383 Central Ave. (Assessor's Map 2, Lot 37-A)
Date: May 14, 2026

INTENT: Proposal is for a change of use to convert approximately 36,207 square feet of commercial space into 27 residential units.

LOTS/UNITS PROPOSED: 27 new residential units

AGENDA ITEM #: 2

ACREAGE: ±1.74 acres

ZONING DISTRICT: CBD-G

EXISTING/PROPOSED LAND USE: Mixed-Use
(No change in overall use, proposing increase in residential)

SURROUNDING LAND USE: Mixed-Use,
Commercial, Residential

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: Relief requested from [§153-13A\(12\)](#), required landscape plan, [§153-13A\(20\)](#), required landscape operations and maintenance plan, [§153-14E](#), outdoor lighting requirements, [§153-13A\(17\)](#), required streetscape rendering, and [§153-13A\(15\)](#), required architectural plan

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
Steve Haight, Civilworks New England
Matt Assia, Chinburg Properties
Lars Chinburg, Chinburg Properties

Meeting resumed: 10:45 a.m.

PLAN REVIEW:

Planning:

- Water/sewer investment fees will be assessed/due
- Owner signatures, professional stamps/signatures on final plans
- Per [§153-13A\(14\)](#): Where change in use is being proposed, the following additional items are required:
 - (a) A table showing the expected amount of change in demand for parking, **water and sewer use**, and traffic.
 - (b) A floor plan showing the proposed use and square footage in each use.
 - Please show proposed water/sewer demand changes with residential units and change in traffic counts for commercial to residential.
- Revise plans to include:
 - Applicable common notes

Engineering:

- No comments.

Police/Parking

- Discuss designated spaces off of Main Street/steam plant lot.

Inspection Services:

- Provide information to indicate no increase in the number of accessible parking spaces is required.

Fire Department:

- No comments.

Business Development:

- Will any existing businesses be displaced by the conversion?

Planning Board:

- Revise application to include consistent addressing, waiver reference, and note which items are same as existing.

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

Meeting paused: 10:56 a.m.