



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0008

Application Type: Site Plan
Applicant(s): Corey MacKoul
Owner(s): Corey MacKoul
Location: 89 Stark Ave. (Assessor's Map 17, Lot 38)
Date: June 11, 2026

INTENT: Proposal is to construct two (2) single-family homes.

LOTS/UNITS PROPOSED: Two new units proposed, one unit existing (three units total)

AGENDA ITEM #: 2

ACREAGE: ±0.88 acres (±38,452 s.f.)

ZONING DISTRICT: R-12

EXISTING/PROPOSED LAND USE:
Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS NEEDED: Relief required from §157-31F, block length less than 500', and §153-13A(17), a colored streetscape rendering

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Craig Chabot, Fire Department
Alex Mitrushi, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Erin Bassegio, City Planner
Bob Stowell, Trittech Engineering

Meeting resumed at: 10:44 a.m.

PLAN REVIEW:

Planning:

- Reminder: water/sewer investment fees
- Owner/professional signatures on final plan set
- What's the road length?
 - Per [§157-31F](#), block length less than 500' requires a waiver request.
- Are the two parking spaces in the front of the property dedicated to the existing house?
- Streetscape rendering not provided.
- Waivers requested from aisle width standards that are not applicable, per [§153-14C\(2\)](#), 0-4 residential units require private driveways/internal roads with a 16' minimum.
- Condo association declaration and bylaws and reserve calculation would need to be reviewed as a condition of approval.
- Mail kiosk approved by Post Master?
- Mitigation efforts for saving trees indicated by Planning Board? Tree protection barrier shown on construction set in addition to landscaping plan.
- What is the plan for trash/recycling?
- Indicate transformer screening on landscape plan.
- Fire truck turnaround needed.
- Add landscaping maintenance to ensure sight distance.

Engineering:

- Recommend providing pedestrian walkway from unit 1 parking to unit 1
- Water Note 6 not described
- Water Note 7 and 8 reference incorrect drawing
- Pump stations for sewer force main to be identified
- Legend showing 6" CLDI conflicts with plan on SP-3
- Existing water main is 10" AC
- Show existing utilities for Unit 1
- Confirm if stormwater from bio basin will be discharged on abutting property
- Identify where chimney detail is proposed to be used

Police:

- No comments.



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Inspection Services:

- Provide distance from Stark Avenue to each dwelling unit door.
- It appears a fire apparatus turnaround is required for NFPA 1 compliance.

Fire Department:

- Will review NFPA 1 compliance for truck turnaround requirement.

Business Development:

- No comments.

Planning Board:

- Proposed driveway sight distance is dangerous, shrubbery needs to be removed.
- How will the property be addressed?

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

Meeting Paused: 10:57 a.m.