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:	July 2, 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. *This item was previously heard on May 28, 2026.*

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

AGENDA ITEM #: 1

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: Streetscape standards,

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

Others:
Hilary Badger, Norway Plains
Ryan Eschbach, Applicant/Owner
Brad Cruver, Lassel Architects

Motion to approve June 11, 2026 meeting minutes by: T.Clark. Seconded by: C.Chabot. Vote: U/A

PLAN REVIEW:
Planning:

- Stormwater plan should be included based off neighborhood drainage issues.
- *Reminder: water/sewer investment fees*
- *Owner/professional stamps and signatures on Pb submission and final plan set*
- *Streetscape requirements triggered as project will meet 50% increase in property value per 170-20.E(3).* Waiver sought.
- *CUP narrative should respond to all criteria per §170-19B*
- *Would like to see attainable units. Seeking over double the permitted density*
- Revise plan set to include:
  - Confirm and correct any lot lines by a LLS.
  - Building footprints should reflect 2nd floor overhang.
  - 2x2" approval empty box in lower right corner for our stamp on site plan and cover. Please remove the rectangular box.
  - Add landscape plan sheet to the overall plan set.
  - Alter architecture a bit to add more detail/uniqueness. Refer to Section 153-14.L for direction.
  - Is that entire center area impervious walkway?
  - Where is snow storage?
  - Revise note 17 to include no site construction on Saturdays or Sundays or Federal holidays.
  - Add a note that all utility equipment will be screened
  - What is the box on lot 27/170?

Engineering:

- Remove valves from 2" water services at main. Only corporation stops required. Note 2" CTS with tracer wire and warning tape permitted.
- Specify all material and service size on plans for all utilities.
- Describe proposed cleanout in bioretention basin.
- Choker thickness to be minimum 4-8" inches per UNH SWC specifications.
- Submit bioretention basin annual inspection reports to Dover CS Engineering Department by December 31st of each year.
- Cross section B-B' on C-5 shows wrong diameter pipe.

- Provide narrative of how design meets requirements of City Code Section 153-14.A
- Please describe level spreader function.
- Show porous pavement sign detail.
- Remove observation tee and plug from typical sewer detail on C-7.
- Lighting to be 0 foot candles along abutting property lines.

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:

- No further comments.

Next Steps: Revise plans per comments above and resubmit for Planning Board with an unofficial TRC to occur.

Adjournment: T.Clark moved to adjourn the meeting at 10:57 AM. Seconded by J.Burdin. Vote: U/A.