

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0011

Application Type: Site Plan
Applicant(s): 6 Brick Road, LLC
Owner(s): 6 Brick Road, LLC
Location: 1-24 Jefferson Drive (Assessor's Map 28, Lot 9-C)
Date: July 30, 2026

INTENT: Proposal is to add two (2) three (3) unit townhouse-style residential structures to the existing development at Jefferson Drive. (SITE-2026-0011)

LOTS/UNITS PROPOSED: Twenty-four (24) existing, six (6) additional proposed.

AGENDA ITEM #: 1

ACREAGE: ±125,944 s.f. (2.891 ac.)

ZONING DISTRICT:

Office (±117,944 s.f. (2.7 ac.)

Gateway (±8,000 s.f. (0.18 ac.)

EXISTING/PROPOSED LAND USE:

Residential (no change)

SURROUNDING LAND USE: Residential,
Mixed-use

ZBA ACTION:

- 6/20/2011 – Permitted 24 units where only 4 were allowed in Office district;
- 6/20/2011 – Permitted residential use on the first floors of all structures in Office district;
- 1/20/2026 – Permitted residential use on the first floor of one of the two proposed structures which resides in Office district.

PERMITS REQUIRED: N/A. TDR approval granted by PB on April 15, 2026.

WAIVERS REQUESTED: N/A

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Craig Chabot, Fire Department
James Burdin, Business Development
Jim Maxfield, Inspections Services
Alex Mitrushi, Police

Others:

Robert Stowell, Tritech Engineering
Steven Roach, Tritech Engineering
John O'Neill, Owner
Robert Baldwin, Applicant

Motion to approve July 23, 2026 meeting minutes by: J.Burdin. Seconded by: A.Mitrushi. Vote: U/A

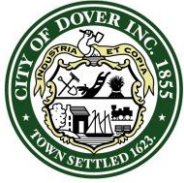
PLAN REVIEW:

Planning:

- Water/sewer investment fees
- Extension of Jefferson Dr. is 22' – 24' required – waiver to be sought;
- Will there be HVAC equipment on the ground? How will they be screened?
- Thanks for leaving the 2x2" space on bottom right corner of site plan.
- Revise plan set to include:
 - Include a streetscape view from Central Ave
 - Revise lighting plan to indicate further foot candles near property line or over property line to ensure no spillover.
 - Add lighting detail sheet. Wall pack / pole-mount light detail not shown;
 - Add shields to existing lights on property.
 - Indicate height of the fence on landscape plan
 - Add some trees/arborvitae along property lines (condition of 2011 variance approval)
 - Screen transformers
 - Parking landscape requirement (54 total spaces) – existing islands should be re-landscaped;
 - Existing stockade fence encroachment?
 - Add Snow storage note to plan set about areas for snow storage and trucking offsite as needed.
 - Recommend adding a stop sign along Jefferson Drive

Engineering:

- Provide drainage calculations and stormwater narrative per City code section 153-14.
- Project will need a NHDES Wastewater Connection Permit
- Show snow storage on plans.
- How will waste disposal be handled, dumpster?
- Correct orientation of north arrow on all plan views.
- General comment, difficult to differentiate between new and existing utilities.



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- C-1 – Eliminate gate valve conflict with drain line new connection to exiting main.
- C-1 – Water main to run flat or pitched to eliminate high spots.
- C-2 – Show sewer main and service sizes.
- C-2 - SMH-3 needs a lateral to tie-in to main, cannot tie-in service to MH per DUC regs.
- C-2 - Concerns with routing the new sewer main along the property boundary as it conflicts with drain line and may impact adjacent properties. Suggest rerouting sewer to connect to existing SMH-4 in front of Existing Building #3.
- C-2 – Will need temporary construction easements.
- C-2 – Is sewer line P-4 between ex. SMH 1&2, new?
- C-2 – Sewer profile shows HDPE pipe, should be SDR35 PVC.
- SP-1 – Side setback for building B meets 15ft, distance from corner appears to be less.
- SP-2 – Construction notes listed are referenced on other pages.
- SP-3 – City to provide 1" water meters, recommend using 1" Cu if 2" if not needed.
- SP-3 – Change concrete lined to cement lined.
- SP-3 – Note 9 calls out landscaping water to be metered separately – Could not find on plans.
- SP-3 – Add notation to differentiate between new and existing SMH-4.
- SP-3 - Note S-3 called out, not listed in sewer note section.
- SP-5 – Stormtech cross section, inlet line should be 18" P-107, not 12" P-104.
- SP-5 – Show location of cross section on plan view, and adjust cross section accordingly
- SP-5 – How will infiltration occur with impermeable liner?

- SP-5 – Clarify intent of depression on top of Stormtech.

Police: No Comments

Inspection Services:

- Provide Fire Lane No Parking signage at turnaround
- Indicate snow storage areas at end of turnaround

Fire Department: No comments

Business Development: No comments

Planning Board: No Comments

Next Steps: Revise plans per comments above and resubmit for Unofficial TRC with Planning and Engineering.

Adjournment: J.Maxfield moved to adjourn the meeting at 10:48 AM. Seconded by C.Chabot. Vote: U/A.