



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-56

Application Type: Site Plan Review
Applicant(s): Jewett Construction Co., LLC
Owner(s): Boston & Maine RR
Location: 35 & 37 Chestnut Street (Tax Map 31, Lot 4)
Date: October 29, 2020

INTENT: To raze two existing buildings and construct one 5 story building with 87 units. A related CUP application and major subdivision application will appear before the Planning Board. This property is exempt from the shoreland regulations.

LOTS/UNITS PROPOSED: 108 units

AGENDA ITEM #: 1

ACREAGE: 2.66 acres

ZONING DISTRICT: CBD-Transit
Oriented Development

EXISTING LAND USE: Railroad dispatch and maintenance facility

SURROUNDING LAND USE: Residential
Commercial, Railroad, Cochecho River

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use
Permits (lot coverage and lot 3)

WAIVERS REQUESTED: None for Site
Plan

ATTENDANCE:

Members:

Donna Benton, Planning
Chris Parker, Zoning
Dave White, Engineering
Sgt. Speidel, Police
Jim Maxfield, Inspection Services
Dan Barufaldi, Economic Development

Others:

Craig Jewett
Greg Mikolaities
John Bosen
Brian Jones
Doug Reymore

Approval of the 10/22/2020 Minutes:

C.Parker made a motion to approve the October 22, 2020 minutes.
Seconded by D.White. Vote: U/A

Planning Comments:

- Provide Letters to serve
- Impact fees will be assessed
 - Donation of ROW will offset Public Safety fees
 - Consider connecting Community Trail points or obtaining easement from railroad to offset Recreation Impact fees
- W/S investment fees are applicable
- Stamp and signature of PE, LLS, and architect needed on each plan submission
- Provide narrative and revise plan to indicate how project meets solar/green roof requirements
- Contribution to roundabout will be required
- Provide email from Post Master approving internal mail room
- Regarding architectural package:
 - Brick/masonry to be first 20 vertical feet
 - Provide narrative for how it meets architectural requirements?
 - Indicate location/info on "Welcome to Dover" Mural
- Revise civil plans:
 - Pole lights to be consistent with City standard
 - Add security lighting to be on all sides of the building
 - No vinyl in CBD (including fences)
 - Revise streetscape-Currently shows grass where screened parking will be and a curb/access point on neighboring lot
 - Combine architectural and streetscape sheets into plan set
 - Tie into adjacent streetscape
 - Add additional parking or provide narrative explaining target audience, lease provisions, etc.
 - Subdivision Chapter is 157 not 155
 - Bring scale on neighborhood plan closer to site

Fire/Inspections Comments:

- Revise the plans to show
 - No Parking Fire Lane signage at cul-de sac
 - A hydrant on the west side of Grove Street.
 - Add a note that USPS approves mail kiosk location



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- Clarify the separation of utilities on the North side of the proposed structure
- Add gas meters to elevation plans
- Indicate separation of utility transformer and emergency generator.
- Indicate the proposed setback of the generator from the property line.

- Discuss the access control to the parking garage. Is garage closed parking garage or open?
- Elevation plans shall be site specific with equipment included.
- Clarify flat roof deck on roof plan
- Will the structure contain a recycle/trash room indicate accessibility compliance with remote dumpster?

Planning Board Comments:

- *Note 13 – no Sunday hours*
- *Concern with sidewalk near tracks*
- *Type of fence on top of wall?*
- *Landscaping on back sides?*
- *Snow storage?*
- *Colors of building?*

Next steps:

Address comments above. Submit November 24th for Planning Board 12/15

Adjournment:

C.Parker made a motion to adjourn at 11:45am. Seconded by J.Maxfield.
Vote: U/A.

Police Department Comments:

- Add “one way” sign for traffic flow at entrance to Jewett Circle
- Add loading zone signage per City code

Engineering Comments:

- Revise scupper to more conventional catch basin
- Can stormwater on Grove be captured into closed system on Grove?
- 66 third Street may have sewer line through this property along Railroad track
- Remove crosswalks in right-of-way
- Mountable curb in circle
- Use City specs on brick sidewalk
- Detectible warning panels
- Sign post 2” square

Economic Development Comments:

- Material samples