



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P21-04

Application Type: Site Plan Review  
Applicant(s): Equine Properties, LLC  
Owner(s): Equine Properties, LLC  
Location: 239 Knox Marsh Road (Assessor's Map H, Lot 37A)  
Date: February 11, 2021

**INTENT:** To build two mixed use buildings totaling 52 residential units and 23,000 s.f. of commercial space plus 12 single family homes. Two related CUPs will also be heard.

**UNITS PROPOSED:** 64 (26 in each mixed used building plus 12 single family homes) and 23,000 s.f. of commercial space

**AGENDA ITEM #:** 1

**ACREAGE:** 9.36 acres

**ZONING DISTRICT:** C

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Mixed Use

**SURROUNDING LAND USE:** Residential, Storage Facility, and railroad

**ZBA ACTION:** Z19-20:

**PERMITS REQUIRED:** -CUPs for wetland buffer and groundwater protection  
-NHDOT Driveway  
-NHDES Sewer Discharge Permit & AOT  
-US EPA NOI and SWPPP  
-NHB  
-NHDHR

**WAIVERS REQUESTED:**

-157-32.G: to allow -4% grad off Knox Marsh rather than 3% within 75' of an intersection  
-153-14.C(2): Minimum road width of 20' rather than the required 24'

**ATTENDANCE:**

**Members:**

D.Benton (Planning) C.Parker (Zoning)  
D.Barufaldi (Ec. Dev) D.White (Engineering)  
J.Maxfield (Fire) M.Speidel (Police)  
F.Torr (Planning Board)

**Others:**

M.Kenney (Engineering) FX Bruton (Attorney)  
M.Garpey (Applicant) C.Berry (Site Engineer)

**Approval of the 1/14/2021 Minutes:**

C.Parker made a motion to approve the January 14, 2021 minutes.  
Seconded by D.White Vote: U/A

**PLAN REVIEW:**

**Planning:**

- Pay plan review fee (non-residential) before second TRC
- Water and Sewer Investment Fees
- Active Rec fee will be \$500 per unit. Passive if needed will be \$500 per unit as well
- Impact Fees (\$259,924)
- CUP will go to Conservation Commission then Planning Board
- Where's mail delivery?
- More detail regarding Traffic Study including Transit and NHDOT concerns
- Confirm ZBA conditions have been met
- Correct phase plan
- Remove, or move, passive recreation and utilize space for SF
- Consider using former Hanson Way (and revise on plan) for additional access
- Provide:
  - Letters to Serve
  - COA documents to review
- Revise plan to:
  - Planning file number P21-04
  - Add a note if these are intended to be condos
  - Add owner's signatures
  - Add professional signature and stamps
  - Add provided lot coverage
  - Add conditions of variance to variance note
  - Lighting plan needs uniformity ratio and table
  - Landscaping plan needs to show at least 3.5-4" min caliper
  - Indicate minimum parking space dimensions on detail
  - Will need permit numbers eventually
  - Show wetland buffer placards to be installed
  - Add fence along common boundary with H/37
  - Add sidewalk to Knox Marsh Road and throughout site, on westerly side
  - Indicate turning lanes
  - Note on plan and in deeds relative to 12 units restricted in size and no ADU
  - 40' max building height or variance
  - Stockade dumpster screening
  - Confirm parking location percentages meet code



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- Fix phase plan to update legend and ID the construction sequence of buildings.

- Why is unit 1 not in phase 1?
- Can you create a 20 foot wide access road through the old Hanson easement?

### Engineering Comments:

- Loop the watermain into the Hanson easement.
- You may be able to remove the last hydrant with the looping of the watermain.
- Move the gates so that they are off the watermain.
- Reconfigure the water services to the mixed use to our standard.
- Will the building be serviced with individual meters?
- Add bollards to all hydrants
- Investigate the condition of the sewermain in the easement.
- Reworks the existing smh invert to accept the new pipe and flow.
- Should the forcemain tie into a 4 or 6 pvc vs 8inch?
- Old Madbury lane has experience flooding in the past. Please investigate the condition of the downstream drainage from your site to the pond. Upgrades may be necessary.
- How does the drainage work with the sloped granite curb at the front of the building that seems to block the drainage?
  - Fix Contours
- How does the drainage work by units 1-4 with the sidewalk there?
- And why is there curb across from units 5-8?
- Correct details
- C101 c10 correct asphalt mix designation
- D101 d7 trench detail-add 3/4inch stone 1 ft over the sewer pipe
- U101 u5- trench detail-add 3/4inch stone 1 ft over the sewer pipe
- U102 u19 show anchor tee and gate
- U17 show 6 ft roadway box
- Will there be gas and how will the meters be arranged?

### Police Department Comments:

- Provide a plan for Knox Marsh Road improvements that includes a center turn lane extending from #217 through #256 (on the far side of Olde Madbury Lane). Examine any necessary ROW impacts to the west of your site.
- Coordinate with NHDOT for reduction of speed limit on this corridor from 50mph to 40mph from Madbury town line to Progress Drive.
- Investigate whether feasible to acquire the former Hanson Road from abutter to provide a secondary outlet road serving your site.
- Traffic Evaluation contains no information regarding approach speeds, pedestrian accessibility, public transit, or turning movements. During AM peak, it is quite challenging to turn left in departing from proposed site driveway, as evidenced by the ADT cited in the evaluation.
- Provide fair share contribution toward signal system at Knox Marsh/Sumner. This will help provide necessary traffic gaps for departing traffic from your site.
- "Concolor" is too similar to Concord Way; provide alternate road name.
- "McCrone" is too similar to McKone Lane; provide alternate development name.
- 360 degree access around mixed use buildings would be preferred. It's not clear how commercial deliveries will be accomplished otherwise.
- Statement in January 21 proposal letter, "Site is designed to be wildlife friendly and allow for small animal migration throughout" is incongruent with the scope and scale of this site plan.
- Provide mail kiosk for single family homes and mixed use properties or indicate how mail delivery will be handled.
- How is refuse collection to be handled for single family homes?
- If eliminating accessory parking, look at street lighting, and ensure there is enough lighting for safety.



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### Fire/Inspections Comments:

- If this is a phased project identify phasing lines.
- Provide alternative street name and development names.
- Discuss overall site access to include turn lanes on Knox Marsh Road, ingress/egressing vehicular traffic, provisions for right/left turn lanes, reviewing posted speed limit.
- T-1 turning appears tight and provide additional turning detail at the turnaround.
- Provide "No Parking Fire Lane" signage along new private road.
- Delivery and recycle trucks ability to navigate the site etc.
- Review potential for using the 30' utility/access easement formally known as Hanson Road for secondary vehicular access.
- Provide accessible means at dumpster locations
- Provide a sidewalk for pedestrian traffic throughout the site. Continue 4' walk to the end of the new private road. Provide pedestrian traffic capabilities along Knox Marsh Road toward Littleworth Road.
- Indicate accessibility to recreational areas such as parking, access aisle, seating, etc. in accordance w/ applicable accessibility requirements.
- Provide measures to maintain accessible route from accessible parking to business entrances.
- Install a fire hydrant on the right side of the new private drive.
- Relocate FDC locations.
- Indicate the location of the sprinkler riser room and exterior access.
- Indicate the first floor mixed use.
- Reduce the entry canopy protrusion into the vehicular travel aisle.

### Economic Development:

- Are these representative of the true colors and materials? Please provide samples.
- Concern with drainage on property
- Plan on service or retail uses, and not office uses as you lay out the floor plans and consider doors and access.

### Planning Board Comments:

- Enhance the plantings along the railroad to attenuate noise.
- Include the existing vegetation that is remaining in the landscape O&M plan
- Please provide renderings of the single family homes
- Consider widening Knox Marsh Road for turning lanes/and acceleration and deceleration lanes.

### Next Steps:

Coordinate with D.Benton, once revisions are complete for second TRC. Depending on scope of changes, might not be final TRC.

### Adjournment:

DW moved to adjourn the meeting at 11:45 Seconded by JM.

Roll Call Vote: D.Benton Yes C.Parker Yes D.Barufaldi Yes  
D.White Yes J.Maxfield Yes M.Speidel Yes  
F.Torr Yes

U/A