



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-85

Application Type: TRC Review
Applicant(s): Gulf Landing Properties LLC
Owner(s): Gulf Landing Properties LLC
Location: Central Ave (Tax Map 38, Lot 9-A-2)
Date: September 24, 2020

INTENT: Proposal is to construct a three story treatment center with a parking lot for visitors and employees.

LOTS/UNITS PROPOSED: 64 beds

AGENDA ITEM #: 2

ACREAGE: 1.11 acres

ZONING DISTRICT: B-3

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Commercial

ZBA ACTION:

Z14-01 and Z14-02: 1/16/14 Variances granted for front setback of 25 ft. whereas 50' is required and to allow 12 multi-family dwelling units where only 6 are permitted with the conditions that no more than 10 dwelling units are constructed and each dwelling unit shall contain no more than 2 bedrooms.

Z19-13: Variance granted on 9/19/19 to permit a hospital use (a substance abuse treatment facility) with the condition that all state licenses and permits shall be obtained.

PERMITS REQUIRED:

-CUP
-NHDES Sewer Discharge Permit
-NOI
-DHR
-Natural Heritage Bureau
-DHHS?

WAIVERS REQUESTED:

-Parking lot lighting (both for lot 9-D and Uniformity ratio)
-Specific Soils

ATTENDANCE:

Members: Donna Benton, Planning
Elena Piekut, Zoning
Alan Dews, Engineering
Frank Torr, Planning Board
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police
Others: Chris Parker,
Chris Berry and Mike Patenaud

PLAN REVIEW:

Planning Comments:

- Impact fees (\$12,240)
- Water/sewer investment fees
- Show outdoor access/benches
- Provide copies of easements as narrative indicates
- ConCom will need to re-review
- Please revise plan to:
 - Add owners' signatures and date
 - Add common notes 1, 36, and 38 (in full)
 - Add CWS, LLS, LLA, Architect & PE signature
 - Add dates and numbers of permits
 - Revise note 22 on sheet 3 referencing Zoning Board case date and conditions of variance
 - Are plants in snow storage tolerant to being in snow storage areas?
 - On sheet 2: Indicate width of ROW
 - Are bollards needed if grade is same between parking lot and walkway?
 - King Pin "Drive"
 - Add private road notes
 - Check zoning references B3=C
 - Check code references 149=153, etc
 - On Architectural renderings:
 - Break up left elevation more
 - Bring cultured stone up center area to windows on front elevation (facing Central) as discussed

Police Department Comments:

- Reconfigure easterly parking area to ensure stairwell is not blocked by a parked vehicle
- TRC response memo indicates narrative pertaining to security/facility operations was expanded. Where is that narrative?
- Is dumpster only for use by staff, or would residents use it

Fire/Inspections Comments:

- Will the project be seeking licensure through DHHS. Is it a 24/7 defend in place facility.
- Indicate ambulance access where applicable.
- Sheet 3 Note 26: the 2015 IBC requires permits for over 7'.
- Provide the proposed termination point of the kitchen hood.
- Is the generator classification determined at this time. Will generator have a WP enclosure or be installed in its own building.
- Is a connection for a portable power supply been determined, if so locate on plan.



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- Sheet 19 Pump Station & Valve does not appear to coincide w/ sheet 8 configuration. Please clarify.
- Submitted plans shall indicate the classification of the tank and the area around it.
- Sheet 19 note 16 and 17 should be edited.
- Submitted plans do not appear to indicate stair details for the east parking lot. Please include.
- The elevation plans appear to indicate a sloped roof- indicate if there will be any roof mounted mechanical systems.

Next Steps:

Conservation Commission Review then submit for Planning Board.

Adjournment: J. Maxfield made a motion to adjourn at 11:26am. Seconded by A.Dews. Vote: U/A.

Engineering Comments:

- *Recommend removing one 45-degree bend in the FM to straighten it out.*
- *Note to rework the existing SMH invert to accept the new service.*
- *Where will the sewer PS control panel be located?*
- *The watermain is shown too close to the sewer force main. There should be 10 ft of separation.*
- *The hydrant seems too close to the building and is on the slope.*
- *Restrain between the hydrant and gate and back to the 45-degree bend.*
- *Foster the hydrant gate to the 6x6 anchor tee*
- *Increase the green space in the right of way like the old plan*
- *Add a catch basin to capture the stormwater leaving the right of way like the old plan*
- *Install a berm to prevent the parking lot drainage going into the wetland or snow storage.*
- *Page C101 page 15/20 detail C6-check the stone size*
- CUP for sewer items in wetland buffer needed
- Water line runs underneath building?

Economic Development Comment:

- Describe in a narrative what patients may be recovering from and if it includes all ages as patients

Planning Board Comments: None