



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-30

Application Type: Site Plan Review
Applicant(s): One First Street, LLC
Owner(s): One First Street, LLC
Location: 1 First (Tax Map 6, Lot 20)
Date: June 17, 2021

INTENT: To renovate existing build to house commercial space and 17 apartments, construct new 5 story building to house 40 apartments.

UNITS PROPOSED: 57

AGENDA ITEM #: 1

ACREAGE: 0.53 acres

ZONING DISTRICT: CBD

EXISTING LAND USE: Vacant Non-residential building

PROPOSED LAND USE: Multi-family Residential

SURROUNDING LAND USE: Residential Commercial, mixed use

ZBA ACTION: None

PERMITS REQUIRED: CUPs

WAIVERS REQUESTED:
N/A

ATTENDANCE:

Members:

Donna Benton, Planning
Christopher Parker, Zoning
Jim Maxfield, Inspection Services/Fire
Lt. Mark Collopy, Police
Dan Barufaldi, Economic Development

Others:

Bill Simons, Parking
Max Kenney, Engineering
Paul Goodwin, One First Street LLC
Neil Riposa, Civil Consultants
Bill Bartell, CJ Architects
Jeff Hyland, Ironwood

Approval of the 4/29/2021 Minutes:

D.White made a motion to approve the April 29, 2021 minutes. Seconded by M.Collopy. Vote: U/A

PLAN REVIEW:

Planning:

- *Water and Sewer Investment Fees*
- *Impact Fees (\$262,257)*
 - *Will adjust for commercial space, when floorplan is provided*
- *Reach out to Postmaster about mail kiosk*
- *Will need to finalize Community Trail and Transportation Center easements*
- *Confirm unit and commercial counts throughout application*
- *Provide:*
 - *Floor plans*
 - *Draft Rental agreement/lease regarding HUD rental rates and draft of deed restriction on low-rental*
 - *A narrative on how you'll do construction on the tight urban site*
 - *Approval of Public Art by Arts Commission*
 - *More detailed streetscape and correct to one way traffic*
- *Revise plan to:*
 - *Add Common Site Plan Notes; 25 (include permit number) and 34*
 - *Update all references from Chapter 149 to 153, from Chapter 58 to 45 and Chapter 109 to 81*
 - *Add note relative to any easements along the alley way*
 - *Locate a public solid waste and recycling bin (city specs) on each street*
 - *Identify green roof or solar panels for 30% of roof area*
 - *Note how solid waste is disposed*
 - *Update renderings to show whiskey barrels and trees, and have cars in correct direction*
- *Combine into one set*
- *What percent of the building is commercial?*
- *Architect stamp*
- *Lighting Details*
- *Landscape Plan – Brick sidewalk leader?*
- *Why crushed stone?*
- *Add light to Second Street*
- *Show turning details for parking spaces*
- *Sheet L3, number 2, change to No work on Saturdays and Sundays*

Engineering Comments:

- *Cut and cap any existing water services at the main*
- *Show the proposed utility tie ins in the street.*
- *Do you need an 8 inch sewer service or could you do with a 6 inch?*



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- Is the garage heated or will the sewer line be insulated?
- Any way to utilize the existing sewer penetration into the smh vs a new one? Otherwise you will need a drop.
- Sidewalk detail?
- Change detail--Stone over sewer line.
- City can provide asbuilts for First St and show approximate snow melt system.

First St side

- Move the trees back to the property line or onto your property.
- Replace the sidewalk and close up the old drive way with curb and sidewalk.
- The previous plan had a brick patio and sidewalk. Will you consider that motif?

2nd St side

- There is no drainage along the frontage on Second St. from our records. It end at the catchbasin.
- The proposed water and drainage are too close. There should be at least 7 ft of separation.

Fire/Inspections Comments:

- Clarify the overall scope of the project as there appears to be conflicting information within the application and plan set. (i.e. number and location of residential and commercial tenancies)
- Open dialog regarding the proposed number of buildings, the number of proposed stories as application and architectural drawings appear to have conflicting information. It may be beneficial to establish the average grade plane.
- Provide elevation plans of all sides of the building(s) with overhangs, projections and materials. Indicate distances from property lines for the new and existing structures. This would

- include elevations between the new and existing structures.
- Provide a site street scape view including building openings and projections (i.e. ventilation opening etc.). Is First Street proposed to be two way as part of this project as the traffic study does not appear to indicate that.
- Indicate the provisions for alternative energy – many different roof pitches.
- Indicate the building entrances /exits within plan set identifying the accessible route and means of egress.
- Provide a floor plan of each floor with stairways/exit enclosure locations, mechanical, electrical, sprinkler, laundry, trash, etc. rooms and tenancies.
- The enclosed parking garage appears to indicate a fresh air intake on Plan L2 however there does not appear to be an exhaust location. Architectural plans appear to indicate both on A3.0 and 3.1. Clarify.
- Indicate if both buildings are intended to be occupied in a utility power outage and if there is a proposed generator in the scope of the project.
- Discuss the location and means for recycling and trash removal.
- Provide the means for illuminating the east side walk / exit discharge and limiting illumination to the site.
- Provide a total of two FDCs (one on each street) on the street side in a unobstructed readily accessible location.
- Remove note regarding location of sprinkler room location on Plan L-4.
- Coordinate site plans with architectural plans (i.e. security gates, access, accessibility, etc.)
- Overall utility discussion, scope of work regarding the UGE/OHW plan sheet L2, L3, L4, gas services -2? and meter locations, domestic (plan L2, L4) and suppression services.
- Clarify exit from parking garage and stairwell enclosure on L5 does not appear to exit the building.
- Provide note building permit is required for retaining walls over 4' in height.
- Edit Plan L2 note 23 to Chapter 81-27
- Edit Plan L4 note 8 referring to Maine solid waste and insert applicable NH and Dover language Chapter 145
- Plan set shall indicate design compliance with all applicable accessible regulations (i.e. IBC 2015 ed., ANSI 117.1 2009 ed., NH amendments, etc.)
- Plan set shall include fence /gate detail with specified hardware



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- Plan set shall include detail for applicable handrails/guardrails on stairways.
- Plan set shall include detail on accessible signage, parking space(s) and access aisles.
- Plan set shall include a note requiring a building permit for retaining walls over 4'
- Plan set shall include detail on retaining wall and any applicable fall protection.
- The subject property will have a second and First Street addressing with numbering to be determined at a later date.
- Provide roof deck plan

- Clarification on intended commercial use of first floor.

Planning Board Comments:

- Put all utilities in that area underground
- Appreciate preserving Courthouse Building

Next Steps:

Resubmit for a second TRC before going to Planning Board.

TRC paused at: 11:27

Police:

- Looking for explanation of access points. What is the “main” entrance? 2nd street or the alley way? Is there an emergency access on 1st? Police and EMS/Fire access. Access for emergency services in alleyway in winter months can be tricky.
- Will there be security measures taken (surveillance, key card, etc.)? Concern personal safety with utilization of alleyway.
- Is this considered one building? What would the address be?
- Discuss with staff the need for a loading zone on Second Street
- Consider an accessible parking space on Second Street

Economic Development:

- Need building elevations, size/ shape, placement on lot, renderings, materials façade, landscaping, and building use re parking considerations.