



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:

Steve Bird, Planning
Amanda Nolan, Zoning
Jim Maxfield, Inspection Services/Fire
Lt. Mark Collopy, Police
Dan Barufaldi, Economic Development
Alan Dews, Engineering

Others:

Bill Simons, Parking
Neil Riposa, Civil Consultants
Bill Bartell, CJ Architects
Geoff Spitzer, Ironwood

Approval of the 6/3/2021 Minutes:

Lt. Mark Collopy made a motion to approve the June 3, 2021 minutes. Seconded by Dan Barufaldi. Vote: U/A

PLAN REVIEW:

Planning:

- *Water and Sewer Investment Fees*
- *Impact Fees*
- *Reach out to Postmaster about mail kiosk-provide email?*
- *Will need to finalize Community Trail and Transportation Center easements*
- *Provide:*
 - *Approval of Public Art by Arts Commission*
- *Revise plan to:*
 - *Add Common Site Plan Notes, 25 (include permit number)*
 - *Identify green roof or solar panels for 30% of roof area*
- *Combine into one set*
- *What percent of the building is commercial?*
- *Architect stamp and all other stamps on each submission*
- *Provide Lighting Details*
- *Landscape Plan – Brick sidewalk leader?*
- *Add light to Second Street*
- *Show turning radius for parking spaces 10 & 19*
- *Wildfire Tupelo is not on recommended street tree list*
- *Confirm wheelchair and snow plow can manage that sidewalk design*
- *Sheet L3, number 2, change to No work on Saturdays and Sundays*
- *Fill in blank areas on architectural drawings*
- *Replace vinyl materials*
- *Update CUP request to 20% of building rather than first floor reference.*

Engineering Comments:

- *Show old retired water service will be shut off and cut at the main*
- *Trench detail need to show min 4" -2.5" base and 1.5 top of asphalt or replace existing thickness*
- *Construction entrance detail, show stone behind sidewalk and temp asphalt sidewalk*
- *For new water service show tapping sleeve and gate at main and gate on either side of "tee" by building*
- *Figure out what is required for sewer pipe below underground parking area, sdr35 remove clean out or sch 40*

Fire/Inspections Comments:

- *All floor units shall be Type B accessible units*
- *Provide location of sprinkler room within the plan set and Architectural drawings*



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- Clarify water piping for domestic and suppression to the structure on plan L4/L5
- Provide a Knox box on First Street as well as Second Street
- Plan L2 note 22 indicate No Sat/Sun site work hours however L3 note 2 indicates Sat site work hours
- Discuss garage ventilation intake as shown on L5
- Provide pest management verification documentation prior to pre-con
- Correlate plan site plan and Ao with fence and gates.
- Unit numbers will be assigned by the building Official.
- Indicate the location of the Automatic door opener(s)
- Correlate plan L5 with A3 elevation plan to indicate gas meters

Next Steps:

Submit for an unofficial TRC before submitting for Planning Board.

Adjournment:

Dan Barufaldi moved to adjourn the TRC at 11:36 AM. Jim Maxfield seconded. Vote: U/A

Police:

- Trash is brought to garage? How is it picked up?
- Security for gate in alley

Economic Development:

- *Need building elevations, size/ shape, placement on lot, renderings, materials façade, landscaping, and building use re parking considerations.*
- *Clarification on intended commercial use of first floor.*
- Number of bedrooms in Units
- Not happy about vinyl
- Venting for restaurant exhaust

Planning Board Comments:

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