



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: June 24, 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:

Donna Benton, Planning
Amanda Nolan, Zoning
Dave White, Engineering
Dan Barufaldi, Economic Development
Lt. Collopy, Police
Chief Spainhower, Fire/IS

Others: Chris Berry, FX Bruton, Mike Garrepy

Approval of the 6/17/2021 Minutes:

Lt. Collopy made a motion to approve the June 17, 2021 minutes. Seconded by D.White. Vote: U/A

PLAN REVIEW:

Planning:

- *Pay plan review fee (non-residential) (\$4,421.90)*
- *Water and Sewer Investment Fees*
- *Active Rec fee will be \$500 per unit. Passive will be \$500 per unit as well. Sidewalks do not count.*
- *Impact Fees (\$259,924)*
- *CUP will go to Conservation Commission then Planning Board*
- *Contractor space (industrial) is not a permitted use in the C District*
- *Provide:*
 - *Letters to Serve*
 - *COA documents to review*
- *Revise plan to:*
 - *Add owner's signatures*
 - *Add professional signature and stamps*
 - *Landscaping plan needs to show at least 3.5-4" min caliper*
 - *Will need permit numbers eventually*
 - *Show wetland buffer placards to be installed (include legend for symbols)*
 - *Add sidewalk to Knox Marsh Road*
 - *Indicate turning lanes and other improvements recommended in TIA*
 - *Stockade dumpster screening (details show chainlink with privacy slats)*
 - *Confirm parking location percentages meet code*
 - *Add mounting height to lighting plan*
 - *Indicate total height on building elevations*
 - *Screen transformer*

Engineering Comments:

- Show entire sewer line in easement
- There is a 12 in ac watermain that runs along the sewer that you can tie into.
- Do a visual inspection of the culvert across Knox Marsh and work with DOT to have it cleaned/repaired if necessary
- Move side gates to tees at main and anchor the gates.
- If you dig under the ac watermain then we require backfill to be flowable fill to support the ac watermain.
- C-102 fix bench length to 6 ft



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- smh cover shall be hinged type

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.*
- *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.*

Fire/Inspections Comments:

- *Sheet 8 -Provide alternative street name and development names. Provide one street name rather than two proposed*
- *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 (sheet 28 note 16) . Include a left turn lane for traffic heading East.*
- *Sheet 6 – Relocate "No Parking Fire Lane "signage for snow storage.*
- *Sheet 7 - Clarify the " No Parking Fire Lane "signage along new private road on both sides. A 24' public way should permit parking on one side.*
- *Sheet 6 - Provide measures to maintain accessible route from accessible parking to business entrances in accordance with sheet 5 note 37.*
- *Provide accessible means at dumpster locations, include plan detail (sheet 39)*
- *Continue discussion for 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.
- *Sheet 20 Relocate the fire hydrant to the island at the front corner of the mixed use building from the currently revised location.*
- *Indicate the location of the sprinkler riser room and exterior access.*
- *Indicate the first floor mixed use – discuss location of any exhaust terminations.*
- *Sheet 24 – Utilities shall be sufficiently remote from one another. Indicate number of gas meters, etc. and indicate on elevation plans.*
- *Right and left elevation plans of each three story structure do not appear to allow adequate area for the number of electric and gas meters. With the current window configuration.*
- *Consider relocating pad mount transformers for each three story structure if the electric meter location remains remote from proposed transformer location.*
- *Correlate site plans with architectural plans (i.e. door/window configuration).*
- *Provide a streetscape plan for the project.*

Economic Development:

- Elevations should be in color

Planning Board Comments:

- Soundproofing for the houses located next to the railroad

Next Steps:

Revise plans and submit for Conservation Commission and then Planning Board.

Adjournment:

D.White moved to adjourn the meeting at 11:05am .Seconded by D.Barufaldi.

Vote: U/A