



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-29

Application Type: Mixed Use Development
Applicant(s): Downtown Dover Storage, LLC
Owner(s): Downtown Dover Storage, LLC
Location: 14 Broadway (Assessor's Map 4, Lot 5)
Date: August 26, 2021

INTENT: To build a 4 story residential building with first floor commercial/retail space and parking lot

UNITS PROPOSED: 31 units

AGENDA ITEM #: 1

ACREAGE: 0.45 acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Mixed-use

SURROUNDING LAND USE:
Commercial/residential

ZBA ACTION: None

PERMITS REQUIRED:
-CUP for 20% of building to be non-residential

RELIEF/WAIVERS REQUESTED:
TBD

ATTENDANCE:

Members:

Donna Benton, Planning
Dan Barufaldi, Economic Development
Dave White, Engineering
Amanda Nolan, Zoning
Jim Maxfield, Fire/IS
Frank Torr, Planning Board

Others:

Chris Raymond
Mike Lassell
Richard Cyr
Chris Meyer
Fernando and Jamieson

Approval of Prior Meeting Minutes:

D. White moved to approve the August 12, 2021 meeting minutes. Seconded by: F. Torr. Vote: U/A

PLAN REVIEW:

Planning:

- Will these be condos or rentals?
- Contact information needed on application pages
- Owner Signatures on Plans
- Impact fees
- W/S investment fees
- Might need architecture peer review to ensure it meets regulations
- Do the units at 4-1 use the parking lot? If so, add that unit count to parking table.
- Provide:
 - Need CUP criteria narrative
 - Letters to Serve
 - Lot Line Adjustment Plan that meets regulations/registry regulations
- Revise Plan Set to add:
 - Missing Common Site Plan Notes # 6, 13, 17, 19, 20, 25,26, 29, 30, 31, 32, 34-41
 - Include Project Name and File #P21-29
 - Date and North Arrow to the sheets that it is missing from
 - Abutting Property Owners
 - Professional Stamps and Signatures on each submission
 - Existing and Proposed Topo info at two-foot intervals
 - Existing and proposed water lines/fire hydrants
 - Clear aerial for neighborhood plan, include proposed building
 - Location, material, size of existing and proposed pavement areas
 - Bring utilities to site and underground
 - Streetscape from Broadway
 - Parking is shared in CBD. Revise parking table.
 - Add street trees, benches, waste bins, and bike racks
 - Landscape plan to meet regulations
 - Lighting plan to meet regulations
 - No chain link fence. Needs to be solid stockade
 - Indicate streets on architectural elevations

Engineering Comments:

- Provide more clarification of what happens along lot 4-6 and lot 4-20.
- Add a catch basin in the upper lot at the throat
- Show more detail and grades along the RR



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- Investigate what drainline exists in Broadway and location before relying on it.
- Plug the existing drain and sewer lines in the old building now. There is infiltration of stormwater into the sewer system.
- Note to rework the smh invert for new tie in
- Spec a tapping sleeve and gate and separate the fire and domestic outside the building
- What is the proposed water and sewer service type and size?
- Discuss where the electric will come into the building and OH vs UG
- Will there be enough separation with the existing OH wires?
- Sheet C-8 clarify the OH on the CD corner of the proposed structure.
- Sheet C-8 clarify gas meter quantity and location (Exterior/interior) Correlate with architectural/elevation plans.
- Sheet C-8 indicate accessible means for the electric car charging station.
- Sheet C-12 discuss dumpster detail and configuration to comply w/ applicable accessible regulations. Revise as required.
- Sheet PB-1 indicate how the accessible route is maintained to the commercial and dwelling units.
- Show a street scape from St. Johns Street
- Indicate building elevations for all sides of proposed structure.
- Indicate the location of the area of refuge

Police Department Comments:

- N/A

Fire/Inspections Comments:

- Prior to razing the existing structure and earth disturbance provide a hazardous materials mitigation plan and removal report
- Plan set does not appear to reference design compliance with applicable accessibility regulations (i.e. IBC, State of NH, etc.)
- Plan set to include site work hours and days of the week.
- Sheet C-3 accessible parking area layout within the building does not appear to coincide with the accessible detail on sheet C-10
- Sheet C-6 note** references 2002 ADA – verify this is the most current referenced document or revise as required.
- Sheet C-8 appears to have one water supply to the structure. Provide a suppression line and domestic supply line with separate water shut offs in an accessible location.
- Indicate the location of the FDC and sprinkler room.
- Sheet C-8 indicate location of the new service lateral for the existing two-story masonry structure.

Economic Development:

- Architectural Amenities
- Colors – Motif should be similar to other downtown buildings
- Graffiti prevention

Planning Board Comments:

- Landscaping index
- Screening around dumpster and electric boxes and complete way by railroad tracks
- Mitigate graffiti
- Snow storage
- Maintenance plan for the grounds
- Market rate?

Next Steps:

Revise plans, provide bulleted narrative about how each comment above was addressed, and submit for second TRC.

Adjournment:

TRC paused at: 11:05AM