



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-53

Application Type: Mixed Use Development
Applicant(s): Dover Coast, LLC
Owner(s): Dover Coast, LLC
Location: 725 Central Ave & 4 Brick Rd (Assessor's Map 28, Lots 13&14)
Date: October 7, 2021

INTENT: To demo existing structures and construct a residential, 4 story building with 14 units. 11 are being requested through TDR.

UNITS PROPOSED: 14 units

AGENDA ITEM #: 1

ACREAGE: 0.33 acres

ZONING DISTRICT: G

EXISTING LAND USE: Commercial and residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Commercial/residential

ZBA ACTION: Z84-80 Variance to convert building to office space in R-12 district

PERMITS REQUIRED: Possible CUP for parking

RELIEF/WAIVERS REQUESTED:

-TDR

-Waiver to reduce parking setback to 5-feet

ATTENDANCE:

Donna Benton, Planning
Amanda Nolan, Zoning
Jim Maxfield, IS
Marn Speidel, Police
Dave White, Engineering
Frank Torr, Planning Board

Others:

Art Guadano
Scott Silva
Amelia DeGrace

Approval of Prior Meeting Minutes:

J. Maxfield moved to approve the September 30, 2021 meeting minutes. Seconded by: D. White. Vote:

PLAN REVIEW:

Planning:

- Thanks for submitting details on lighting and siding. These won't be needed for PB submittal.
- Can't exceed footprint for duplex
- *Impact fees*
- *Water and Sewer investment fees*
- *TDR fees*
- Parking memo needs to be updated.
- Curb cuts for parking near 10 Brick need relief
- *Provide:*
 - *Landscape and operation maintenance plan*
 - *Lot Line Adjustment Plan that meets regulations/registry regulations*
 - *Streetscape to be cohesive*
- *Revise Plan Set to add:*
 - *Missing Common Site Plan Notes #5, 24, 31*
 - *Landscape plan to meet regulations*
 - *Lighting plan to meet regulations*
 - *Owners signatures on final submission*
 - *Professional Stamp and signatures on each submission*
 - *Combine site plans, lighting plan, landscape plan and architectural plans and renderings into one plan set including*
 - *Revise dumpster screening to stockade from vinyl*
 - *TDR request should be noted on site plans along with any relief needed*

Engineering Comments:

- Still waiting on drainage information.
- Small corner to City to extend sidewalk
- *Eliminate the parking on Brick St*
- *I have not reviewed the drainage yet. Pending.*
- *The city will be installing a new watermain on Central Ave in the near future. Can you come off that side of the building?*
- *Cut and cap existing water service*
- *Add street trees along Central Ave*

Police Department Comments:

- Clarify units and parking
- *Proposed design - even with additional parallel parking added on Brick Road – still falls short of parking requirements. Consider eliminating the ground floor unit (reduce from 13 to 12) then reconfigure basement and unit storage area to accommodate a second row of interior parking. This would also allow you to eliminate the additional Brick Road parking.*



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Fire/Inspections Comments:

- *Provide the location of the FDC on the site plan to the right of the front door in an readily accessible location which is free and clear from obstructions*
- *Provide a fire hydrant on the north side of Brick between Central Avenue and driveway entrance.*
- *Indicate the location of the sprinkler riser room*
- *Submitted plans shall include design compliance with applicable accessibility regulations (i.e. IBC etc.)*
- *The first floor shall be a type B unit for accessibility as classified by the IBC*
- *The access aisle for the accessible parking space shall be a minimum of 8' wide if an 8' parking space is provided. Expand striping width.*
- *Does the garage have access control- indicate means for first responder access/ access control bypass.*
- *Wall requires Building Permit*
- *Show conceptual concept for duplex*

Economic Development:

- *Appreciate the material samples*
- *Which polymer is the shingles? Would like to know weathering/ durability*
- *Colors not accurate*

Planning Board Comments:

- *Add screening of transformer, etc.*

Next Steps:

Schedule an unofficial TRC with Planning, IS, and Engineering. Revise plans before submitting to Planning Board.

Adjournment:

D.White moved to adjourn at 11:06am. Seconded by J.Maxfield Vote: U/A.