



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-69

Application Type: Site Plan Review
Applicant(s): CPI Management, LLC
Owner(s): City of Dover
Location: 31 River St (Assessor's Map 22, Lot 1)
Date: October 21, 2021

INTENT: Building A is a mixed-use building with 5 stories and 97 apartment units with a lower level parking garage. Building B will be a 4 story multi family building with 60 dwelling units. Building C will be a 5 story mixed use building with 95 dwelling units. Building D will be a five story multi-family building with 99 dwelling units, Building E will be 11 town house units, and Building F will be a 5 story multi-family building with 42 dwelling units. The application proposes 553 parking spaces. Related subdivision and CUP application will appear before the Planning Board.

LOTS/UNITS PROPOSED: 416 residential units and 26,000 s.f. of commercial space

AGENDA ITEM #: 2

ACREAGE: 10.45 acres

ZONING DISTRICT: CWD

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Cochecho River, City pump station, vacant, recreation

ZBA ACTION: None

PERMITS REQUIRED:-CUPs for Building Height and Density

-AOT

-NPDES Construction General Permit

-NHDES Wetlands & Shoreland Permits

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning

Jim Maxfield, Inspection Services

Dave White, Engineering

Dan Barufaldi, Economic Development

Marn Speidel, Police

Frank Torr, Planning Board

Others: Amelia DeGrace

Steve Bird

Dana Lynch

Rob Simmons

Neil Hansen

Daniel Riggs

Otis Perry

PLAN REVIEW:

Planning Comments:

- Water and sewer Investment fees
- Impact fees
- Have you considered additional rooftop amenities?
- Revise traffic study per meeting with Staff
- Great maintenance plan but 6' snow banks? Please revise to remove snow before 6' or if blocking site distance.
- How did you determine amount of kayak storage?
- For the car port, have you considered solar with EVSE?
- Please revise plan set to:
 - Add all professional signatures and stamps for each submission
 - Owner's signature on final submission
 - Add common site notes or indicate location of 2, 3 (deed numbers), 10, 13, 14, 16, 18, and 19
 - Add note that it shows pre-blast conditions
 - Add permit numbers when received
 - Add planning file number P21-69
 - Add public art as agreed upon with Arts Commission and Planning Department
 - Try to move transformers away from public ROW and screen transformer
 - Provide calculation to indicate how you meet or exceed EVSE regulations
 - Add aisle widths to parking garages
 - What kind of screening on roof?
 - Angle building A to hide garage door better
 - Art Renderings to be corrected to "Cochecho"
 - Number sheets consecutively
 - Site note 18 on G-100 has typos
 - Add Book and Page to General note 4 on G-100
 - Revise Utility note 22 to Chapter 81-30
 - Lighting plan:
 - Bring uniformity ratio down or seek waiver.
 - Understand not wanting to increase your minimum



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but could you lower your average or spread light out more evenly?

- Confirm security lighting on all 4 sides of the building. Remove the 0.0 near buildings.
- Include lighting details or indicate where in submission?

Police Department Comments:

- Based on the expected site generated traffic/turning movements detailed in the Pernaw initial traffic evaluation, the River/Washington Street intersection should be evaluated for an all-way stop.
- Advanced Analysis (Pernaw report recommendation, p. 13) for the Central/Washington intersection should include a potential two-way circulation pattern for downtown (particularly Washington Street) as outlined in the Preferred Design section of the March 2015 Downtown Dover Pedestrian and Vehicular Access Study.
- Washington Street's assumed terminus should be at River Street, with the extension (Street B) to be identified with a different street name. Unless the Building Official has an idea of an alternate address for One Washington Street.
- Sheet C-102: Review the feasibility of making Street A and Cross Street a one-way loop road, with angle parking all on one side (ideally on the development side, opposite of the water). This would be intended to maximize public parking supply and optimize efficiency as this inventory will be absorbed into Dover's downtown parking management; providing fewer multi-space meters all on one side of the road would be optimal.
- Sheet A-100: the Waterfront Pavilion is likely a concept only, but its size and scope may be unintentionally limited as it may generate more public parking demand than this project supplies and would result in impacts to the proposed private parking lots. Review feasibility of a public/private partnership to accommodate events at this pavilion.
- Absence of ADA parking spaces on the public streets

Engineering Comments:

- Sidewalk outside ROW?

- Check landscape plan with drainage or electrical
- Discuss Trash/toters?
- C102.2
 - It seems the proposed sidewalk is outside of the row. Will there be an easement for this?
 - Don't run the curb thru the tipdowns in the crosswalk/sidewalks
 - Explain the access to the kayak area
- C1032
 - I have some concern in some areas about the lack of drainage capture.
 - Are there any concerns about grate inlet efficiency? Do you need any double grates at low points that collect a lot of water?
- C104
 - Keep underground elec/tel 7 ft away from the water/sewer/drainage.
 - Have one waterline to building and then branch off for fire and domestic
 - Keep hyd gate 6 ft away from hyd and restrain gate inline.
- C502
 - The uses basf f100 fiber reinforcement for our concrete sidewalks
- C507
 - Smh drops should be on the outside
 - Smh inverts shall be all brick with no filler
 - Sewer trench shall have stone one ft over the pipe
 - Hydrants shall be eddy f 4621 and be factory plugged.
- C508-water gates shall open left

Fire/Inspections Services Comments:

- Clarify the sequencing of the overall project as there did not appear to be a hotel or phase II plans.
- Phase I plan set has been provided- should there be a phase II and III set provided or are there future TRCs planned.
- Is the building construction type known at this time(i.e. combustible/noncombustible)
- Turning template appears to encroach on curbing – revise where necessary.
- Discuss the alteration of the fire hydrant configuration.



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- Locate the FDC at the front of each structure in an unobstructed readily accessible location.
- Clarify if there are any roof amenities associated with the proposed structures.
- Indicate the proposed location of the inverters for the roof mounted solar system and if there is any storage being proposed.
- Indicate access into the parking garages for first responders.
- Provide accessible parking spaces in garage in accordance with accessibility standards (i.e. size and quantity).
- Indicate accessibility for EV charging stations.
- Clarify garage floor plan and the means of ingress/ egress.
- Plan set shall include a note referencing the design standards used to comply with all applicable accessibility regulations and NH RSA 155-A:5.
- Indicate how the building will be used in a normal power outage as a standby power source does not appear to be included within plan set.
- Indicate if the elevator is used as an accessible means of egress.
- Coordinate elevation plans to show utilities adjacent to one another and building openings while providing adequate separation between each utility (i.e. gas/electric)
- Site plans and elevation plans to show the location of the parking garage intake and exhaust louvers.
- Provide elevation plans and construction type for the carport at the rear of building A.
- Indicate if building style E will be constructed as townhouses or Apt. buildings. Elevation or floor plans do not depict a sprinkler riser room.
- Plan set shall include a note indicating the site shall remain accessible in all weather conditions year round.

Planning Board Comments:

- Parking: There is too much surface parking, collaborate or partner with the City or another developer
- Limited snow storage
- Work Zone Housing?
- Screen transformers

CWDAC: None

Next Steps:

TRC will hold separate TRC for public ROW and park.

When ready (including revised traffic study) come back with revised plans and narrative for second TRC before submitting for Planning Board meeting.

Adjournment:

A motion to adjourn TRC was made at 12:03pm by F.Torr and seconded by: J. Maxfield Vote: U/A

Economic Development Comments:

- Appreciate colors, materials, landscaping, view sheds, etc. The level of professionalism is awesome.