

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: November 18, 2021

INTENT: To build a 4 story residential building with first floor commercial/retail space and parking lot. Minor lot line adjustment and a CUP would also go before the PB.

UNITS PROPOSED: 24 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
-Street tree waiver

RELIEF/WAIVERS REQUESTED:

-Street tree waiver

ATTENDANCE:

Members:

Donna Benton, Planning
Dan Barufaldi, Economic Development
Dave White, Engineering
Jean Glidden, Zoning
Marn Speidel, Police

Others:

Chris Raymond
Sarah Hourihane
Keegan Smith

Approval of Prior Meeting Minutes:

D.White moved to approve the November 4, 2021 meeting minutes. Seconded by: M.Speidel. Vote: U/A

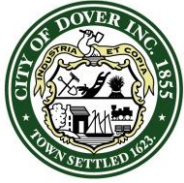
PLAN REVIEW:

Planning:

- *Will these be condos or rentals?* Will need to know before PB based on conditions of approval. Condo docs would be needed if you intend to condo.
- Work with Arts Commission about public art
- *Owner Signatures on Plans*
- *Impact fees*
- *W/S investment fees*
- Add street trees rather than relief
- *Provide:*
 - *Letters to Serve from Eversource and COD*
 - *Draft access easements between three lots*
- *Revise Plan Set to add:*
 - *10' rear setback*
 - Add plan titles to references
 - Add or indicate location of Missing Common Site Plan Notes # 13, 17, 19, 20, 25, 26, 29, 30, 31, 32, 34-41.
 - *Professional Stamps and Signatures on each submission*
 - *Revise parking table to existing, allowed, proposed. Indicating how they will be shared.*
 - *Lighting plan to meet regulations.* Correct uniformity ratio, spillage to abutting properties, etc.
 - Remove parts of the existing conditions layer which will be changing in future from proposed site plan
 - Dumpster screening needs to be solid stockade or similar.
 - Black vinyl with black vinyl privacy slats is OK for along the railroad to deter tagging.
 - What is the window material? Add to elevations
 - What is the mechanical screening material?
 - Streetscape should include parking improvements
 - Add location of parking meter

Engineering Comments:

- The concrete sidewalk detail calls for a red tint. Is this for onsite only?
- The 2 inch water service should come off the 6 inch
- The drainage in Broadway needs to be investigated so the design can be completed
- No curb should run thru the tipdown in the right of way
- The dmh cover should be 30 inch



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Police Department Comments:

- ISD and SSD analysis in the October 28, 2021 Traffic Impact Assessment appears to have been performed from the existing easterly site driveway. This is not relevant to the project. ISD and SSD analysis should be conducted from the proposed project driveway. Additionally, the added on street Broadway parking essentially ignores the findings of the Traffic Impact Analysis (p. 3).
- Provide treatments (sign, pavement markings) in westerly Broadway travel lane to discourage the Central/Broadway traffic queue from blocking site driveway
- On Streetscape Rendering sheet PB-08, view from Broadway looking south inaccurately shows the existing 14 Broadway site driveway. Not a big deal, but could confuse some plan reviewers about the project limits.
- Is the covered parking available for the public customers of the commercial spaces? If so, how will this be managed?

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:

Chat with Eversource. Revise plans and resubmit with revised TIA and response letter in early December for staff to review then PB in January.

Adjournment:

D.White moved to adjourn the TRC at 11:21AM. Seconded by J.Glidden Vote: U/A.

Fire/Inspections Comments:

- DFD/IS comments
- Indicate the location of the FDC
- Provide accessible details for recycle/dumpster
- An exterior water shut off for domestic and suppression services – Only one was located on plan set. Engineering has final determination

Economic Development:

- Architectural amenities
- Provide samples
- Any idea for commercial section?
- Plan for chase in case of restaurant
- Thru-colored rather than painted panels