



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-84

Application Type: Mixed Use Development Site Review
Applicant(s): Redgate Real Estate Advisors, LLC.,
Owner(s): Harlech, LLC
Location: 47 Chestnut St. (Assessor's Map 31, Lot 5)
Date: December 16, 2021

INTENT: To construct a 44,977 sq. ft. multi-use building consisting of 192 residential units, a restaurant, amenity spaces and common areas.) Related CUP applications will also appear before the Planning Board

David Bois
FX Bruton
Erik Saari
Amy Korte
Alex Katz

UNITS PROPOSED: 192 units

Approval of Prior Meeting Minutes:

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

AGENDA ITEM #: 1

ACREAGE: 3.64 acres

PLAN REVIEW:

Planning:

ZONING DISTRICT: CBD-TOD

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Mixed-use

SURROUNDING LAND USE:

Commercial/residential/Transportation Center lot/Community Trail/Cochecho River

ZBA ACTION: Z95-15: Variance granted on 8/17/1995 for sign

- Understood these will be rentals
- Provide Traffic Study. Second official TRC needed.
- Owner Signatures on Plans
- Impact fees
- W/S investment fees
- Would need license agreement if encroaching into ROW. Will need easement for overlook
- Can't guarantee 20 parking spaces in Transportation Center lot
- Would still like to see connection to Community Trail worked out
- Work with Arts Commission on Public Art piece as a condition of approval.
- Discuss sidewalk placement.
- Ability to add light or camera infrastructure onto the Community Trail to help offset public safety impact fees?
- Provide:
 - Full submission of materials at each submission including emailed CUP criteria. Break down a bit further to clearly indicate each CUP request.
 - Letters to Serve from Eversource
 - Landscape O&M Plan include green roof and green wall?
 - Pest management analysis needed. If plan is recommended, plan would need to be put into place.
- Revise Plan Set to add:
 - Provide lot coverage percentage including easement
 - Include Project Name and File #P21-84 on all sheets
 - Add permit numbers once received
 - Add note to plan that no trash or debris from residents will be placed on trail or trailhead.
 - Replace pillars or inset along Chestnut Street with fieldstone?

PERMITS REQUIRED:

- CUP for Sixth Floor
- CUP for Frontage Build out
- CUP for Lot Coverage
- CUP for Side Setback
- CUP for Rear Setback

RELIEF/WAIVERS REQUESTED:

TBD

ATTENDANCE:

Members:

Donna Benton, Planning
Chief Haas, Fire/Inspection Services
Dave White, Engineering
Marn Speidel, Police
Frank Torr, Planning Board

Others:

Amelia DeGrace
Jen Martel
Justin Tierney
Steve Purdue



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- Update lighting plan and provide lighting on all sides of the building. Light fixtures along Chestnut should meet City standard.
 - Professional Stamps and Signatures on each submission
 - Clarify how the trash gets picked up
 - Add note about pest management
 - Provide streetscape from Community Trail to ensure west elevation does not need to be broken up further.
 - Match streetscape, plan, and elevations to match. A2.12 doesn't match plan.
 - Confirm Cochecho River has two "h's"
 - Add railing/structure around outdoor seating
 - A5.02 sidewalk disappears?
 - Note variance
 - Add date to note 9, sheet C-3 and on Existing Conditions wetlands note
 - Leave 2"x2" space on lower right corner of C-3 for Dover approval stamp.
 - Revise support columns
 - Show revised amenity space
 - Add consecutive numbering on sheet packet
 - Provide off-site improvements plan
 - Add streetscapes to show massing relative to surrounding area
 - Show dryer vents?
- Sewer**
- How will the columns be protected. Look at some of the curbing for protection.
 - Why a basketball court. How many balls will be lost in the river?
 - Should the railing run along Chestnut to show private vs public property. I am concerned about the deck area.
 - Concerned about erosion if banking is selectively cleared.
 - No clean out outside.
 - List the inverts of the existing smh that you tie into.
 - Update the smh detail to show the inside drop resting on the brick shelf and use a bowl to drop into.
 - Sewer trench detail should show stone over pipe, not sand
- Water**
- Don't install the hyd at the entrance as shown
 - Don't install the hyd out back off the crossing main
 - Run an 8 inch in then reduce down to 6 to feed a hydrant beyond.
- Drain**
- Remove the existing 12inch cmp
 - Do a headwall at the outfall. Not a FE
 - Do a better outlet protection than just the stone.
 - Is the outfall pipe 24 or 18inch?
 - Remove the upper bumpout.
 - How will you solve the puddling issue with the proposed bumpout?

Engineering Comments:

General

- What can be done to discourage squatting under the trestle? Fill with rocks?
- There is an issue with the dead end pole and bracing. You will need to work with Eversource to plan this out.
- Show the existing elect and tel boxes. It looks like they may be issues to work around
- I have concerns about the Chestnut tipdown.
- What are the soils like under the sand filter?
- Signal plans?
- There seems to be some issues with the column alignment and parking spaces.

Police Department Comments:

- Provide detail for raised terrace w/ handrail (restaurant seating). Depending on the elevation difference between terrace and sidewalk, provide additional bollards or measures to protect restaurant seating from wayward traffic.
- Thank you for providing landscaped islands and street trees, this is consistent with the overall Chestnut Street plan.
- Expand Chestnut Street improvements north of site driveway to improve southbound lane transition. Much of this can be accomplished with adjusting pavement markings, but bumping out the curb for better pedestrian accessibility at the First Street crossing may also be helpful. (This may be covered in traffic plan)
- Provide more detail for "green roof" on west side of courtyard. Is this merely a roof overhang for garage parking? Clarify the difference between "Limit of Building Above" dotted line on Sheet C-3 versus apparent building outline on Sheet A2.11.



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- Building elevations do not accurately show perspective at location of garage entrances/exits. Adding vehicles to these elevations would help clarify the perspective.
- Sheet C-3:
 - What is the clearance height for garage parking? Is this applicable for the entire row of pull-in parking, and if so, how will that be marked to protect the structure from damage?
 - Parking counts does not appear to account for any building support pilings
 - Is a basketball court the best use of common courtyard area? How will use be regulated?
- Sheet C -7 note indicates to refers to architectural plans for lighting-provide lighting information.
- Elevation of plan A 5.01 shall correlate with Sheet C-4.
- Correlate elevation plans with mechanical systems (i.e. generator, transformers, electric and gas meters, etc).
- Please Note: 2015 IBC requires emergency escape and rescue openings in R-2 occupancies. Verify window choices on conceptual architectural drawings.
- Clarify the travel distance on the conceptual drawing between exit enclosures. Maximum travel distance is 200'.
- Plan set to include a streetscape reflecting actual site conditions.
- Clarify the overall use of the roof. Plan A 2.17 infers an area with 16 solar panels. This flat roof appears to be a good opportunity for more solar panels with a building footprint of 45,000 sq ft.

Economic Development: N/A

Fire/Inspection Services Comments:

- Indicate a construction sequence for the project.
- Clarify the accessible route throughout the site for residents and patrons
- Indicate the accessible EV locations and provide applicable signage.
- Indicate building entrances/exits on plan
- Sheet C-6 clarify primary switch with two pad mounted transformers. Is switch utility or privately owned.
- Sheet C-6 primary switch, transformer and generator shall meet minimum clearances from structure and one another.
- Sheet C-6 clarify if gas service is limited to restaurant and fire pits or if supplies entire structure.
- Sheet C-6 Clarify utility design near BOH, dog wash and bike storage and location of fire pits.
- Discuss recycle and trash removal process (i.e. volume, frequency, pick up location, etc.)
- Indicate the location of the electric and mechanical rooms.
- Clarify if front seating area is for restaurant use only and if there will be barriers in place.
- Sheet C-6 FDC shall be located on the front of the structure.

Planning Board Comments:

- Resolve fence encroachment
- No Sunday or Federal Holiday site work hours
- Considered more commercial space?
- Workforce vs. market rate housing?
- Mechanical on roof to be screened
- Like Chestnut Street architecture but break up white side more
- Rendering and plans need to match
- Alignment with First Street? Consider purchasing Moose Lodge
- Increase solar?
- Consolidate parking. Consider underground
- Upgrade landscaping along trail
- Riverside selective cutting
- Consider building up granite wall?

Next Steps:

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

Adjournment:

D.White moved to adjourn at 11:47AM. Seconded by F.Torr. Vote: U/A