

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-01

Application Type: Site Review
Applicant(s): Tolwood Realty Group LLC
Owner(s): Tolwood Realty Group LLC
Location: 53 Silver St (Assessor's Map 9, Lot 44)
Date: January 20, 2022

INTENT: To construct three new townhouse style units developed within a portion of the parking lot of the existing commercial office building

UNITS PROPOSED: 3 residential units plus existing 2 commercial units

AGENDA ITEM #: 1

ACREAGE: 0.39 ac

ZONING DISTRICT: CBD-MU

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Mixed-use

SURROUNDING LAND USE:

ZBA ACTION:

Z89-10: Variance approved 4/20/89 to allow a change of use with conditions that a cross section of parking pavement be shown on the plat; and a waiver of parking set back to 3' is approved provided there is adequate screening.

PERMITS REQUIRED: N/A

RELIEF/WAIVERS REQUESTED:

Lighting waiver

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Dave White, Engineering
Marn Speidel, Police
Frank Torr, Planning Board
Jim Maxfield, Inspection Services

Others:

Christopher Berry
Robert Baldwin
Amelia DeGrace

PLAN REVIEW:

Planning:

- Understood these will be condos so condo docs needed
- Provide Traffic Study. Second official TRC needed.
- Owner Signatures on Plans
- Impact fees
- W/S investment fees
- Provide:
 - Pest management analysis needed. If plan is recommended, plan would need to be put into place.
 - Streetscape that meets regulations
 - T-1 Turning radius
- Revise Plan Set to add:
 - Provided column to zoning note
 - Include Project Name and File #P22-01 on all sheets
 - Professional Stamps and Signatures on each submission
 - Add note about pest management
 - Note variance
 - Leave 2"x2" space on lower right corner of Site Plan Dover approval stamp.
 - Move benches closer to sidewalk
 - Or indicate location of common notes 13 & 29 and public road note
 - Add zoning district boundaries
 - Revise street name
 - Indicate concrete sidewalk with leader note
 - Add waiver note to lighting plan and site plan
 - Revise bench detail to depict bench
 - Revise bike rack to city standard/match rest on Silver Street
 - Indicate dimensions on parking space detail

Engineering Comments:

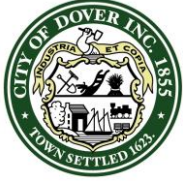
- Review the handicap parking layout.
- Ok with the overhead elect
- Gutters on building?
- Existing condition of leaching CB?
- Proposed building sprinklered?
- Security lighting pointed down
- Trash can responsibility?

Police Department Comments:

- Prefer addressing to stay 53 Silver with Unit numbers

Approval of Prior Meeting Minutes:

D.White moved to approve the December 23, 2021 meeting minutes. Seconded by: J.Maxfield Vote: U/A



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Fire/Inspection Services Comments:

- Sterling is a duplicated street name. Provide alternative.
- Clarify two car attached garage use w/ turf at overhead doors. Is this a garage or are doors architectural features only.
- Civil color plans include a walkway- site review application color plans do not include walkway. Coordinate plan sets and clarify design intent.
- If a walkway is present indicate if the entrance is being altered?
- Indicate all entrances and exits to the existing and proposed structures.
- Coordinate floor plans, elevation plans and building openings throughout plan set.
- Indicate if proposed structure is to be constructed as townhouses or apartment building.
- Indicate the wall construction type of the existing and new structure.
- Plan set to indicate the imaginary property line between two structures on the same lot. Plan set to indicate distance between structures.
- Site plans to include design compliance with applicable accessibility requirements and NH RSA 155-A:5. Describe accessibility scope of work for the project.

Economic Development:

- I support this project as it adds valuable units in the walkable downtown area.
- These types of units (3 bedroom), are needed to support our downtown business community, as they add families that will patronize our businesses.

Planning Board Comments:

- Boundary line encroachment on rear
- Cross easement for 55 & 57 for maintenance?
- Generator/pump to main line?
- Depict arborvitaes on plan and included maintenance plan
- Consider getting rid of drop pole

Next Steps:

Submit revised materials and traffic study and come back for a second official TRC.

Adjournment:

D.White moved to adjourn at 11:00. Seconded by F.Torr. Vote: U/A