



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-04

Application Type: Site Plan Review
Applicant(s): Equine Properties, LLC
Owner(s): Equine Properties, LLC
Location: 239 Knox Marsh Road (Assessor's Map H, Lot 37A)
Date: February 24, 2022

INTENT: To build two mixed use buildings totaling 52 residential units and 23,000 s.f. of commercial space plus 12 single family homes. Two related CUPs will also be heard.

UNITS PROPOSED: 64 (26 in each mixed used building plus 12 single family homes) and 23,000 s.f. of commercial space

AGENDA ITEM #: 1

ACREAGE: 9.36± acres

ZONING DISTRICT: C

EXISTING LAND USE: Residential

PROPOSED LAND USE: Mixed Use

SURROUNDING LAND USE: Residential, Storage Facility, and Railroad

ZBA ACTION: Z19-20: Approved (Section 170-12.A); permit residential uses as part of a mixed-use development.

PERMITS REQUIRED: -CUPs for wetland buffer and secondary groundwater protection
-NHDOT Driveway
-NHDES Sewer Discharge Permit & AOT
-US EPA NOI and SWPPP
-NHB
-NHDHR

WAIVERS REQUESTED:

-157-32.G: to allow -4% grad off Knox Marsh rather than 3% within 75' of an intersection
-Parking Behind Building

ATTENDANCE:

Members:

Natasha Kypfer, Zoning
Chief Spainhower, Inspection Services/Fire
Lt. Speidel, Police
Frank Torr, Planning Board
Dave White, Engineering
Christopher Parker, Deputy City Manager

Others:

Amelia DeGrace, Assistant City Engineer
Jill Semprini, Assistant City Engineer
Chris Berry, Berry Surveying & Engineering
Mike Garrepy, Equine Properties, LLC

Approval of the 2/10/2022 Minutes:

Lt. Speidel made a motion to approve the February 10, 2022 minutes.
Seconded by Dave White. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Water and Sewer Investment Fees
- Active Rec fee will be \$500 per unit. Passive will be \$500 per unit as well. Sidewalks do not count.
- Impact Fees (\$259,924)
- Contractor space (industrial) is not a permitted use in the C District
- Provide:
 - Letters to Serve (Eversource, Unifil) & COA docs to review
 - Letter from NH DOT commenting on traffic study and recommendations for improvements within ROW.
- Revise plan to:
 - Add owner's signatures
 - Add professional signature and stamps
 - Will need permit numbers
 - Label sidewalk along Knox Marsh Road
 - Add more landscaping along Rt. 155 and islands
 - Revise bench detail
 - After NHDOT review, indicate turning lanes and other improvements recommended in TIA such as sight distance, stop sign/bar –
 - Label Stockade dumpster screening on detail
 - Confirm parking location percentages in waiver request
 - Indicate total height on building elevations
 - Consider revising architectural package so two corner facades on each building are all green
 - Streetscape and elevation materials don't match
 - Temporary turnaround needed for Phase I?
 - Consider access aisle around MF buildings rather than turn around then able to slightly move dumpster
 - Document residential parking restrictions on the parking spaces in front of the building

Engineering Comments:

- Provide legal opinion on the emergency access via Hanson



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- What is the condition at the existing 15" cmp - extend pipe
- Install a headwall, Flared end or inlet structure on the cmp
- Tie the watermain into the Hanson watermain for a loop
- Show the water gates against the main – otherwise becomes an issue during construction
- Use anchor tees or note foster adapters
- Have 7 ft of separation between the water and uge between the buildings
- Don't go under the proposed sewer at 1+15 with the water
- Do flowable fill where you cross the existing water in Knox Marsh with the sewer
- Clarify the new invert in to the existing smh
- Show the conduit sweeping under other utilities not sharp bends
- If there is not a street light at the intersection with Knox Marsh please install one

Police Department Comments:

Traffic Impact Assessment, have Pernaw respond to:

- Page 15: Clarify the statement in paragraph 3 relative to departures from the Main Site Access Road. Is this consistent with – or in conflict with - the data in Table 3? The author's conclusion is that all applicable turning movements will be below capacity except for 2032 PM Peak Hour, but Table 3 indicates that 2022 Build for AM and PM Peak is already at LOS F with delays above 60 seconds.
- Page 20: same conclusion (see above) is stated in key study finding #3
- Left turn treatment warrants analysis (pages 17, 19) for eastbound approach indicates treatment is warranted by 2032 AM and PM; this is re-stated in key study finding #4 (page 20). However, Mr. Pernaw recommends only a westbound right turn lane treatment. Please reconsider this conclusion, especially where the nature of future tenants in the commercial space is unknown.

- Review the feasibility of extending the center turn lane from #217 westerly through the project site, including extending it as far as #256. Note that a center turn lane would not only satisfy the left turn lane warrant, but serve a dual purpose in helping facilitate left turn departures from your Main Site Access Road.

Site Plan:

- 360 degree access around mixed use buildings would be preferred
- Is there any plan to extend the sidewalk toward Progress Drive?
- Remove the painted crosswalk across the mouth of site driveway. Other painted crosswalks within your site can remain.
- Fair share contribution toward signals at Knox Marsh/Sumner?
- While sign plans are not generally under the purview of the TRC, as a general question, how is the marking of commercial spaces intended to be handled? Through building-mounted signs, or a large sign at the site driveway, or other (including no markings)? None of these elements are reflected in the architectural renderings.

Fire/Inspections Comments:

- Clarify development Name (McCrone Place or Kelly Brook)?
- Work with DOT to reduce speed limit on Knox Marsh Road
- Would prefer a left turn lane into development
- Turn around in mixed use building don't show vehicles turning around.
- 360 Access around building
- Prefer second access to Knox Marsh road if easement allows.

Business Development:

- Echo traffic and speed concerns
- Reminder regarding EV requirements / EV-ready in parking

Planning Board Comments:

- Re. Note 21 - Saturday construction hours should be allowed, but not Federal holidays
- Spellcheck on the landscaping plan (L-01), under Trees, currently states "Resue Evergreens on site"
- Suggest NOR be filed regarding the living space sq. ft. restriction
- Soundproofing for the houses located next to the railroad
- Plantings around transformer should be shown on plans per note

Next Steps: Planning Board

Adjournment:

Chief Spainhower moved to adjourn the meeting at 11:35 am. Seconded by Dave White. Vote: U/A