



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: River St (Assessor's Map 22, Lot 1-2 & 1-4)
Date: March 10, 2022

INTENT: Construction of three (3) mixed use buildings, two (2) multi-family buildings and three (3) clusters of townhouses. The buildings are identified as A through F and include 416 residential units & approximately 26,000 s.f. commercial space). Two CUPs and a Subdivision will also appear before the Planning Board.

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

AGENDA ITEM #: 1

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
-NHDES AOT
-NHDES Sewer Connection Permit
-NPDES Construction General Permit
-NHDES Wetlands Permits

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Christopher Parker, Business Development
Frank Torr, Planning Board
Ken Mavrogeorge, Engineering
Marn Speidel, Police

Others:

Neil Hansen
Daniel Riggs
Rob Simmons
Steve Bird

Steve Pernaw
Dana Lynch
Norm Fracassa
John Storer
Bill Boulanger
Jill Semprini
Amelia DeGrace
Dale Spainhower

Approval of March 3, 2022 Minutes:

F.Torr moved to approve the March 3, 2022 TRC Minutes.
Seconded by C.Parker. Vote: U/A.

PLAN REVIEW:

Planning Comments:

- W/S Investment Fees
- Impact Fees
- Remove subdivision plan sheets
- How is garbage collected? – from trash rooms?
- Standalone garage architecture-add masonry? Or supply streetscape from perspective between Buildings A and B looking at standalone garage
- Is the office in Building C co-work space?
- Better define phasing plan. Compliance hearings could be utilized for garage building and townhouses
- How do you access dog wash? Show door.
- Building D – how do spaces exit space? Reverse into entryway of building?
- Garage door on Building A appears narrow
- Dryer vents like Orpheum?
- Consider adding Stop sign / bay before crosswalk coming out of garage of Building C
- Provide Operation and Maintenance Plan for storm water system
- Provide Operation and Maintenance Plan for landscaping
- Please revise plan set to:
 - Reminder to add all professional signatures and stamps for each submission and the owner's signature on final submission
 - Change "carport" to "garage"
 - Reminder to add permit numbers when received
 - Reminder to add public art as agreed upon with Arts Commission and Planning Department



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- Site note 18 on G-100 still has a typo
- Revise plan numbering to be consecutive
- Add proposed development to neighborhood plan
- Include phasing plan
- Revise landscape O&M to:
 - a 3" mow height,
 - preferring dark brown with no dyes,
 - needing specific retaining wall material type, brand, style, and color) or professional preference/plant palette – breaking up the pattern across the townhouses and space issues and maybe utilizing some plants that while not native, are New England classics in performance and aesthetics throughout the site

Police Department Comments:

- Proposal for trash loading areas on the public street network is not supported by the Police Department or the Parking Bureau, both from an aesthetic perspective and because of impact on limited public parking supply. These should be integrated into the off-street areas, behind the buildings.
- Single access to the parking lot for Buildings A and B is not ideal, and appears to eliminate potential use by customers of the commercial spaces. Any feasibility for dual access, perhaps behind pump station?
- How will commercial loading be handled? We acknowledge that a couple of commercial loading areas may need to be integrated into the on street parking, but none are shown on the plans.
- Washington Street / Main Street intersection should have been part of the traffic impact evaluation, especially for impacts before any eventual conversion of the downtown traffic pattern. Delays at the Main Street yield intersection are already significant, and could not accommodate the increased traffic.
- A traffic signal at Central / Hanson (within 300' of the nearby signal at Silver Street) is suggested in the analysis, but the report places

the feasibility study completely on the City. If the City deems this is not feasible, what is the alternative?

- Additional pedestrian impacts at Washington/Main intersection are a concern, as residents of this development will patronize downtown merchants and restaurants. An RRFB system should be supplied at Washington/Main intersection until/unless two-way traffic pattern becomes a reality. This is not one of the crosswalk locations already budgeted for RRFB by the City.

Engineering Comments:

Previous comments:

- *Comment 36: Discuss trash/totes?* Site Note #21 on sheet G-100 states trash will be internal to building and privately managed, which is in contrast with the Trash Loading Exhibit. Please clarify. Additionally, trash shall be located outside of City ROW for pickup.
- *Comment 38: Don't run the curb thru the tip downs in the crosswalk/sidewalks.* Comment not addressed. Revise curb ramp detail on sheet C-503 to eliminate curb on flush part of the ramp.
- *Comment 40: 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?* Additional basins appear to have been added. A double grate detail has been added but it is unclear where they are proposed. Please clarify where double grate catch basins are proposed on the plans.
- *Comment 42: Have one waterline to building and then branch off for fire and domestic.* Comment addressed. Please provide a gate valve for the individual water service lines. Also, check labels including call outs for tees, valves, and sizes for Buildings A and B. It appears that the labels for the service entering Building B are backwards. There appears to be a label missing for a tee entering Building A.

New Comments:

- General:
 - Continue coordination with City Waterfront Plans
 - Driveway and parking lot near Building A appear to have been eliminated. This change results in



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the parking lot behind Buildings A & B having only one entrance/exit.

limited to the proprietary units proposed such as Jellyfish, Filterra, and CDS units.

• Subdivision Plan 2:

- Revise lot lines around Pump Station to reflect current proposed subdivision.
- The City's ROW should be shown on the subdivision plan.

• Sheets C-103 to 103.3

- There is a pipe discharging the existing City owned lot to the south of Building A. The pipe should be connected to the existing City drainage system that discharges to the river rather than discharging at grade.
- The drainage discharge to River Street, on the west side of Building A, should be revised so that the proposed drainage ties in at a 90 degree angle and into a new manhole.

• Sheet C-103.2

- Please review the proposed contours near Building D as there appears to be multiple 22 contours.

• Sheets C-104 to 104.3

- Show gravity sewer on the Utility Plans.

• Details Sheet C-506

- The detail for the Jellyfish includes two structure with the label "JFPD0806". Please clarify which is correct and make sure the labels correspond to the site plans.
- Verify dimensions of Jellyfish JFPD0808

• Details Sheet C-507

- Unclear what the intent of the cleanout is or where one is located. Please clarify. Please note that sanitary sewer service cleanouts should be interior to the building.

• Drainage Report:

- Please provide a long term O&M plan for the stormwater system including but not

Fire/Inspections Services Comments:

- Clarify the sequencing of the overall project. T&B response addresses Bldg. A,C, and D and is silent on Bldg. B,E,F and the detached parking garage.
- Provide intention of the hotel or Bldg. B. The square footage of nonresidential uses appears to be disproportionate for the scale of the project.
- Plans dated 8/23/21 A002 contain project metrics. Is a current metrics available for the project. The structures appear to be different in configuration, square footage, unit numbers with reduced interior parking garage spaces.
- Clarify T&B response #53 regarding the turning template. The revised plans eliminate an access road connection between building A River Street entrance and the rear parking lot resulting with one ingress and egress from the 187 space parking lot. Consider a second vehicular ingress/egress between the pump station and building B in the location of the illuminated exterior building amenity.
- Review and revise the recycle/waste removal policy
- Submitted documents should indicate the effect of the project on the intersection of Main and Washington Street and intersection of Young, Main and Portland Avenue
- Clarify T&B response #52 regarding townhouses will be 13R. Elevation or floor plans do not depict a sprinkler riser room.
- Clarify T&B response #54 regarding the alteration of the hydrant configuration. Provide hydrant on Bldg. A side of street.
- Clarify T&B response #56 regarding roof amenities for Bldg. C and D. A-2 assemblies not permitted on the fourth floor or higher of VA structures (504.4).
- Clarify T&B response #57 regarding inverters for PV system located on roof.
- T&B response #58 shall indicate parking garage access for first responders (i.e. knox box or audible alarm on site plans).
- Site plan set (i.e. C102) shall identify long narrow bldg. presumed to be a one story garage for 13 vehicles.



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- Plan A 123 indicates carport for a garage. Clarify intended design.
- Indicate if the detached garage will have electricity and/or heat.
- Sheet 102 and 102.1 , a minimum of 60% of building entrances shall be accessible (refer to Bldg. B)
- Sheet C 104.3 bldg. F clarify if gas meters are intended to be installed inside parking garage adjacent to EV charging and electric room.
- Coordinate elevation plans to show utilities adjacent to one another and building openings while providing adequate separation between each utility (i.e. gas/electric)
- Sheet C 102, indicate the distance bldg. F is from the property line.
- Plan A260 - Review the building openings of bldg. F for design compliance with IBC 705.8.
- R-2 occupancy bedrooms require emergency escape and rescue openings below fourth floor above grade plane.
- Site plans and elevation plans to show the location of the parking garage intake and exhaust louvers.
- Clarify roof design of townhouses and discuss openings and projections
- Will there be storage structures for watercraft other than building D.

Business Development Comments:

- Public/private partnership on wayfinding to indicate public/private parking

Planning Board Comments:

- Separation of public/private parking?
- Workforce housing?

Next Steps:

Resubmit for third TRC with response letter to reduce number of conditions of approval at PB review.

Adjournment:

J.Maxfield moved to adjourn at 11:54am. Seconded by F.Torr.
Vote: U/A.