



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-25

Application Type: Site Review
Applicant(s): City of Dover Recreation Dept.
Owner(s): City of Dover
Location: 150 Portland Ave. (Assessor's Map 26, Lot 2)
Date: April 14, 2022

INTENT: Construction of a 17,000 sq ft skate park in two phases at the Guppy Park complex

AGENDA ITEM #: 2

ACREAGE: 39.0± ac

ZONING DISTRICT: RM-U

EXISTING LAND USE: Recreation / Transportation

PROPOSED LAND USE: Additional Recreation

SURROUNDING LAND USE: Commercial Retail, Residential, Recreation, Industrial

ZBA ACTION: None

PERMITS REQUIRED: N/A

RELIEF/WAIVERS REQUESTED:

Lighting
Landscape Architect
Survey
Landscape Plan
Wetlands Delineation
Neighborhood Plan

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Jim Maxfield, Fire/Inspection Services
Marn Speidel, Police
Frank Torr, Planning Board
Amelia DeGrace, Assistant City Engineer

Others:

Gary Bannon, Recreation
Eric Sanderson, Community Services
Michael Asciola, Planning
Ken Mavrogeorge, City Engineer
Erin Bassagio, Planning

PLAN REVIEW:

Planning:

- Provide:
 - Phasing explanation/timeline – Phase 1 only at this time
 - Phase 2 will require additional TRC review
 - Survey was performed by Tritech – needs to be submitted
 - Traffic impact? Idea of Trip generation rates based off of use?
 - Show access from both parking lots
 - Stormwater Management & Erosion Control plans
 - Electric vehicle parking not intended as power sources for lights could not sustain charging stations
 - Benches not part of the initial development plan, may decide at later time to add
 - Public art working with DAC
 - Fire dept. access and turnaround?
- Revise Plan Set to add:
 - Owner signature block
 - 2" x 2" Planning Board signature block
 - Add gazebo structure to plan
 - Planning Board file #P22-25
 - No parking/fire lane signage
 - Common Note #8 - Zoning information
 - Add note about security cameras

Engineering:

- Provide final, stamped plan set – including detail on site features such as sidewalks, curb, fencing, drainage facilities, utilities, etc.
- Provide drainage study
- Address ADA accessibility – as it pertains to the site, parking, pedestrians, and the facility
- Provide additional detail on parking to serve the facility
- Will any water/sewer services be required? Bathroom, water filling station, etc.
- Stones at the end of current parking area need to be removed

Police Department:

- Where will the 14'x18' pine gable ramada be located? Cannot discern from the plans.
- Anticipate and design a pedestrian connection from the parking lot to Oak Street. May have minor impact on parking.



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- Concerns with the lack of a sidewalk on Oak Street between Portland Ave. and Broadway and increased pedestrian traffic demand of the skate park.
- Given the lighting plan, how will the City's Park Hours ordinance apply to this site? Skate park to be open during Guppy Park hours. Lighting to be dimmed after hours for security purposes.

Adjournment:

F. Torr moved to adjourn at 11:35 AM. Seconded by M. Speidel. Vote: u/a

Fire/Inspection Services:

- Provide an overall site plan indicating parking and recreation area
- Provide stamped plans by a professional designer
- Provide 100% plans for review and construction
- Clarify the Phase I indicated within plan set
- Indicate parking for the new recreation feature
- Discuss overall site and how accessibility is achieved
- Provide standard accessibility comment regarding design compliance with applicable accessibility requirements (i.e. IBC, ANSI 117.1, etc.) and RSA 155-A:5
- Provide utility plan
- Indicate spectator area and if clubs /competition events will occur

Business Development:

- Great economic driver

Planning Board:

- Need site and landscape plans
- Concerned about lack of additional parking as it relates conflicts with existing uses on the site

Next Steps: Revise and resubmit plans and application materials for TRC.