



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: May 5, 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:

Christopher Parker, Business Development
Natasha Kypfer, Zoning
Michael Asciola, Planning
Jim Maxfield, Fire/Inspection Services
Marn Speidel, Police
Frank Torr, Planning Board
Ken Mavrogeorge, Engineering

Others:

Jill Semprini, Engineering
Steve Bird, Business Development
Dana Lynch, CWDAC Chair

Rob Simmons, Cathartes
Rob Del Savio, EMBARC
Neil Hansen, Tighe & Bond

Approval of April 28, 2022 Minutes:

F. Torr moved to approve the April 28, 2022 TRC Minutes. Seconded by J. Maxfield. Vote: U/A.

PLAN REVIEW:

Planning:

- W/S Investment Fees
- Impact Fees
- Standalone garage architecture-add masonry? Or supply streetscape from perspective between Buildings A and B looking at standalone garage (Applicant is proposing a cementitious product for the siding material. With the setback from the street, extensive use of planting and site work, and the exposed ledge behind, the garage structure will have limited visibility from the roadway per applicant. Essentially, making it blend into the landscaping.)
- Further clarify construction sequence for the site on phasing plan and finalize architectural drawings before Planning Board or compliance hearings may be an option
- Building D – how do cars exit closest interior space? Reverse into entryway of building? (Applicant provided more room still unclear if vehicle has enough clearance to maneuver out of the space. Template may be needed to show adequate space provided.)
- Please revise plan set to:
 - Applicant should add Trash plan to plan set and use language from TRC Comment Response document table in the plan notes detailing how trash will be managed.
 - Screen transformers
 - Indicate gate locations
 - Change last revision dates on Sheets 1 & 2
 - Add all professional signatures and stamps for each submission and the owner's signature on final submission
 - Add permit numbers when received
 - Add public art as agreed upon with Arts Commission and Planning Department
 - Add street names



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Fire/Inspection Services:

- Plan set to eliminate all references to Cross St and Cochecho as these are a duplicated street names within the City (i.e. A 100 and C 104)
- Response 51- Discuss as a condition of approval – access road behind buildings A and B shall be completed to River Street prior to occupancy of either structure.
- Response 63- also refer to Inspection Services
- Response 64 also refer to Inspection services
- Response 65 Discuss condition of approval- prior to BP being issued for building F
- Response 66 Discuss condition of approval- prior to BP being issued for building F

Police Department:

- 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. – RRFB is planned for 2023/24, City will install with impact fee funds

Engineering:

Previous comments:

- General:
 - Continue coordination with City Waterfront Plans
Ongoing coordination occurring.
- Subdivision Plan 2:
 - Revise lot lines around Pump Station to reflect current proposed subdivision. *Applicant is actively coordinating with City's PS consultant.*
 - The City's ROW should be shown on the subdivision plan. *Applicant is actively coordinating with City's PS consultant.*

New Comments:

- Reference and update plans for the most current Dover Waterfront plans prepared by Horsley Witten Group, Inc.

- Identify construction limits on the plan views to clearly indicate responsibilities between City project and development project. An 'approximate limit of work' line-style is included in the legend but does not appear to be used on the plan views.
- Recommend adding centerline at entrances to parking lots
- Site Plans: Recommend adding a stop controlled intersections within parking lots as needed
- Site Plans: Coordinate with Horsley Witten Group to show their proposed grades as existing conditions and as notes indicating as such.
- Site Plans: Add dimensions for the 13 undercover spaces in the 1-story garage behind Buildings A and B
- Site Plans: Add locations of key pads
- Site Plans: Add stop bar and stop legend exiting out of garages
- Site Plans: Add ADA warning devices at garage entrances/exits
- C102.1: Add second tip down across from the (4) van accessible parking spaces behind Building C and provide large crosswalk to cover all spaces.
- C-103: Verify if the grading of the access near Building A to the City parking lot can accommodate fire trucks.

Business Development: None

Planning Board:

- Concerned with trash removal plan for building F
- Snow storage areas
- Separation of public/private parking?
- Workforce housing?

Next Steps:

Address issues identified during this TRC meeting and submit revised plans for Planning Board Site Plan review.

TRC Paused at: 10:55 AM