



CITY OF DOVER

UNOFFICIAL TECHNICAL REVIEW COMMITTEE NOTES – P21-53

Application Type:	Mixed Use Development
Applicant(s):	Dover Coast, LLC
Owner(s):	Dover Coast, LLC, Pointbraind or Pookath Holding Company, LLC, & Karen Hebert
Location:	725 Central Ave, 4 Brick Rd, 10 Brick Rd & Brick Rd (Assessor's Map 28, Lots 13, 14, 15 & 15A)
Date:	June 30, 2022

INTENT: To demo existing structures and construct a residential, three (3) story building with 15 units. 12 are being requested through TDR.

UNITS PROPOSED: 15 units

AGENDA ITEM #: NA as another official TRC will be needed.

ACREAGE: 0.33± acres need to add land area from lot 15 & 15A

ZONING DISTRICT: Gateway (Lot 13), Office (Lots 14, 15 & 15A)

EXISTING LAND USE: Commercial, Residential, & Vacant

PROPOSED LAND USE: Residential, Parking

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION: Z84-80 Variance to convert building to office space in R-12 district

PERMITS REQUIRED: Possible CUP for parking, Lot mergers of Lots 13 & 14 and 15 & 15A

RELIEF/WAIVERS REQUESTED:

- TDR
- §153-17.C. reduce parking setback less than 5-feet
- Number of curb cuts?

PREVIOUS TRCs: 10/7/2021 & 11/2/2021

ATTENDANCE:

Members:

Michael Asciola, Planning
Natasha Kypfer, Zoning
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
Christopher Parker, Business Development

Others:

Daniel Caiazzo, E.I.T., Civil Consultants
Art Guadano, AIA, AG Architects
James Gibbon, AG Architects

PLAN REVIEW:

Planning:

- Clarify ownership of all parcels involved in the development and get all property owners signatures on application.
- Who is the purchasing entity listed on the P&S?
- Cannot exceed footprint for duplex
- Reminder: Impact fees, W&S investment fees and TDR fees
- EV readiness parking?
- Remove plans for 10 Brick Rd or include the property in the application. May have to merge with vacant lot 15A to locate required parking.
- Crosswalk at Jefferson Ave for accessing off-site parking on lot 15A
- TDR Setbacks and buffer will need to be addressed
- Parking memo needs to be updated.
- Curb cuts for parking near 10 Brick need relief
- Provide:
 - Lot Line Adjustment Plan that meets regulations/registry regulations and application needed
- Revise Plan Set to add:
 - Missing Common Site Plan Notes #31
 - Landscape plan to meet streetscape standards and stamped by a NH Licensed Landscape Architect
 - Lighting plan to meet regulations
 - Owners signatures on final submission
 - Professional Stamp and signatures on each submission
 - Combine site plans, lighting plan, landscape plan and architectural plans and renderings into one plan set including consecutive page numbering
 - Revise dumpster screening to stockade from vinyl
 - TDR approval should be noted on site plans along with any relief needed
 - Add aerial underlay to neighborhood plan
 - Reduce curb cuts. If plan was to come in the current third driveway down and have angled parking, then come out first driveway, could you fit the same # of parking spaces along with landscaping to screen?
 - Lighting plan seems bright. Ensure no light spillover onto private abutting property.
 - Provide 2"x2" space in lower right corner of site plan for PB approval signature



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- Ensure all checklist items are submitted

Engineering:

- Revise TDR application and narrative to be consistent with revised plans.
- Provide drainage report.
- Provide site distance plan showing 400 feet of all season sight distance for each driveway proposed on each lot.
- Change all "handicap" references to "accessible".
- Sheet L1: Show the proposed improvements on the Map 28 Lots 15A and 15.
- Sheet L1: Boundary lines say TBD. A survey of the property boundary by a LLS should be provided.
- Sheet L2: Building permit is required for the retaining wall due to 7' height. Based on the height, the wall likely needs an easement to construct and maintain wall.
- Sheet L2: Note 29 indicates parking lots on Map 28 Lots 15 & 15A are for the proposed building on Central Ave. However, no sidewalk is provided between the parking lots and the building on Brick Road. Recommend adding a sidewalk on Brick Road.
- Sheet L2: Dumpster Tote Pad appears to be inaccessible for trash truck. Provide truck turning plan for trash and emergency vehicles.
- Sheet L2: Replace entire concrete sidewalk along Central Ave. frontage.
- Sheet L2: Identify all proposed drainage structures (DMH, CB) by numbers and provide inverts for each.
- Sheet L2: Provide additional detail on the proposed underground detention/treatment system and outlet structure.
- Sheet L2: All surface drainage water shall be routed through the underground detention/treatment system
- Sheet L2: Jefferson St is private; therefore, an easement will be required to discharge into

drainage system on Jefferson St. City recommends having an outlet structure from underground system connecting directly into a new structure on Brick Rd west of SMH 3485.

- Sheet L2: Proposed grading extends beyond property line; would need to obtain easement from abutter.
- Sheet L2: Swale on north side of building discharges across property line. Regrade to avoid discharging stormwater across the property boundary.
- Sheet L3: Identify limits of work, sidewalk and pavement to be removed.
- Sheet L3: Note 6: Curbing within ROW to be removed shall be salvaged to the City of Dover.
- Sheet L3: Note 12: Modify note that pedestrian access shall be maintained throughout construction through the use of detours when new sidewalks are being constructed.
- Sheet L4: In lieu of adding a hydrant on Brick Rd between Central Ave and parking lot, replace City hydrant 580. A hydrant will be installed at the intersection of Brick Rd and Central Ave as part of the City's Water main project along Central Ave.
- Sheet L4: Water main in Central Ave is cast iron not DI as currently labeled.
- Sheet L4: Remove sewer cleanout on exterior of building. Cleanouts are not permitted outside of building.
- Sheet L4: Clarify the need for 8" sewer line instead of 6".
- Sheet L4: Is proposed SMH on site needed? If so, sewer connection permit application is required
- Sheet L6: Show inlet protection barriers on the plan for all existing structures around the proposed lots that will receive runoff from the construction site. Inlet protection shall be the in basin type.
- Sheet L9: Review spot grades and confirm that runoff from Brick Road remains in Brick Road and runoff from the site stays on site.
- Sheet L9: Review angles of pipe entering CB#2 for constructability.
- Provide demolition plan for Map28 Lot 15 & 15A.
- Provide ADA accessible parking on Map28 Lot 15 & 15A.

Police:

- Sheet L9: This is a curious configuration for the off-site parking lot. While it may be more conducive to landscaping, it seems difficult to effectively plow. 4 total curb cuts on this stretch seems excessive. Why not have the main parking area be a single curb cut with 12-13 spaces along the back row?



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- Sheet LS-2: You are proposing to keep all existing maple trees on the north side of property, but the canopy for those trees extends well into the footprint of the proposed building. Will this realistically be possible?
- Landscaping along the Central Avenue side is appreciated, particularly if you can fit the five proposed deciduous trees into the small space allotted. Confirm that the tree canopy will not interfere with pedestrian passage along the public sidewalk.

Next Steps:

Address issues raised, revise application materials and plans and schedule a preliminary meeting with Planning and Engineering staff prior to submission for formal TRC review.

Fire/Inspection Services:

- Clarify if any infrastructure is being installed to accommodate EV vehicles.
- Sheet L 9 Discuss the configuration of the two individual parking lots on the vacant lot- multiple curb cuts (6 in a row) of which the first four approximately 24'. Consider narrower single vehicular entrance and exits or reconfigure with one 24' wide combined entrance/exit
- Sheet L9 Provide signage at parking lot limiting parking to 725 Central Ave residents/visitors.
- Discuss a means to provide pedestrian route from the site at 725 Central to the remote parking lots on Brick road.
- Add details for fence & retaining wall to plan set

Business Development:

- Fewer units could solve parking issues related to lots 15A & 15
- Would treating desired parking over the required amount for G zone as overflow parking on lot 15A allow for lot to be built below standards which trigger stormwater management?

Planning Board: None