



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-01

Application Type: Site Review
Applicant(s): Tolwood Realty Group LLC
Owner(s): Tolwood Realty Group LLC
Location: 53 Silver St (Assessor's Map 9, Lot 44)
Date: August 4, 2022

INTENT: To construct three new townhouse style units developed within a portion of the parking lot area of the existing commercial office building.

UNITS PROPOSED: Three (3) residential units plus existing two (2) commercial office units

AGENDA ITEM #: 2

ACREAGE: 0.39 ± acres

ZONING DISTRICT: CBD-MU

EXISTING LAND USE:
Commercial/Professional Offices (2 Units)

PROPOSED LAND USE: Mixed-use

SURROUNDING LAND USE: Residential, Office use, Mixed use

ZBA ACTION:

Z89-10: Variance approved 4/20/89 “to allow a change of use with conditions that a cross section of parking pavement be shown on the plat; and a waiver of parking set back to 3’ is approved provided there is adequate screening.”

PERMITS REQUIRED: N/A

WAIVERS REQUESTED:
§153-14.E(2)(b) Lighting waiver

PREVIOUS TRC: January 20, 2022

ATTENDANCE:

Members:

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

Others:

Dave Paolini, Knox Marsh Development
Chris Berry, Berry Surveying & Engineering
Robert Baldwin, Central Falls Realty

PLAN REVIEW:

Planning:

- Provide Standard Traffic Analysis– a bit more detail needed than trip generation narrative provided
- Owner Signatures on Plans
- Impact fees
- W/S investment fees
- Condo Docs provided to be reviewed
- Revise narrative: change 52 to 53 Silver St. in second paragraph
- Provide:
 - Streetscape that meets regulations & matches site plan
 - Stormwater management maintenance plan
- Revise Plan Set to:
 - Professional Stamps and Signatures on final submission
 - Label as driveway

Engineering:

- General Comment: Applicant should clarify how the site drainage is expected to work in storm events above the 25-year design storm (using 3 in/hr for an infiltration rate).
- Sheet 8 of 16: Where is the existing building's 2" fire suppression line served from?
- General Comment: Applicant shall provide fire suppression analysis to confirm 2 inch line is sufficient.
- Sheet 8 of 16: Provide SMH where the force main ties into the gravity sewer.
- General Comment: If pump station for sewer is required, a grinder pump station is preferred over a septic tank.
- Sheet 8 of 16: Provide standby power for pump station.

Police Department: None

Fire/Inspection Services:

- Review if townhouse structure can be 51 Silver Street rather than a private road name

Business Development: None

Planning Board: N/A

Motion: J. Maxfield moved that the TRC vote to conditionally approve the application under the condition that the applicant address all outstanding issues raised during this TRC meeting and allow the Planning Director to administratively approve the application once said



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conditions were addressed to the Director's satisfaction, seconded by K. Mavrogeorge. Vote: U/A.

Next Steps: Resubmit revised plans and application materials to address comments identified by the TRC.

TRC Paused at: 11:11 am.

DRAFT