



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P21-53

Application Type: Mixed Use Development
Applicant(s): Dover Coast, LLC
Owner(s): Dover Coast, LLC, Pointbraird 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: August 18, 2022

INTENT: To demo existing structures and construct a residential, three (3) story building with 15 units. 12 are being requested through TDR. The proposal also involves converting a single family residence into a duplex resulting in 17 total units.

UNITS PROPOSED: 17 units

AGENDA ITEM #: 2

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: Multifamily 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.(1),(5), & (8)
- Reduce parking setback less than 5-feet
- Number of curb cuts
- Minimum distance between the nearest edge of the driveway and the crossroad edge of pavement

Previous TRCs: 10/7/2021, 11/2/2021, & 6/30/22 (Unofficial)

ATTENDANCE:

Members:

Donna Benton, Planning

Natasha Kypfer, Zoning
Amy Reid, Business Development
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
Marn Speidel, Police
Frank Torr, Planning Board

Others:

Michael Asciola, Planning
Geoff Aleva, Civil Consultants
Art Guadano, AG Architects
James Gibbons, AG Architects

PLAN REVIEW:

Planning:

- Lot mergers will need to be acknowledged by Planning Board
- Reminder: Impact fees, W&S investment fees, TDR fees, & recreation fees
- *Clarify ownership of all parcels involved in the development and get all property owners signatures on application.*
 - POOKATH HOLDING COMPANY LLC is listed as owner of 4 Brick Rd - SCR 5053/406
 - If properties transferred remove P&S Agreements
- Are all 17 units to be leased or will condominium association be created?
- Update application forms to reflect entire project:
 - Number of units
 - Land area
- Deed information appears inaccurate in several places on application and plan set:
 - 4704/759 is for 10-12 Charles Street
 - 999/792 is still under ownership of Pointbraird - 5053/406 is latest deed for parcel
- Any TDR restrictions for size/affordable housing proposed?
- Parking memo needs to be updated and submitted
- Traffic assessment to be stamped by PE
- Provide waiver request narratives outlining how it meets criteria
- *Curb cuts for parking near 10 Brick need relief* – Waiver needed
- Revise Plan Set to add:
 - Consecutively number all plan sheets
 - Lighting plan to meet regulations – confirm uniform ratio
 - Owners signatures on final submission
 - Professional Stamp and signatures on each submission
 - TDR conditional approval should be noted on site plans along with any relief needed – TDR is not approved without site plan approval



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Location:	725 Central Ave, 4 Brick Rd, 10 Brick Rd & Brick Rd (Assessor's Map 28, Lots 13, 14, 15 & 15A)
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- Lighting plan: Ensure no light spillover onto private abutting property.
- Add trees/landscaping or decorative fence at 10 Brick Road lot to help screen parking
- Revise note 22 on sheet L2 to indicate no federal holidays.
- Add note that duplex cannot add any encroachments into setback or extend beyond existing foundation

Engineering:

- Revised TDR application and narrative have not been provided.
- Provide drainage report.
- Provide profile view on site distance plan showing 400 feet of all season sight distance for each driveway proposed on each lot.
- Sheet L2: Confirm if easement to construction retaining wall is required and if so, is being granted.
- Sheet L2: Replace entire concrete sidewalk along Central Ave. frontage.
- Provide drainage study for review by City Engineering Staff
- Sheet L4: New hydrant shall be provided off of Brick Rd instead of Central Ave.
- Sheet L4: Move proposed sewer out from below the proposed SW basin.
- Sheet L4: Show sewer lateral from adjacent property to the north and confirm that it does not conflict with proposed improvements.
- Sheet L4: Existing sewer structure is below the curb.
- Sheet L10: Reroute CB 4 to DMH 3 to bring it off line rather than discharging to CB 5.
- Sheet L10: Revise grading in sidewalk to remove swale and add curb reveal.
- Stormwater Management Plan:
 - Applicant to clarify the method of stormwater treatment, not just detention, at the site. Did not see any filtering, infiltration, or other method of treatment proposed. See below excerpt per 153-14.A(3)(c) of the Dover Code. Applicant

shall clarify how the stormwater management system meets these requirements as the primary lot appear to exceed 40% impervious in the existing condition and the secondary lot (parking lots) are less than 20% impervious area in the existing condition.

Per 153-14.A(3)(c) of the Dover Code:

[1] "For sites meeting the definition of a redevelopment project and having less than 40% existing impervious surface coverage, the stormwater management requirements will be the same as new development projects, with the important distinction that the applicant can meet those requirements either on site or at an approved off-site location (i.e., off-site mitigation). The applicant must satisfactorily demonstrate that impervious area reduction, LID strategies and BMPs have been implemented on site to the maximum extent practical (MEP).

[2] For sites meeting the definition of a redevelopment project and having more than 40% existing impervious surface coverage, stormwater shall be managed in accordance with one or more of the following techniques, listed in order of preference:

[a] Implement measures on site that result in mitigation and treatment of at least 30% of the existing impervious cover as well as 50% of the additional proposed impervious surfaces and pavement areas through the application of LID; or

[b] Implement other LID techniques on site to the MEP to provide mitigation and treatment for at least 50% of the entire site area.

- Applicant to provide clarification as to how the 90-minute Tc was determined for the drip edge filter.
- Provide cross section detail of the basin outlet structures for each underground storage basin that shows the orifices.
- Geotechnical report mentions that blasting may be required at the site. Applicant shall obtain the proper blasting permits.

Police:

- Tree preservation of existing Maple Tree.
- Jefferson is a private road and crosswalk unlikely to be maintained by owner.



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Fire/Inspection Services: None

Business Development: None

Planning Board:

- Would like to see color samples at Planning Board review

Next Steps: Resubmit plans and full submission for Planning Board review.

Adjournment:

F. Torr moved to adjourn at 11:28 am. Seconded by M. Speidel. Vote: U/A.