



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P22-60

Application Type: Site Review Mixed Use Development
Applicant(s): Wooden Ruler Realty, LLC
Owner(s): Wong, John & Wong, Mo Y Trustees of The Mo Y Wong Living Revocable Trust of 2006
Location: 42 – 44 Third Street (Assessor's Map 6, Lots 32 & 40)
Date: August 25, 2022

INTENT: To demo existing structures, merge lots, and construct five (5) story a 103,000 s.f. mixed-use building with commercial on the first floor, below grade parking and 58 residential units. A CUP for streetscape standards for street trees & benches on Third Street, as well as, Build to Line will also appear before the Planning Board.

Bill Simons, Police
Frank Torr, Planning Board

Others:

Michael Asciola, Planning
Chris Berry, Berry Surveying & Engineering
Nick Isaak, Isaak Design, PLLC
Patrick Gunter, Engineering Intern

UNITS PROPOSED: 58 Residential units

Approval of the August 18, 2022 Minutes:

C. Parker moved to approve the August 18, 2022 minutes. Seconded by K. Mavrogeorge. Vote: U/A

AGENDA ITEM #: 1

ACREAGE:

Lot 32 – 0.21 acres

Lot 40 – 0.31 acres

PLAN REVIEW:

Planning:

- Reminder: Impact fees, W&S investment fees
- Voluntary lot merger will be required.
- Provide letters to serve for utilities
- The CO for the garage will be tied to this project's CO
- Provide narrative as to how parking will work. (Justifying 73 rather than 96) Are all 33 off-site for this project or shared?
- Units to be leased
- Integrated Pest Management Plan to follow §153-10.G.
- Describe the storage use on the first floor. Is this for tenant use or public? Will require CUP.
- Verify building to LEED energy efficient code
- Public art will be needed. Please work with AC and add to plan set.
- Counter clockwise circulation in parking garage due to layout. Signage should alert drivers to pattern.
- How do two spaces near striped corner work?
- How would wheel chair get from ADA spaces to elevator? Are speed bumps needed to keep speed low around corners?
- Provide approval from Post Master about mail
- Revise Plan Set to add:
 - Owners signatures on final submission
 - Professional Stamp and signatures on each submission
 - Remove Saturday work from site construction hours note (up to PB)
 - Show mechanical equipment location
 - Add architectural plans to set
 - Design for continuation of sidewalk/ROW improvements to Central.
 - No chain link in CBD, transformer gate on side or ornamental gate if required along Third St.

ZONING DISTRICT: CBD – General

EXISTING LAND USE: Restaurant, Residential, & Open Parking Lot

PROPOSED LAND USE: Multifamily
Residential, Commercial, Below Grade Parking

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION: None

PERMITS REQUIRED:

- CUPs (1) Streetscape Standards for Street Trees & Benches, (2) Build to Line
- Voluntary Lot Merger
- NHDES Sewer Discharge

RELIEF/WAIVERS REQUESTED:

§153-14.D.(6)(b) Aisle Width

§153-14.A.(3)(f)[2][c] Site Specific Soils Map

ATTENDANCE:

Members:

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



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- Remove “to the satisfaction of the Director...” and indicate actual screening
- Have architect figure out fire rating and remove note
- Match neighboring roof lines
- Building façade:
 - Add more brick to align with Ross Furniture and Strand Theatre; and
 - incorporate window boxes, planters and other plant materials on Third Street
 - Match roof types with neighboring buildings
- Check labels on floor plans and make streetscape accurate (with no plantings, etc.)
- Add materials to elevations
- Garage doors not permitted to be visible, how will it blend in or be dressed up?
- Indicate green roof percentage calc on roof plan
- Indicate parking space width-why does it vary outside ADA?
- Add EV readiness to utility plan
- Add note lighting plan doesn't include internal garage lighting
- Ensure light fixtures meet standards
- Add security lighting on all 4 sides
- Light spillover OK onto ROW
- Sheet 5: Proposed sidewalk on Third Street shall be 5' min concrete sidewalk to match existing sidewalk adjacent to project.
- Sheet 5: New parking spaces on Third Street and on Second Street shall be 8' wide by 22' long.
- Sheet 5: There shall be no parking within 20' east of garage access on Second St.
- Sheet 5: Line striping within Third St shall be per MUTCD standards. (Median striping)
- Sheet 5: Add a note to coordinate with Community Services prior to striping within public right-of-ways.
- Sheet 5: Refuse bin room appears to be blocked by vehicular spaces; please clarify how containers will be accessed.
- Sheet 5: Add note that crosswalk across the driveway is to be maintained by the Applicant and not by the City.
- Sheet 5: Recommend internal stop bar prior to taking left to the exit of the garage. In lieu of the stop bar, Applicant should consider reversing the direction of vehicle flow within the garage to remove cross-flow.
- Sheet 5: 20-foot aisles for 90-degree parking is inadequate for proper vehicle movements. Recommend 24-foot minimum drive aisles.
- Sheet 5: Revise note to indicate that sidewalk reconstruction shall extend to the limits of the property line at a minimum.
- Sheet 6: Recommend adding catch basins with sumps for some treatment at each floor drain connection with the 8" HDPE pipe and removing the deep sump from the proposed manhole near the garage entrance.

Engineering:

- Sheet 3: There is an existing fire service line with gate valve that services the restaurant from Third Street. Add this to the plan and identify if this will be retained.
- Sheet 3: Show City numbering of existing drainage structures on Second Street.
- Sheet 4: Rename plan to be Demolition Plan.
- Sheet 4: Remove Note 11.
- Sheet 4: Contractor shall be responsible for relocation of hydrant and for capping existing service; Contractor shall coordinate with City prior to relocation.
- Sheet 6: Prop Drain Manhole #3 does not appear to be a manhole. Indicate if this structure will be exposed in the 1:1 slope.
- Sheet 6: Note 15 indicates treatment swales on site. Please remove note.
- Sheet 6: Provide elevations for each proposed drain manhole.
- Sheet 6: Verify proposed grades; appears to be duplicated F65 in southern section of garage.
- Sheet 8: There is a concern with the location of the proposed hydrant being in proximity to the driveway and potential vehicular impacts.
- Sheet 8: SDR35 PVC pipe shall not extend into the building. Sewer service shall meet the building code requirements going into the building. Provide detail indicating the transition from external to internal sewer.



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- Sheet 10: Provide cut-off on light B (southwest corner of building) to prevent light spill into abutting property.
- Sheet 13: C7 – reveal shall be 7"
- Sheet 18: U13 - Tapping sleeve shall be stainless steel.
- Sheet 18: U15 - Hydrant shall be Eddy Style 2641.
- Sheet 18: U9 - Typical Water Service Connection – Service from main to curb stop may only be type "K" copper tubing
- Provide plan and detail of green roof.
- Traffic Impact Analysis:
 - Page 21 of 44: Figures 10 and 11 - is there movement on Third Street to and from Project Site?
 - Page 26 - #5 – What does it mean when it is recommended that the existing and proposed infrastructure is sufficient to accommodate increased traffic?
- Stormwater Analysis:
 - A duplicate of the 25-yr storm event (existing conditions) should be removed from the report.
 - Provide detail for green roof and any overflow connected to the stormwater system.
- Stormwater System Operation and Maintenance Plan:
 - Page 3 of 11: Review the Catch Basin and Drain Manhole section for applicability.
- 18-19' to the 22-24' requirement. In addition, the setback for a multi-unit driveway is 20' instead of the standard 5' driveways and should be taken into account. The current one is probably not even 5'.
- Are we to assume that off street parking is for residential use and commercial (customer and employees) will be absorbed into the public parking system?
- Not sure the drawing shows the current hydrant on Third Street and related parking cross outs unless it is being moved/removed.
- Will developer need to move parking meter on Third during demolition or construction? If so, meter to be remounted at builders expense (to include cement base, mounting bolts, mounting plate and other related costs) in a location determined by the Parking Manager
- Any parking spaces removed from either street during demolition/construction for the project must be paid for to the Parking Bureau at current rate \$27/space/day (subject to changes by City Council during the annual Fee Schedule adjustments). This would not include any spaces that are approved Planning Board to be removed upon completion of the project.
- All temporary lost parking requests must be authorized by the City's Parking Manager.
- Discuss public safety access to apartment units from Third Street lobby and Second Street garage. Are key codes planned? Will Third Street lobby exterior door be unlocked overnight?
- Confirm that no gate is proposed at garage entrance?
- Site Review Application, Page 1: no employees included in calculation for commercial spaces
- Second Street streetscape image is not consistent with the project narrative or site plan (missing bench and barrels, street trees, bushes, etc.)
- Traffic Impact Assessment: it would be helpful to add a bullet on both Page 1 and Page 26 (Conclusions) that identifies the 102 total trips at 35 Third Street garage, which makes the calculation of total build trip generation (386) clearer for reader
- Sheet 4: We are concerned with impact of construction fence on the street side of jersey barriers. Would prefer this fence be set along the top of the jersey barriers.
- Sheet 5, Note 27: did you consider solar, and if so, why was it rejected
- Sheet 5, Note 35: should there also be a FDC on the Second Street side of the building? (Given the risk of a car fire in the garage)
- Sheet 5, Note 39: amend note to reflect the impact on the Third Street sidewalk
- Sheet 5, Note 40: any hydrant nearby on Second Street?

Police:

- On-street parallel spaces are 22'-24' in length not 18'-19'. The exception is on the ends when a car use the buffer zones to pull in/back up into. The spaces on either side of the current driveway are shorter.
 - The current layout (area in front of the now removed Ross Furniture storage building) probably has the two closest spaces at 18-19 since they both have buffers on the end since it is only a two space bay. Moving the spaces to the east to allow a west end driveway to the Asia property would increase two spaces from



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- Sheet 5: Existing driveway between this property and Ross Furniture serves no purpose and does not appear to be used. Can you reimagine this space? Potentially work with abutter to create a walkway connecting Third to Second Street?
- How will refuse collection pickup from storage area be handled? Will it be public or private service?
- Provide square footage of roof deck area. Will roof deck have any amenities?
- Clarify pedestrian path on roof deck and show elevator entrance. Elevator must service roof deck.
- Indicate location of roof deck stairways

Business Development:

Fire/Inspection Services:

- Trash room must be rated if there is a trash chute.
- Indicate access control to parking garage.
- Provide a second FDC on second street side of structure
- Establish an average grade plane for determining number of stories of structure.
- Indicate if there is a proposed standby power source/generator for the structure.
- Indicate how the structure will be used in a normal power outage. If outage with no backup power, landlord must provide shelter after 1.5 hours and state so in tenant's lease.
- Sheet 5 note 27 indicates solar ready – Architectural plans to include solar area.
- Sheet 5 Clarify accessible route to elevator from accessible parking spaces.
- Sheet 5 Architectural plans shall clarify the location and quantity of electric meters with working clearances provided at transformer pad.
- Indicate the type of construction for the proposed structure
- Provide complete set of elevation plans with street scape from both Second and First Street.
- Provide floor plans for each floor level with dimensions
- Provide size of roof deck area
- Provide architectural plans for each floor level
- Indicate building projection measurements
- Overlay building with projections on site plan with distances from adjacent property lines
- Indicate the number of accessible and type A units proposed. More accessible may be warranted.
- Provide percentage of unprotected openings of exterior walls.
- Second Street side looks more in context than Third Street, with the flat(ter) roof. Consider a flat roof option on Third Street
- Similarly, clapboard works on Second, but should be replaced with larger panels or brick on Third Street
- Storage is not an allowed use in the CBD, consider the following:
 - maker space
 - artist studios
 - pop-up spaces/artisan marketplace/retail incubator spaces
 - rentable commercial kitchen spaces (for small bakers)
 - meeting space/conference space
 - private event space
 - shared work space/office space
- In exchange for the CUP on streetscape, add some true balconies over Third Street to bring some activation to the streetscape. A license can be discussed regarding this option.
- Supports the CUP for build to line to keep the urban wall, which is in place today.
- Appreciate the masonry wall to hide the transformer
- Is public art being proposed?
- Where will construction staging area be located?
- Contribution to roundabout construction at Chestnut St.

Planning Board:

- Plan and coordinate with roundabout and other projects on horizon.
- Would like brick sidewalk extended to Central Ave.
- Security of parking garage should be considered.

Next Steps:

Address comments and submit for full second TRC.

Adjournment:

F. Torr moved to adjourn at 11:35 am. Seconded by J. Maxfield. Vote: U/A.