



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-80

Application Type: Site Plan Review
Applicant(s): City of Dover
Owner(s): City of Dover
Location: 31 River St (Assessor's Map 22, Lot 1-1)
Date: May 5, 2022

INTENT: With the larger waterfront development, the City is responsible for the right-of-way improvements and public park. This TRC is to specifically review the items the City would be responsible for such as the municipal park with park building, walking paths, docks, and right-of-way. Per RSA 674:54, state statute provides for exception for governmental uses of land.

LOTS/UNITS PROPOSED: Public Right of Way and Park associated with larger Waterfront Development

AGENDA ITEM #: 2

ACREAGE: 4.3 acres

ZONING DISTRICT: CWD

EXISTING LAND USE: Vacant and Pump station

SURROUNDING LAND USE: Cochecho River, City pump station, vacant, recreation

ZBA ACTION: None

PERMITS REQUIRED:

-AOT received 3/15/2022
-NPDES Construction General Permit
-NHDES Wetlands & Shoreland Permits

WAIVERS REQUESTED: CUP for Wetlands

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
Jonathan Ford, Horsley Witten
Michael Laham, Horsley Witten
Jeff Hyland, Ironwood

PLAN REVIEW:

Planning:

- Street names to be determined prior to PB
- Provide photometric plan for paths
- Crash bollards at authorized vehicle entrance?
- Reach out to Arts Commission at final plan stage
- Architecture of park building?
- Provide Operation and maintenance plans for SWMP and landscape plan
- Tree Protection Plan referenced on L-2.4 not provided
- Overlook Pergola on L-2.4, swings under? Please label.
- 'Interpretive Sign by Others' on L-2.3, does this mean art?
- Steps to sidewalk on the vegetated wall elevation on L-5.3, ADA ramp option?
- Number of EV charging spaces?
- Please revise plan set to:
 - Number pages consecutively (not 3-C of 55) and update index
 - Backless park benches allowed per accessibility
 - Clarify the calipers conform with Chapters 153 & 157 (3")
 - Add all professional signatures and stamps for each submission
 - Owner's signature on final submission
 - Confirm all applicable common site notes are present (see attached list)
 - Add permit numbers when received
 - Add planning file number P21-80 on all sheets
 - Add details for:
 - stepped granite wall detail
 - crosswalk C detail
 - benches
 - bike racks
 - snow storage

Police Department:

- Absence of ADA parking spaces on the public streets – potential in new lot replacing skate park
- Washington Street / Main Street intersection should have been part of the traffic impact evaluation, especially for impacts before any eventual conversion of the downtown traffic pattern. Delays at the Main Street yield intersection are already significant, and could not accommodate the increased traffic.
- A traffic signal at Central / Hanson (within 300' of the nearby signal at Silver Street) is suggested in the analysis, but the report



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places the feasibility study completely on the City. If the City deems this is not feasible, what is the alternative?

- 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.

Engineering:

- No PE Stamp provided.
- Sheet C-2: Change all references from Handicap to Accessible throughout document.
- Sheet C-2: Water System Installation Note 5. Gate valves to turn to the left (counter clockwise)
- Sheet C-2: Cover for sewer under pavement the minimum depth per NHDES is 6 ft and cross country is 4 ft. less than this requires insulation.
- Sheet C-2: Provide listing of abbreviations used on the drawings.
- Sheet C-3: multiple areas appear to show work extending beyond the define limits of work. Please clarify. (ex: pathways along Cocheco and in the vicinity of Buiding A and B parking lot)
- Sheet C-3: ESC Note 1: If notification to AOT is required prior to construction, please add the appropriate note.
- Sheet C-3: Please add permit numbers for permits obtained (ex. AOT).
- Sheet C-3A: Please remove revision triangles that are empty.
- Sheet C-3A: Stone from the proposed final SW Management systems appears to be on. Please freeze or clarify intent.
- Sheet C-3A: Make sure relevant notes are not out of frame. (ex. Top of the page appears to be cut off).
- Sheet C-3A: Can existing sewer lines remain below the temporary sediment basins?
- Sheet C-3B: Limit of work linetype doesn't appear in plan view. Please clarify. Better definition of public/private work limits.
- Sheet C-3C: Please label proposed contours.
- Sheet C-3C: Please clarify who is doing work beyond the limit of work at the bottom of the sheet.
- Sheet C-3C: Please label sewer to remain and abandoned.
- Sheet C-4: Please label contours in River Street.
- Sheet C-4: Work is shown beyond limits of work. Most notably near bluff excavation. Please clarify if additional cut and fill is proposed.
- Sheet C-4: Coordinate proposed contours with Cathartes project.
- Sheet C-5: The width of the ROW is inconsistent. Please clarify.
- Sheet C-5: Please check dimensions of parallel spaces. Minimum length should be 20 feet.
- Sheet C-5: Please clarify flush curb versus curb with reveal.
- Sheet C-5: Please provide detail on how pedestrians will be protected from traffic on raised crosswalks. Will bollards be provided?
- Sheet C-5: Label all curb radii. All curb radii shall be whole numbers.
- Sheet C-6: Please make sure all lanes are a consistent width or clarify purpose for carrying width of lanes.
- Sheet C-6: Provide curb ramps in vicinity of ADA accessible parking.
- Sheet C-6: Check dimensions on angled parking. Spaces appears too short and not the correct angle.
- Sheet C-7: Check the dimensions on the truck apron. Will a mountable curb be provided?
- Sheet C-8: Revise crosswalk to reflect Dover standard provided in the detail sheets.
- Sheet C-11: Please check size of DMH 202 and entrance angles of pipes.
- Sheet C-12: Please provide DMH for pipes entering and existing the WQI.
- Sheet C-14: Please check size of DMH400 and entrance angles of pipes.
- Sheet C-18: Crosswalk striping details do not match the plans. Please provide city standard.
- Sheet C-18: Dimensions are missing from the ADA angled spacing and do not match the plan.



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- Sheet C-19: Roadside bioswale details show a forebay. All of the treatment BMPs should have a structural settling basin upstream.
- Sheet C-21: Check building locations as one appears to encroach on City ROW. Coordinate with Cathartes.
- Sheet C-21: Verify hydrant locations with FD.
- General Note: Verify ADA Compliance across sidewalks to proposed building and park features.
- Will there be storage structures for watercraft other than building D?
- Plan set shall include a note indicating the site shall remain accessible in all weather conditions year round.
- How will project be phased with coordination from CPI?

Business Development:

- Public/private partnership on wayfinding to indicate public/private parking

Fire/Inspection Services:

- Submitted plans do not appear to be stamped by a licensed design professional
- Provide proposed street names for project associated roadways
- Indicate applicable phase lines and clarify the phase of the park and associated structures.
- Provide a plan for the future parking lot where the current skateboard park is located with match line to CPI management secondary access road.
- Indicate if standard and accessible EV charging stations are proposed for the project. Electric by docks?
- Provide a plan for the future parking lot where the current skateboard park is located with match line to CPI management secondary access road.
- Indicate hours for site construction within plan set
- Sheet 9 Discuss the alteration of the fire hydrant location on River Street. C21 locate between buildings B & C.
- Provide elevation plans of the community structure
- Coordinate elevation plans to show utilities adjacent to one another and building openings while providing adequate separation between each utility (i.e. gas/electric)
- Plan set shall include a note referencing the design standards used to comply with all applicable accessibility regulations and NH RSA 155-A:5
- Clarify if there is any outdoor cooking options. Appliances require 10' from structure unless listed otherwise.
- Indicate the accessible route to the pier and accessibility at the pier to the docking area.
- Clarify if there is an intended accessibility drop off location near the park.

Planning Board:

- Coordination with COAST on new bus stop in future
- Why need for fence and different types – NHDES request around sensitive environmental areas
- Concerned with lack of parking, would head in vs parallel create more spaces
- Would like a flag pole at overlook park
- Concern with overall traffic patterns

Next Steps:

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

Adjournment:

A motion to adjourn TRC was made at 11:43 by F. Torr and seconded by: K. Mavrogeorge. Vote: U/A