



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-38

Application Type: Site Plan Review & CUPs (Env. & Non-Env.)
Applicant(s): Summit Land Development
Owner(s): 7 West, LLC
Location: Durham Road (Assessor's Map H, Lots 11)
Date: October 20, 2022

INTENT: To develop a 14,160 sf (building footprint) three (3) story medical office building with onsite parking. CUPs for zoning standards related to max. number of off-street parking spaces, permitted use, min. lot coverage, and build to line are requested. An additional CUP for environmental protection is also being sought for wetland impacts to 950 sf of wetlands buffer.

PROPOSED LAND USE: Medical Offices

AGENDA ITEM #: 1

ACREAGE: 8.69± ac / 378,500± s.f.

ZONING DISTRICTS: Gateway (G) Mixed-use, Conservation and Wetland Protection Districts

EXISTING LAND USE: Vacant, SFR demolished 2011

SURROUNDING LAND USE: Residential, School, Fire Station, Bellamy River

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES Sewer Discharge, AOT, & Shoreland permits;
- USEPA General Const. Permit
- CUPs:
 - o §170-12.A. – Permitted Uses,
 - o §170.12.B. -Min. Lot Coverage, Max. Front Setback,& Frontage Buildout,
- Env. CUP:
 - o §170-27.1 - Wetland Protection Dist.

WAIVERS REQUESTED: None

ATTENDANCE:

Donna Benton, Planning
Natasha Kypfer, Zoning
Christopher Parker, Business Development
Jim Maxfield, Fire/Inspection Services
Marn Speidel, Police
Ken Mavrogeorge, Engineering
Frank Torr, Planning Board

Others:

Chad Kageleiry, Summit Land Development
Cory Belden, PE, Altus Engineering
Kim Hazaravartian, PE, TEPP LLC

Previous TRC: June 2, 2022

Approval of September 8, 2022 and October 13, 2022

Minutes:

C. Parker moved to approve the September 8, 2022 and October 13, 2022 TRC Minutes. Seconded by F. Torr. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder: Impact fees & W/S investment fees
- Traffic study:
 - o Traffic study-low rise apartments vs. medical office. ITE?
- Site plan shows conceptual property lines to the N & W parking lots
 - o Calculate dimensional relief pre and post potential SD
- Remove access road schematic from plan and indicate in note on plan that an easement is be created instead
- Revise Plan to:
 - o Add note about street trees to access road
 - o Revise to 3" tree caliper minimum on L1.0 under "Plant Schedule" for Serviceberry and Crabapple
 - o Sheet No. on index on cover sheet should match consecutive sheet #'s
 - o Revise typos on sheet C-2
 - o Add additional streetscape to show other side and label each
 - o Revise note 22 to indicate no Federal Holidays
- Common plan notes to add:
 - o Owner's signature and PB approval stamp block blank to cover sheet and site plan as a 2" x 2" blank block

Police Department:

- Will the developer maintain ownership of property, and if so, is owner willing to permit the City or School Department use of parking lots (with appropriate indemnification) for excess event parking on weekends/nights for the rare large-scale event at Dover Middle School?



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- Consider a speed table at the midpoint of the site roadway
- Police Department supports the development agreement to ensure appropriate conditions are in place to trigger the construction of the connector roadway

Engineering:

- C-2: Look at parking configuration on southwest parking lot. The spots on the ends appear difficult to access. Could the one way out be eliminated to avoid exiting on a steep driveway and improve maneuverability?
- C-2: Snow storage areas conflict with landscaping. Recommend storing snow in areas where landscaping won't get in the way.
- C-2: Median islands near Emergency Drop Off: Clarify purpose of median islands. If they are for pedestrian access, then we recommend crosswalks be provided to connect the sidewalk at the building to the road. If median in middle of the lot is also for pedestrians, provide crosswalk to promote safe passage. Recommend incorporating sidewalk into island instead to get pedestrians out of parking area.
- C-2: Why does the width of the main drive aisle change from 24 to 30 and back to 24? IF for truck turning purposes, please provide the turning plans.
- C-2: Recommend extending sidewalk to the driveway of the fire station.
- Show Accessible parking signage locations on plans.
- C-2: A detail for the Future Driveway Connection is shown but not clear when it will be installed. Please clarify.
- C-3: ADS Infiltration System: Please show the header rows connecting the units. Recommend adding a note that the header rows be sized per manufacturers recommendations.
- C-3: Check the grading along the frontage of Durham Rd near the curb. It is not correct.
- C-3: Please check that there is sufficient shoulder provided wherever guardrail is called out.
- C-3: Will drainage easements required on the phase II lot? Provide if necessary.

- C-4: Add gate valve after the domestic service branch off and reducer to change the pipe diameter.
- C-4: Minimum slope for 6-inch sewer service is 1%. Please revise.
- C-4: Sewer with less than 6 feet of cover below pavement is required to have insulation.
- C-4: Existing water valves in Durham Rd are for existing water services at subject property. Can the development reuse these instead of connecting to the main as proposed?
- C-4: If existing water services are not used, please provide a gate valve adjacent to the tapping sleeve.
- C-4: Consolidate the utility trenches within Durham Rd and provide overlay of entire area of disturbance from curb to curb.
- C-4: Gas service is shown connecting to water main.
- General Comment: Please provide a number or letter for each of the details.
- D-3: Add dimensions to baffle and weir so that they can be constructed. For example: How far from bottom and top of structure? What is the material of the baffle/weir?
- D-5: Evaluate depth of wood guardrail. Depth seems insufficient for use on steep slopes.
- L1.0: Check landscaping conflicts with snow storage and lighting.
- Update references: "accessible" not "handicap"
- Side setback does not follow property line

Fire/Inspections Services:

- *Provide an ambulance turning template to the designated space in the front of the building and exiting the site.*
- *Indicate entrances and exits on the plan.*
- *Sheet 2 appears to indicate a stairway at the lowest level center doorway. To be removed.*
- *Indicate the proposed location of the 2% EV charging stations on Sheet C-2 with compliance with accessibility requirements and include UGE configuration on utility plan.*
- *Indicate how the accessible route is maintained from the most northwesterly accessible parking space.*
- *Plan set to include compliance with NH RSA 155-A :5*
- *Discuss how the additional curb cuts coincide w/ the overall traffic study at the intersection and the overall corridor.*
- *Roof Hatch located within 10' from the roof edge shall have guards.*
- *Provide a street name for the proposed street*



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- *Provide specification of retaining wall pedestrian guardrails on detail sheet.*
- Accessible EV required review ADA space layout

Business Development: None.

Planning Board:

- Safety fence: more than just welded wire, replace with rod iron-looking or something similar
- Build-to-line in Gateway
- Turning lane in R108 then replace with island later; CoA – Upon completion connect road that island is in place for RI & RO if connector road is not built or permitted
- White Pine replaced with Hemlock or something similar

Next Steps: Submit for CUP at the Conservation Commission for November 14 meeting. Submit for Planning Board at December 13 meeting; Unofficial TRC prior to review some additional CoA's.

Adjournment:

C. Parker moved to adjourn at 11:24 am. Seconded by F. Torr. Vote: U/A.