



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P22-72

Application Type: Site Review
Applicant(s): VC Dover Investment, LLC
Owner(s): VC Dover Investment, LLC
Location: 30 Grapevine Drive (Assessor's Map H, Lot 4-3)
Date: November 17, 2022

INTENT: To construct a 4-story mixed-use building, consisting of forty-nine (49) apartment units, 4,030 sq. ft. fitness area, a 1,320 sq. ft. coffee shop. This is Phase 4C of the Mixed-Use development. A CUP for RCM Overlay District will also appear before the PB.

UNITS PROPOSED: 49 apt. units

AGENDA ITEM #: 1

ACREAGE:

Site: 10.848± ac. / 472,539± sq. ft.
Parent: 21.19± ac. / 923,185± sq. ft.

ZONING DISTRICT: Commercial, RCM (Original parcel) Secondary Groundwater Protection District

EXISTING LAND USE: Mixed Use: Grocery Store, Age-Restricted Housing

PROPOSED LAND USE: Addition of Mixed-use building to include residential, fitness facility, and coffee shop

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION: Z11-20, Variance granted on 8/18/2011 to allow a reduced setback for a non-residential/MU building, §170-28.2.F.(2)(a)[1].

PERMITS REQUIRED:
- CUP

RELIEF/WAIVERS REQUESTED:
None indicated but waiver for parking lot location needed and potential relief for Building Height?

ATTENDANCE:

Members:

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

Others:

Approval of minutes from October 27, 2022:

F. Torr moved to approve the October 27, 2022 minutes. Seconded by M. Speidel. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder: Impact fees, W&S investment fees
- Supplied Conceptual Site Layout Plan should be amended to include current zoning districts (references I-4 and B-4 districts)
- Provide narrative on how the RCM criteria in 170-28.2 and design criteria 153-16 have been met
- Provide fiscal impact analysis
- Provide CUP narrative
- What is the plan for snow storage?
- Provide stormwater plans
- Confirm height of the building
- Revise Traffic study to include recently approved project on Cielo
- What are the coffee shop hours? Will lighting be needed for outdoor seating?
- Impervious area meet Secondary Groundwater Protection ordinance?
- Parking spot near island and stop sign near front corner of parking lot
- Waiver needed for parking lot location
- Revise Plan Set to add or address:
 - Owners signatures on final submission
 - Planning File P22-72
 - Add 2"x2" space for Dover's signature block
 - Add consecutive page numbers throughout & add Elevations, Concept drawings to main sheet set
 - Revise intent on plan; it states 52 units instead of 49 units; clarify residential vs. commercial
 - Common Notes missing: 9-23, 25-31, 33-41
 - Provide landscape plan that meets regulations including 3" minimum caliper and signed/stamped by a NH LLA
 - Confirm Dover standard details
 - Indicate walkway vs. landscaped area on site plan
 - Confirm dumpster fence will actually screen dumpster plus landscaping
 - Fix sheet name errors (site plan and landscape plan)
 - Add materials to elevations
 - Revise to correct elevation images, currently duplicate.
 - Provide lighting detail



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P22-72

Application Type: Site Review
Applicant(s): VC Dover Investment, LLC
Owner(s): VC Dover Investment, LLC
Location: 30 Grapevine Drive (Assessor's Map H, Lot 4-3)
Date: November 17, 2022

- Add stop bars between aisle ways and Cielo
- Revise to normal plan set size and include in one set
- EV readiness to include accessible option
- Provide easement plan
- Revise 'handicap' to "Accessible"
- Provide floor plans

Engineering:

- General Comment: Application lacks a narrative describing the proposed project and project history.
- General Comment: Application mentions AoT amendment pending. Please provide copy of drainage report and AoT application.
- Traffic Memorandum: Trip generation memo does not mention the recently approved Cielo Drive PB Approval. How will that impact the projects and infrastructure?
- General Comment: Application lacks a stormwater report or memorandum identifying how existing system is sufficient or must be modified to accept the new development.
- Cover Sheet is missing from the set.
- S-1: Existing infrastructure (drainage) missing from plan. Please show all existing CBs.
- Sheet 3 of 15: Please review the areas under note 6. The site for unit 2 is identified as being under 2 acres.
- Sheet 3 of 15: Please identify a limit of work and items to be removed.
- Sheet 3 of 15: Show additional erosion control measures such as stabilized construction entrances/exits and silt sock on plan.
- Sheet 4 of 15: Right Turn sign is identified at back of building. Is this to be removed during construction?
- Sheet 4 of 15: It is unclear where the edge of pavement is behind the building. Dimensions indicate an existing 23.6 foot wide road but CBs extend beyond that limit. Markings indicate a 10 foot lane and a 13.6 foot lane are proposed where a 24 foot aisle is recommended.
- General Comment: Please remove all references to HC or handicap and replace with Accessible.
- Sheet 4 of 15: Please identify random black dot in middle of rear parking spaces.
- Sheet 4 of 15: Please provide accessible route to dumpsters.
- Sheet 4 of 15: Please review northern most spot on rear parking area. It appears that a car parked there may conflict with vehicle turning movements.
- Sheet 4 of 15: Grading contours appear on the plan which makes it difficult to read.
- Sheet 4 of 15: Plan is incorrectly label as Landscape Plan.
- Sheet 4 of 15: Please provide a fence around outdoor seating to separate vehicles from patrons.
- Sheet 4 of 15: Van Accessible sign is located on a non van accessible space.
- Sheet 4 of 15: What type of curbing is proposed where sidewalk does not abut pavement?
- Sheet 4 of 15: Check all curb radii. Multiple labels are incorrect and inconsistent.
- Sheet 4 of 15: Do not show items that are to be removed like rip rap in the middle of the roadway.
- Sheet 4 of 15: Call out proposed signage including stop sign at intersection.
- Sheet 5 of 15: Provide additional detail on drainage system including rims, inverts, length and slope of pipe, etc.
- Sheet 5 of 15: Pull CBs offline to provide pretreatment of stormwater.
- Sheet 5 of 15: Provide calculations to show 8 inch roof drain at rear of building is sufficient. Recommend 12 inch minimum for drainage pipe.
- Sheet 5 of 15: Hatch easements on plans to make them more visible.
- Sheet 5 of 15: Only bold items that are proposed as there is a note about a flag pole that is pointing to nothing and it appears to be proposed.
- Sheet 5 of 15: Label all contours.
- Sheet 5 of 15: Note 18 mentions TBMs but none were observed on the plan. Please indicate benchmark locations.
- Sheet 5 of 15: Can the driveways in front of the proposed building and Hannaford be aligned or centered on one another?
- Sheet 6 of 15: Provide external valves for domestic and fire services. It appears that one service will feed the entire structure. Recommend providing individual services for commercial tenants if they are expected to have their own water/sewer bills.
- Sheet 6 of 15: Provide a grease trap for the coffee shop.
- Sheet 6 of 15: Provide additional information on the sewer infrastructure including rims, inverts, length of pipes, etc.
- Sheet 6 of 15: Label the electric vehicle charging spaces and provide an ADA accessible charging space.
- Sheet 7 of 15: Plan is incorrectly labelled site layout plan.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P22-72

Application Type: Site Review
Applicant(s): VC Dover Investment, LLC
Owner(s): VC Dover Investment, LLC
Location: 30 Grapevine Drive (Assessor's Map H, Lot 4-3)
Date: November 17, 2022

- Sheet 7 of 15: Recommend labeling the plants on the plan and not relying on the table as some of the symbols are similar.
- Sheet 7 of 15: Verify light pole locations for conflicts with landscaping. The light poles do not match the photometrics plan.
- Sheet 7 of 15: Confirm that trees/landscaping placed at intersections will not obstruct sight lines and obscure oncoming traffic.
- Sheet 8 of 15: Photometrics plan pole locations do not match the locations shown on the other plans. Which is correct?
- Sheets 9 and 10 of 15 are missing from the set.
- Sheet 12 of 15: Is there a heavy duty pavement section proposed? If so, provide detail.
- Sheet 12 of 15: Concrete sidewalk detail notes an expansion joint but it isn't clear what the detail is. Please clarify.
- Sheet 13 of 15: Please use City standard details. CAD file can be provided by Engineering staff.
- Sheet 13 of 15: Identify the location of the sewer force main on the plan or remove detail.
- Sheet 14 of 15: External Sewer cleanouts are not permitted. Only internal cleanouts should be provided.
- General Detail Comment: Check details for conflicting notes. For instance, there are references to 4 inches of loam and seed as well as 6 inches minimum of loam and seed (two separate details).

Police:

- Sheets 4 and 7 appear to be mislabeled (Site Layout vs. Landscape)
- Is the gym space intended to primarily serve Cielo Drive residents, or is a franchise contemplated?
- Show more detail for outdoor seating area:
 - Protective measures from wayward vehicular traffic (aside from landscaping)
 - Roof detail? Sheet 5 appears to show a roof drain.
 - Area is not shown on elevation drawings P-06, P-07
- Evaluate Route 108/Mast Road intersection to determine whether a dedicated NB left turn lane (from Route 108 onto Mast Road) would fit into existing curb-to-curb constraints, and if so, estimate

costs for City and NHDOT (ex. – required signal hardware upgrades, etc.). Provide conceptual layout.

Fire/Inspection Services:

- Clarify street name(s)
- Clarify vehicular traffic patterns
- Review site fire hydrant locations
- Provide T-1 turning template
- Sheet 1 Provide accessible vehicle charging space(s) where required
- Sheet 4 clarify how the accessible route throughout the site is maintained
- Sheet 4 appears to indicate approximately 105 spaces – ensure number of accessible parking spaces
- Sheet 6 provide separate water gates for domestic and suppression services
- Provide location of FDC
- Clarify proposed street lighting control
- Add standard notes to plan set. Include reference to accessibility design and compliance with all applicable accessibility requirements and NH RSA 155-A : 5
- Building Official to assign addresses
- Provide a note requiring Building permit for retaining walls over 4' in height
- Provide guardrail detail for top of retaining walls
- Indicate site work hours 7-6 M-F, no sat/sun or federal holidays
- Elevation plans to reflect specific site conditions
- Provide floor plan and architectural draft plans
- Is a roof deck amenity proposed?

Business Development:

- Specific tenant in mind for coffee shop?

Planning Board:

- Provide floor plans
- Renderings – front elevation missing
- Dress up building?
- Market rate housing?
- Traffic at intersection; left turn out is hard on sight distance. Is a light warranted at 108 & Grapevine?
- Consider island on Route 108

Next Steps: Resubmit for full complete plans for second full TRC, provide narrative listing how each comment has been addressed.

Paused TRC at: 11:28 am.