



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: January 5, 2023

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 new 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
-Amended NHDOT Driveway permit (separate from Taco Bell)

RELIEF/WAIVERS REQUESTED:

None indicated but waiver for parking lot location needed

PREVIOUS TRC: 11/17/2022

ATTENDANCE:

Members:

Others:

Approval of minutes from December 1, 2022:

___ moved to approve the December 1, 2022 minutes.
Seconded by ___. Vote: U/A.

PLAN REVIEW:

Planning:

- *Reminder: Impact fees, W&S investment fees*
- *Provide narrative on how the RCM criteria in 170-28.2 and design criteria 153-16 have been met*
- *Provide fiscal impact analysis*
- *Impervious area meets Secondary Groundwater Protection ordinance – Provide detailed note*
- *Waiver needed for parking lot location*
- Remove signage from rendering; outdoor café space still not depicted? Revise design to better delineate non-residential space from commercial space
- Consider hardy plank for siding?
- Provide letters to serve and confirm future EVSE with Eversource
- What will dryer vents look like?
- Revise Plan Set to add or address:
 - *Ensure 2x2" blank space in lower right corner of plan set after all notes added*
 - Owners signatures on final submission
 - Include correct floor plan labels
 - Add note that gym and coffee shop shall be open to the public and not limited to residents only.
 - Lighting enough for coffee shop outdoor seating?
 - *Add consecutive page numbers throughout entire plan set*
 - *Common Notes missing: 9-23, 25-31, 33-41 – Some still missing including parking calculations*

Engineering:

- General Comment: Application narrative lacks specifics on how this application differs or is the same as the previously approved projects on the property. Specifically information on proposed utilities, drainage, landscaping and lighting would be helpful to the Board as many members were not present for either of the prior approvals.
- General Comment: Please provide letter from AoT that confirms that the project and the proposed drive thru meet the criteria set forth in Env-Wq 1503.21(c)(1)-(8) as required by Env-Wq 1503.21(c)(9) which says: The permit holder shall notify the department in writing that modifications within the scope allowed by (d)(1)-(8) have been, are being, or will be made, by filing revised plans with a narrative description of each deviation; and includes a signature and certification along the written submission as specified in Env-Wq 1503.10. **Recommend this be a condition of approval at PB.**



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- General Comment: Stormwater report has been provided. Please comment on how the increase in impervious area affects (or reduces) the design storm event for the existing stormwater management system since no changes to the system are proposed. Please provide a table that compares the flows to the basins that were previously approved to the current proposed flows as it applies to Env-Wq 1503.21(c)(5).
 - General Comment: Provide general plan cleanup for readability. For instance, there is linework running through text and linetypes that do not appear on the plan. Please look for errant notes that don't point to anything.
 - Sheet 4 of 16: Please add the work around the existing pump station and new ADA ramp near Hannaford to the limit of work.
 - Sheet 4 of 16: Please adjust the silt sock/perimeter controls to be within the limit of work.
 - Sheet 4 of 16: Right Turn sign is called out to be removed but still appears on the Site Layout Sheet (Sheet 5 of 16). If left turns are allowed, please remove the sign from the proposed plan.
 - Sheet 5 of 16: Increase the width of the accessway behind the building to comply with 153-14(D)(6)(b) which requires access ways to be a minimum of 24 feet in width.
 - Sheet 5 of 16: Accessible route to dumpsters provided. Please show striping in front of the dumpster to delineated the dumpster area from the travel way and to restrict parking around the dumpsters.
 - Sheet 5 of 16: Verify that sufficient room is provided around the EVSE chargers to maintain ADA accessible pathway.
 - Sheet 5 of 16: Please review northern most spot on rear parking area. It appears that a car parked there may conflict with vehicle turning movements. Provide fire truck turning and delivery truck turning plan to illustrate compliance.
 - Sheet 5 of 16: Please clarify what type of curbing is proposed where landscaped areas abut pavement in front of building between concrete sidewalks.
 - Sheet 5 of 16: Label all radii within limit of work. Large curves especially lack dimension.
 - Sheet 5 of 16: It is strongly recommended that deep sump catch basins be pulled offline as recommended by the New Hampshire Stormwater Manual Volume 2.0 Section 4-4 Pretreatment Practices.
 - Sheet 6 of 16: Please identify how roof drainage is conveyed to the stormwater management system. There does not seem to be a connection from the building.
 - Sheet 6 of 16: Show gate valve adjacent to water main where tap will occur and curb stop in sidewalk for domestic service. Recommend providing individual services for commercial tenants if they are expected to have their own water/sewer bills.
 - Sheet 11 of 16: Verify slope and invert of existing sewer stubs prior to submitting wastewater connection permit to City for review and approval.
 - Sheet 7 of 16: Recommend labeling the plants on the plan and not relying on the table as some of the symbols are similar.
 - Sheet 5 of 16: Identify where heavy duty pavement is proposed on site layout.
 - Sheet 13 of 16: Identify how far apart expansion joints are required to be.
- Police:**
- Sheet 8 (Landscape Plan): at the southeast exit point of the first two drive aisles, confirm that the Sterling Linden canopies (x4) will not obscure drivers' view looking to their right toward curve
 - Sheet 5 (Site Plan): outdoor seating area now has a label with "railing/fence", but no further detail on sheets 8-12. Any further information on height/material/crashworthiness, etc.?
 - Thank you for the conceptual layout for potential addition of NB left turn lane at Mast/Route 108 intersection. Any further info regarding cost estimate, required signal hardware upgrades, etc.?
- Fire/Inspection Services:**
- Sheet 5 tip down at sidewalk near rear hydrant
 - *Provide T-1 turning template* - remains open item
 - *Sheet 1 Provide accessible vehicle charging space(s) where required* – Refer to new sheet 5 and discuss alternatives and reach ranges
 - *Sheet 4 clarify how the accessible route throughout the site is maintained*- open item see sheet 5 clarify how accessible route is maintained in the front Sheet 5 review purpose of 2" handrail in rear and show details
 - *Sheet 4 appears to indicate approximately 105 spaces – ensure number of accessible parking spaces* - open item 5 spaces required
 - *Sheet 6 provide separate water gates for domestic and suppression services* - open item Sheet 7 show gates



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- *Provide location of FDC-* open item did not receive response letter
- *Clarify proposed street lighting control* - did not receive response letter
- *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* - did not receive response letter
- *Provide a note requiring Building permit for retaining walls over 4' in height* - did not receive response letter
- *Provide guardrail detail for top of retaining walls* – did not receive response letter
- *Indicate site work hours 7-6 M-F, no sat/sun or federal holidays* -did not receive response letter
- *Elevation plans to reflect specific site condition-* open item elevation plans do not appear to indicate outdoor seating, bike rack, rear accessible handrail, rear gas meters, etc.
- *Provide floor plan and architectural draft plans-* Sheet 5 and P02 discuss means of egress, exit discharge, assembly egress into stairway, relocate bike rack.
- Discuss elevator lobby and mail area
- Waste water pumping station with backup power source, NFPA 110 level II system with portable source connection and normal power supply notification system.

Next steps:

Adjournment:

___ moved to adjourn at ___pm. Seconded by ___. Vote: U/A.

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*