



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: February 16, 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, §153-14.K

PREVIOUS TRC: 11/17/22, 1/5/2023

ATTENDANCE:

Members: Donna Benton, Planning
Natasha Kypfer, Zoning
James Burdin, Business Development
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
Others: Jim Robinson, TF Moran
Dylan Cruess, TF Moran
Alex Vailas, VC Dover Investment LLC

Approval of minutes from February 9, 2023:

J. Burdin moved to approve the February 9, 2023 minutes. Seconded by J. Maxfield. Vote: U/A.

PLAN REVIEW:

Planning:

- *Reminder: Impact fees, W&S investment fees*
- *TDR fees for all 49 units*
- Revised CUP/overall development plan as more than 5 years have passed with updated residential vs. non-residential calculation
- Materials to meet the RCM (ie no vinyl)
- Fiscal impact-not all units get the residential above commercial rate (ground floor units wouldn't)
- Appreciate the updated first floor
- Further elaborate in narrative on how the RCM criteria in 170-28.2 and design criteria 153-16 have been met (ie for B-how does the proposal meet those items? Finish D.1, not all of D is N/A, etc.)
- Waiver needed for parking lot location (§153-14.K)
- Provide letters to serve and confirm future EVSE with Eversource
- Update site construction hours: Limited to Monday-Friday, 7AM-6PM, No Saturday, Sunday, or Federal Holidays hours.
- Provide more detail on paneling material. Sample/photos?
- Revise Plan Set to add or address:
 - *Ensure 2x2" blank space in lower right corner of plan set after all notes added. Remove top Dover square with date and signature lines.*
 - Owners signatures on final submission
 - Corrected floor plan labels? When submitted.
 - Add note or indicate where that gym and coffee shop shall be open to the public and not limited to residents only.
 - *Common Notes missing or needing updates: 10, 17-21, 26, 29, 34-35*
 - *Dryer vents should blend in with design.*

Engineering:

- General Comment: Recommended narrative not provided.
Engineering recommends that the materials to be presented at Planning Board be presented to TRC so that the TRC can have the complete picture of how the project came to be as many members were not present for prior approvals. It is recommended that the presentation include 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.



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: February 16, 2023

- General Comment: Engineering had a discussion with the design engineer and understand that an amendment to the AoT is required. Recommend that the amendment approval from the NHDES AoT be a condition of approval at PB.
- General Comment: Stormwater report was provided in December but not resubmitted with this latest submission. 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. Revised Stormwater report shall be provided once approved by AoT.
- Sheet 5 of 23: Right Turn sign is still 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 23: The dumpsters have been relocated. Applicant should show dumpster vehicle turning template to confirm that the dumpster can be emptied without a truck driving off the paved surface.
- Sheet 5 of 23: Label appears to be missing in the four spaces where the dumpster was previously.
- General Comment: Provide fire truck turning and delivery truck turning plan.
- Sheet 5 of 23: Please clarify what type of curbing is proposed where landscaped areas abut pavement in front of building between concrete sidewalks. The plan notes ICC but it is unclear if you can you install ICC without the sidewalk against parking?
- Sheet 6 of 23: Note 14 refers to roof drains. Please clarify where these are or remove note.
- Sheet 6 of 23: Note 24 refers to infiltration, filtering, and underground detention systems. Please clarify where these are or revise note.
- Sheet 7 of 23: Recommend providing SMH where grease trap line ties into the 8-inch main.
- Sheet 8 of 23: Light Poles appear to be missing from the plan. Verify poles will not conflict with landscaping.
- Sheet 9 of 23: The light poles on the site layout plan do not match the photometrics plan. Which layout is correct?
- General Comment: 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.
- General Comment: Provide stone drip edge detail.
- Sheet 15 of 23: Note 6 states that bedding of sewer shall be on 4-inches of crushed stone. Please revised dimension to reflect city of dover standard shown on the prior page.
- Sheet 15 of 23: Detail provided for external cleanout. External cleanouts shall not be installed. Internal cleanouts shall be provided for sewer.
- Sheet 15 of 23: Covers and risers for Emergency Sewer Storage Tank and grease trap should have a 30-inch clear opening.
- Sheet 15 of 23: A note on the detail refers to sheet C-7. Please update references.
- Sheet 15 of 23: Replace the Sand Blanket for the sewer with ASTM C33-/C33M Stone Size No. 67 to 12" above the pipe in accordance with the Dover city standard details.
- Sheet 15 of 23: Where is the water service detail proposed to be used? Note that per the City's Construction Guidelines, all ductile iron water mains (>4" dia.), including tees, gate valves, and other connections, shall be wrapped in 8 mil thick polyethylene. Polyethylene wrap shall be either sheet or tube, installed tightly around pipe and fittings as per manufacturer's specifications.
- General Comment: Verify slope and invert of existing sewer stubs prior to submitting wastewater connection permit to City for review and approval.
- General Comment: Provide a detail for the wheel stop that indicates material and installation method.
- General Comment: Will the installation of the 1500 gallon emergency storage tank require disturbing Cielo Drive or the Transformer?
- General Comment: Applicant has provided a Traffic Study that indicates traffic will be less than the projections made during the original approval from 2006. Please modify the Traffic Study comment on when the conceptual improvements to the signalized intersection at Mast Road would be necessary. Community Services is coordinating with NHDOT about what, if any infrastructure improvements would be required at the Mast Road/Durham Road



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: February 16, 2023

Intersection. If changes to the intersection are warranted, upgrades to the intersection's traffic detection system (from loops to a camera system), cabinet, and controller may be needed.

- General Comment: Applicant shall provide a copy of an updated NHDOT driveway permit as the uses have changed from the original approval or written confirmation from NHDOT that a permit is not necessary.

Police:

- Photometric plan (Sheet 9) appears inconsistent with the placement of the parking lot fixtures on the Utility Plan (Sheet 7)
- The proposed railing/fence at outdoor seating area appears to show two bollards at the intersection corner, but these are not called out on the detail sheets. For public safety, two to three bollards supplementing the railing at this corner are strongly encouraged.
- *(Remaining comment from January 5 TRC):* 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:

- *Provide T-1 turning template* - remains open item
- *Sheet 1 Provide accessible vehicle charging space(s) where required*
- *Sheet 4 clarify how the accessible route throughout the site is maintained- include revised dumpster location and coffee shop tenancy*
- *Provide location of FDC on sheet 7*
- *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*
- *Clarify site work hours- 7-6 M-F, no Sat/Sun or Federal Holidays*
- *Elevation plans to reflect specific site condition- plans do not appear to indicate outdoor seating, bike rack, rear gas meters, etc.*

- *Provide floor plan and architectural draft plans-* Sheet 18 exit door appears to impede exit access in stairway
- *Waste water pumping station with backup power source, NFPA 110 level II system with portable source connection and normal power supply notification system.*

Business Development:

- Upper stories of the façade are broken up to add variety and improve aesthetics from a distance, but this concept was not applied to the same extent on the first floor street level that will be experienced by residents and customers. Not much variation apart from residential entrances.
- I have concerns about the amount of visibility for the commercial spaces. The current first-floor windows have a very residential look and the commercial doors look secondary in contrast to residential entrances. I suggest revising the first floor façade to differentiate the commercial spaces for better identification of businesses, which will also improve variation and street-level aesthetics above.
- I calculate the first floor to façade to be approximately 20% glass by area (windows/doors). In my experience 40-60% is typical for commercial spaces, as large storefront windows are more welcoming to consumers and better demonstrate the business activities inside instead of relying on signage. Improving visibility of commercial spaces will make them more attractive to businesses and likely improve the success of those businesses after occupancy.

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:

Revise and return for a third TRC.

Adjournment:

J. Maxfield moved to adjourn at 11:10 am. Seconded by K. Mavrogeorge.
Vote: U/A.