



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P22-72 / SITE-2022-0017

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 4-3-2)
Date: April 27, 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 #: 2

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); AoT

RELIEF/WAIVERS REQUESTED:
§153-14.K, Parking lot location

PREVIOUS TRC: 11/17/22, 1/5/2023, 2/16/2023

ATTENDANCE: Members: Donna Benton, Planning
Natasha Kypfer, Zoning
James Burdin, Business Development
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
Tom Clark, Planning Board
Others: Jim Robinson, TF Moran
Dylan Cruess, TF Moran
Alex Vailas, VC Dover Investment LLC
On Phone: Ari Pollack
Ryan Pope, Planning

PLAN REVIEW:

Planning:

- *Reminder: Impact fees, W&S investment fees*
- *TDR fees for all 49 units*
- *Provide letters to serve and confirm future EVSE with Eversource.* Will be a COA prior to plan signature
- Project Narrative-where is the congregate care mentioned?
- *Revise Plan Set to add:*
 - *Owners signatures on final submission*
 - Update note 16., should read: "...or Planning Director"
 - Revise parking calculation note from total required to "total allowed"
 - Confirm dryer vents will blend in and no utilities/condensers in sight.

Engineering:

- General Comment: Dumpster Truck appears to cross into a parking space. Recommend adjusting the movement or angle of the dumpster pad.
- General Comment: The stone drip edge detail provided shows and impervious liner below it and water discharging to grass. However, the location on the plan shows the drip edge adjacent to concrete sidewalks. There is a concern that water would run across the sidewalks and ice over. In addition, the landscape plan shows planting within the drip edge area. How will planting and the impermeable barrier interact? Lastly, the gas services and meters are located within this drip edge/landscaped area. Please comment on the ability for all of these elements to coexist.
- General Comment: City acknowledges concern about the gate valve on the fire suppression service. The City's goal with this configuration is to be able to isolate either service independently. An alternate configuration that the Applicant could consider is to run a dedicated domestic line back to the 8-inch main.
- General Comment: Since a generator is not provided for the sewer pump station, the Applicant should provide plan for how long-term power outages (greater than 6 hours) will be handled since the development will be serviced by municipal water. It is recommended that a generator be provided or, if 6 hours of extended volume is provided, then a hookup for a generator be included with the design as well.
- General Comment: Applicant shall provide an operation and maintenance plan for the pump station and emergency storage.
- General Comment: Provide easement to the City to maintain the potable drinking water quality through the hydrant flushing program and access to individual unit curb boxes.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P22-72 / SITE-2022-0017

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 4-3-2)
Date: April 27, 2023

- General Comment: Applicant shall confirm that all private hydrant invoices have been paid to the City prior to CO.

Police: All previous comments have been addressed

Fire/Inspection Services:

- *Clarify submission of T-1 as it didn't appear to be in the materials received*
- *Continue conversation regarding EV charging stations*
- Plans for the proposed structure should indicate the actual address of the proposed structure 30 Grapevine was issued to Hannaford's.
- Install Cielo Dr/ private street sign at Grapevine intersection.

Business Development:

- The revised window layout and variation of building materials at the street level create a more commercial and inviting feel, and revised doors and signage clearly differentiate commercial entrances from residential entrances. The revisions satisfy our prior comments; we defer to other departments about the acceptability of specific siding materials.

Planning Board: All previous comments have been addressed.

Next steps: Send revised materials with response letter and submit for Planning Board.

Adjournment:

K. Mavrogeorge moved to adjourn at 11:21 am. Seconded by M. Speidel.
Vote: U/A.