



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2023-0006

Application Type: Site Review Amendment
 Applicant(s): Civil Consultants
 Owner(s): One First Street, LLC
 Location: 10 Second Street (Tax Map 6, Lot 20)
 Date: July 6, 2023

INTENT: Proposal is to revise utilities along First Street, revise storefront along Second Street, replace landscaping with porous paver patio, revise east alley to accommodate existing utilities.

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.530± ac. / 23,095± sq. ft.

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Second Street Courthouse redevelopment project

PROPOSED LAND USE: Unchanging

SURROUNDING LAND USE: Commercial, Residential, Cochecho River

ZBA ACTION: None

RELIEF/WAIVERS REQUESTED:

None for this amendment; CUP's previously granted for the project (P21-38, P21-39)

ATTENDANCE:

Members:

Donna Benton, Planning
 Natasha Kypfer, Zoning
 Tom Clark, Planning Board
 Marn Speidel, Police
 James Burdin, Business Development
 Ken Mavrogeorge, Engineering

Other:

Jordan Chambers, Engineering
 Jeff Hyland, Ironwood Design Group
 Paul Goodwin, Chinburg
 Neil Rapoza, Civil Consultants
 Jacob Gould, Chinburg
 Carla Goodknight, CJ Architects

Approval of minutes from June 29, 2023:

T. Clark moved to approve the June 29, 2023 minutes.
 Seconded by J. Burdin. Vote: U/A.

PLAN REVIEW:

Planning:

- Remove building signage references, this requires separate approval through a sign permit with the Zoning Administrator (Sheet LP7)
- Updated letters to serve from Eversource & Unitil
- Clarify intent of outdoor dining space ("patios")
- Revise plan to add:
 - Planning File # WAIV-2023-0006
 - Confirm all common notes are added
 - Consecutive pages numbers throughout plan-set
 - Fix catenary fixture titles on details
 - Dark sky compliant note?

Engineering:

- L2: How does the outdoor seating impact the maximum occupancy of the building? There does not appear to be an increase in the total number of seats.
- L2: How does the outdoor seating impact the projected water/sewer demand of the building? There does not appear to be an increase in the total number of seats.
- General Comment: Does the outdoor seating impact the total expected trips generated by the development? There does not appear to be an increase in the total number of trips.
- Stormwater Management Plan: Report references filters along the east stairs. Are these still there?
- Stormwater Management Plan: Post development area does not match the pre-development area.
- L4: New paver patio on Second Street appears to discharge to a 6-inch drain line that changes direction multiple times without a structure on the NE corner of the building. Recommend adding a structure(s) at changes in direction. Applicant shall comment on whether a 6 inch has the capacity to accommodate the increase in impervious area. It is hard to determine the pipe diameters for the drainage around the building without labels.
- L5: Can transformer pad be shifted to avoid being placed directly on top of a sewer service?

Fire & Inspections Services:

- Any comments will be forthcoming

Please flip over →



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Police:

- Sheet AO, proposed view from Second Street, does not feature the luminous totem that Sheet 4 describes. Can you clarify the height of the totem?
- Confirm that no canopy is proposed for outdoor seating area?

Business Development:

- The June 8 cover letter requests conversion of landscaped area to an outdoor dining space, but the plan revision memo only refers to “patios” and plans do not appear to identify which patio is proposed to contain dining area (rendering A0 appears to indicate Second Street). If the intent is for the revised site plan to formally approve use of that private property for dining space (i.e. no future outdoor dining permit will be necessary), please provide additional notes or labels to make that intent clear.
- The business on Lot 21-002 has inquired about the possibility of future outdoor dining and/or beautification opportunities for the lower alley behind the 4 Central Avenue lots. If possible, please keep these business owners informed if changes to the retaining walls and/or utilities are likely to impact their plans. Business Development is happy to assist with communications if desired.
- Business Development may be able to refer potential commercial tenants if desired.

Planning Board:

- Landscaping being replaced?

Next steps: Receive comments from Building Official; Provide occupancy estimate; Submit for Planning Board.

Adjournment:

T. Clark moved to adjourn the meeting at 10:53 am. Seconded by K. Mavrogeorge. Vote: U/A