



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2023-0008

Application Type: Site Review Amendment
Applicant(s): Berry Surveying & Engineering
Owner(s): The Station Apartment, LLC
Location: 2 Grove Street (Tax Map 31, Lot 4-1)
Date: August 3, 2023

INTENT: Proposal is to remove the wall along the connecting walkway with associated utilities and stormwater amendments.

UNITS PROPOSED: n/a

AGENDA ITEM #: 1

ACREAGE: 1.07± acres

ZONING DISTRICT: CBD-Transit Oriented Development

EXISTING LAND USE: Railroad dispatch and maintenance facility

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Railroad, Residential, Mixed-use

ZBA ACTION: None

RELIEF/WAIVERS REQUESTED:
N/A

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Tom Clark, Planning Board
James Burdin, Business Development
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
Marn Speidel, Police

Other:

Chris Berry, Berry Survey and Engineering
Gail Wilber, The Station Apartment, LLC

Approval of minutes from July 20, 2023:

T. Clark moved to approve the July 20, 2023 minutes.
Seconded by K. Mavrogeorge. Vote: U/A.

PLAN REVIEW:

Planning:

- Does this impact the public art installation?
- Discuss how this impact approved stormwater plan, lighting plan, landscaping plan?
- Revise plan to add:
 - Planning File # WAIV-2023-0008
 - Consecutive pages numbers
 - Add fencing or some other acceptable barrier to block debris and people from going underneath decking
 - Provide new side elevation too
 - Check spelling on narrative

Engineering:

- General Comment: Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page.
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
- Applicant's contractor has damaged the existing sewer running through the property and serving the abutting properties. Applicant has been notified that a resolution to the sewer issue must be proposed prior to work resuming at the site.
- Insufficient materials provided for a review of structural design. At a minimum a technical memorandum, stamped by a professional engineer that has reviewed the existing piles already installed for structural capacity, scour, and geotechnical capacity should be provided for review.
- Plans showing how the removal of the wall would impact other site elements such as storm drainage, water, and sewer should be provided.
- How does this revision affect the site amenities and landscaping.

Fire & Inspections Services:

- Remove all references to "The Station" on all documents as this project name conflicts with another nearby development.
- Discuss closing in the proposed portion of the cantilevered structure.

Police:

- Notwithstanding the applicant's name used in the LLC, "The Station Apartments" was not approved/agreed as a site name per previous TRC comments. Please rename.

Business Development:

- The proposed changes are largely technical in nature and are unlikely to impact the suitability of this site for business occupation or negatively impact nearby businesses.

Planning Board: N/A

Next steps: Submit for Planning Board on August 22, 2023.

Pause TRC at: 10:56 am