

**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0014

Application Type: Site Review  
Applicant(s): Horizons Engineering, Inc.  
Owner(s): Hellenic Realty Partners, LLC  
Location: 333 Central Ave (Tax Map 2, Lot 19)  
Date: October 12, 2023

**INTENT:** Proposal is to convert 5,030 s.f. of commercial space to 3,155 sf (or 2 residential units) and retain 1,875 sf for commercial space.

**UNITS PROPOSED:** 2 additional residential units

**AGENDA ITEM #:** 2

**ACREAGE:** 1.05 acres

**ZONING DISTRICT:** CBD-G

**EXISTING LAND USE:** Mixed Use

**PROPOSED LAND USE:** Mixed use

**SURROUNDING LAND USE:** Mixed Use, Residential, Recreation

**ZBA ACTION:** N/A

**PERMITS REQUIRED:** N/A

**WAIVERS REQUESTED:**

- N/A for this case

**ATTENDANCE:**

Donna Benton, Zoning  
Erin Bassegio, Planning  
Marn Speidel, Police  
Jim Maxfield, Fire/Inspection Services  
Ken Mavrogeorge, Engineering  
James Burdin, Business Development

**Others:**

Nick Kostis  
George Kostis  
Mike Sievert

### PLAN REVIEW:

#### Planning:

- Would require a plan amendment reviewed and approved by Planning Board
- What has the outreach been?
- What's the reasoning as to why not to convert to smaller non-residential units
- Reminder: Change in Impact fees, Water & Sewer investment fees
- Revise plans:
  - Add note that all previous conditions still apply and to see previous approved amended plans
  - Add Planning file number SITE-2023-0014
  - Owner's signatures on the final plans
  - Professional stamps on the final plans
  - EVSE?
  - Parking plan for additional 3-4 parking spaces?
  - Add calculations from emails onto plan
  - Add color code/key

**Engineering:** None

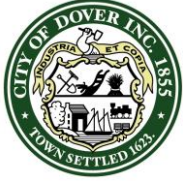
**Police:** Adding parking demand?

#### Fire/Inspection Services:

- Indicate the purpose for the conversion to residential use.

#### Business Development:

- Application materials note that the original site plan was previously amended in 2019 and 2022, each time requesting to convert additional commercial space to residential. Please address the following:
  - Business Development is open to proposals that reduce the total amount of commercial area if they result in a more viable project or introduce some other public benefit (e.g. creation of attainable housing units), but would prefer to do so in a way that takes a proactive and comprehensive approach to the site design and development. Are any other changes to this site being contemplated?
  - Please provide more information regarding the need to convert commercial space for residential uses. What factors make this space unsuitable for commercial use? How is residential space better able to adapt to those factors?



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- o Have either the prior or current amendments altered compliance with site standards – e.g. with required ratios of residential to commercial floor area, available parking for the residential uses, the volume or peak usage of utilities, etc.?
- o What adaptations have you considered for this space to make it more conducive to commercial development? Have you explored the possibility of reallocating residential space in other parts of the development to maintain the same balance?

### **Planning Board:**

- N/A

**Next Steps:** Revise plans to add items mentioned in comments.  
Submit for Planning Board amendment.

### **Adjournment:**

J.Maxfield moved to adjourn at 11:34 am. Seconded by:  
K.Mavrogeorge Vote: U/A.