

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2024-0004

Application Type: Site Review
Applicant(s): Downtown Dover Storage LLC
Owner(s): Downtown Dover Storage LLC
Location: 14 Broadway (Assessor's Map 4, Lot 5)
Date: March 28, 2024

INTENT: Proposal is to construct a 14,770 square foot 4-story residential building with 38 units, revised covered parking, and a relocated internal staircase.

UNITS PROPOSED: 38 units

AGENDA ITEM #: 2

ACREAGE: 0.45± ac.

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE:
Residential/Commercial

ZBA ACTION: None

PERMITS REQUIRED:

-CUP to allow for less than 20% of building to be non-residential.

WAIVERS REQUESTED: None

ATTENDANCE:

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

Others:

Erin Bassegio, Assistant City Planner
Abigail Gilbert, Office of Business Development
Chris Raymond, TEC, Inc.
Sarah Hourihane, Lassel Architects
Ken Regan, Regan Development
Ryan Crosby, Dover Housing Authority

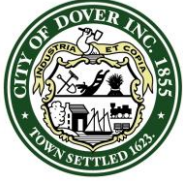
PLAN REVIEW:

Planning:

- Compare parking provided at the last approval to now, increasing from 24 to 38 units. Discuss parking including where lot 4-1 and 4-20 park. In CBD-G parking is shared with residential and number of employees to create the maximum. Please remove "required" from parking note.
- Verify same commercial space percentage on FF
- No vinyl or chain link fencing in CBD-G
- How do you plan to deter graffiti?
- Add note recognizing this is along train tracks and train and other urban noise is to be expected
- Brick veneer possible instead of CMU?
- Show another angle of proposed mechanical screening to ensure it adequately screens
- Label brick on ground floor in the in lay area
- 3" caliper minimum on trees
- Confirm 5' clearance on sidewalk for sidewalk tractor
- Public art installation to be reviewed by Dover Arts Commission
- Revise plans to include:
 - Planning file number: WAIV-2024-0004

Engineering:

- General Comments:
 - 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. Engineering is currently in the final stages of updating this document. The Applicant should be prepared to conform to the currently adopted guidelines when they are adopted.
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
 - Coordinate with Community Services (Engineering Department) for latest City Standard Details that have been updated since the previous approvals.
 - Add note that Design Engineer shall provide signed letter to City Engineer certifying that the stormwater



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management system has been installed in accordance with approved plans.

- It is recommended that the Applicant replace the entire sidewalk that abuts the Applicant's property.
- **Engineering requests a letter certifying the tie in locations or discharge points for all sump pumps and roof leaders for existing structures on the property.**

- Sheet C-5:

- Note is shown to evaluate use of existing wall as retaining structure. There is insufficient information on the plan about this wall to design a replacement wall. At a minimum the applicant should show the proposed top and bottom of wall and which side those are on. If a new wall is needed, is there enough room to install the wall? It appears to be on the property line with the B&MRR. **Recommend that that evaluation be conducted and sealed by a professional engineer and provided to Community Services as a condition of approval prior to the issuance of a CO.**

- Sheet C-6:

- DMH7 is shown on a line that is called out as two different material types. Please confirm the size, condition, and material of the pipe.
- Confirm the size of DMH7. Based on the quantity and angle of pipes entering the structure seems like they could conflict with one another.
- Show slope of proposed pipes on plan.

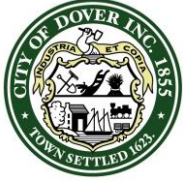
- Sheet C-7

- Show slope of proposed pipes on plan.
- Show existing water services cut and capped at water main in Central and Broadway.

- The sewer main in Broadway does not match the City's GIS database. The sewer runs towards St. John Street.
 - Show the 6-inch sewer service wye into the sewer main not into the SMH.
 - The sewer main that is being connected to may be an 8-inch PVC not a 10-inch as indicated on the plans.
 - Show the existing sewer service cut and capped in Central Ave.
 - There is an existing metal pole at the location of the proposed electric riser pole. Please note that that metal pole shall be salvaged to the City.
- Sheet C-11:
 - Remove the mechanical joint restraint detail. The connection should be a stainless steel tapping sleeve.
 - Traffic Impact Study:
 - The new analysis shows an increase of 66 trips over the previous analysis. It is recommended that the Applicant's traffic engineer review the triangle intersection of Broadway and St. John and comment on improvements to the traffic flow in the area given the increase in traffic to the site where none exists presently.

Police:

- Remove the existing conditions layer from Sheet C-5 and other subsequent sheets, where jersey barriers, pavement markings, etc. to be removed. Some labels are replicated on multiple sheets.
- Contractor will be required to provide signs and barriers for sidewalk closure, if applicable.
- Sheet C-10 and related notes for cap and reuse of building wall does not show dimensions of the wall. Provide more detail or clarify as necessary.
- Except as appears to be shown on landscaping Sheet L-1, the plan set is confusing on the proposed layout of the space between Lots 4-20 and 4-3 (where the jersey barriers are to be removed). Potential concern with lack of protections from vehicles on Lot 4-20.
- Sheet PB-08, View from Broadway Looking North: is red façade color intended to match adjacent property? Consider toning down the bright red.



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- Sheet C-4 shows removal of existing deck w/ ramp, but subsequent sheets show apparent addition of another deck/ramp, not labeled. Clarify if this is part of the scope of your proposed project.
- Traffic Impact Assessment, Page 3: elimination of some of all of the 4 proposed on-street spaces is discussed, but paragraph 3 does not articulate any clear recommendation. Revise paragraph 3 to draw a more specific conclusion.
- Coordinate with Parking Bureau for installation of a new multi space meter on north side of Broadway.
- Where would be appropriate commercial loading zone for your first floor units and abutting commercial property? Evaluate the Saint John/Broadway intersection for potential parking/loading zone improvements.

Fire/Inspection Services:

- Discuss gas meter location and location on elevation plan
- Electrical meter location and location on elevation plan
- Discuss EV charging detail be placed within plan set
- Provide Use Last EV charging sign on plan set and provide sign detail on detail sheet
- Discuss overall accessibility to EV charging station with access aisle. Provide detail on detail sheet

Business Development:

- Have the first-floor commercial spaces been filled? Business Development would be happy to refer inquiries for those spaces
- Trends in commercial space inquiries to OBD suggest demand is highest for personal service businesses, followed by restaurant and retail. First-floor office space may take longer to fill.

Planning Board:

- None.

Next Steps: Revise plans per comments above. Resubmit for second TRC.

Pause TRC at: 11:43 am