

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: April 25, 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 #: 1

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:

Erin Bassegio, Planning
Paul Crouser, Zoning
Marn Speidel, Police
Ken Mavrogeorge, Engineering
James Burdin, Business Development
Craig Chabot, Fire Department
Tom Clark, Planning Board

Others:

Chris Raymond, TEC, Inc.
Matt Perry, TEC, Inc.
Keegan Smith, Lassel Architects
Michal Kaleta, Lassel Architects
Ryan Crosby, Dover Housing Authority

Approval of minutes from April 11, 2024:

T. Clark moved to approve the April 11, 2024 minutes. Seconded by J. Burdin. Vote: U/A.

PLAN REVIEW:

Planning:

- Prior questions have been answered. No new comments or questions.

Engineering:

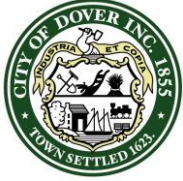
- General Comment:
 - **Recommend that that a wall evaluation be conducted and sealed by a professional engineer and provided to Community Services as a condition of approval prior to the issuance of a CO.**
- Sheet C-7
 - There is a callout pointing to the riser poll that references note 12. Note 12 is about drainage. Please clarify what note should be referenced.
- Traffic Impact Study:
 - The revised TIA does not mention the triangle intersection of Broadway and St. John or comment on improvements to the traffic flow in the area given the increase in traffic to the site where none exists presently. **It is recommended that the Applicant speak to the traffic at this intersection during Planning Board and what improvements could be made in the future.**

Police:

- *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.*

Inspection Services:

- *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*



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- Provide Use Last EV signage within detail page with mounting specs within plan set
- The revised configuration requires a total of 2 accessible parking spaces, one shall be a van space without an EV charger.
- There shall be an EV parking space which is accessible with a minimum of a 5' aisle.

Fire Department:

- None.

Business Development:

- Prior questions have been answered. No new comments or questions.

Planning Board:

- None.

Next Steps: Revise plans per comments above. Confer with Building Official on updated EV configuration. Submit to Planning Board.

Adjournment: T. Clark moved to adjourn the meeting at 10:37 a.m. Seconded by K. Mavrogeorge. Vote: U/A