

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0004

Application Type: Site Review
Applicant(s): Our Place, Inc.
Owner(s): Paul Seaver
Location: 105 Durham Rd. (Assessor's Map H, Lot 6-4)
Date: July 25, 2024

INTENT: Proposal is to construct a 9-unit group housing facility for adults with Intellectual Developmental Disabilities (IDD) with associated parking, drainage, and landscaping. *(This item was previously heard on May 30, 2024)*

UNITS PROPOSED: 9 units (granted via TDR on January 18, 2024)

AGENDA ITEM #: 1

ACREAGE: 2.19± ac.

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential, previously also a daycare/office use

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, School

ZBA ACTION: ZONE-2023-0050, Variance from Section 170-12.(A), to allow for multi-family use

PERMITS REQUIRED:

- CUP for wetland buffer impacts

WAIVERS REQUESTED:

- §153-14(A.3.f) - Stormwater management
- §153-14 (D.1.c.2) Bicycle Racks
- §153-14 (A.12) - Landscape Plan

ATTENDANCE:

Paul Crouser, Planning/Zoning
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering
Craig Chabot, Deputy Fire Chief
James Burdin, Business Development

Others:

Anna Boudreau, Our Place, Inc.
Cory Belden, Altus Engineering

Approval of minutes from July 18, 2024:

J. Burdin moved to approve the July 18, 2024 minutes. Seconded by K. Mavrogeorge. Vote: U/A.

PLAN REVIEW:

Planning:

- Impact fees and water and sewer investment fees
- Several references still made to “8 dwelling units +1 for staff”
- Conduit stub not shown for EV space
- Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
 - Signature and stamp of PE, LLS, CWS and LLA
 - The owners’ signatures for recording at Strafford County Registry of Deeds
 - All permit numbers
 - Add city wetland buffer placards every 35 feet
 - Add note about Variance and TDR approval/restrictions

Engineering:

- *Previous Comment: Recommend individual water shut offs for fire and domestic services be provided and located outside of paved surfaces and in grass. All shut offs in City ROW's must be in grass at the edge of the ROW. If shut offs on the private road remain in the paved surface, a road box should be provided.* **New Comment:** TRC Response was incomplete. Please clarify.

Sheet C-2

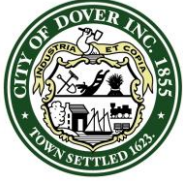
- It appears that two sewer services are proposed. Recommend consolidating to one from the building.

Sheet D-4:

- Recommend a 4ft minimum sump in CB.

Police:

- Will residents utilize public transport? If so, be aware of lack of crosswalk and risks associated with accessing nearby bus stops.
- Recommend reaching out to Wildcat Transit re: relocation of nearby bus stops to facilitate better passenger utilization following future re-pavement of Durham Rd. and to prevent any traffic/visibility concerns.



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Inspection Services:

- Clarify the type and location of physical protection barriers for the propane tank
- Discuss accessibility to the EV charging station
- Provide EV charging signage on plan and provide a detail on detail sheet of plans.
- Clarify if there is a separate water shut off for the suppression line.
 - Separate water shut off from domestic service is required for fire suppression line.
- The generator can remain a condition of approval however it would be helpful to know the classification of the system for an accurate review.
- The generator fence placement shall comply with minimum clearances of NFPA 70 and 37.

Fire Department:

- “No Parking – Fire Lane” signs should be placed in the area on the right side of parking lot
- If the roadway is less than 20’ in width, “No Parking – Fire Lane” signs would be required

Business Development:

- No additional comments

Planning Board:

- Would like to see narrative with justification for the requested waivers.

Next Steps: Applicant shall make appropriate revisions to plans and upon completion shall submit for a final informal TRC prior to submission to Planning Board for final approval.

Adjournment: M. Speidel moved to adjourn the meeting at 10:51 a.m. Seconded by K. Mavrogeorge. Vote: U/A