



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0009

Application Type: Site Plan
Applicant(s): Berry Engineering & Surveying, Dover Development LLC
Owner(s): Dover Development LLC
Location: 52 Old Rochester Rd. (Tax Map 40, Lot 25)
Date: August 8, 2024

INTENT: Proposal is to construct one (1) commercial building and two (2) residential buildings with a total of 48, HUD-restricted units. Proposal also includes the construction of a private roadway and 87 parking spaces. *(One (1) related CUP application and TDR Request would also appear before the Planning Board.)*

UNITS PROPOSED: 48 units (all units proposed as HUD-restricted, including 34 TDR units)

AGENDA ITEM #: 1

ACREAGE: 1.72± ac / 74,997± sq. ft.

ZONING DISTRICT: C (Secondary Groundwater Recharge Overlay)

EXISTING LAND USE: Commercial, Office, Residential

PROPOSED LAND USE: Commercial, Residential

SURROUNDING LAND USE: Commercial, Residential

ZBA ACTION: ZONE-2023-0037, Commercial/Residential Ratio

PERMITS REQUIRED: City of Dover CUP, NHDES Sewer Discharge Permit, EPA NOI, and EPA SWPPP

WAIVERS REQUESTED: § 157-31F, Minimum block length, § 153-14E(2)(b), Parking Lot Lighting Uniformity, § 153-14G(3)(a), Perimeter Landscaping Standards

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering
Craig Chabot, Fire Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Erin Bassegio, Assistant City Planner
Kevin Poulin, Berry Surveying & Engineering
John O'Neill
Rob Baldwin

Approval of minutes from May 9, 2024 and August 1, 2024:

T. Clark moved to approve the May 9, 2024 and August 1, 2024 minutes. Seconded by J. Burdin. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder: Impact fees, Water and sewer investment fees
- Variance approved for commercial/residential ratio: 17% commercial/83% residential, minimum 7,354 sf commercial.
 - Revised plan includes ~17% commercial space but below the minimum square footage approved. (Note 13 on sheet 2 incorrectly references 13% commercial/87% residential.)
- Provide letters to serve.
- Since rentals, provide draft lease and property deed restriction.
- Consider 2 bedroom or 3 bedroom units as well?
- Applicant and Owner signature on application?
- Try to reduce amount of relief needed.
- Revise plans to include:
 - Planning file number (SITE-2024-0009)
 - Add permit numbers
 - Owner's signature and all professional stamps and signatures on final submission
 - Revise chain link fence to wood fence for plan sheet consistency.
 - Provide stockade fence around property.
 - Revise dumpster enclosure to stockade fence.
 - Add screening along lot 24.
 - Add note explaining compliance with Chapter 170-15. (Including 150' from existing residential structures, active and passive recreation)

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>
 - Proposed tree clearing is extremely close to property line. Review grading to see if some buffer to abutting property can be provided.

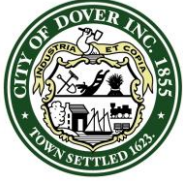


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- Since only one water main is proposed into the building, the City will provide only one billable water meter for the entire building.
- Will there be an HOA for the property? If so, please provide the documents for review especially a detailed breakdown of the HOA fees.
- Recommend Applicant contribute to cost of sidewalks along Old Rochester Road along length of property.
- Narrative:
 - There is mention of a laundromat on the premises. Would this be open to the public or just tenants of the property? The City is currently having an engineering study conducted in the area to address concerns of sewer capacity in the area. A contribution of \$500 per unit towards that study is requested to confirm that adequate capacity is available.
- Drainage Analysis:
 - Calcium Chloride shall not be used for dust control as this is within the Secondary Groundwater Protection Zone. Please remove this as an option from the Drainage analysis and O&M documents.
 - Geotechnical testing results only shows two infiltration tests were conducted seven years ago. Please clarify how this testing satisfies the criteria recommended by the NHDES for infiltration basin design.
- Sheet 2:
 - Add note that Calcium Chloride shall not be used for dust control as this is within the Secondary Groundwater Protection Zone.
 - Porous pavement is excluded from the impervious area coverage calculation. Please identify on the plans, next to the impervious area calculation what the area of porous pavement is.
 - Place a note in a bold box that notes that porous pavement shall be maintained in accordance with the site's approved O&M manual in perpetuity. Failure to do so could result in a failure to comply with the Planning Board approvals.
- Sheet 6:
 - The proposed parking seems inadequate for the housing proposed and the proposed commercial especially when temporary snow storage is used. Please clarify how parking will work on the premises (limits on number of vehicles, parking time limits, etc.).
 - Snow storage is proposed behind bituminous curb, transformer and on top of landscaping.
 - Recommend providing snow storage at a ratio of 10:1 versus 6:1.
 - Recommend moving dumpster to a more centralized location that is more easily accessible by all users and the trash vehicles.
 - Storing Snow in treatment basins is not recommended.
- Sheet 8:
 - Flow arrows conflict with cross-section at station 1+50.
 - Infiltration sump is located in a passive recreation and snow storage area. Clarify how the area is intended to be used.
 - Underdrain in porous asphalt is shown as 8inch in a 9 inch reservoir course. Recommend pipe have additional bedding to meet manufacturer's recommendations (4" min).
 - Provide a detail for a typical infiltration sump.
- Sheet 11:
 - Call out a foster adapt 6x8 reducer to 4x8 tee.
 - The 6x8 reducer needs to have 6" gate foster adapter.
 - Rebuild invert of SMH 758.
 - 8" sewer into and out of SMH 758 is AC not PVC.
 - Show the proposed sewer entering into the existing SMH at a 90-degree angle. Consider adding additional SMHs.
 - Add gate valve for the fire services after the domestic service tap.
 - Add a curb box for shut offs in paved surfaces. Recommend moving them to non-paved surfaces.
- Sheet 15:
 - Lighting levels exceed allowable levels at property line.
 - Some walkways have lighting levels at 0. Please add lighting.



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- Lighting levels around recreation area and benches are at zero. Recommend adding lighting.
- Provide screening to prevent headlights from shining across property lines.
- Sheet 16:
 - Why are different 85th design speeds used?
 - Does the horizontal curve to the north need to be considered?
- Sheet 19:
 - Confirm that all signs meet MUTCD requirements. Accessible parking signs do not appear compliant.
- Sheet 21:
 - Underdrain is shown as 6" but 8" underdrain is shown on the plans. Please show various sizes.
- Sheet 27:
 - Truck movements for Turning South Out of the Site is very far from the curb line. Can the radius be reduced or the vehicle moved closer to the curb to avoid crossing into oncoming traffic?

Police:

- Relocate benches / barrels (2 locations of concern) where better protected from head-in parking vehicles
- Traffic Impact Analysis, p. 13: provide supporting data for Existing Vehicle Speeds assumption - particularly for the southbound direction where the available sight distance is substantially limited. This will require traffic counts placed at the proposed driveway location. The Police Department's historical data (from a point about 1,700' south of proposed driveway) indicates Old Rochester Road southbound 85th percentile speed at 42 mph, which would put you well below the AASHTO standard for available sight distance.
- There is a "Blind Driveway" sign on the southbound approach that was placed for this existing driveway. This is not mentioned in the Traffic Impact Analysis.

Inspection Services:

- Sheet 11 Ensure separate gates for domestic and sprinkler supply lines to all structures.
- Indicate if there will be gas service, if so indicate type.
- Indicate if there are exterior mechanical pads or equipment locations.
- Confirm ADA access to EV chargers.

Fire Department:

- No comments or concerns with the proposed plan.

Business Development:

- Plans presented to ZBA in 2023 represented that commercial development would total 7,354 square feet, and this amount was included in the conditions of approval for the requested variance as a minimum commitment. Please revise accordingly.
- Renderings of the commercial building are attractive, and seems well-suited for the uses described or comparable service businesses. No design concerns beyond meeting required square footage.
- Have tenants been identified for all commercial spaces? OBD can assist with locating commercial users and is happy to have a follow-up conversation for this purpose.

Planning Board:

- Elaborate on lighting waiver hardship.
- Provide TDR narrative.

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

Adjournment: K. Mavrogeorge moved to adjourn the meeting at 11:04 a.m. Seconded by T. Clark. Vote: U/A