

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0017

Application Type: Site Review
Applicant(s): City of Dover
Owner(s): City of Dover
Location: 73 Locust St. (Assessor's Map 9, Lot 57)
Date: December 5, 2024

INTENT: Proposal is for a $\pm 3,539$ square foot expansion to the Dover Public Library that includes accessibility improvements and a new elevator, stairway, and restrooms. *RSA 674:54 applies*

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 3

ACREAGE: ± 3.4 acres

ZONING DISTRICT: CBD-M

EXISTING USE: Public Library

PROPOSED USE: Public Library

SURROUNDING USE: Public Library, Government, Residential

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED:

§153-13.A (12) Landscape plan
§153-13.A (16) Neighborhood plan
§153-14.E Outdoor lighting plan

ATTENDANCE:

Erin Bassegio, 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:

Donna Benton, Planning Director

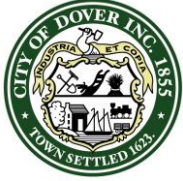
PLAN REVIEW:

Planning:

- Thank you for providing waiver requests, will there be any security lighting used? Will lighting for new entryway and walkway be comparable to current lighting?
- Will number of parking spaces be affected?
- Please clarify building materials proposed.
- Water and sewer investment fees will be assessed if applicable.

Engineering:

- Sheet 3 – EX-1:
 - Show the water service and provide confirmation that the water service is sufficiently sized for the existing building and expansion.
- Sheet 4- Demolition Plan:
 - There appears to be mature trees in the landscape areas that are not shown but will need to be removed.
 - Confirm if construction fencing around work limits is needed.
 - Note how traffic and public parking will be handled during construction.
- Sheet 5 – Site Layout, Grading, Drainage, and Utility Plan:
 - Confirm if the sign located by the new proposed ADA space need to be removed or relocated.
 - Confirm 2% cross slope in all directions for ADA parking space.
 - Request to have entrance paved after completion of project.
 - Confirm 4" PVC sewer service is adequate for addition.
 - Confirm current electrical is adequate for addition.
 - Confirm if the entire building, including addition, will have AC.
 - Show water service and indicate size. Confirm if water service needs to be larger for sprinkler system.
 - Show spot grade elevations on new concrete sidewalk to show positive drainage.
 - Confirm if retaining wall extension is needed. If so, show elevations for retaining wall extension.
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- Will the new concrete sidewalk have sloped or vertical granite curb?
- Remove duplicate 'CONSTRUCT CONCRETE SIDEWALK' label.
- Label striping the new single solid yellow line between arrow markings.
- Sheet 6 – Details Sheet
 - Review Roadway Cross Section detail and Granite Curb detail; unclear where vertical curb and sloped curb is to be used.
- Sheet 7 – Details Sheet
 - Duplicate sheet; remove.

Police:

- Is there any net loss of public parking spaces?
- Is the proposed new concrete sidewalk to be used by the public? The existing door appears to be currently used only by staff.

Inspection Services:

- Discuss rear walkway elevation relative to the rear exit threshold level.

Fire Department:

- Will there be a 2" or 4" tie in for fire suppression?

Business Development:

- No comments.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above and present to Planning Board on December 10.

Adjournment: T. Clark moved to adjourn the meeting at 11:57 a.m.
Seconded by M. Speidel. Vote: U/A