



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0014

Application Type: Site Plan
Applicant(s): Dover Housing Authority
Owner(s): Dover Housing Authority
Location: 3 Green Street (Assessor's Map 1, Lot 42)
Date: November 7, 2024

INTENT: The applicant is proposing to construct a 22-space, porous pavement parking lot at the rear of the subject property where four (4) parking spaces currently exist. Proposed to gain 18 parking spaces. (No new residential units are being proposed, the proposed parking spaces would be utilized by residents of the existing 84 units.)

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 1.83± acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Commercial/Residential/Cochecho River

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED:

-153-14(D)(3)(A) EVSE
-153-14(A)(3)(f)(2)(C) Soils
-153-14(G)(2)(A) interior landscaping
-153-14(G)(3)(A) perimeter landscaping
Is a waiver for lighting needed?

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

Others: Makayla Edgecomb, Planning
Chris Berry, Berry Surveying & Engineering
Chris Allen, Dover Housing Authority
Ryan Crosby, Dover Housing Authority

Approval of minutes from October 17, 2024:

J.Burden moved to approve the October 17, 2024 minutes. Seconded by K.Mavrogeorge. Vote: U/A.

PLAN REVIEW:

Planning:

- Clearly label ownership areas so that staff can determine if City should be a co-applicant.
- Did applicant reach out to abutters about a parking leasing option?
- Four waiver requests
- EVSE readiness is required not actual chargers.
- CUPs are not needed due to the shoreland exemption and no wetlands in the CBD
- Lighting proposed?
- Provide parking space dimension. 21 x10 ft.
- Are City-owned trees being cut?
- License agreement would be needed for work on City owned property.
- Will kayak launch be restored?
- Is it feasible to connect Riverwalk to Community Trail via private easements?

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>
 - Recommend a DMH be provided where the underdrain meets the outfall pipe for maintenance purposes.
 - Recommend Applicant contribute to reconstruction of Riverwalk within the limits of their property from asphalt to concrete.
 - The width of the drive aisle seems too narrow for access around the building. Recommend 20 feet minimum be provided.



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- The proposed parking spaces do not seem large enough to fit a 9'x18' parking space without impacting the drive aisle.

Police:

- Would like to see a lighting plan. Not just as an exercise but to confirm adequate security lighting for this area.
- Can you confirm that by consenting to a lease agreement for land use, the City does not bear additional liability for damage to parked vehicles during rare river flooding events
- Add additional Private Parking sign(s) for this area similar to those posted at Green Street driveways
- Consider a guardrail or barrier of some sort to inhibit vehicles from accidentally rolling or being driven into the river.

Inspection Services:

- Between 50-75 parking spaces, 3 accessible spaces are required.
- Clarify location of van accessible space. Should be 11 and 5 or 8 and 8.

Fire Department:

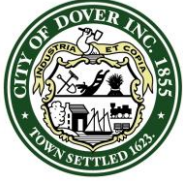
- Accessway of 16 feet is not ideal for fire apparatus access.

Business Development:

- Please elaborate on requested waiver from EVSE requirements - how does EV readiness restrict use prior to charger installation?
- Would a "use last" approach rather than limitation to "EVs only" solve the problem if chargers are installed in the future?
- EVs are becoming more affordable and the market is growing (including an emerging used market). Incorporating EVSE design and preparations into permitting and mobilization for the current project would lower barriers for future implementation if there was demand from residents.

Planning Board: No comments

Next Steps: Confirm ownership and if needed get City Council approval for City to be applicant. Then revise plans per comments above and submit for an informal TRC, then to Planning Board



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Adjournment: K.Mavrogeorge moved to adjourn the meeting at 10:50 a.m. Seconded by P.Crouser Vote: U/A