



**CITY OF DOVER**

**TECHNICAL REVIEW COMMITTEE NOTES FILE: P11-60**

Application Type: Site Plan Review  
 Applicant(s): Cocheco Mills, LLC  
 Owner(s): Dover Mills Partnership  
 Location: 100 Main Street (Map 2 Lots 37, 37A/Map 3 Lots 63, 63B, 45)  
 Date: November 10, 2011

**INTENT:** Convert 120,000 square feet of square feet of Office into residential units

**LOTS/UNITS PROPOSED:** 120

**AGENDA ITEM #:** 2

**ACREAGE:** 4.1 Ac

**ZONING DISTRICT:** Central Business District (CBD)

**EXISTING LAND USE:** Commercial/Office

**SURROUNDING LAND USE:** Commercial/Office/Residential - multi

**ZBA ACTION:** None

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** Minimum Site Plan requirements

**ATTENDANCE:**

- Marcia Gasses – Planning Board
- Christopher Parker (Planning)
- Dave White (Engineering)
- Marn Speidel (Police Department)
- Dan Barufaldi (Economic Development)
- Dana Lynch
- Eric Chinburg

**Planning Comments:**

- Add the local plan # P11-60 to the title box on all sheets
- Correct spelling of Cochecho River on sheet C-2
- Parking calc for remaining commercial uses
- Consider Lot merger
- Submit parking management plan?
- Status of bridge over dam
- Need phase plan or timeline
- Impact Fees:
  - Rec: \$104,400
    - Consider improvements to Riverwalk
    - Consider improvements to Fish ladder park
  - PD: \$32,040 (\$16K credit for office)
  - FD: \$30,840 (\$14K credit for office)
  - SAU: \$126,480

**Engineering Comments:**

- Need to review condition of the retaining wall/fence on Main Street.
- Need to review the safe crossing at Main Street/School street crosswalk

**Police Department Comments:**

- Review the signage and striping of Fire Lane
- Note how refuse/recycling will be considered
- Concerns about School Street parking lot subscriptions
- Submit an apartment unit numbering plan to PD and FD.

**Fire/Inspections Comments:**

- Fire Lane location?
- FD Connection?
- Will perform life safety review after final review

**Planning Board Comments:**

- None

**Economic Development Comments:**

- None