



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH
03820
Meeting Date: **Tuesday, February 11, 2014**
Meeting Time: **7:00 pm**

Members Present: Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), Tom Clark, William Garrison (Councilor), Gary Green, Lee Skinner, Frank Torr, Dave White, Catherine Plante, Christopher Lawrence (Alternate), Maggie Fogarty (Alternate)

Members Not Present: Gina Cruikshank (Alternate)

Staff Present: Christopher Parker (Planning Director); Diane Britt (Recording Secretary)

The Chair called the meeting to order at 7:06 p.m.

C.Parker entered meeting at 7:08 p.m.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- January 14, 2014 Regular Meeting Minutes

Motion: F.Torr made the motion to approve the minutes. Seconded by G.Green. Vote: U/A

3. OLD BUSINESS - NONE

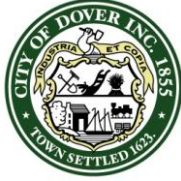
4. NEW BUSINESS

A. Consideration and acceptance of a Site Plan Review for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned Central Business District – General, located at First Street and Chestnut Street. (A five story building with 9,158 sq. ft. of retail and restaurant space on the first floor and 32 residential units on the upper floors and 94 parking spaces) (P14-03)

B. Consideration and acceptance of a minor subdivision for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned Central Business District – General, located at First Street and Chestnut Street. (1 new lot) (P14-04)

The Vice Chair announced that A and B will be heard together.

Kevin McEneaney, McEneaney Survey Associates, spoke, explaining that he teamed up with David Bamford as First Street at Garrison, LLC, the developers and that they were chosen to redevelop this lot. Negotiations occurred from December 2012 to July 2013 with the City Council to create a 50-page Land Development Agreement. The City Council approved it in July 2013, and revised and approved it in January 2014. This will be a two-phase project. There are two applications: The first is for the site review for the proposed building in Phase I, and the second application is for a subdivision of the same parcel in Phase II. The overall project is a 9,200 sq. ft. footprint for a five-story, 45,000 sq.ft. building. It is mixed use with retail and restaurant space on the first floor and four floors of 32 residential units, 8 units per floor. The Land Development Agreement guarantees that they will construct two buildings with a total minimum assessed value of \$10.1M. Phase I has a deadline for



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occupancy permits of December 2015 and Phase II has a deadline for occupancy permits of November 2020. The plan is to start construction in April 2014. The development team consists of Paul Connolly, civil engineer, of Civil Works, John Destefano, construction manager, Brian Beaudet, architect, and Terrence Parker, landscape architect, of Terra Firma in Portsmouth.

Using a plan displayed on an easel, K.McEneaney pointed out the positioning of the proposed building relative to First Street, the Cocheco River, Chestnut Street and Central Avenue. He explained plans for widening First Street by adding 16 to 17 feet of pavement on the First Street side to accommodate angled parking on both sides of the First Street lot which would increase parking substantially. He stated overall there will be a net loss of two parking spaces open to the public. To the east of the building a parking lot will contain 19 parking spaces and an additional 31 spaces will be constructed to the west of the building.

He displayed Sheet 7 which shows the potential for the Phase II building and explained that it will have approximately a 7,000 sq. ft. footprint, but the design is not known yet. Some temporary parking created in Phase I would be lost when the Phase II building is built. The number of parking spaces will go down to 78 spaces from 94 with the ability to lease an additional 30 parking spaces from the city in the train station lot.

A rendering of the Phase I building was displayed and details were explained by K.McEneaney including an amphitheater, granite slabs and grass leading down to the edge of the water, and floating fountains.

He explained that there was slight contamination in the First Street lot by petroleum from a former filling station and this has been removed. He also explained the reasons for three conditional use permits which will be requested in the future.

Paul Connolly of Civil Works spoke about the municipal and private utilities that will serve the site and storm water drainage runoff, and stated that a traffic study would be ready at the time of the next Planning Board meeting. He stated the proposed building in Phase I will be serviced by gas, electric, telephone, cable, municipal water and municipal sewer. He explained the plan for storm water runoff, the number of catch basins, and the presence of inlet hoods which will cut down on floatable contaminants.

C.Parker explained the details of the Land Development Agreement and passed out a handout to the Board. He gave an overview of sureties in place to protect the City, impact fees and investment fees that will be paid, and ways that this development will benefit the community.

B.Garrison had questions about treatment of stormwater drainage before it enters the river due to the City Council dealing with EPA issues, and requested that P.Connolly further clarify the plan for stormwater drainage.

P.Connolly stated that with the redevelopment of this site there will be improvement in the stormwater runoff which will be considered clean.



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C.Plante confirmed with P.Connolly that the area had flooded in the past. He explained that the flood line was at 43-44 feet and that it would not come up to the level of the terrace or the first floor of the building.

Discussion ensued regarding the location and number of parking spaces on the lot, the reason for not building underground parking on the site, the elevation of the proposed building being at 46.5 feet which is above the flood plain, and the building being five stories high which fits better in the downtown area.

There was discussion regarding landscaping of the site and K.McEneaney stated that DES needs to tell the architect what they will allow before plans can be completed, access to the canoe launch will be public with permission, and the city attorney is working on an easement for access to the property at 24 Chestnut Street before Phase II.

Discussion ensued regarding clarification that the catch basins currently are going into the stormwater drainage system which is separate from the sewer system and the plan to treat this water will be different than how it is treated now.

Lengthy discussion ensued regarding the number of parking spaces planned and what the anticipated demand would be for parking.

C.Parker stated some solutions for providing adequate parking would be to allow permit parking in the transportation lot, building a parking garage that could be used in Phase II, and the reasonable expectation that since this is an urban building, people might walk and not require parking spaces. He stated a committee will look at the parking regulations in the future.

K.Schuman stated he felt there is an opportunity here to sacrifice some parking in order to create a gateway street to encourage pedestrian traffic between Central Avenue and Chestnut Street, and he was disappointed that such expansive surface parking is part of the plan.

L.Skinner asked if the demand for public parking spaces would go up or down over the next couple of years.

C.Parker stated that Bill Simons could answer that question and C.Parker will include a graph in the Planning Board packets for the 2/25/2014 meeting. He also stated that B.Simons' information would be 98% accurate and that it would be a good document for the Planning Board members.

B.Simons stated the occupancy rate was 5% and that the lot was significantly underused, and the City would not have recommended selling this lot unless it was underused. He stated there is capacity to meet the current and future parking needs, and he will get updated numbers to D.Ciotti.

D.Ciotti confirmed with K.McEneaney that there would be two dumpsters in a screened enclosure but stated he did not think the location was appropriate and that two were not adequate. He also confirmed with K.McEneaney that the floating dock as well as fountains would need DES approval. He stated he felt aesthetics were important and in his opinion First Street should be made a walking street.



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Discussion ensued regarding the loading zone for Ear Craft Music and that there is not a formal agreement for their exclusive use of it, the loading zone is not blocked off if it is not in use, and it is available for parking after 6 p.m.

K.McEneaney described the subdivision plan, stating that there will be a 10-foot separation between the proposed Phase II building and the Phase I building so the lot line being created will be 5 feet from the westerly end of the Phase I building. When doing the subdivision line, he stated the westerly side yard of Phase I and the easterly side yard of Phase II will meet the existing requirement, but he will need relief from the easterly side setback.

K.Schuman confirmed with C.Parker that the trigger for advancing to Phase II will be two separate conveyances with separate performance mortgages and separate sureties on both.

Motion: K.Schuman made the motion to accept the applications. Seconded by T.Clark. Vote: U/A

Public Hearing Open

Mike Dean, who represents Helen Koutrelakos, owner of 5 First Street, spoke and stated he would like First Street to be left alone and he thinks the lot is too narrow for the planned development.

Public Hearing Tabled

C.Parker stated he recommended that the Board table the applications and possibly do a site walk, and also stated that the TRC is still resolving issues.

G.Green stated he would like to do a site walk because he went to the lot with the plan and grasped the enormity of what is being proposed.

Motion: K.Schuman made the motion to table. F.Torr seconded. Vote: U/A

L.Skinner confirmed these items will be on the agenda for the meeting on 2/25/2014.

C. Downtown Infill Development Update to Planning Board

C.Parker discussed this workshop topic, explained details of TIF, the sale of underutilized city properties, the waterfront redevelopment and reconstruction on Silver Street.

Discussion ensued regarding the Cecil Group project, RFP's for proposals, and what an adequate time frame is for developers.

D. Update to Planning Board on Dover Business & Industrial Authority (DBIDA) activities and projects by Dan Barufaldi

D.Barufaldi spoke regarding economic development in Dover, business retention, outreach to businesses and attraction of new businesses to Dover, and the downtown marketing project. He updated the Board regarding buildings for sale in Dover, companies moving to Dover, buildings being



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built and the police station and garage project. He gave details about the Tourism Stakeholders Group and the BizEd Connect project.

5. STAFF COMMENTS

C.Parker gave an update that the CIP was approved by the City Council on 1/22/14 and the zoning amendments will be going before the City Council on 2/12/14 with a public hearing scheduled for 2/26/14. He spoke about the Dover Listens program and encouraged public participation. He stated there was a sign purge today and only a handful of signs were collected, which was a very positive indicator that sign permitting over past 4 years has been successful. TIF will be going to the City Council on 2/12/14 with a public hearing scheduled on 2/19/14.

C.Parker stated there was a technical assistance grant letter for the Chair's signature regarding stormwater and flood plain work, and he would like the Board to endorse D.Ciotti to sign this.

D.Ciotti read the letter for the record.

There was a question regarding the dollar amount for the grant and C.Parker stated he would have that dollar amount for the Board in the future.

Motion: T.Clark made the motion to sign and approve the application. L.Skinner seconded. Vote: U/A

6. COMMITTEE REPORTS

C.Parker stated that he drew up mission statements for the Parking & Sign Committees.

D.Ciotti read the mission statements and announced that the Parking Committee would consist of K.Schuman, C.Parker, C.Lawrence and C.Plante, and confirmed that K.Schuman would be the Chair.

He stated the Sign Committee members would be G.Green, T.Clark, L.Skinner, D.Barufaldi, Steve Bird, and Michele Gilmore from the Dover Chamber of Commerce, and confirmed that G.Green would be the Chair.

7. ADJOURNMENT

Motion: K.Schuman made the motion to adjourn at 9:42 p.m. Seconded by B.Garrison. Vote: U/A