



CITY OF DOVER

## TECHNICAL REVIEW COMMITTEE – P10-39 & 40 NOTES

Application Type: Site Plan Review  
Applicant(s): Dean A. Fournier  
Owner: Dean A. Fournier Revocable Living Trust  
Location: 11, 13, 15 & 17 School Street  
Date: September 9, 2010

### INTENT:

48 Units, 2 Multi-Family  
Condominium Buildings

### LOTS/UNITS PROPOSED:

48 Units

### AGENDA ITEM #: 1

**ACREAGE:** 0.55 Acres

### ZONING DISTRICT:

CBD- Commercial

### EXISTING LAND USE:

Parking Lot and Residential

### SURROUNDING LAND USE:

Mixed Commercial and Residential

**ZBA ACTION:** None

### PERMITS REQUIRED:

Conditional Use Permit

**WAIVERS REQUESTED:** None

### ATTENDANCE:

Linda Merullo (Chair)  
Chris Parker (Planning)  
Steve Bird (Planning)  
Rebecca Jalbert (Fire Department)  
Tom Clark (Building Inspection)  
Marn Speidel (Police Department)  
Bill Simon (Police Department)  
Dave White (Engineering)  
Dan Barufaldi (Economic Develop.)  
Gary Green (Planning Board)  
Dean Fournier  
Paul Connolly (Civilworks Eng.)  
Michele Alexander (Planning Intern)

### Planning Comments:

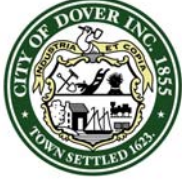
- Need CUP for reduced number of parking spaces
- Need full site plan
- Fill out Fast Track application
- If Map 3, lot 12 is controlled by applicant, does this resolve ownership issues with parcels A and B?
- What about parking on rear of lot #18?
- Could rear building be moved forward?
- Will need street walls, street trees and benches, etc. along School Street per Chapter 170-10.1 E.
- Are parking spaces on lot #10 obligated to other uses?
- Impact fees
- Water and sewer investment fees
- Need letter requesting School Street discontinuance

### Engineering Comments:

- Need to see utilities plan
- Want to see sidewalk and pedestrian circulation plan
- I would like to keep the pedestrian access over the hill.
- Snow removal needs to be addressed
- Show size, location and type of water, sewer, and drainage lines
- Drainage pipes in the School Street ROW may need to be upgraded
- Need foundation plans
- Show lightning and landscaping plan
- Retire old services
- Show the roof drains and parking garage drains outfall
- Traffic Analysis should be done, particularly addressing the existing width and traffic flow on School and Mechanic Street
- Parking is difficult within the garage, in some parking spaces

### Police Department Comments:

- Concern about viability of 2 spaces along the wall in the 28-space garage
- Is Building B accessible by foot from Portland Avenue?
- Reference lease agreement between City and Cocheco Overlook Ltd. Partnership for 51 spaces in the School Street Lot
- With potential demand for resident parking in municipal lot of this scale, ensure that property manager becomes



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single point of contact for  
City's Parking Bureau for  
resident permit  
logistics/transactions instead of  
having individual tenants fend  
for themselves

- Only the City Council can approve a lease agreement involving dedicated assignment of public parking spaces

### **Fire/Inspections Comments:**

- Access to fire department connection for sprinkler system must be available for both buildings?
- Where is the proposed fire department lane?
- Fire lanes will need to be posted both with signs and painted on the roadway.

### **Planning Board Comments:**

- Need landscaping plan
- Consider pervious sidewalks

### **Economic Development Comments:**

- Inquired about anticipated selling price of condo units

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