



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