



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P12-07

Application Type: Site Plan Review
Applicant(s): The Housing Partnership
Owner(s): Sidney Robbins Family Trust
Location: 1 Dover Street (Assessor's Map 27, Lot 20)
Date: March 8, 2012

INTENT: Proposed redevelopment of an existing five story mill building into 42 workforce rental housing units and construction of 60 parking spaces.

LOTS/UNITS PROPOSED: 42 apartments

AGENDA ITEM #: 2

ACREAGE: 1.01 acres

ZONING DISTRICT: Urban Density Multi-Residential (RMU) District

EXISTING LAND USE:
Warehouse

SURROUNDING LAND USE:
Multi-family residential, duplexes and single family houses; retail commercial

ZBA ACTION: Three variances granted by Zoning Board of Adjustment on 2/16/12 for use, building height and reduced open space.

PERMITS REQUIRED:

- Conditional Use Permit for reduced parking spaces

WAIVERS REQUESTED: None

ATTENDANCE:

Marcia Gasses – Planning Board
Gary Greene – Planning Board
Tom Clark (Fire Department)
Rebecca Jalbert (Fire Department)
Steve Bird (Planning Department)
Tim Corwin (Planning Department)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dave White (City Engineering)
John Chagnon – Ambit Engineering, Inc.
Marty Chapman - The Housing Partnership
Jack Peduzzi – The Housing Partnership
Mike Lassel – Lassel Architects
David Choate

Planning Comments:

- Revise cover sheet to label neighborhood plan and show proposed development on subject lot
- Add Planning file number P12-07
- Limit construction work hours
- Add common site plan notes # 1, 17, 18, 19, 31 & 33
- Streetscape rendering in color
- Redesign rear driveway to allow for two way traffic
- Add bike rack calculation
- Add note referencing ZBA decisions
- Contribute to FastTrans for reduction in parking
- Need curb along sidewalk proposed along Dover Street
- Consider benefits of making Dover Street one way
- Impact fees due at building permit
- Water and sewer investment fees will be assessed
- Will need to have peer review for traffic study
- Revise Fiscal Impact Analysis to verify capacity of municipal water and sewer
- Would like contribution for improvements to Park Street playground
- Sidewalks have to be pervious material per Chapter 149-14-C-1

Engineering Comments:

- Show telephone easement at corner of Park St. and Dover St.
- Add sidewalk along Park Street
- Will need easement for sidewalk along Dover Street
- Catch basin detail – need four foot sump
- Need to apply for waiver where sidewalk is not pervious
- Add catch basin along Park Street near center parking aisle

Police Department Comments:

- Call out on plan, and construct, a new stop sign assembly on Dover Street @ Park Street. Use 2" square breakaway post with standard R1-1 sign. Police will follow through with TAC and City Council to get this intersection added to the City Code.
- Confirmed that the smokestack will remain.
- Remove "pole-mounted COBRA light" across the street from the plan.
- Add note on plan that "11 newly marked spaces on Dover Street" are public spaces, not dedicated to the site, and will not be available for overnight parking in winter months. There is potential here to explore off-street parking agreement with the church site.
- One of the 3 accessible spaces needs to be van accessible. Needs an extra 1' to accommodate a full 8' access aisle.



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- Confirmed that the building will have locks that can only be accessed with pass cards for residents.

Fire/Inspections Comments:

- Designate fire lanes
- Concerned with access for ladder truck; could dumpster be moved?
- Fire connection area needs to be striped
- May need pump for fire flows

Economic Development Comments:

- Financial impact on the City is a concern, especially for schools
- Questioned the need for workforce housing in Dover given the current supply available

Planning Board Comments:

- Dover Street parking concerns
- Sidewalk concerns
- Like the porous pavement
- Fiscal impact analysis used outdated data; want more information on municipal services costs