



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P12-05

Application Type: Site Plan Review
Applicant(s): Dover Housing Authority
Owner(s): Dover Housing Authority
Location: 22 & 28 Union Street (Assessor's Map 20, Lots 87 & 88)
Date: March 8, 2012

INTENT: Proposed removal of existing house at 28 Union Street and construction of 26 parking spaces.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 1.02 acres

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

EXISTING LAND USE:
Multi-family residential and single family house

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

ZBA ACTION: N/A

PERMITS REQUIRED: None

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)
Dana Lynch – Civilworks
Otis Perry – Dover Housing Authority

Planning Comments:

- Limit construction work hours
- Add Planning file number P12-05
- Show whole property on sheets
- Add common site plan notes # 8, 12, 13, 14, 23, 28 & 29
- Add parcel size to note #3
- Don't show demolition information on Existing Conditions Plan
- Put lot merger information in a note and do not show property line
- Which lot number is it?
- New clothes line proposed?
- Add landscaping in the islands adjacent to Union Street

Engineering Comments:

- Add landscaping along rest of parking lot.
- Confirmed that there is no dumpster
- Overlay parking near Union Street to keep water from street running into parking spaces.
- Show underground electrical service
- Sidewalk does not meet City standard
- Concerned that drainage is concentrating flow; maybe add level spreader

Police Department Comments:

- The disability parking space must be van accessible. Needs an extra 2' to accommodate.
- Confirmed that individual parking spaces will be assigned to residents.
- Any proposed "Resident Parking Only" signs? If so, show on the plan.
- Requesting that light fixture(s) be lowered from 20' to 15'.

Fire/Inspections Comments:

- We have had fire alarm issues in the past and want to make sure that there will be no impacts from this development.

Economic Development Comments:

- Consider LED lighting.

Planning Board Comments:

- No issues.