

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P12-29

Application Type: Site Plan Review
Applicant(s): Joseph Allis
Owner(s): Joseph Allis
Location: Washington Street (Assessor's Map 23, Lot 13)
Date: September 27, 2012

INTENT: Proposed six office units, two story 4,800 sq. ft. building with associated parking

LOTS/UNITS PROPOSED: Six office units

AGENDA ITEM #: 1

ACREAGE: 0.717 Acres

ZONING DISTRICT: Central Business District - General

EXISTING LAND USE: Parking lot

SURROUNDING LAND USE: Commercial retail, offices, mill buildings, and residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Dennis Ciotti – Planning Board
Tom Clark (Fire Department)
Rebecca Jalbert (Fire Department)
Steve Bird (Planning Department)
Chris Parker (Planning Director)
David White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Tobin Farwell
Joe Allis
David Allis

Planning Comments:

- Impact fees will be assessed
- Water and sewer investment fees will be assessed
- Need Standard Traffic Impact Analysis
- Add local plan number P12-29 to all sheets
- Need Stormwater Operation and Maintenance Plan
- Add engineer stamp and signature to appropriate sheets
- Need colored architectural plans
- Revise Neighborhood Plan to expand area
- Need lot line adjustment plan for Water Street

Sheet C-1:

- Correct note #6 – coverage is minimum not maximum and add front and side build to line and rear setback
- Revise note #8 to specify proposed parking spaces
- Add common site plan notes # 18, 19, 28 and 30
- Fix spelling in plan index list

Sheet 1:

- Add note about wetland delineation

Sheet C-2:

- Building coverage does not meet 75% minimum
- Add proposed topography
- Add size of proposed water and sewer lines
- Sidewalk has to be pervious per Chapter 149-14-C-1
- Show proposed electric lines
- Label second story deck
- What is the status of parking space lease agreements?
- Where is the location of the bike rack?
- Add symbols to legend for unidentified objects
- Correct number of parking spaces from 9 to 16
- Driveway is only 14 feet wide if the parking spaces are to remain, 24 feet width is required for two way driveway
- CBD design standards require benches and waste bins

Sheet L-1:

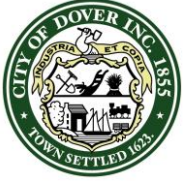
- Street trees along Washington Street are required
- Planters and window boxes for flowers are encouraged on the front of the building

Sheet LT-1:

- Specify pole height for lights
- Need building lights for security
- Parking lot lighting levels for the minimum and average are too high to meet standards

Floor Plan:

- Building design is not consistent with architectural guidelines
- Revise floor plans to show office layout



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Engineering Comments:

- Add bike rack symbol
- Add water and sewer lines sizes and types
- Add gas connection location
- Consider porous pavement for parking lot
- Address how trees will be preserved along river and brush will be cleaned up
- Need easement for public use of the sidewalk
- Mixed uses would be better for the site
- Will review the drainage study
- Change sidewalk to concrete and widen
- Lot has more potential than proposal

- Not the highest and best use of the property
- Concerned about the status of agreements for leased parking
- Hatch bike rack space
- Encourage phased development plan

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P12-29.docx

Police Department Comments:

- Fire lane needed
- Existing parking spaces won't work – aisle width not adequate, look at parallel
- Look at one-way traffic pros and cons in traffic analysis – Young Street needs to be looked at
- Dumpster relocation is a god idea
- Remove sign posts
- Only one handicapped parking space is required
- Need building lights for security and walkway

Fire/Inspections Comments:

- sheet C-1, note 11 should be 2009, not 2006
- sheet 1, note 2 owner's name misspelled
- sheet C-2, asphalt misspelled @ note re: 5' sidewalk
- sheet C-2, indicate a striped & signed fire lane along the front (westerly) portion of the building on the former Water St. for the length of the building

Economic Development Comments:

- Concerned with building appearance
- Much more opportunity exists for the lot
- Consider commercial with residential above
- Would encourage higher architectural standards

Planning Board Comments:

- Move dumpster away from river
- Need better rendition of the building