



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review
Applicant(s): First-Rate Real Estate Group, LLC
Owner(s): Margaret G. Guy and City of Dover
Location: 206 Central Avenue (Assessor's Map 12, Lots 28 & 29)
Date: June 13, 2013

INTENT: Site review for the construction of a 16-unit residential building and 11 space parking lot with a driveway off Silver Street. Applicant proposes to purchase the City-owned Tuttle Square Park.

LOTS/UNITS PROPOSED: 16

AGENDA ITEM #: 1

ACREAGE: 0.14 acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: 16-unit apartment building and Tuttle Square Park

PROPOSED LAND USE: 16 multi-family units

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

ZBA ACTION: None

PERMITS REQUIRED:

- City of Dover Conditional Use Permit to allow ground floor to be used for parking for a residential use

WAIVERS REQUESTED: None

ATTENDANCE:

Chris Parker (Planning)
Tom Clark (Building Official)
Rebecca Jalbert (Fire & Life Safety Inspector)
Marn Speidel (Police Department)
Dave White (Engineering)
Kevin McEneaney
FX Bruton
Dennis Ciotti (Planning Board)
Gary Green (Planning Board)
Tim Corwin (Planning)

Planning Comments:

- Submit documentation confirming reservation of parking spaces at library
- Need Stormwater Management System Operation and Maintenance Plan
- Impact fees and water and sewer investment fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Need landscaping plan
- Need streetscape plan
- Need color architectural rendering
- Need floor plans
- Provide narrative describing demolition plans

Sheet #1:

- Add local file #P13-020
- Revise Neighborhood Plan to add proposed development

Sheet #2:

- Provide copy of Strafford Superior Court Docket No. 94-E-093
- Clarify who has the right to use the ROW and describe the scope of the right(s)
- Show existing parking and loading zone on Central Avenue
- Add number of existing units
- Add surveyor signature
- Amend City parcel to be Tuttle Square Park

Sheet #3:

- Silver Street address?
- Provide a narrative explaining how parking spaces will be assigned
- Are these condominiums or rental units?
- Amend note #16 to add required parking spaces
- Add bike rack
- Replace parking proposed on Central Avenue with sidewalk and landscaping
- Amend note #32 to provide that snow shall be removed to an off-site location
- Show outdoor building lighting
- Specify number of bedrooms per unit
- Add erosion and sedimentation control features to the plan
- Drainage analysis required

Police Department Comments:

Sheet #2:

- Add note that removal of any roadway or sidewalk signage shall be coordinated with the Police Department
- Consider alternatives to the dumpster for garbage removal



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Fire/Inspections Comments:

- Sheet #3: label Silver Street and Central Avenue
- Sheet #3, note #30: specify that sprinkler lines need to be capped and flushed
- ROW fire lane only and no parking – provide signage and striping
- Consider providing a generator (locate in dumpster pad location if garbage removal alternative is used)
- Provide Fire Dep't connection on Silver Street side

Planning Board Comments:

- Consider naming the project something other than "Tuttle Square"
- Consider providing right turn only lane onto Silver Street
- Consider extending the brick treatment on the façade to the second floor
- Describe how parking will be provided during construction

Engineering Comments:

- Provide drainage analysis showing pre- and post- runoff
- Show proposed no curb radius on the southwestern corner of Central and Silver
- Clarify drainage for the building
- Relocate trees from Tuttle Square Park to new green space along Central Avenue