



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review
Applicant(s): First Street at Garrison, LLC
Owner(s): City of Dover
Location: First Street and Chestnut Street (Assessor's Map 6, Lot 3)
Date: January 30, 2014

INTENT: Site review for the construction of a 5-story mixed use building with 9,158 sq. ft. of retail space and restaurant on the first floor and 32 residential units on the upper floors and 94 parking spaces.

LOTS/UNITS PROPOSED: 32 multi-family units

AGENDA ITEM #: 1

ACREAGE: 1.4 acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Municipal parking lot

PROPOSED LAND USE: 32 multi-family units, restaurant, retail space

SURROUNDING LAND USE: Multi-family residential, retail, office and commercial

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Chris Parker (Planning)
Tim Corwin (Planning)
Tom Clark (Building Official)
Marn Speidel (Police Department)
Kevin McEneaney (Owner)
Gary Green (Planning Board)
Dave White (Engineering)
John DeStefano (Construction Manager)

Planning Comments:

- 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
- Add Surveyor's stamp and signature to appropriate sheets
- Need streetscape plan from First Street
- Need color architectural rendering
- Need floor plans
- Need Traffic Impact Analysis and Assessment (Standard or Advanced?)
- Need erosion and sediment control plan
- Need Fiscal Impact Analysis
- Correct 6 First Street address for applicant
- Demonstrate compliance with streetscape standards of Section 170-20(E) and the CBD General sub-district table
- Demonstrate compliance with architectural standards of Section 170-20(F) and the CBD General sub-district table
- Demonstrate compliance with the ground floor standards set forth in the CBD General sub-district table
- Conditional Use Permit per Section 170-20(D)(2) required to address contextual dimensional requirements

Sheet #1:

- Add local file #P14-03
- Revise Neighborhood Plan to add proposed development and fix Chestnut Street layout over the river
- Add abutters across Cochecho River

Sheet #4:

- Add note that benches, internal lighting and other amenities to be removed as part of demolition shall be set aside for City use

Sheet #5:

- Add common site plan notes to this sheet
- Add missing site plan notes # 9, 22, 30, and 31
- Depict driveway widths
- Make construction sequencing a separate sheet
- Make utilities a separate sheet
- Consider combined dumpsters for Lots 6-3 and 6-9
- Provide parking screen
- Consider adding parking spaces in front of 21 First Street driveway

Sheet #9:

- Landscape plan needs to be stamped by a licensed landscape architect
- Add detail to lighting plan

Sheet #10:

- Move common notes to sheet #5
- Remove note #32



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- Revise note #12 to add required number of parking spaces and key the spaces to the site plan
- Delete note #25
- Add note referencing Land Disposition Agreement (LDA) dated 7/24/13, revised 1/22/14 and providing that all work and the development of the property shall comply with all requirements of the LDA

Police Department Comments:

- Review note 12 on Sheet#10
- Consider removing the 3 parking spaces at the First St/Chestnut St intersection
- Indicate that number of meters to be removed is 4
- Determine whether the amphitheater should be designated "public" or "private"
- Correct access to Phase 2 lot to show two-way access

Fire/Inspections Comments:

- Revise proposed building address
- Review location of handicap spaces
- Revise location of Sheet #s as they appear on the plan set

Planning Board Comments:

- Clarify parking calculations

Engineering Comments:

Sheet #3:

- Consider providing 30 ft. wide utility easement
- Consider providing public access easement for First Street sidewalk
- Consider public access easement along Lot 6-9 to provide access to boat launch

Sheet #5:

- Provide note addressing how sewer line will be installed/maintained given its close proximity to the building
- Entrance of First Street onto Chestnut Street should remain 2 out and 1 in - lane width can be reduced if needed
- Concrete sidewalk should remain along First Street to parking lot entrance

- For Phase 2 a sidewalk should run along Lot 6-9 to connect First Street and river walk
- Indicate how Phase 2 lot will be improved as part of Phase 1 (e.g. grading, surface materials, etc.)
- Add water main gates outside of building
- Change catch basin 1908 and 1915 to double grates – may need to replace catch basins if brick or lacking sump
- Dumpster location should be relocated
- Drainage concern at entrance with catch basin 1904
- Depict location of proposed generator
- Provide enhanced erosion control measures
- Hug proposed sidewalk at corner of building (where it meets First Street) to the building to eliminate undesirable open area
- Consider separating roof and parking lot draining
- Need to provide for treatment of runoff
- Need to provide drainage analysis (pre and post)

Sheet #7:

- Details needed on viewing platform and show how it is accessed; if part of Phase 2, indicate clearly on plan
- More details needed on final build out for sidewalk, lighting, parking

Sheet #8:

- Consider running retaining wall all the way along river and with a sidewalk – if possible, copy existing river walk motif of granite post and rails
- Consider reducing size of amphitheater and maximizing deck space
- Look at relocating entrance to lot 6-20 to avoid issue of odd configuration – install curb to redirect traffic
- 22' aisle width is tight
- Stop sign should not have other signs installed on it – one way and no right turn on separate post

Sheet #10:

- 6 ft. minimum cover on hydrant
- Hydrant to be Eddy Manufacturing
- Use gate valves – not double disk
- Note #35 should reference Community Services, not Police Department

Sheet #11:

- Curb reveal should be 7" on vertical granite curb (VGC)
- Brick detail seems robust – should not have sand - 5' should be from back of curb