



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES - P14-34

Application Type: Site Plan Review  
Applicant(s): The Housing Partnership  
Owner(s): Roman Catholic Bishop of Manchester, NH  
Location: 577 Central Avenue (Tax Map 27, Lots 2, 3, 4, & 15)  
Date: June 5, 2014

**INTENT:** Site plan to construct a 58,170 square foot building with 43 workforce rental housing units, 10,500 square feet of office space, and 85 parking spaces

**LOTS/UNITS PROPOSED:** 43 units

**AGENDA ITEM #:** 2

**ACREAGE:** 1.8 Acres

**ZONING DISTRICT:** Central Business District - General (CBD)

**EXISTING LAND USE:** House of worship and rectory

**SURROUNDING LAND USE:** Commercial retail, offices, and all types of residential development

**ZBA ACTION:** None

**PERMITS REQUIRED:**

- Conditional Use Permits for reduced parking and CBD standards for side setback and lot coverage

**WAIVERS REQUESTED:**

- Waiver to Chapter 149-14-C-1, the requirement for porous sidewalks
- Waiver to Chapter 149-14-D-5-f, the requirement to document the investigation of pervious parking lots

**ATTENDANCE:**

Christopher Parker (Planning)  
Dave White (Engineering)  
Tom Clark (Fire Inspections)  
Marn Speidel (Police Department)  
Dan Barufaldi (Economic Development)  
Dennis Ciotti – Planning Board  
Gary Green – Planning Board  
John Chagnon – Ambit Engineering  
Jack Peduzzi – Housing Partnership

**Planning Comments:**

- Impact fees and water and sewer investment fees will be assessed
- Need floor plans and architectural renderings
- Need lighting plan
- Need drainage study
- Need stormwater operation and maintenance plan
- Traffic study peer review
- Demonstrate compliance with streetscape standards

Cover Sheet:

- Add development to neighborhood plan

Sheet C-1:

- Show existing property lines on all parcels
- Need lot merger form completed
- Add standard note about source of survey information
- Is there a sewer easement for sewer line over map 27, lot 9?

Sheet C-2:

- Delete note #5
- Add separate landscape plan prepared by a professional landscape architect
- Concerned about safety of left turns out of Central Ave. driveway. How can Ham Street be used better?
- Want COAST bus pull off in front of building to replace one at 561 Central Ave.
- Add landscaping to islands in parking lot
- Provide details of proposed playground
- Add street wall between building and driveway
- Screen generator
- What is height of retaining walls?
- Add note that no drive thru is permitted
- Add note that residential is not permitted on the first floor
- Does drainage study support waivers?
- Provide more screening of parking lot along Park Street
- Show snow storage areas
- What is percent of interior landscaping provided?
- Parking spaces at corners may conflict
- Fill in landscape size and quantity information

Sheet C-3:

- Add grading information
- Add sizes of water and sewer lines
- Show erosion control features
- Show electric/telephone/gas connections

Sheet A3.0:

- Demonstrate compliance with architectural requirements



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### Police Department Comments:

- Questions related to Fiscal Impact Analysis – consideration of on street parking is in conflict
  - Concerned about left turn sight distance due to building
  - Disagree with statement on public safety in impact analysis
- Concern with dumpster location
  - Echo concerns about market
- It was concluded that a second TRC meeting would be necessary.

### Engineering Comments:

- City should meet with PSNH to discuss service
- Improve area between your proposed driveway and adjacent driveway – define it as a sidewalk
- Neck down entrance on Central Avenue
- Remove old tipdown and redo sidewalk
- Where does roof drain?
- Show size and material for all pipes
- Show grading
- Add sidewalk and curb on Park Street along your frontage
- Retaining wall details can be submitted prior to construction
- Save and reuse monuments and architectural features
- Show electric and gas connections
- Will need peer review of drainage study
- Review transformer and generator locations

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### Fire/Inspections Comments:

- Contact Jim Maxfield, Electrical Inspector for transformer

### Economic Development Comments:

- Has concerns with project
- Highest and best use?
- Concern with left turn onto Central Avenue

### Planning Board Comments:

- Add note requiring construction staff to park on site, not on Central Avenue
- Concern with handicapped at Central Avenue