



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-45

Application Type: Site Plan Review
Applicant(s): Changing Places, LLC
Owner(s): Robert Mairs and Bellamy Management Corp.
Location: 44 Portland Avenue (Tax Map 24-104) and 26 School Street
(Tax Map 24-104A)
Date: June 19, 2014

INTENT: Site plan to construct a 20,736 sq. ft. residential building with nine (9) units and a 17,820 sq. ft. mixed use building with 5,940 sq. ft. of commercial space on the first floor and nine (9) residential units above.

LOTS/UNITS PROPOSED: 18 multi-family units

AGENDA ITEM #: 1

ACREAGE: 0.85 Acres

ZONING DISTRICT: Central Business District - General (CBD)

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Commercial and residential

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for steep slope impacts and CBD standards (first floor residential, side build to, and lot coverage)

WAIVERS REQUESTED: None

ATTENDANCE:

Steve Bird (Planning)
Tim Corwin (Planning)
Dave White (Engineering)
Rebecca Jalbert (Fire Inspections)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Kevin McEneaney
John O’Neill
Scott O’Neill

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Need colored architectural renderings
- Demonstrate compliance with CBD architectural standards
- Need drainage analysis
- Need stormwater operation and maintenance plan
- Provide lot merger form
- Provide erosion and sediment control plan
- Provide traffic analysis
- Provide fiscal impact analysis
- Demonstrate compliance with CBD streetscape standards
- Provide colored streetscape rendering
- Provide wastewater quantity and composition figures

Cover Sheet:

- Add development to neighborhood plan
- Depict post-lot line adjustment lot configuration
- Add file number P14-45

Sheet 2:

- Remove “Combined Parcel Area” label (the plan should presume the lot line adjustment has been approved) and provide a single lot number
- Identify steep slopes (those in excess of 20%)
- Depict zoning boundaries
- Identify existing use
- Note 3: identify the zoning as “Central Business District – General sub-district”
- Note 4: change “maximum lot coverage” to “minimum lot coverage”
- Note 6: fill in blank space

Sheet 3:

- Provide common site plan notes (move from Sheet 6)
- Provide lot coverage calculation (75% minimum required)
- Provide parking calculations
- If calculating 2 parking spaces per residential unit, demonstrate adequate on-street parking available for visitors
- Show width of proposed access ways
- Provide striping for driveway at School Street and Portland Avenue; provide striping for fire lane
- Show required bike rack
- Remove reference to “combined” parcel area
- Provide details on garbage removal
- Show ADA compliant required parking spaces (check with Building Official for requirements)



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- Provide separate utility sheet
- Provide separate drainage plan
- Provide engineer's stamp
- Consider widening front building to meet CBD side build to requirement and provide access through Portland Avenue parking lot (easement from City will be required)
- Show "no parking" in front of garages
- Depict rear patios/decks proposed for rear building residential units

Sheet 4:

- Provide landscaping
- Provide professional landscape architect stamp
- Depict CBD streetscape requirements

Sheet 5:

- Provide lighting

Police Department Comments:

- The plan for marking the fire lane should include signs in addition to pavement markings
- Show existing lighting for adjacent Portland Ave lot. It will need to be improved – possibly through building mounted lights on east side.
- Lease agreement with City for use of municipal lot should include stipulations for this property owner to handle maintenance (snow plowing, lighting, etc.)

Engineering Comments:

- When replacing Portland Avenue sidewalk use vertical granite curb with concrete sidewalk
- Move catch basin at entrance to other side of entrance
- Consider providing rain garden
- Consider providing recreational area
- Use 6" water lines
- Tie drainage into closed system
- Add gate on fire water line
- Oil/grease separator will be required on sewer line for certain commercial uses

- Use double grate on Portland Avenue catch basin
- Remove trees in parking lot near PSNH pole
- Enlarge municipal parking lot to provide 24 ft. aisles
- Correct note 12 on Sheet 6

Fire/Inspections Comments:

- Provide documentation that the site can accommodate the turning movement of the largest fire apparatus
- Include note that NFPA 13 sprinklers will be required
- The fire lane should include the whole driveway not just the portion in between the two buildings
- Correct note 36 on Sheet 6

Economic Development Comments:

- None

Planning Board Comments:

- Parking lot lease and maintenance agreement must be finalized prior to Planning Board plan approval
- Extend retaining wall along the rear length of the municipal parking lot
- Confirm whether municipal parking lot improvements require City approval
- Consider measures to address the maintenance of the "no man's land" area between the retaining wall and the rear lot line

It was concluded that a second TRC meeting would be necessary.

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