

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 25, 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, lot coverage and Front – secondary build to.

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)
Marn Speidel (Police Department)
Dennis Ciotti – Planning Board
John Chagnon – Ambit Engineering
Jack Peduzzi – Housing Partnership
Mike Lassel – Lassel Architects

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Need stormwater operation and maintenance plan
- Traffic study peer review
- Need more rationale for reduction in coverage

Sheet C-1:

- Need lot merger form completed
- Add common site plan note 16 (basis of elevations)

Sheet C-2:

- Concerned about safety of left turns out of Central Ave. driveway. How can Ham Street be used better?
- Identify Frontage Build out Percentage
- Add street wall between building and driveway
- What is height of retaining walls?
- Correct note that no drive thru is permitted
- Does drainage study support waivers?
- Show snow storage areas
- Add signage for motorcycle only parking
- Add note regarding adequacy of on street parking to accommodate visitors to support reduction of required residential parking to 2 spaces per unit

Sheet C-3:

- Add common site plan note 22 (site served by municipal water and sewer)

Sheet LP:

- Uniformity Ratio is too high
- Consider increasing min to .3 fc

Sheet A3.0:

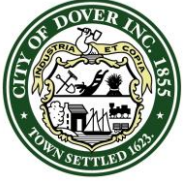
- Consider using alternative to yellow brick

Police Department Comments:

- Questions related to Fiscal Impact Analysis – consideration of on street parking is in conflict
- Strongly concerned about left turn sight distance due to building
- Disagree with statement on public safety in impact analysis

Engineering Comments:

- Retaining wall details can be submitted prior to construction
- Save and reuse monuments and architectural features
- Will need peer review of drainage study
- Review transformer and generator locations
- Remove porous pavement from Central Avenue sidewalk
- Water Service should be located off Fire Service with 2 shut offs



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Fire/Inspections Comments:

- Contact Jim Maxfield, Electrical Inspector for transformer
- Review Siamese fire connection

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
- Concern with dumpster location
- Echo concerns about market
- Review parking calculations
 - Day care
 - Document how day care pick and drop off works
 - Office
 - Kitchen
- Consider eliminating parking on Central Avenue
- Concern about request for reduction in max build out from 75% to 13% - it is an extreme request.