



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: August 7, 2014

INTENT: Site plan to construct a 60,918 square foot building with 41 workforce rental housing units, 14,018 square feet of office space, a 21,170 sq. ft. two story building with 6 residential units and 72 parking spaces

LOTS/UNITS PROPOSED: 47 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 residential on the first floor of both buildings

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)
Steve Bird (Planning)
Dave White (Engineering)
Marn Speidel (Police Department)
Tom Clark (Building Official)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
John Chagnon – Ambit Engineering
Marty Chapman – Housing Partnership
Mike Lassel – Lassel Architects

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Update traffic study - peer review will be a condition of approval
- Need more rationale for reduction in coverage
- Add Lighting Plan to plan set
- For Park Street building, need basic architectural plan, with the understanding that the final design will have to come back to the Planning Board for approval
- Need a developer's agreement for second phase
- Need plan for street furniture
- Condition of approval that limits parking of non-residential vehicles on site overnight

Sheet C-1:

- Need lot merger form completed

Sheet C-2:

- Add reference to detail of street wall
- Does drainage study support waivers?

Police Department Comments:

- Remove an additional 70 feet of on-street parking on the easterly side of Central Avenue, south of the driveway.
- Add notes to the demolition plan to show removal of the parking lines in addition to the crosswalk markings.
- Add two-way travel flow arrows in two locations in the larger parking lot.

Engineering Comments:

- Sewer service for Park Street building needs to be shown
- Need updated drainage study
- Increase width of drive aisle off of Park Street to 20 feet
- Increase depth of sidewalk at tipdown to 6 inches

Fire/Inspections Comments:

- Review transformer detail with Electrical Inspector
- Move Siamese connection to the front of the building

Economic Development Comments:

- Need to make sure that the timing of the Park Street building is specified
- Prefer all commercial on the first floor

Planning Board Comments:

- Add note requiring construction staff to park on site, not on Central Avenue
- Are you providing any off-site parking spaces by lease agreement?
- CBD requires residential on the 2nd floor