



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: August 7, 2014

INTENT: Site plan to construct a 20,736 sq. ft. residential building with nine (9) units and a 21,780 sq. ft. mixed use building with 7,260 sq. ft. of commercial space on the first floor and ten (10) residential units above.

LOTS/UNITS PROPOSED: 19 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, CBD standards (first floor residential and lot coverage), and parking reduction

WAIVERS REQUESTED: None

ATTENDANCE:

Steve Bird (Planning)
Chris Parker (Planning)
Dave White (Engineering)
Tom Clark (Building Official)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Kevin McEaney
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
- Need Conditional Use Permit application for parking reduction
- Provide erosion and sediment control plan
- Provide traffic analysis
- Provide fiscal impact analysis
- Demonstrate compliance with CBD streetscape standards
- Provide colored streetscape rendering
- Need lot merger form

Cover Sheet:

- Correct title of sheet 4 in sheet index

Sheet 2:

- Extend zoning boundary line
- Identify # of residential units in note 5

Sheet 3:

- Correct parking calculations
- If calculating 2 parking spaces per residential unit, demonstrate adequate on-street parking available for visitors
- Provide details on garbage removal
- Show ADA compliant required parking spaces (check with Building Official for requirements)
- Remove utility info from this sheet
- Provide engineer's stamp
- Identify retaining wall

Sheet 7:

- Provide landscaping
- Remove utilities and existing contours
- Provide professional landscape architect stamp
- Depict CBD streetscape requirements

Sheet 8:

- Provide lighting
- Remove utilities and existing contours

Police Department Comments:

- Sheet 3: clarify Note 12 relative to parking requirements
- Sheet 6: Travel flow between the buildings should be two-way, not one-way



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- Sheet 6: No Parking signs should be from the R7 series (NO PARKING FIRE LANE) not the R8-3. Not shown specifically in the MUTCD.
- Confirm that the lease agreement will address snow removal and maintenance in the municipal lot
- In your reply to Engineering comment regarding Portland Avenue sidewalk, note 14 was revised. But still shows “asphalt sidewalk” on all sheets. Correct this on the sheets too, because the term “off site sidewalk” as used in note 14 is open to interpretation.

Engineering Comments:

-

Fire/Inspections Comments:

-

Economic Development Comments:

-

Planning Board Comments:

- Parking lot lease and maintenance agreement must be finalized prior to Planning Board plan approval
- 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