

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: September 11, 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  
 Paul Connelly  
 John O'Neill  
 Scott O'Neill

**Planning Comments:**

- Impact fees and water and sewer investment fees will be assessed
- Demonstrate compliance with CBD architectural standards (6 of the criteria)
- Drainage analysis appears to show an increase in post development run-off
- Need stormwater operation and maintenance plan
- Need Conditional Use Permit application for parking reduction
- Need Conditional Use Permit for CBD lot coverage
- Need Conditional Use Permit for residential on first floor in rear building
- Provide erosion and sediment control plan
- Provide fiscal impact analysis

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
- Amend note #3 to specify CBD – General
- Amend note #12 to change commercial to office-general
- Provide details of CBD streetscape elements
- Show lanes on Portland Avenue
- Need access license from City for parking spaces
- Specify 5 foot wide sidewalk

Sheet 7:

- Street landscaping needs to comply with Chapter 170-20.E(3)(a)(i)
- Remove existing contours
- Provide professional landscape architect stamp

Sheet 8:

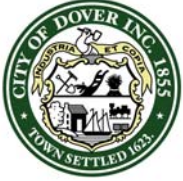
- Provide lighting calculations to demonstrate compliance with Chapter 149-14-E-2
- Part of the text at bottom of sheet is illegible
- Lighting must comply with CBD standards in 170-20.E(3)(d)
- Remove utilities and existing contours

**Police Department Comments:**

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**Engineering Comments:**

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### Fire/Inspections Comments:

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### Economic Development Comments:

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### Planning Board Comments:

- Parking lot lease and maintenance agreement must be finalized prior to Planning Board plan approval
- Consider measures to address the maintenance of the “no man’s land” area between the retaining wall and the rear lot line