

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-38

Application Type: Site Plan
Applicant(s): Cocheco Village, Inc.
Owner(s): Real McKoy Properties, LLC.
Location: 301 Durham Road (Tax Map H, Lot 1)
Date: August 6, 2015

INTENT: To construct a 9,880 sq. ft. elderly assisted care home and attach to an existing structure that will contain 2 accessory staff apartments.

UNITS PROPOSED: 12 elderly assisted care units and 2 accessory apartments for staff

AGENDA ITEM #: 1

ACRES: 2.95 acres

ZONING DISTRICT: Hotel/Retail (B-4)

EXISTING LAND USE: Single Family Residential with a six chair beauty salon in the basement

PROPOSED LAND USE: Elderly assisted care home with 2 accessory apartments for staff

SURROUNDING LAND USE: Single family residential, fence company, Elks Club, and city border with Madbury

SERVICES: Private well and septic

ZBA ACTION: Approved case Z13-18 on 10/17/2013 and case Z13-18A on 7/16/2015

PERMITS REQUIRED: NHDES Septic system design and verify if NHDOT Driveway permit needs to be amended

WAIVERS REQUESTED: None requested but unless plan is revised with porous sidewalks, a waiver may be necessary

ATTENDANCE:

Members:

Christopher Parker (Planning)
Elena Piekut (Zoning)
Dave White (Engineering)
Dan Barufaldi (Economic Development)

Marn Speidel (Police)
Dennis Ciotti (Planning Board)
Tom Clark (Building/Fire)

Others:

Art Guadano (Architect)
Stephen Haight (Engineer)
Dana Lynch (Engineer)
Gretchen Young (Engineering)
Donna Pohli (Planning)
Rebecca Jalbert (Building/Fire)

1. Approval of 7/23/15 Meeting Minutes

Motion to approve July 23, 2015 meeting minutes by Dave White and seconded by Dennis Ciotti. Vote U/A.

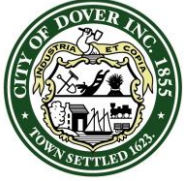
2. Plan Review

Planning Comments:

- Add narrative explaining use to application
- NHDES septic system design permit required
- Have NHDOT verify that an amended driveway permit is not needed based on the use
- Change name of project and change any remaining uses of "Cocheco" to "Cochecho" (save for LLC name) throughout plan set
- Impact fees will be assessed
- Reformat traffic analysis to the standard form
- Confirm plan notes are consistent with variance requests (e.g. use is elderly assisted and re-word the two unit apartment)
- Include a floor plan in the plan set
- Include streetscape by modifying "Exterior Perspective" to include landscaping and other required information
- Add file number (P14-38) to all sheets
- Professional Engineer, Licensed Land Surveyor, and Soil Scientist stamp and sign final plan set
- Number the sheets that do not already have numbers shown
- Add the north arrow to the landscape plan
- Remove sign from plan set as it is an Administrative function

Cover Sheet:

- Note all variances (including one in 2015) granted including Section of regulations and date granted



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-38

Application Type: Site Plan
Applicant(s): Cocheco Village, Inc.
Owner(s): Real McKoy Properties, LLC.
Location: 301 Durham Road (Tax Map H, Lot 1)
Date: August 6, 2015

Sheet 1:

- Reference Book and Page of deed to shared driveway easement

Sheet 2:

- Make "Site-Specific Soil Map Notes" a larger font to indicate it is a title on Sheet 2

Sheet 3:

- Add a note regarding the intent of the plan
- Add the fencing near dumpster to legend
- Note the new parking regulations
- Include the required amount of bike racks
- Change sidewalks to be porous (or waiver granted)
- Provide area in sq. ft. within the building outline on plan
- Amend note #5 to add the minimum open space calculation required in B-4
- Add note regarding row of pines if removed (to north)

Sheet 7:

- Add PD line to the legend

Sheet 8:

- Indicate post construction SWPPP plans in notes

Detail sheets:

- Number details on applicable sheets

Planning Board Comments:

- Concerned about porous sidewalk
- Add note that apartments are for staff only

Engineering Comments:

- Is the 'detention area' only detention or infiltration?
- Should separating the driveways be investigated?
- Improvements may be needed to the downstream swale along 108
- Will the stone pond hold water? If so, add a headwall on the HDPE to anchor it

- A maintenance road should be installed to access the grease trap, septic tanks, and pump chamber
- On detail sheet 12, no fernco on the pipe out of the CB
- Recommends a 4 ft sump with a hood
- Install no parking signs in turnout areas
- Include landscaping and lighting plans
- There is a volumetric increase in stormwater discharging towards Durham Road. Is there any opportunity to incorporate infiltration to provide mitigation?
- Include a detail of the riser sections in the underground detention to help with clarification during construction/inspections.
- Is there a concern that the bituminous curbing may break up easily and not convey the stormwater as designed? If so, should that stretch also be granite?
- Please show the locations of the drip-edges on the plans
- Please provide a detail of the dumpster pad

Police Department Comments:

- Consider an alternative name for this facility, not using the term "Cocheco"
- Verify that there is security in place to mitigate wandering residents

Fire/Inspections Comments:

- Be sure to add note regarding flushing of underground sprinkler system
- Provide fire department turning radius template
- Identify areas of no parking for fire lane. I can provide locations at the meeting
- Ensure the fire department connection in on the street side of the building as the water enters the building from the back side
- Concerned regarding name as this may create confusion for emergency responders
- Path of frame ADA compliance
- Grease trap should be inside (per plumbing code)
- Add the standard note to site plan regarding blasting

Economic Development Comments:

- Add to narrative about memory care and general levels of care

S:\Department\Planning\Planning_Share\Planning Board\TRC\2015 TRC\Minutes\8-06-15\2015.08.06_PlanningTechnicalReviewCommittee.CochecoCare.Minutes.docx