

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-56

Application Type: Site Plan Review
Applicant(s): Vitas Management & Development Company, LLC
Owner(s): Profero Management and Holdings LLC
Location: 181 Silver Street (Tax Map 11, Lot 2)
Date: January 7, 2016

INTENT: Site plan to construct a 72,360 sq. ft Assisted Living Facility with 76 units, a 2,930 sq. ft. bank, a 66,000 sq. ft. Medical Office Building, a 2,400 sq. ft. coffee shop, and an 85 unit hotel with 13,900 sq. ft. footprint. The mixed use site contains 415 parking spaces.

LOTS/UNITS PROPOSED: 85 hotel rooms, 76 unit assisted living and unknown amount of Medical Office units

AGENDA ITEM #: 2

ACREAGE: 19.46 acres

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Vacant McIntosh College

SURROUNDING LAND USE: Commercial and Residential

ZBA ACTION:

- Variance granted May 21, 2015 to permit a building height of 55' and an assisted living facility in the B-3
- Variance granted February 16, 1984 for relief from definition of lot in order to construct an additional building on the lot (H84-6)
- Sign approved July 24, 1979 to allow existing Ramada sign to be raised from 30' to 40' (H79-17)

PERMITS REQUIRED:

- NHDES Wetlands
- Conditional Use Permit

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

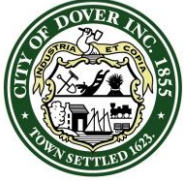
Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Thomas Clark, Building/Fire
Marn Speidel, Police
Dave White, Engineering
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:

Donna Benton, Planning
Jim Maxfield, Building/Fire
Bob Clark, Applicant/Engineer
Mike Malynowski, Engineer
Kevin Dandrade, TEC, Inc.
Alex Vailas, Developer
Bob DeColfmacker, Profero Management and Holdings, LLC

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Correct application regarding building area and building height
- Correct abutters list
- Please revise the plan set to:
 - confirm the building layout on each sheet is the accurate proposal
 - make plan set less grainy
 - include interior parking landscaping (10% minimum)
 - indicate porous pavement
 - update resource note 3 on sheet C-1
 - add property owner name and address
 - confirm building height on sheet C-1A
 - remove parking from setback
 - provide a key on the lighting plan on sheet L-1
 - only include the existing conditions on the necessary sheets
 - include the roundabout
 - refer to the "City" of Dover not "Town"
 - indicate correct building area to be accurate and include all stories
 - correct note regarding variances granted
 - connect the internal pedestrian walkways
 - accurately calculate the maximum number of parking spaces—the assisted living should use the medical office equation. In general, reduce the number of parking spaces
 - include "no stacking beyond this point" at the drive-thru's



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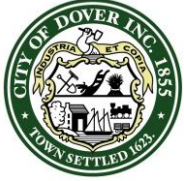
- add a bypass lane or completely block off lane beyond bank drive-thru
- include the plan number (P15-56) on all sheets
- indicate zoning district boundaries
- add fire lane locations
- add any existing or proposed easements
- indicate the internal walkways are porous or a waiver be granted
- add a bike rack
- Please provide:
 - hotel fees
 - colored architectural renderings
 - a lighting plan that meets Chapter 149-14.E.1(b)
 - a streetscape plan
 - digital version of the plan set
 - a neighborhood plan to include required details per Chapter 149-13.A(16)
 - Traffic Assessment and Analysis
- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
- Consider moving medical building and assisted living facility into the parking area to lessen the amount of parking area
- A development agreement will need to be recorded before final plan set is signed
- A peer review traffic study for the internal traffic flow will be required at the applicant's expense
- Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer

Police Department Comments:

- Looking for Traffic Impact Assessment

Engineering Comments:

- Include the roundabout design in the plan package for review
- All water main sizes and type need to be depicted
- Maintain at least 6 feet of separation between the water main and other utilities
- The city does not require water main crossings to be encased in concrete. Only crossing existing AC piping is required to be supported by flowable concrete fill
- Show all water gates on mains
- Sand bedding is required for water mains
- All ductile iron mains should receive polywrap
- Tapping sleeves should be stainless steel
- Drain manhole and sewer manhole covers should be hinged. Either Neenah liftmate or pamrex are acceptable
- How is off site drainage handled behind the assisted living facility?
- How is roof runoff handled?
- Recommend crowning the drive entrance and placing two catchbasins on the radii at the intersection to better capture the stormwater
- Specify the types of grates to be used if they are different than the standard type B
- Per 149-14 A. (1) (i) – the purpose of the stormwater management is to promote a balance between pre-development and post-development flow and volume. The applicant has reduced the peak rate, however the volume is increased consistently during all storm events. The drainage analysis shows a volume increase of approximate 30,000 cf. in the 50 year storm event
- No porous pavement has been proposed, as is required in Section D(5)(g) of the City of Dover site plan regulations. Staff would support a waiver from this regulation, if the intent of the requirement is met though other equivalent means of stormwater mitigation. It does appear that the strategic use of porous pavement could be implemented to provide infiltration and meet the zero net stormwater volume increase.
- Investigate where the stormwater flows exit your site (railroad crossing?) and does there need to be any maintenance done at these locations?
- Provide a larger routing diagram map for the post development.
- The City Engineer would like to meet to discuss various design features, like water main sizing and gate and hydrant locations



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- Be mindful of 15' setback and move the wall currently in setback

Fire/Inspections Comments:

- Submitted plans shall indicate design compliance for accessibility in accordance with IBC 2009, ICC/ANSI A117.1-2003, as amended and the Architectural Barrier-Free Design Code for the State of NH (ABFD 300 - AB Code)
- The proposed coffee shop shall have a minimum of one van accessible parking space
- Indicate the dimensions of all accessible parking spaces (Reference/ discuss C-1, C-1A, C1B)
- Clarify the quantity of accessible parking spaces for each structure
- Indicate accessible signage at required locations
- Indicate how accessible isles are maintained (Reference/ discuss C-1, C-1A, C1B)
- Indicate underground electric line to coffee shop
- Indicate location of all pad mounted transformers and sector cabinets about the site
- Clarify the grouping of utilities at the medial and hotel structures
- Indicate electric power supply, controller and alarm location for sewer pumping station in parking lot
- Indicate turning radius of Truck 1 thru site
- Provide a note on plan to indicate all-weather access shall be maintained during construction for first responders
- Indicate the location of all FDCs at all structures

- Provide an additional hydrant on the West/ North West side of the Assisted Living structure
- Indicate all fire lanes throughout the site
- Work with the Building Inspector to rename the road as Silver Street Extension no longer exists
- Another TRC may be required depending on the specific medical uses

Economic Development Comments:

- Concern with connectivity flow of the site. Vast expanse of parking
- Will there be an ATM at the bank?
- Connect components better

Planning Board Comments:

- Consider innovative parking, i.e. in-building parking

Motion to adjourn by Marn Speidel and seconded by Dave White.

Vote: U/A

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