

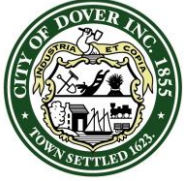


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, April 7, 2016**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 PM: Site Review for Hellenic Realty Partners, (Owner: 104 Washington Street, Inc./Sidney Robbins Family Trust), Assessor's Map 2, Lots 4,5,6,6A,7,8,8A,9, zoned CBD District, located at 102, 1028, 114, 124 Washington Street/26, 28, 32 Walnut Street/9 Locust Street. (Proposal is to construct 38 units consisting of 1 mixed use commercial/residential building with approx. 61 parking spaces and a 20,000 sq. ft. paved area). (P16-08)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-05

Application Type: Site Plan
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Tax Map K, Lot 19-5)
Date: March 17, 2016

INTENT: To construct 132 residential units consisting of 2 mixed use buildings and 4 multi-unit townhouses with a 76,750 sq. ft. paved area.

UNITS PROPOSED: 132 residential units; 21,532 sq. ft. GLA commercial area

AGENDA ITEM #: 1

ACRES: 5.2 acres

ZONING DISTRICT: Residential Commercial Mixed-Use Overlay (RCM), Executive Technology Park (ETP) underlying

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential and Commercial Mixed Use; 16 Townhouses

SURROUNDING LAND USE: Single family dwellings, commercial, vacant land

SERVICES: Existing municipal water and sewer

ZBA ACTION: None

PERMITS REQUIRED: TBD; CUP amendment

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Planning/Zoning
Dave White, Engineering
Dan Barufaldi, Economic Development
Jim Maxfield, Building
Marn Speidel, Police
Frank Torr, Planning Board

Others:

Christopher Parker, Planning
Thomas Clark, Building
Chad Kageleiry, Applicant

Erik Weinrieb, Altus Engineering
Cory Belden, Altus Engineering

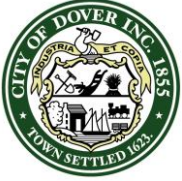
Approval of 2/25/16 Meeting Minutes

Frank Torr moved to approve the minutes of February 25, 2016. Dave White seconded. Vote U/A.

Plan Review

Planning Comments:

- Refer to approved Conditional Use Permit and amend
- Amend concept plan and provide updated residential/commercial/residential ratios in comparison to concept plan
- Is Transfer of Development Rights (TDR) employed?
- Indicate that easement over Sierra Drive to Varney Brook Lands (access and drainage) exists and is recorded
- Please provide:
 - Floor plans
 - Clarify limit of pavement note/phasing lines, which will determine Letter of Credit but may be completed in any order
 - Recreation Impact Fees waiver letter
 - Streetscape in plan set that meets 149-13.A(17)
 - Neighborhood plan that meets 149-13.A(16) including zoning district boundaries
 - Updated fiscal and traffic impact
- Plan set notes/revisions:
 - Update Planning file number (P16-05) throughout
 - Correct cover: Tax Map K, Lot 19-5
 - Update locus map identifying Sierra Drive
 - Include Signature and stamp of LLS and PE
 - Indicate where Pointe Place ends and Thornwood begins and show stop sign locations at road intersection with Teresa and Julia
 - Show porous pavement and walkways or a waiver is necessary
 - Parking provided appears appropriate, but calculations must be corrected to reflect updated site review regulations and 2 spaces per dwelling unit per RCM zoning
 - Indicate number of bedrooms in 16 townhouses
 - Add note regarding construction hours and sign



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- Add “provided” column to Dimensional Requirements table
- Show pedestrian connections to Sierra Drive on site plans
- Add note that roundabout will be designed to the satisfaction of the Community Services Department
- Label width of access to parking/townhouses
- Show parking bays along street
- Show dumpster location for townhouses and main building’s commercial tenants (or add note regarding bag and tag)
- Add a note that townhouse numbering is determined by the Fire Department
- Indicate snow storage on B2-1
- Why are there two crosswalk styles?
- Add planter typical and bike rack detail
- Indicate that “planter area typical” is continued along Point Place
- Add note that bench and trash receptacle location are TBD prior to Building Permit or Certificate of Occupancy to the satisfaction of the Assistant City Manager
- Improve pedestrian connections
- On sheet C-1:
 - Show boundary markers
 - Show zoning district boundaries
 - Licensed Land Surveyor stamp
 - Add plan references
- On Sheet S-1:
 - Indicate number of units per building
 - Provide detail of existing earth berm shown
 - Clarify existing or proposed 30’ sewer easement
- Landscaping Plan (L-1):
 - Confirm that landscape plan meets RCM landscape regulations 149-14.2.B(7)
 - Show landscaping between buildings #1 and #2
 - Median islands need to be raised in RCM Overlay
 - Add berm between townhouses and Sierra Drive
- Lighting Plan (1 of 1):
 - Parking lot lighting avg/min should be 6:1
 - add north arrow to lighting plan
 - Fixture specifications should be incorporated into plan set, must indicate full cut-off fixtures
 - Add street lamps to public road

Planning Board Comments:

- Architectural rendering of townhouses
- Rain garden #7 seems to need more landscaping
- Planning Board would like to see a more innovative approach to parking
- Landscape plan is incomplete

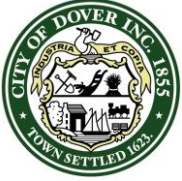
Engineering Comment:

General Comments:

- Locate the gas behind the hydrant by the town houses
- Show the proposed electrical to townhouses 111-114
- Extend the sidewalk from the main road to the entrance of the town house road up Sierra
- Relocate the hydrant on Sierra from station 53+80 to 54+75 +/-.
- The proposed 8 inch main looping through the townhouses may be oversized, a 6 inch may be sufficient.
- Maintain at least 6 ft of separation between water and gas/electric.
- The sewer just ends in front of unit 114. Will there be a SMH here?
- On B1-3—check the pipe size on #5. Is it 8 or 12 inch?
- On B2-3a—check the pipe size on #30.
- Check the cover over the pipes entering CB101. It appears some have less than 2 feet of cover.
- Show the underdrain on the plan view in the raingardens.
- Concerned about the steep slope from the level spreader down to the wetland at RG#7. Will this be vegetated or otherwise stabilized to handle the flow?
- Plan calls for all of the rain gardens to be lined. Is there any opportunity to infiltrate some of this stormwater?
- Include the 100yr storm event in the report.
- The review of the report and drainage is ongoing.

Round about comments:

- Would not like to have textured concrete or asphalt or any painted product. If there is to be something in these areas where you show texture we would like cobble stones.



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Location: Pointe Place (Tax Map K, Lot 19-5)
Date: March 17, 2016

S:\Department\Planning\Planning_Share\Planning Board\TRC\2016
TRC\MINUTES\2016.03.17_PlanningTechnicalReviewCommittee.Summit.
PointePlace.Minutes.docx

- Where you show the textured areas on the North side of the round about, on the right hand side as you drive in and out of the North entrance, is this because of possible truck tracking outside of the pavement?
- Anywhere that the truck may mount the curb, provide beveled curb.
- The drainage down the North and South roads need to be designed or somehow addressed now.

Police Department Comments:

- Pointe Place/Thornwood/Julia/Teresa intersection should be an all way stop
- Label Pointe Place and Thornwood on plan
- Interested in seeing update to Traffic Impact Assessment
- Noted Winter Parking Ban on City streets

Fire/Inspections Comments:

- Indicate location of proposed underground electric and transformer for townhouse unit 111-114 on submitted plan U-1
- Locate the FDC connections on each of the townhouse buildings
- Locate FDC on front and rear of building 1 and 2
- Indicate hydrant locations on access road
- Provide curb stops where accessible routes can be blocked by parked cars
- Revised roundabout specifications and access road plans were not provided to this office prior to TRC
- The plans shall indicate that design has been reviewed for compliance with applicable accessibility regulations (i.e. '09 IBC Chap 11 & ANSI standards)
- Indicate Fire lanes – signage is sufficient and preferred

Economic Development Comments:

- Would like more information on landscaping and planters
- Concerned about variety of building finishes and colors

Adjournment:

Motion to adjourn by Frank Torr and seconded by Tom Clark. Vote U/A.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

RECEIVED
Planning Office

Office Use Only	Project #:	<u>P16-08</u>	Date Received:	<u>MAR 24 2016</u>
	Amount Paid:	_____	Time Received:	_____

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Hellenic Realty Partners Telephone # (603)652-1104

Address of Applicant: 263 Central Ave., Dover, NH 03820

E-Mail Address: nick@kostisenterprises.com

Name of Property Owner (if different from applicant): 104 Washington Street, Inc.
Sidney Robbins Telephone # _____
Family Trust

Address of Property Owner: P. O. Box 1535 Dover, NH 03821-1535

PROPERTY INFORMATION

Address of Property: 102,108,114,124 Washington St./26,28,32 Walnut St./9 Locust St.

Assessor's Map # 2 Lot(s) # 4,5,6,6A,7,8,8A,9

Zoning District(s) CBD Overlay District(s) General

Size of Parcel:	<u>46,483</u> sq. ft.	<u>1.07</u> ac.	Property Deed: Book	<u>1656</u>	Page:	<u>496</u>
				<u>1515</u>		<u>224</u>
				<u>2957</u>		<u>274</u>

Existing Use of Property: Commercial/Residential

SITE PLAN INFORMATION

Describe Proposed Use: Mixed-use commercial/residential

Area of Parcel to be Developed: Phases 1 & 2 46,483 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: Phases 1&2 38 units, 1 bldg

Number of Parking Spaces: Existing 61+/- Proposed 59

Highway Access (check where applicable): ☒ City Street ☐ State Highway

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint 14,292 sq. ft.

Front Yard _____ ft.

Total Building Area 75,860 sq. ft.

Rear Yard _____ ft.

Paved Area 20,000 sq. ft.Side Yard: Right 133 ft.
Left _____ ft.City Water? ☒ Yes ☐ NoHow far is city water from the property? On the propertyCity Sewer? ☒ Yes ☐ NoHow far is city sewer from the property? On the property**BUILDING INFORMATION**Type of Building to be Built: mixed-useHeight of Building: 56.5' (MH) Finished Floor Elevation: 50.0' - 46.0'

Number of Seats (where applicable) _____

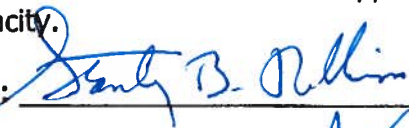
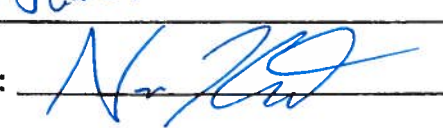
WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

Justification for waiver request(s) (*attach additional sheets as needed*): _____

_____**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) William Doucet, LLS Doucet Survey, Inc.Address 102 Kent Place Newmarket, NH 03857 Telephone #: 659-6560Professional License #: 824 E-mail address: bill@doucetsurvey.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Michael Sievert, PE MJS Engineering, PCAddress P.O. Box 359 Newmarket, NH 03857 Telephone #: 659-4979Professional License #: 8397 E-mail address: mjs@mjs-engineering.com**SIGNATURES**

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: Date: 3/23/16Signature of Applicant (*if different from owner*): Date: 3/23/16



ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P. O.Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

**Letter of Intent – Site Plan Review
For
Hellenic Realty Partners
Mixed use Development
Tax Map 2 / Lots 4,5,6,6A,7,8,8A & 9**

March 23, 2016

The Subject Property

The subject property consists of 8 parcels of land located within the Central Business District (CBD). The parcel is further located with the General sub district of the CBD. The parcel is bordered on the east by Locus Street, the south by the city parking lot for the police department, the west by Chestnut Street and the north by Washington Street. The property is serviced by municipal water, sewer and closed storm drainage system. Overhead utilities are also currently provided to the site from both the east and west side and natural gas is also services the property.

The parcel is currently developed with a commercial building dating to c. 1900. The building has been occupied for several commercial uses throughout the last 100+ years. Most recently, the uses have included Robbins Auto Parts and various political offices. The majority of the building is vacant at this time with minimal commercial use on the first and a few residential apartments on the second floor. The property is currently leased for public parking and accommodates approximately 60 vehicles.

Hellenic Realty Partners Development Proposal

Hellenic Realty Partners currently has a purchase and sales agreement with the current owners of the property. The proposal by Hellenic Realty Partners is to construct a new multi-story mixed use building with a total footprint of approximately 14,000 SF. The first floor is commercial and the other 3 to 4 floors will be residential use. The project is divided into multiple phases totaling up to 5 or more phased for building construction. This application is being submitted as a formal request for the approval to develop phases 1 & 2 only. The initial proposal is broken into two phases, which is depicted on the plans, however, the owner may construct both phases at the same time. Included in the plan set is a master development plan showing the conceptual full buildout of all the phases. It is understood that additional site plan

approval will be required for the future phases. During the first two phases, the remainder of the parcel will be used for surface parking for use by the tenants. In addition to development of the subject parcel, the proposal includes the realignment and reconstruction of the Chestnut Street intersection with Washington Street. An additional lane will be added to the southerly leg of the intersection, to provide better alignment and traffic movement at the intersection. Additionally, the offsite construction includes a widening of Washington Street to provide two through lanes easterly and angled parking on the southerly side along the front of the new building. This improvement increases the on street parking from 5 spaces to 15 spaces.

The proposal for the future phases include the construction of an additional multi-story building with mixed uses both commercial and residential. The onsite surface parking is removed and replaced with below grade parking as shown on the master plan. Some surface parking within the future building footprint at grade may also be retained.

The impact to the immediate area and the City is very positive. The apartments are one and two bedroom units, thereby minimizing the impact on schools. The project is fully compatible with the land uses throughout the surrounding area, and provides new commercial space and high quality apartments within the downtown core. The apartments will be centrally located and provide easy walkability to the downtown area and City services. Traffic impact from the development to the immediate area, as shown in the Pernaw preliminary traffic study, table 1 is that the development adds 129 trips in the peak pm hour, of which 34 are pass by trips and 95 are new trips. Comparing this with the existing hourly trips on Washington Street which are between 600 and 1000, it is a small increase. Also, the trips will be divided due to the road network and traffic patterns. There are adequate utilities provided at the site to support the proposed development, and this design will improve the water quality by incorporating best management practices for stormwater collection and treatment in an urban environment. Aesthetically, the new building will be a very nice change to the area especially given the newly constructed parking garage to the north.

A. Request for Site Plan Approval

In accordance with the Dover Code, Site Review Regulations, this submission package includes the Application for Site Review, Site Plan Review Checklist, Fees, and the following plans and supporting documentation are included:

1. Cover Sheet
2. Existing Conditions Plans
3. Phase 1 Site Plan
4. Phase 2 Site Plan
5. Master Development Plan
6. Demolition Plan
7. Grading, Drainage & Erosion Control Plan

8. Utility Plan
9. Construction Details
10. Site Landscape Plan
11. Lighting Plan
12. Road Improvement Plans
13. Architectural Elevations
14. Traffic memo
15. Drainage Summary

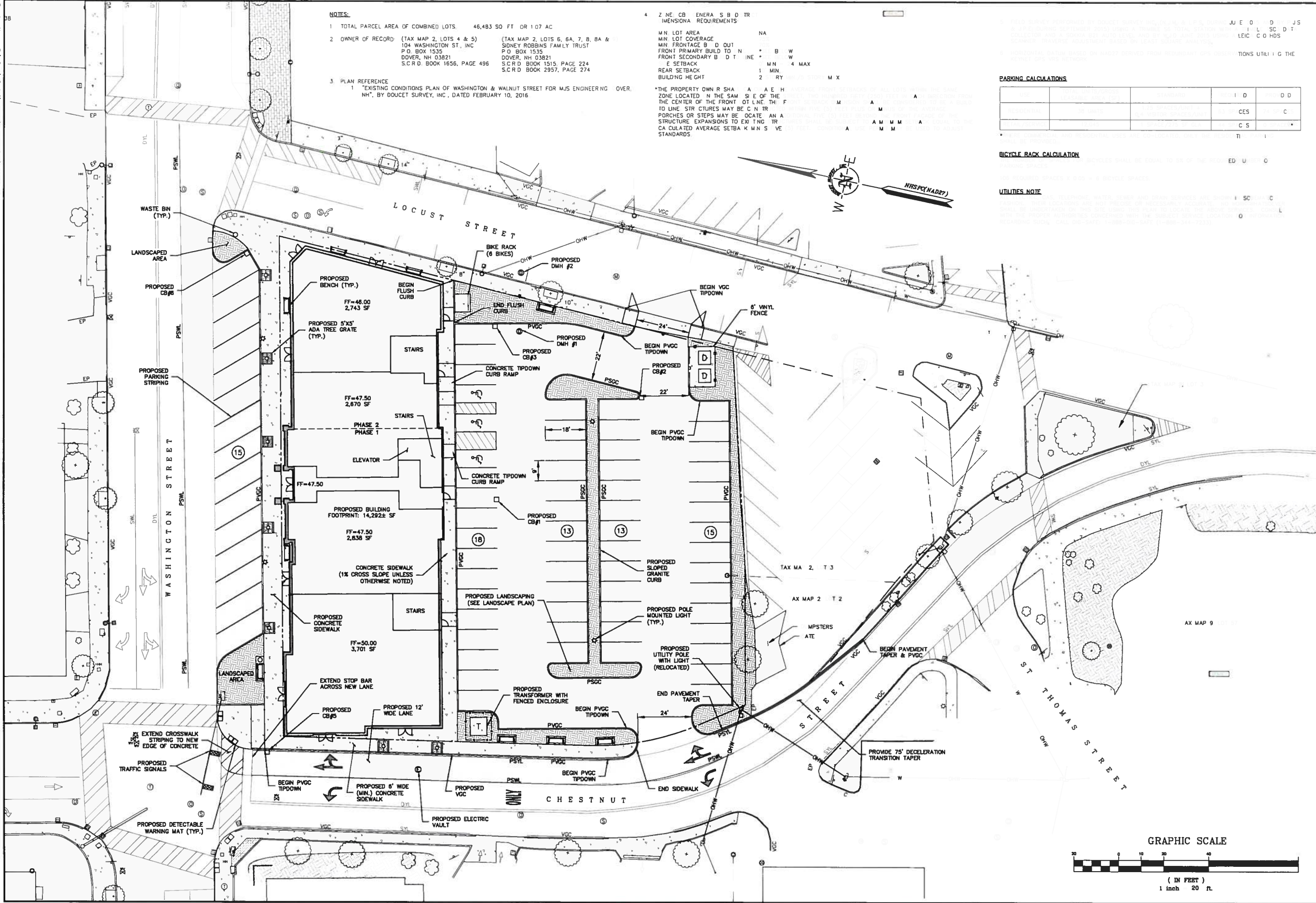
If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely;

A handwritten signature in black ink, reading "Michael J. Sievert". The signature is written in a cursive, flowing style with a large initial 'M' and 'S'.

Michael J. Sievert PE
MJS Engineering

Drawing Name: P:\Spro\15-012\Internal\Drawing Files\15012C1.dwg
Thu, 24 Mar 2016 - 11:19am



NO.	DATE	REVISIONS
1	3/24/16	INITIAL SUBMISSION TO CITY OF DOVER TRC
2	3/24/16	DATE
3	3/24/16	DATE
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SITE PLAN: PHASE 2
prepared for
HELLENIC REALTY PARTNERS
(TAX MAP 2, LOTS 2-9)
WASHINGTON ST., DOVER, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 853-1000 FAX: (603) 853-1001
E-MAIL: MJS@MJSENGINEERING.COM

GRAPHIC SCALE
1 inch = 20 feet

JOB: 15-012
C2