

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

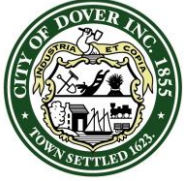
Approval of 2/25/16 Meeting Minutes

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

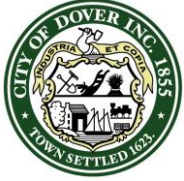
Engineering Comment:

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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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.