

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-08

Application Type: Site Plan Review
Applicant(s): Hellenic Realty Partners
Owner(s): 104 Washington Street Inc./Sidney Robbins Family Trust
Location: 102, 108, 114, 124 Washington and 26, 28, 32 Chestnut and 9 Locust
(Tax Map 2, Lots 4,5,6A,7,8,8A, and 9)
Date: April 7, 2016

INTENT: Site plan to construct a 46,483 sq. ft mixed use building with commercial on the first floor and residential on the other 3 to 4 floors. The project presented is the first two phases.

LOTS/UNITS PROPOSED: 38 units

AGENDA ITEM #: 1

ACREAGE: 1.07 acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Commercial/Residential

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION:

- Variance granted on February 20, 1986 to allow a 3rd sign to be installed (H86-5)
- Variance granted December 17, 1987 to allow a wall sign to be 16'x8' (H87-68)

PERMITS REQUIRED: None

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

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

Others:

Jim Maxfield, Building
Bill Simons, Police/Parking
Mike Sievert, MJS Engineering
Mike Schlosser, MJS Engineering

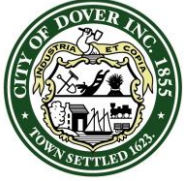
Jason Nieuweboer, DeStefano Architects
Adam Wagner, DeStefano Architects
Victoria Martel, Woodburn & Company
Nick Kostis, Hellenic Realty Partners
John Kostis, Hellenic Realty Partners
Dennis Kostis, Hellenic Realty Partners
Jim Noonan, TJN Inc.
David Choate, Colliers International
Stephen Pernaw, Pernaw and Company Inc.
Stan Robbins, Owner

Approval of 3/17/16 Meeting Minutes

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

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- City should be considered co-owner
- Is there an impact of Chestnut Street expansion on Telephone easement?
- Please revise the plan set to:
 - Have Sheet C3 be the site plan which can always be amended later
 - include the plan number (P16-08) on all sheets
 - face benches in a different direction
 - add fence along north and northeast corner of property
 - improve western cross walk crossing Washington Street
 - sidewalk to be brick not concrete
 - remove extra leading note "Extend stop bar across new lane"
 - tie in landscaping areas along Chestnut
 - not include on-street parking in calculation—looks like a CUP is needed for more than 50 off-street spaces
 - revise dimensional requirements to indicate what is being provided
 - remove the extra bump out along Locust Street shown master development plan on sheet C-3
 - clarify parking levels. Is parking on first floor?



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- clarify to use demolition/construction from lot and not from Washington Street
- flip sheet L1 to be consistent with rest of plan set
- indicate poles/lamps and provide information including specs and height on sheet LT-1
- indicate zoning district boundaries
- clarify what architecture type is and meet the standards in Chapter 170-20(F)
- revise traffic circulation by:
 - indicating whether Locust Street will become two-way or remain one-way
 - indicate no left turn out of driveway onto Chestnut
 - close off Locust Street between City Hall and island
 - a meeting should be scheduled to discuss these topics
- Please provide:
 - digital version of the revised plan set
 - a neighborhood plan to include required details per Chapter 149-13.A(16)
 - a lot merger application
 - a surveyed plan showing land transfer from owner to City for Washington Street right of way and Chestnut Street right of way
 - trip generation in Traffic Impact for total not just these phases
 - phasing plan, otherwise project doesn't meet build out of percentage of frontage
- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
- 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:

- Can you improve the visibility for drivers pulling out of Locust Street? New angled parking will not be improvement over current conditions

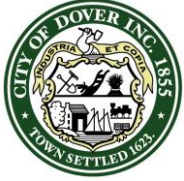
- Preliminary Concept B1 (Southbound Locust St) is promising, but may not work even with the added lane at Chestnut/Washington. A third lane would be required to process the northbound traffic
- Intersection counts (Pernaw Figure 2) should be updated for the Garage Driveway which was not open on 1/20/16
- 95 new pm peak hour trips added to existing 600-1000 on Washington Street is more than a "small increase" as described in MJS Letter of Intent
- Add parking meter location to plan

Engineering Comments:

- Need to design for total build out and then show buildout phases
 - Provide signal plans for buildout and we need to discuss lane usage and what will happen on locust street
- On C-1
- It seems the garbage trucks will not be able to empty the dumpsters easily and these will eventually go away
 - Concerned about the proximity of the first parking space backing out into the crosswalk on Washington St.
 - Do not put trees on Walnut St (Chestnut St)
 - The transformer location will have to change at build out. Can this be relocated to a permanent position now?
 - The landscaped area on the corner of Chestnut and Washington St should be all brick and turned into a little plaza. You could also locate a tree there
 - You could also locate a tree on the corner of Washington and Locust
 - Consider installing a pedestrian bump out on the opposite corner of Washington and Locust for the crosswalks
 - Is there any opportunity to do some green infrastructure short term?
 - Must accommodate the proposed garage floor drainage with an oil grease separator
 - Discuss water services to this block long term with Community Services

On Detail sheets

- Typical valve connection detail-Uses anchor tees or foster adapters



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- Manhole cover- use pamrex or Neenah liftmate hinged
- Trench details- use stone bedding for sewer and drainage, use sand for water
- Use asphalt coated or black powder coated detectable warning plates
- Use 2x2 square sign posts with breakaway base
- Typical curb reveal is 7 inch
- Sidewalk detail use 9 inches of crushed gravel under the concrete
- Use eccentric tops on the catch basins and manholes
- Use hoods in the catchbasins

Fire/Inspections Comments:

- Change Walnut Street to Chestnut Street on Doucet survey plans
- There are 2 sheets marked C-3, please clarify sheet numbers
- The pad mount transformer (sheet C-1 and C-2) located on the south west corner of the building appears to be located in the building envelope as depicted on master development plan C-3. Please clarify design intent
- Submitted plans shall include a phasing plan of the complete site build out
- Identify hydrant locations on plans
- Identify all FDC's on plans
- Locate standpipe locations on plans
- Sheet C-3, Master Development Plan indicates "Future Build Exterior (Typical)". Please clarify what is the intended design (i.e. number of stories, use, etc.)
- Parking spaces shall be configured in a manner that does not impede the accessible access route
- Identify accessible route to the businesses along Washington Street and the dwelling units
- Locate poles for accessibility signs on site plan as shown on sheet C-9

- Submitted plans shall indicate compliance with the applicable accessibility regulations (i.e. '09 IBC Chap 11 & ANSI standards)
- Discuss test pit sample report

Economic Development Comments:

- Concerned about back side of building architecture material

Planning Board Comments:

- Concerned about traffic, prefers to keep the existing one-way northbound
- Suggests salvaging pieces of existing architecture and offering to the Woodman Museum
- Clarify underground parking phasing

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

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