

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-12

Application Type: Site Plan Review
Applicant(s): Dover School District, SAU #11
Owner(s): City of Dover
Location: 25 Alumni Drive (Tax Map H, Lots 11-1 & 12)
Date: April 21, 2016

INTENT: Site plan to construct a new 177,840 sq. ft. High School and Career Technical Center including 8,760 sq. ft. Animal Sciences building. The paved area will consist of 352,208 sq. ft.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 44.86 acres

ZONING DISTRICT: Low Density Residential (R-20) and Conservation and Wetland Protection Overlays

EXISTING LAND USE: High School and accessory parking and fields

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permit
- Wetlands Permit
- NHDES AOT Permit
- NHDES Sewer Connection Permit

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Tom Clark, Building Official
Dave White, City Engineer
Sgt Marn Speidel, Police
Dan Barufaldi, Economic Development
Lee Skinner, Planning Board

Others:

Jim Maxfield, Building Inspector
Tina Stanislaski, HMFH Architects
Erin Lambert, Nobis Engineering
Ethan Cote, Nobis Engineering

Members of the Public:

Jeff Brissette

Approval of 4/7/16 Meeting Minutes

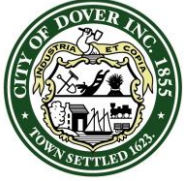
Marn Speidel moved to approve the minutes of April 7, 2016.
Tom Clark seconded. Vote U/A.

Planning Comments:

- Please revise the plan set to:
 - include the plan number (P16-12) on all sheets
 - indicate the width of access/egress ways
 - revise typo on sheet titles to "Boundary Survey"
 - call out bike rack locations
 - include aerial image on neighborhood plan (possibly re-use sheet C-2)
 - have a Landscape Architect stamp and sign landscape plan sheets
 - add landscaping along Bellamy Road, between Bellamy Road and Animal Science building
 - clarify increase in radius at Alumni Drive and Bellamy Road
- Please provide:
 - digital version of the revised plan set
 - colored architectural rendering
 - colored streetscape plans
- 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
- Traffic study to be completed by City and Sebago Technics; will include 108 to from Central Avenue/Stark Road to Durham Town Line and will recommend policy changes to improve school flow

Police Department Comments:

- Relocate 1 ADA space to west side of building
- Add "No Parking" signs to Alumni Drive where necessary
- 48 space row of "compact car parking" is not viable
- "Parent drop-off / parking lane" does not serve traffic approaching from Bellamy Road. Consider eliminating and restore "compact car parking" to normal size



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- Improve Durham Road to construct turn lanes
- Consider changing direction of the rear loop road to integrate for parents pick-up and drop-off queue
- Consider widening Daley Drive to accommodate parallel parking on one side
- Add another one way sign in main lot (C-2.1)

Engineering Comments:

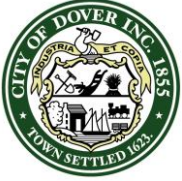
- Stormwater treatment appears not to meet new requirements of Ch. 149—work with engineering to comply with posted amendments
- Follow up with Arnie Powers re: industrial pre-treatment
- All water mains should be wrapped with polywrap
- Sheet C-1.2:
 - Use epoxy paint instead of thermoplastic for road painting.
 - Are detectable warning panels being installed at tipdowns?
- Sheet C-2.3: is there a tipdown planned for Bellamy Rd? there is currently a crosswalk there.
- Sheet C-3.1:
 - Please design improvements to the drainage outfalls
 - Recommend paving an apron around the catchbasin by the tennis courts.
 - Recommend adding a catchbasin by cb6204
- Sheet C-3.1A: Address drainage off of the tennis court.
- Sheet C-3.2: Make improvements to the drainage outfalls
- Sheet C-3.3 Address drainage in regard to animal waste
- Sheet C-4.1:
 - Show drainage on utility plans
 - Add gates at tees on water main
 - Ensure proper separation between utilities
 - Add hydrant at entrance to Circle Drive
 - Show underground electric to lights
 - The water main location at the entrance may not be shown correctly
 - Add a hydrant at the end of the old 6" main
- Sheet C-4.2:
 - More separation is needed between the utilities at the back side of the school
 - Do not locate poles or trees over utilities
 - What is the size of the water service to the Animal Services building?
 - There is an irrigation pit off the 4" water main by the dugout
 - Add gates at tees
- Sheet C-4.3: SMH 1829 may need to be replaced
- Sheet C-6.1:
 - Hydrant – note factory sealed drain hole
 - Eddy hydrant
 - All gates open left
 - Domestic water service detail – delete “backfill lightly”
 - Remove cleanout detail
 - Attach gates to tees using anchor tee or Foster adapter
- Sheet C-6.2:
 - Manhole covers to be Pamrex or Neenah liftmate hinge covers
 - Note eccentric opening for catchbasin
- Sheet C-6.3:
 - Use typical City of Dover crosswalk detail
 - Use 7" reveal for VGC
 - Use 2 1/2" thickness for bituminous sidewalk (note City standard is for 9" of crushed rather vs. 4/12)
- Sheet C-6.7: Provide detail for each system, i.e. elevation, inverts
- Sheet L-1: Avoid planting trees over utilities

Fire/Inspections Comments:

- Please indicate Truck 1 turning and mobility throughout the site
- Identify fire lanes with adequate signage throughout
- Indicate proposed location and number of Fire Department Connections
- Indicate the location of the sprinkler room(s)
- Review accessibility of the site, such as quantity, van spaces
- Add a note that design has been reviewed for compliance with the applicable accessibility regulations (i.e. '09 IBC Chapter 11 & ANSI standards)

Economic Development Comments:

- Noted that the City's investment in school is one of the best selling tools for economic development



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- Concerned about bus/emergency vehicle conflict on access road during construction

Planning Board Comments:

- Sheet C-2: Consider a parking garage, be innovative
- Sheet C-2.3:
 - Address management of manure/dumpster with a note
 - How are the storage shed and riding paddock secured?
 - There are no plans or design for shed or paddock
- Sheet A2.3G: Animal Science Building should be designed for better transition to residential area
- Sheet L-1:
 - More planting between Bellamy Road and Animal Science Building is necessary
 - Prefer traditional brick exterior
 - Indicate snow storage
 - Hide roof mechanicals

Motion to adjourn by Dave White and seconded by Tom Clark.

Vote: U/A

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