



**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: May 19, 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 3<sup>rd</sup> 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:**

Christopher Parker, Planning  
Elena Piekut, Planning/Zoning  
James Maxfield, Building  
Dan Barufaldi, Economic Development  
Marn Speidel, Police  
Gretchen Young, Engineering

**Others:**

Mike Sievert, MJS Engineering  
Adam Wagner, DeStefano Architects  
Jason Nieuweboer, DeStefano Architects  
Stephen Pernaw, Pernaw and Company Inc.  
Nick Kostis, Hellenic Realty Partners

John Kostis, Hellenic Realty Partners  
Dennis Kostis, Hellenic Realty Partners  
Laura Farago, Colliers International  
Don Provost, TJN Inc.  
Jim Noonan, TJN Inc.

**Approval of 4/28/16 Meeting Minutes**

Marn Speidel moved to approve the minutes of April 28, 2016.  
Gretchen Young seconded. Vote U/A.

**Planning Comments:**

- Impact fees and water and sewer investment fees will be assessed
- Please revise the plan set to:
  - clarify that demolition/construction is conducted from lot and not from Washington Street
  - add street trees on Locust Street
  - correct conflicting lot area figures on lot consolidation plan
  - show phasing in color at Planning Board
- Please provide:
  - 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
- 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
- When the plaza at the south end of the site is created, a license agreement for use of the right of way will be required

**Police Department Comments:**

- Please revise the plan set to:
  - change Chestnut Street northbound lanes to a dedicated left turn and through/right turn



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- remove do not enter/right turn only signs and alter geometry at surface lot entrance so that all turns are permitted (at final phase)
- change Washington Street lanes (eastbound, approaching intersection with Chestnut) to through/left and through/right lanes (will not require change to signals)
- Ensure a sufficient radius is provided for a right turn from Locust Street onto Washington

- Concerned about materials and contrasting colors on rear façade

### Planning Board Comments:

Motion to adjourn by Dan Barufaldi and seconded by James Maxfield. Vote: U/A

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### Engineering Comments:

- Phase 2 drainage, particularly in Locust Street, appears to have pipes with very little separation. Please confirm all crossings, and work with the Community Services Department to coordinate any additional construction considerations.
- Please include a detail of the proposed raingarden in Phase 1 parking lot.
- Has there been any consideration of including LID practices such as treebox filters or pocket rain-garden, adjacent to parking on Washington Street?
- Continue to coordinate utility connections, specifically water services, with the Community Services Department. Gate valve should be fostered directly to a tee without a spacer piece as shown on detail sheet C-10.

### Fire/Inspections Comments:

- The submitted document for the test boring indicates "DRAFT" please submit final version
- Provide test logs referenced in test boring "DRAFT"
- Submit a stamped geotechnical report by the appropriate design professional along with building permit application.
- Add template for turn off of Locust Street into site
- Consider gas meters in relationship to windows
- Add an accessible space on Washington Street

### Economic Development Comments:

- Appreciates the investment in Dover