

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-15

Application Type: Site Plan Review
Applicant(s): Tennyson Property Management
Owner(s): Freeboard Properties LLC
Location: 1 First Street (Tax Map 6, Lot 20)
Date: May 26, 2016

INTENT: Site plan to renovate the existing building, creating 10 new residential apartments with approximately 5,570 sq. ft. of office.

LOTS/UNITS PROPOSED: 10 residential and 5,570 sq. ft. of office

AGENDA ITEM #: 1

ACREAGE: 0.53 acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Commercial rental (Office/professional)

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Jim Maxfield, Building
Dan Barufaldi, Economic Development
Marn Speidel, Police
Dave White, Engineering
Tom Clark, Planning Board

Others:

Neil Rapoza, Engineer
Brian Caple, Owner
Donna Benton, Planning

Approval of 5/19/16 Meeting Minutes

Marn Speidel moved to approve the minutes of May 19, 2016. Dave White seconded. Vote U/A.

PLAN REVIEW:

Planning Comments:

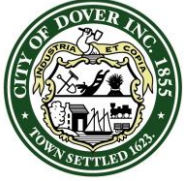
- Please provide 15 copies revised materials, 2 copies of the stormwater reports, a pdf of plans and display poster on property
- Impact fees and water and sewer investment fees will be assessed
- PE and LLS will need to sign and stamp plan sets
- Please revise the plan set to:
 - include the plan number (P16-15) on all sheets
 - add a project title to the cover sheet
 - add date and north arrow to site plan
 - add width of existing egress
 - indicate lighting on the building to meet Chapter 149-14(E)
 - indicate snow storage areas
 - add a bike rack
 - add one bench and one waste bin each on First and Second Street
 - add street wall per Chapter 170-20(F)(4)
- Please provide:
 - digital version of the revised plan set
 - public transit description in Traffic Impact
 - A landscape plan per Chapter 149-13(A)(12)
- 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
- Review sidewalks on both streets and suggest repairs
- Work with City Engineer regarding catch basin
- Update owner information

Police Department Comments:

- Provide product spec sheet and maintenance plan for the exterior wheelchair lift
- Is the reconstructed ADA ramp on the Second Street side intended to serve the two commercial units in the annex only, or the whole building?
- Shift parking spaces away from fence
- Indicate 10 Second St. addresses exist

Engineering Comments:

- Show proposed elevations-spot grades



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-15

Application Type: Site Plan Review
Applicant(s): Tennyson Property Management
Owner(s): Freeboard Properties LLC
Location: 1 First Street (Tax Map 6, Lot 20)
Date: May 26, 2016

- Drainage—provide some infiltration on site to reduce runoff
- Close 2nd driveway and add trees
- Show water and sewer services

Fire/Inspections Comments:

- Provide location of FDC on site plan
- Provide location of proposed sprinkler room
- Clarify site access/maneuverability for department apparatus with the closure of one entrance of the First Street parking lot
- Provide utility locations on site plan(i.e. Gas, electric, water, sewer)
- Provide specifications for wheelchair lift at time of building permit application
- Identify accessible parking space as van accessible
- Provide confirmation design has been reviewed for compliance with the applicable regulations. (i.e. '09, IBC Chapter 11 w/ NH Amendments and ANSI)
- Add a note that the Building Official/Fire Chief will assign addresses
- Add bollard in front of accessible space

Economic Development Comments:

- Provide renderings
- Consider other commercial opportunities

Planning Board Comments: None

Motion to adjourn by Tom Clark and seconded by Marn Speidel.

Vote: U/A

S:\Department\Planning\Planning_Share\Planning Board\TRC\2016 TRC \MINUTES\2016.05.26_PlanningTechnicalReviewCommittee.Tennyson.Minutes.docx