

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-31

Application Type: Site Plan Review
Applicant(s): 6 Grove Street Residences, LLC
Owner(s): 6 Grove Street Residences, LLC
Location: 6 Grove (Tax Map 31, Lot 14)
Date: December 15, 2016

INTENT: Site plan to construct a 9,060.51 s.f. mixed use building with commercial space on the 1st floor and 36 residential units on the 2nd-5th floors with 44 parking spaces within the 13,806.70 s.f. paved area.

LOTS/UNITS PROPOSED: Commercial and 36 residential units

AGENDA ITEM #: 1

ACREAGE: 0.73 acres

ZONING DISTRICT: Central Business District (CBD—Transit Oriented Overlay)

EXISTING LAND USE: Commercial, Office

SURROUNDING LAND USE:
Commercial and Residential

ZBA ACTION: None

PERMITS REQUIRED: Shoreland Permit Application

WAIVERS/CUPs REQUESTED:

170-20.E.(3)(a)(i)—Street trees distance
170-20.E(3)(C)(i)a—One bench per 100' of frontage
170-20.B(1)—75% minimum coverage
170-20.B(1)—80% build out

ATTENDANCE:

Members:

Chris Parker, Planning
Elena Piekut, Zoning
Lee Skinner, Planning Board
Dan Barufaldi, Economic Development
Sgt. Marn Speidel, Police
Jim Maxfield, Building/Fire
Dave White, Community Services

Others:

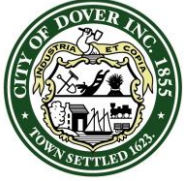
Chris Berry, Engineer
Ben Clark, Engineer
Donna Benton, Planning

Approval of 12/8/16 Meeting Minutes

Sgt. Speidel moved to approve the minutes of December 8, 2016.
Dan Barufaldi seconded. Vote U/A.

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Revise traffic study to include public transit information and use 9th Edition—we need full TAM
- Provide:
 - Streetscapes for both streets, including abutting buildings and proposed landscaping
 - Fiscal Impact Analysis
 - Written permission from neighbor to remove buildings
- Please revise the plan set to:
 - Add the Planning Board file number (P16-31) on all sheets
 - Get rid of head in parking in right of way and make parallel
 - Fix the spelling to “Cochecho”
 - Add addresses of the abutters
 - Indicate the water capacity
 - Confirm the lighting plan meets Chapter 149-14.E
 - Remove the indication that this is a minor site plan
 - Complete/correct zoning notes, specifically minimum frontage building out and Min-Max lot coverage (not just max)
 - FEMA shows site outside SFHA – correct note 6 on Existing Conditions Plan
 - Provide existing vs. proposed frontage build-out percentages for both frontages
 - Provide existing vs. proposed lot coverage. If either frontage or coverage are not met, a CUP is required.
 - Maximum parking is 1 space per residential unit in TOD, not 1.4. Remove 8 spaces from calculation
 - Revise parking layout
 - Exterior walls shall be brick, stone, or masonry (new floor does not appear to be)
 - Revise plan to meet 170-20F (CBD Regulations)
 - Revise note 34 to indicate CUPs
 - Add streetwall to hide parking or obtain CUP
 - Indicate the sidewalk is at minimum 5'
 - Change PSNH to Eversource
 - Align trees and benches to allow for ADA accessibility around them
 - Add additional waste bins
 - On street parking doesn't count towards max
 - Show mechanical equipment and screening



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- Add under parking infiltration instead of rain garden
- Indicate the existing lot coverage on sheet 5
- Add sheet L-02 to plan set
- The Professional Engineer, Licensed Land Surveyor, and Landscape Architect 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
- Are there any LEED practices in place?
- Pay the CUP fee and additional abutters
- The laundry on the first floor is not allowed unless fully commercial
- ADA parking cannot be in right of way—move onto site
- Move ramp and other infrastructure from right of way
- Confirm whether the building is 4 or 5 floors and have plans and architectural renderings match
- Verify the amount of bedrooms indicated on the 4th floor

Police Department Comments:

- Correct sheet 1 inset (Grove not Maple)
- Provide painted stop bar at all four quadrants of Third/Grove intersection for 4-way intersection
- Parking spaces along Grove must be available to the public and cannot have permanent private signs
- Relocate southerly bench to the Third Street frontage
- Provide justification for one-way at rear of building vs. two-way

Engineering Comments:

- Is there water and sewer to the smaller building?
- Where is the sewer service to the large building?
- Pedestrians need to be accommodated walking along Third st and Grove. There needs to be a tipdown on each end of the sidewalk. There doesn't appear to be enough room for pedestrians on the Grove St. walkway.
- Please remove the stairs and ramp that are proposed or in the ROW.
- Choose a tree that won't affect power lines.
- The bike rack on grove is in the bushes
- Reconfigure the perpendicular parking in the ROW to parallel
- Revise drainage at the end of Grove St. The treatment area should not be in the ROW

Fire/Inspections Comments:

- Indicate location of FDC on plans.
- FDC shall be located in accordance with NFPA 13 requirements.
- FDC shall be clearly identified by a permanent sign.
- FDC access shall be free of obstacles with a permanently clear route. No parking spaces shall be provided directly in front of FDC access.
- Identify all proposed fire lanes with appropriate signage and striping.
- Clarify location of gas main and gas meters. Gas and transformer should be remove from DGC
- If new transformer is needed, may not be on street and must be shielded/screened
- Clarify the location and number of water supply lines to the structure.
- Clarify the number, size, phase and location of the overhead electric supplies to the structure.
- Clearly locate the number of entrances and exits to the proposed structure. Discuss main entrance location for commercial unit(s) and identify accessible route.
- Plans shall indicate design compliance with applicable accessible (disabled) regulations and be stamped by the qualified design professional.
- The site shall be accessible in all weather conditions at all times during construction.
- Provide a truck turning template for Truck 1 thru the entire site.

Economic Development Comments:

- Concerned with look of building
- Will defer comments until after second TRC

Planning Board Comments:

- Verify floor plan layout
- Private laundry room not allowed on first floor
- Another TRC is a good idea

Motion to adjourn by Dave White and seconded by Lee Skinner. Vote: U/A

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