

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, February 2, 2017**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 AM: Site Review for Changing Places, LLC, Assessor's Map 6, Lot 54-A, zoned CBD, located at Third Street. (Proposal is for a 32,534 s.f. mixed use development with a total of 75 parking spaces within the 27,984 sq. ft. paved area.) (P17-02)
2. 11:15 AM – 12:00 PM: Site Review for Changing Places, LLC, Assessor's Map 30, Lot 19, zoned I-1, located at 44 Maple Street. (Proposal is to construct 15,360 s.f. and 5,400 s.f. multi-family residential buildings with 12 units total with 20 parking spaces within the 10,685 s.f. paved area.) (P17-03)
3. 12:00 PM – 12:45 PM: Site Review for 6 Grove Street Residences, LLC, Assessor's Map 31, Lot 14, zoned CBD (Transit Oriented Overlay), located at 6 Grove Street. (Proposal is to develop a 9,060.51 s.f. mixed use building with commercial space on the 1st floor and a total of 36 residential units on the 2nd – 5th floors with 44 parking spaces within the 13,806.70 s.f. paved area.) [*Previously heard on December 15, 2016*]. (P16-31)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-39

Application Type: Site Plan Review
Applicant(s): Okad of Dover LLC
Owner(s): Okad of Dover LLC
Location: 824-828 Central and 8 Glenwood (Tax Map 37, Lots 35, 36, 37, & 38)
Date: January 5, 2017

INTENT: Site plan to construct a 7,000 sq. ft restaurant and 21,247 sq. ft. of retail service including a 2,072 s.f. bank with a total of 141 parking spaces within the 88,262 sq. ft. paved area

LOTS/UNITS PROPOSED: An 11,250 sq. ft. building, a 6,800 sq.ft. building, a 8,125 sq.ft. building and a 2,072 building

AGENDA ITEM #: 1

ACREAGE: 5.44 acres

ZONING DISTRICT: Thoroughfare Business District (B-3)

EXISTING LAND USE: Office, residential, and vacant

SURROUNDING LAND USE:
Residential, office, and vacant

ZBA ACTION:

Lot 35: H82-17, H84-36, Z01-2

Lot 36: Z00-16

Lot 37: Z94-22, H87-47, H70-7, Z94-15

The above were all superseded by rezoning the area to B-3.

Overall site: Z16-17 granted to permit a front yard setback of 30 feet where 50 feet is required

PERMITS REQUIRED:

Conditional Use Permits for Groundwater Protection Overlay District and for Wetland Protection Overlay District

WAIVERS REQUESTED: 149-14.H(1) for additional right-in/right-out driveway on Central Avenue

ATTENDANCE:

Members:

Elena Piekut, Planning
Chris Parker, Planning
Dave White, Engineering
Jim Maxfield, Building/Fire
Dan Barufaldi, Economic Development
Sgt. Marn Speidel, Police

Frank Torr, Planning Board

Others:

Rick Friberg, TEC
Jim Mitchell, Tropic Star Development, LLC
Peter Ellison, TEC
Hannah Giovannucci, TEC
David Landry, Planning Board

Approval of 12/15/16 Meeting Minutes

Dave White moved to approve the minutes of December 15, 2016. Dan Barufaldi seconded. Vote U/A.

Planning Comments:

- Update owner information when sold or add other owners to application.
- Impact fees and water and sewer investment fees will be assessed
- If needed, clarify waiver request (from 149-14.H(1) not "H"), what is required by that section and what is proposed with a waiver
- Coordinate peer reviews ahead of Conservation Commission review of Conditional Use Permits
- Provide:
 - A separate site plan without the existing conditions underlay
 - Architectural renderings that meet 149.14.L
 - A neighborhood plan with aerial underlay
 - Streetscapes for all sides, including abutting buildings and proposed landscaping
 - A landscape plan that meets Chapter 149-14.G
 - Lot merger form
 - Traffic Impact Analysis – Coordinate with Jeanette Gestapo, LLC development at corner of Central Avenue and Merry Street
 - To be peer reviewed (Sebago Technics)
 - Drainage analysis
 - To be peer reviewed (UNH Stormwater Center)
 - Cross-section from Glenwood as discussed
- Please revise the plan set to:
 - Add the Planning Board file number (P16-39) on all sheets
 - Add Zoning Board file number (Z16-17) to variance note
 - Show Zoning District Boundaries
 - Add note regarding 50' buffer required per B-3 zoning
 - Add note regarding determination that yards opposite front are side yards, not rear yards, thus rear yard setback is not applicable
 - Show lot boundaries and dimensions
 - Provide owner address and information
 - Label FFE's on sheet C-4
 - Indicate water capacity



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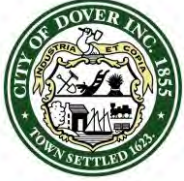
- Show electric, telephone, and cable lines
- Include addresses of abutters
- Relocate stormwater infrastructure outside the 50' buffer
- Screen dumpsters and any generators/utilities
- On C-7/lighting plan: Show individual footcandles and in general confirm it meets Section 149-14.E
- Ensure all common site plan notes are present
- Show a left and a left and through lane on Glenwood at Central, to allow increased stacking at traffic light. Add leader lines on the pavement.
- Replace term "leased from City" with "obtain license from the City"
- Install crosswalk on Central Avenue leg of Glenwood and Central Ave intersection
- Place roadway names within the EOP
- Add a note that construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 9 AM-4 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor.
- Add a note regarding conservation easement
- 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
- Look at elevation change at rear and consider higher fence if eliminating retaining wall
- Concerned about stacking capacity at Central Avenue intersection; consider straightening approach/retaining wall to accommodate more parking layout to eliminate the appearance of a straight shot.
- Add signage to dissuade public from using rear drive
- Show full markings/layout of the two signalized intersections.
- Show layout of left turn bay for Glenwood driveway and how it allows for stacking from Central/Glenwood intersection.
- Traffic control plan should address recommendations for signal timing and coordination at these intersections.
- Ensure wallpacks don't shine over fence
- Consider switching Central Avenue drive from left-only/through-right to through-left/right-only

Engineering Comments:

- Revise the plan set to include:
 - Common notes for letter of credit requirements and preconstruction meeting.
 - The SMH invert should be all brick.
 - Extend the guardrail to the DMH 15
 - Change the DMH15 to a CB to capture the water.
 - Curbing should not run through the tip down
 - Use fiber instead of WW in City sidewalks.
 - Dover's painted crosswalk style.
 - Intersection plans reflecting the proposed changes to the intersections.
 - A review of the pavement detail
 - Where the roof drains outlet
 - Gas feed off Glenwood Avenue instead of Central Avenue
- Concerned about:
 - The setbacks and buffer area along Crescent Ave. There seems to be more impact than was stated at the rezoning hearing.
 - Conflicts between slip lane from Glenwood to Central and the Central right in entrance; eliminate right-in/right-out
- Things to review with the City Engineer:
 - There are two different water pressure zones located here that are being utilized.
 - Review of retaining wall design along wetland
 - Possibly review VGC and pea gravel exits. Look at eliminating the curb to allow the water to sheet flow into the treatment areas, or installing dropin catchbasin to funnel into the treatment areas.
 - C-12 bio retention area- The gravel diaphragm- I recommend an 18-inch stone area with 2 to 3 inch stone.
- Why is the right turn lane shifting so much onto Central Ave from Glenwood?

Police Department Comments:

- Concerned about cut-through traffic to avoid Central/Glenwood signal. Configure aisles and



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Date: January 5, 2017

Fire/Inspections Comments:

- Provide:
 - Turning template for Truck 1 entering and exiting the site from Glenwood and Central Avenue as well as throughout the entire site.
 - Elevation plans for the structures
- Revise the plan set to include:
 - Locate FDC connections on front of buildings in accordance with NFPA 13 and remote from other utilities (i.e. gas, electrical)
 - Fire lanes throughout site
 - The typical and first responder traffic flow throughout the site.
 - The number of occupancies in the retail structure(s).
 - Accessibility access to the entrances along the rear of the retail structure(s)
 - Show underground electric and transformers (must be screened)

Economic Development Comments:

- Supports commercial development and appreciates accommodations made
- Would like to see detailed renderings and tenants
- Concerned about snow storage/removal

Planning Board Comments:

- Concerned with snow storage and treatment (salt/sand) near wetland
- Suggested arbor vitae in 50' residential buffer
- Depict all dumpster locations (must be screened)
- Concerned whether there is sufficient security lighting
- Suggested donating houses
- Investigate possibility of left turn lane on Central Avenue northbound into site

Motion to adjourn by Elena Piekut and seconded by Dave White. Vote: U/A

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entral-Glenwood.Minutes.docx



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

RECEIVED
Planning Office

Office Use Only

Project #:

P17-02

Date Received:

JAN 19 2017

Amount Paid:

\$3332.00

Time Received:

ck#555

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Changing Places LLC Telephone # 749-3800

Address of Applicant: 42 J Dover Point Road, Dover, NH 03820

E-Mail Address: _____

Name of Property Owner (if different from applicant): City of Dover Telephone # 516-6008

Address of Property Owner: 288 Central Ave., Dover, NH 03820

PROPERTY INFORMATION

Address of Property: Third Street

Assessor's Map # 6 Lot(s) # 54-A

Zoning District(s) CBD Overlay District(s) _____

Size of Parcel: 32,534 sq. ft. 0.75 ac. Property Deed: Book 712 Page: 385

Existing Use of Property: Parking Lot

SITE PLAN INFORMATION

Describe Proposed Use: Mixed use

Area of Parcel to be Developed: 32,534 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: _____

Number of Parking Spaces: Existing 75 Proposed 27

Highway Access (check where applicable): ☒ City Street ☐ State Highway

Number of Employees Total: To be determined In Maximum Shift: To be determined

Disposition of Parcel:

Building Setbacks:

Building Footprint 6322/3627 sq. ft.

Front Yard BT. 1' +/- 5' ft.

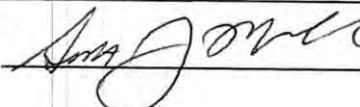
Total Building Area 25,288/10,881 sq. ft.

Rear Yard 10' ft.

Paved Area 27,984 sq. ft.Side Yard: Right 0-24' ft.
Left 0-24' ft.City Water? ☒ Yes ☐ No How far is city water from the property? In streetCity Sewer? ☒ Yes ☐ No How far is city sewer from the property? In street**BUILDING INFORMATION**Type of Building to be Built: Mixed useHeight of Building: 4-story (max.) Finished Floor Elevation: 76.50/76.25Number of Seats (where applicable) To be determined**WAIVER REQUESTS**Site Review Regulations section(s) to be waived: 149.15 (c) 5' to pavementJustification for waiver request(s) (*attach additional sheets as needed*): Entire site is paved to the boundary. This rehabilitation project mimics this feature.**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) McEneaney Survey Associates, Inc
Kevin McEneaney, LLSAddress PO Box 681
Dover, NH 03820 Telephone #: 742-0911Professional License #: _____ E-mail address: MSA@surveynh.net**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Berry Surveying & Engineering
Kenneth A Berry, PE, LLSAddress 335 Second Crown Point Rd
Barrington, NH 03825 Telephone #: 332-2863Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com**SIGNATURES**

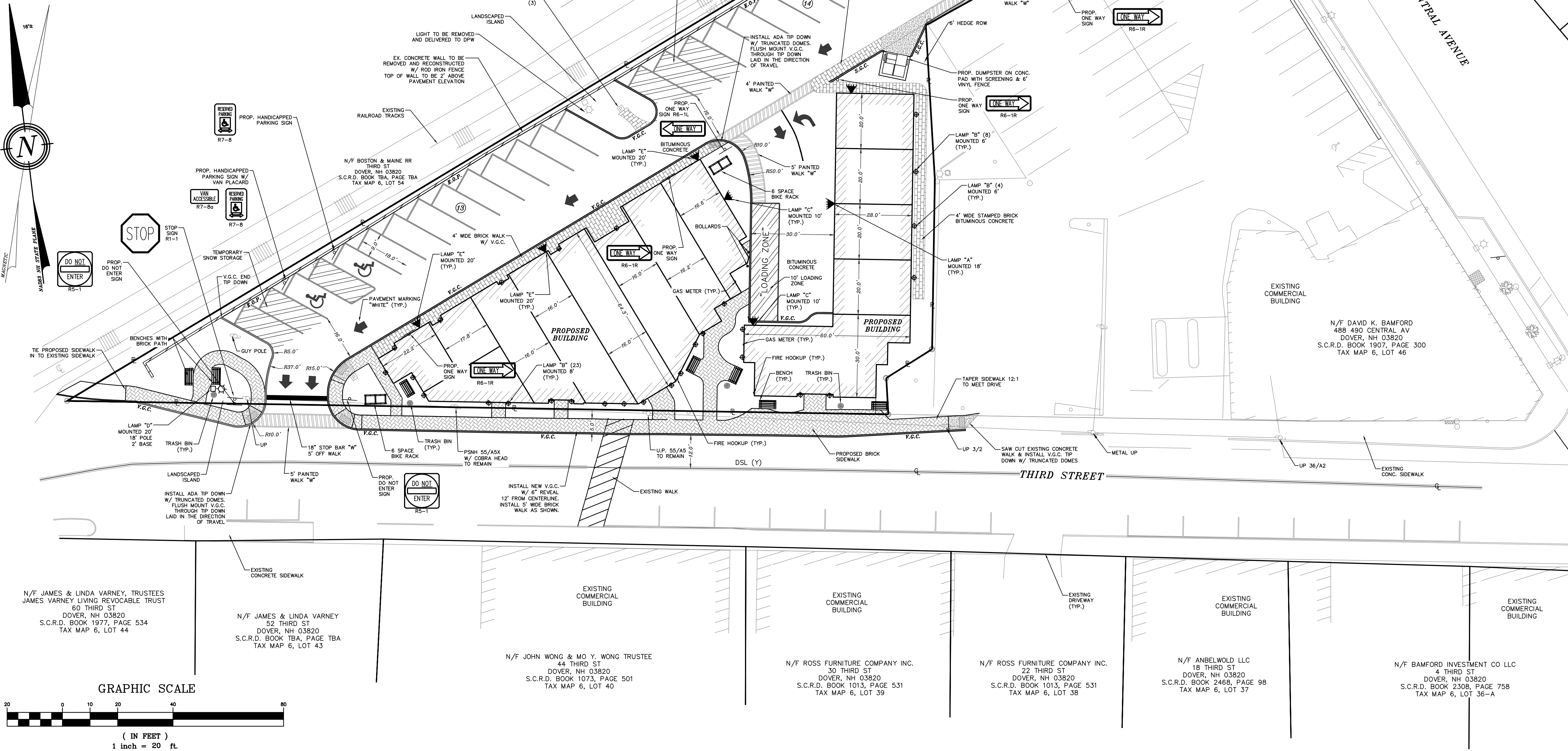
I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: _____

Signature of Applicant (*if different from owner*):  Date: 1/18/17

NOTES:

- THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE SITE PLAN DESIGN OF TWO PROPOSED STRUCTURES WITH OFFICE/COMMERCIAL SPACE ON THE FIRST FLOORS AND RESIDENTIAL UNITS ON THE SECOND, THIRD, AND FOURTH FLOORS.
- CURRENT OWNER: CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
APPLICANT DEVELOPER: CHANGING PLACES LLC
42 DOVER POINT RD UNIT J
DOVER, NH 03820
- THE PROJECT PARCEL IS MAP 6, LOT 54A OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- THE PROJECT PARCEL CONTAINS 32,670 Sq. Ft. (.75 Ac.) OF LAND.
- TITLE REFERENCE FOR THE PROJECT PARCEL ARE THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 781 PAGE NO. 212 AND NO. 712 PAGE NO. 385, RESPECTIVELY
- LOCUS PARCEL IS SUBJECT TO EASEMENTS AS NOTED.
- ZONING: CBD GENERAL SUB-DISTRICT
PRINCIPLE BUILDING:
LOT SIZE: NA
MIN LOT COVERAGE: 75%
FRONTAGE BUILD-OUT: 70%
FRONT PRIMARY BUILD-TO: +/- 1'
SIDE SETBACK: 0 FT MIN - 24 FT MAX
REAR SETBACK: 10 FT MIN
PRINCIPAL BUILDING: 2 STORY MIN & 4 STORY MAX
- SEE PROJECT NOTES, SHEET 2 OF 23.
- SEE CORRESPONDING SUBDIVISION.



REVISION	DATE	DESCRIPTION

PROPOSED SITE PLAN
FOR
CHANGING PLACES LLC
THIRD STREET
DOVER, NH
TAX MAP 6, LOT 54A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 19, 2017
FILE NO. : DB 2015 - 110

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER

3rd St. Dover - Main Building

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Front Right Perspective View
Scale: No Scale

RECEIVED
Planning Office
JAN 19 2017
Dover, New Hampshire

3rd St. Dover - Second Building

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RECEIVED
Planning Office
JAN 19 2017
Dover, New Hampshire



City of Dover, New Hampshire SITE REVIEW APPLICATION

RECEIVED
Planning Office
[Revision Date: April 23, 2013]

Office Use Only	Project #: <u>P17-03</u>	Date Received: <u>JAN 19 2017</u>
	Amount Paid: <u>\$2397.95</u>	Time Received: <u>Dover, New Hampshire</u>

ck#553

APPLICANT AND OWNER INFORMATION

Name of Applicant: Changing Places LLC Telephone # 749-3800

Address of Applicant: 42 J Dover Point Road, Dover, NH 03820

E-Mail Address: _____

Name of Property Owner (if different from applicant): Dennis Ciotti
Rev. Trust Telephone # 743-4333

Address of Property Owner: PO Box 757, Dover, NH 03821

PROPERTY INFORMATION

Address of Property: 44 Maple Street

Assessor's Map # 30 Lot(s) # 19

Zoning District(s) I-1 Overlay District(s) Wetland Protection District

Size of Parcel: 28,034 sq. ft. 0.64 ac. Property Deed: Book 3758 Page: 053

Existing Use of Property: Business

SITE PLAN INFORMATION

Describe Proposed Use: Residential

Area of Parcel to be Developed: 20,000 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 2 Buildings/12 total units

Number of Parking Spaces: Existing 0 Proposed 20/3 units have 2 car garages

Highway Access (check where applicable): X City Street _____ State Highway

Number of Employees Total: 0 In Maximum Shift: 0

Disposition of Parcel:

Building Footprint 3840 Front
800 Rear sq. ft.

Total Building Area 15,360 Front
5400 Rear sq. ft.

Building Setbacks:

Front Yard 18.1' Off Boundary _____ ft.

Rear Yard 25' _____ ft.

Paved Area 10,685 sq. ft. Side Yard: Right 15 ft.
Left 15 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? Street

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? Street

BUILDING INFORMATION

Type of Building to be Built: Town house with basement units and town house with garages.

Height of Building: 3 1/2 above Finished Floor Elevation: 69.08 / 62.16
3 above

Number of Seats (where applicable) 0

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: 149-15 (c) 5' to side boundary.

Justification for waiver request(s) (*attach additional sheets as needed*): Working with the abutter
on a snow storage easement. The existing situation has pavement crossing boundary lines.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Berry Surveying & Engineering
Kenneth A Berry, PE, LLS

Address 335 Second Crown Point Rd
Barrington, NH 03825 Telephone #: 332-2863

Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Berry Surveying & Engineering
Kenneth A Berry, PE, LLS

Address 335 Second Crown Point Rd
Barrington, NH 03825 Telephone #: 332-2863

Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: A.D.D. Croft HKB Date: 1-19-17

Signature of Applicant (if different from owner): Sam J. Ome Date: 1/18/17

WAIVER REQUESTS:

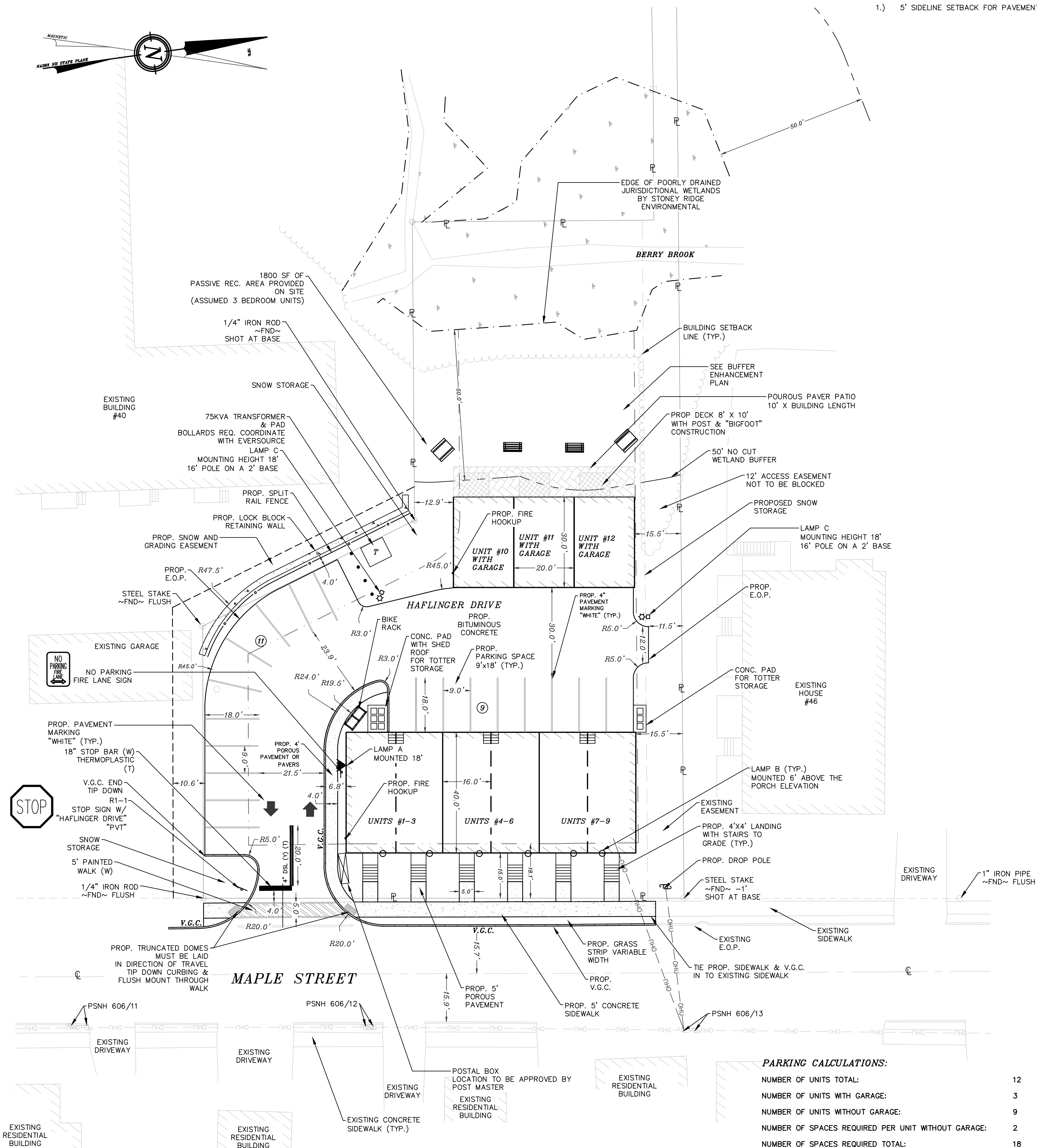
- 1.) 5' SIDELINE SETBACK FOR PAVEMENT.

NOTES:

- 1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE SITE PLAN DESIGN OF TWELVE PROPOSED RESIDENTIAL UNITS AT 44 MAPLE STREET. (ASSUMED 3 BEDROOM UNITS)
- 2.) CURRENT OWNER: DENNIS D CIOTTI (TRUSTEE)
DENNIS CIOTTI REVOCABLE TRUST
P.O. BOX 757
DOVER, NH 03820
- 3.) APPLICANT: CHANGING PLACES, LLC
42 DOVER POINT RD, SUITE J
DOVER, NH 03820
- 4.) TAX MAP 30, LOT 19 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- 5.) LOT AREA: 28,034 Sq. Ft., 0.64 Ac.
- 6.) S.C.R.D. BOOK 3758, PAGE 53
- 7.) ZONING NOTES: I-1 ZONE
MINIMUM LOT SIZE: 40,000 SQUARE FEET
MINIMUM FRONTAGE: 150' FEET
BUILDING SETBACK REQUIREMENTS:
FRONT (EXISTING): 50 FEET (AVERAGE WITH IN 500') (27.3')
SIDE: 15 FEET
REAR: 25 FEET
MAXIMUM LOT COVERAGE: 50 PERCENT
MAXIMUM BUILDING HEIGHT: 50 FEET
WETLANDS BUFFER: 50 FEET
WETLAND CONSERVATION DISTRICT
- 8.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C03103, DATED SEPTEMBER 30, 2015.
- 9.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN AREAS DETERMINED TO BE WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 330145 0310 D, MAP NO.: 33017C03400 DATED MAY 17, 2005.
- 10.) VERTICAL DATUM IS BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES ARE BASED ON NAD83. COORDINATES WERE GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 11.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN APRIL OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 89,448.
- 12.) JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL, LLC IN THE SPRING OF 2016.
- 13.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 14.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 15.) THE PROPOSED STRUCTURES SHALL BE SERVED BY SPRINKLER SYSTEMS AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODES.
- 16.) SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIALS AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
- 17.) FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
- 18.) A SECURITY SYSTEM SHALL BE INSTALLED IF REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- 19.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 20.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- 21.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 22.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 23.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LINE, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 24.) THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- 25.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 26.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH CITY OF DOVER, COMMUNITY SERVICES AND ENGINEERING DEPARTMENT.
- 27.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 28.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 29.) THE PROPOSED USE FOR THE SITE IS RESIDENTIAL.
- 30.) THE FOLLOWING VARIANCES HAVE BEEN REQUESTED:
A.) TO PERMIT 12 MULTIFAMILY UNITS WITHOUT COMMERCIAL SPACE ON THE FIRST FLOOR AS STATED IN CHAPTER 170-19 B.(1)(c)
B.) RELIEF OF FRONT AND SIDE SETBACKS AS STATED IN CHAPTER 170-19 D.(2)(a)(i)
- 31.) THIS PLAN PROPOSES APPROXIMATELY 28,600 SQ. FT. OF DISTURBANCE.
- 32.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- 33.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.
- 34.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 35.) SNOW STORAGE AREAS ARE AS SHOWN ON THIS SITE PLAN. EXCESS SNOW WILL BE REMOVED FROM THIS SITE AND DISPOSED OF IN A QUALIFIED LOCATION.
- 36.) EXISTING IMPERVIOUS COVER: 16,325 SF 58.2%
PROPOSED IMPERVIOUS COVER: 15,086 SF 53.8%
EXISTING BUILDING LOT COVERAGE: 13,859 SF 49.4%
PROPOSED BUILDING LOT COVERAGE: 5,640 SF 20.1%
- 37.) SEE LIGHTING PLAN FOR FURTHER DETAILS.
- 38.) THERE IS CLEAR SITE DISTANCE IN BOTH THE NORTH AND SOUTH DIRECTIONS AT THE MINOR ENTRANCE PROPOSED.
- 39.) LAMP BASES ARE TO BE A MINIMUM OF 3' OFF THE EDGE OF PAVEMENT AND ARE TO BE PAINTED YELLOW.
- 40.) THE APPLICANT IS ABLE TO MAKE LIKE CHANGES TO PRODUCTS SO LONG AS THE DESIGN ENGINEER APPROVES THAT THEY MEET THE DESIGN INTENT. THE DESIGN ENGINEER IS TO NOTE THE PROPOSED PRODUCT CHANGE AND SEND REQUEST FOR REVIEW TO THE CITY ENGINEER FOR APPROVAL.
- 41.) TRASH WILL BE PICKED UP BY A PRIVATE VENDER, UTILIZING A TOTTER SYSTEM.
- 42.) APPLICANT IS TO PAY REC DEPARTMENT FOR 1800 SF ACTIVE REC SPACE. (ASSUMED 3 BEDROOM UNITS)

PARKING CALCULATIONS:

NUMBER OF UNITS TOTAL:	12
NUMBER OF UNITS WITH GARAGE:	3
NUMBER OF UNITS WITHOUT GARAGE:	9
NUMBER OF SPACES REQUIRED PER UNIT WITHOUT GARAGE:	2
NUMBER OF SPACES REQUIRED TOTAL:	18
NUMBER OF SPACES PROVIDED:	20

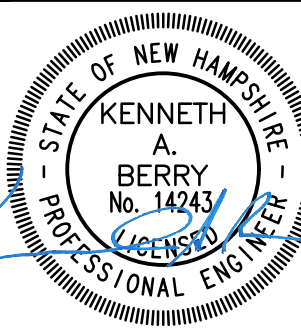


DOVER PLANNING # 2016-20

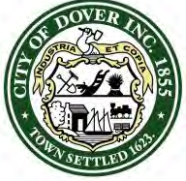
REVISION	DATE	DESCRIPTION

PROPOSED SITE PLAN
FOR CHANGING PLACES LLC
LAND OF
DENNIS D. CIOTTI REVOCABLE TRUST
44 MAPLE STREET
DOVER, NH
TAX MAP 30, LOT 19

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 19, 2017
FILE NO. : DB 2016 - 010



SHEET 5 OF 23



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:

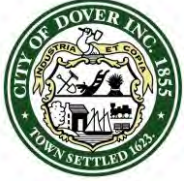
Chris Berry, Engineer
Ben Clark, Engineer
Donna Benton, Planning

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



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

- 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:

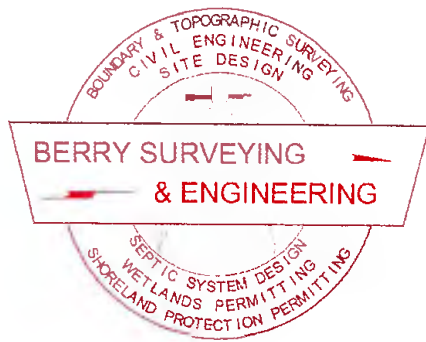
- Concerned with look of building
- Will defer comments until after second TRC

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

S:\Department\Planning\Planning_Share\Planning Board\TRC\2016 TRC\MINUTES\2016.12.15_PlanningTechnicalReviewCommittee.6 Grove.Minutes.docx



BERRY SURVEYING & ENGINEERING

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Barrington, NH 03825

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City of Dover Technical Review Committee
288 Central Ave
Dover, NH 03820

RE: Comments from 12/15/16 TRC Meeting
6 Grove Street Residences
35 Third Street
Dover, NH

January 23, 2017
RECEIVED
Planning Office

JAN 23 2017

Dover, New Hampshire

Based on comments from our December 15, 2016 TRC meeting, we respectfully submit the following comments and revisions. Our comments are in **bold**.

Planning Comments:

- Revise traffic study to include public transit information and use 9th Edition
 - **A revised traffic study is pending**
- Provide:
 - Streetscapes for both streets, including abutting buildings and proposed landscaping
 - **Revised streetscape plans are pending**
 - Fiscal Impact Analysis
 - **A fiscal impact analysis is pending**
 - Written permission from neighbor to remove buildings
 - **An agreement is pending**
- Please revise the plan set to:
 - Add the Planning Board file number (P16-31) on all sheets
 - **The file number has been added to all sheets**
 - Get rid of head in parking in right of way and make parallel
 - **Street parking has been redesigned to be parallel parking**
 - Fix the spelling to "Cochecho"
 - **The spelling has been corrected.**
 - Add addresses of the abutters
 - **Addresses of abutters within 200' of the project site have been added to the Neighborhood Plan. Addresses of abutters have also been added to the Existing Conditions Plan.**
 - Indicate the water capacity
 - Confirm the lighting plan meets Chapter 149-14.E
 - **The lighting plan meets Chapter 149-14.E.**
 - Remove the indication that this is a minor site plan
 - **The "Minor" label has been removed.**

- Complete/correct zoning notes, specifically minimum frontage building out and Min-Max lot coverage (not just max)
 - **The zoning notes have been modified on the Site Plan.**
- FEMA shows site outside SFHA – correct note 6 on Existing Conditions Plan
 - **The note has been revised.**
- Provide existing vs. proposed lot coverage. If either frontage or coverage are not met, a CUP is required.
 - **Existing and proposed lot coverages have been added the plan, along with a note indicating the need for a Conditional Use Permit for principal building lot coverage and principal building frontage build-out.**
- Maximum parking is 1 space per residential unit in TOD, not 1.4. Remove 8 spaces from calculation
 - **The parking calculation has been revised.**
- Revise parking layout
 - **The parking layout has been completely redesigned.**
- Exterior walls shall be brick, stone, or masonry (new floor does not appear to be)
 - **Exterior wall design will be discussed by the Architect.**
- Revise plan to meet 170-20F (CBD Regulations)
 - **The plan meets 170-20F, with the exception of the 2 Conditional Use Permits required.**
- Revise note 34 to indicate CUPs
 - **The notes have been revised to indicate the need for 2 Conditional Use Permits.**
- Add street wall to hide parking or obtain CUP
 - **A street wall has been added to the site plan to shield parking.**
- Indicate the sidewalk is at minimum 5'
 - **The sidewalk widths are called out on the plan.**
- Change PSNH to Eversource
 - **Instances of PSNH have been changed to Eversource.**
- Align trees and benches to allow for ADA accessibility around them
 - **With the new location and alignment of the sidewalk, there is enough room to meet ADA standards.**
- Add additional waste bins
 - **Benches and waste bins have been added to the site plan.**
- On street parking doesn't count toward max
 - **The parking calculation has been revised.**
- Show mechanical equipment and screening
 - **Mechanical equipment will primarily be located in the basement.**
- Add under parking infiltration instead of rain garden
 - **The drainage system has been revised to use underground filtering and infiltration.**
- Indicate the existing lot coverage on sheet 5



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- **Existing lot coverage has been added to Sheet 5.**
 - Add sheet L-02 to plan set
 - **Details from L-02 have been added to the plan set in the landscaping details.**
- The Professional Engineer, Licensed Land Surveyor, and Landscape Architect will need to sign and date final plans
 - **Final plans will be dated and stamped.**
- Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
 - **A Stormwater Management Plan has been submitted.**
- Stormwater Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
 - **An Operation and Maintenance Plan has been submitted.**
- Are there any LEED practices in place?
 - **LEED practices will be discussed by the Architect.**
- Pay the CUP fee and additional abutters
 - **All fees will be paid when the plan is submitted for Planning Board approval.**
- The laundry on the first floor is not allowed unless fully commercial
 - **The laundry room is now proposed to be coin-operated and public.**
- ADA parking cannot be in right of way – move onto site
 - **ADA parking is now on site.**
- Move ramp and other infrastructure from right of way
 - **All infrastructure and ADA parking has been moved from the right of way.**
- Confirm whether the building is 4 or 5 floors and have plans and architectural renderings match
 - **The building will be 5 floors, and the site plan and architectural renderings now match.**
- Verify the amount of bedrooms indicated on the 4th floor.
 - **The architectural drawings will be revised to reflect the number of bedrooms on the 4th floor.**

Police Department Comments

- Correct sheet 1 inset (Grove, not Maple)
 - **The inset has been corrected.**
- Provide painted stop bar at all four quadrants of Third/Grove intersection for 4-way intersection
 - **Stop bars at all 4 quadrants have been added to the Site Plan.**
- Parking spaces along Grove must be available to the public and cannot have permanent private signs
 - **Parking has been redesigned and all on street parking is public.**
- Relocate southerly bench to the Third Street frontage



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- Benches and trash bin locations have been revised and are shown on the Site Plan.
- Provide justification for one-way at rear of building vs. two-way
 - The geometry of the lot restricts the width of the rear driveway to one-way.

Engineering Comments

- Is there water and sewer to the smaller building?
 - A note has been added to the Demo Plan regarding the disconnection of services if necessary.
- Where is the sewer service to the large building?
 - A Utility Plan has been added to the plan set indicating the location of water and sewer services.
- 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.
 - Sidewalks have been reconfigured and now show tipdowns.
- Please remove the stairs and ramp that are proposed or in the ROW.
 - The stairs and ramp have been moved from the ROW.
- Choose a tree that won't affect power lines.
 - The landscape architect will ensure trees won't affect power lines.
- The bike rack on Grove is in the bushes.
 - The bike rack location has been revised with the new site layout.
- Reconfigure the perpendicular parking in the ROW to parallel.
 - Parking has been reconfigured and is now parallel in the ROW.
- Revise drainage at the end of Grove St. The treatment area should not be in the ROW.
 - The treatment area is no longer proposed to be in the ROW.

Fire/Inspection 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.
 - The fire department connection has been identified on the newly included Utility Plan.
- Identify all proposed fire lanes with appropriate signage and striping.
 - No fire lanes are proposed on site.
- Clarify location of gas main and gas meters. Gas and transformer should be removed from DGC.
 - Gas main and meter locations are now shown on the Utility Plan.



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- If new transformer is needed, may not be on street and must be shielded/screened.
 - **A potential transformer location has been added to the Site Plan.**
- Clarify the location and number of water supply lines to the structure.
 - **Water service locations have been added to the Utility Plan.**
- Clarify the number, size, phase, and location of the overhead electric supplies to the structure.
 - **A note has been added to the Utility Plan.**
- Clearly locate the number of entrances and exists to the proposed structure. Discuss main entrance location for commercial unit(s) and identify accessible route.
 - **Entrance locations have been added to the Site Plan.**
- Plans shall indicate design compliance with applicable accessible (disabled) regulations and be stamped by the qualified design professional.
 - **Parking has been reconfigured so all parking is in compliance with ADA.**
- The site shall be accessible in all weather conditions at all times during construction.
 - **Safe access to the site will be available throughout construction as required.**
- Provide a truck turning template for Truck 1 through the entire site.
 - **A turning template for Truck 1 has been provided.**

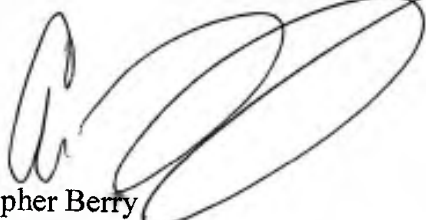
Planning Board Comments

- Verify floor plan layout
 - **Revised Architectural plans have been submitted.**
- Private laundry room not allowed on first floor
 - **Laundry is now proposed to be coin-operated and public.**

Thank you for your time and attention on this project, and we look forward to continuing to work with you on this project.

Respectfully,

BERRY SURVEYING & ENGINEERING



Christopher Berry
Principal and President



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SHEET 4 OF 19