



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-02

Application Type: Site Plan Review
Applicant(s): Changing Places LLC
Owner(s): City of Dover
Location: Third Street (Tax Map 6, Lot 54-A)
Date: February 2, 2017

INTENT: Proposal is for a 32,534 s.f. mixed use development with a total of 27 parking spaces within the 27,984 sq. ft. paved area

LOTS/UNITS PROPOSED: 22 residential units

AGENDA ITEM #: 1

ACREAGE: 0.75 acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Parking lot

SURROUNDING LAND USE: Multi-family Residential, Commercial and parking

ZBA ACTION: N/A

PERMITS REQUIRED:

WAIVERS REQUESTED: pavement setback

ATTENDANCE:

Members:

Steve Bird, Planning
Chris Parker, Planning
Dave White, Engineering
Jim Maxfield, Building/Fire
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:

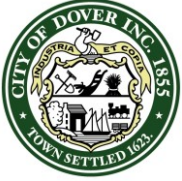
Christopher Berry
Ben Clark
John O'Neil
Scott O'Neil
Brian O'Neil

Approval of 1/5/17 Meeting Minutes

D.White moved to approve the minutes of January 5, 2017. D.Barufaldi seconded. Vote U/A.

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
- Provide:
 - Streetscapes for all sides, including abutting buildings and proposed landscaping
 - Traffic Impact Analysis
 - Fiscal Impact Analysis
 - Waiver Request Narrative
 - Subdivision plan
 - Cross Access Easement from public parking across site
- Please revise the plan set to:
 - Correct that PSNH is Eversource
 - Add signature and stamp of the LLS, PE, and Landscape Architect
 - Add Planning file number P17-02 to all sheets
 - Add abutter information on sheet 1
 - Add stormwater recording note on sheets 2 and 11
 - Combine Architectural Renderings to plan set and revised to meet 149.14.L and CBD architectural requirements
 - Revise to show masonry on first floor for full building
 - Indicate Cement Fiber Board, Masonry or Wood above
 - On Sheet 2, revise notes 11, 24, 26, and 30 to meet Dover's common site plan notes
 - Revise note 31
 - On sheet 3:
 - label as sheet 3
 - add abutter information across from Central
 - On sheet 5:
 - Show intersection on Central
 - Is 16' adequate aisle width?
 - Add trash can on Central Ave?
 - Add FFE
 - Relocate the crosswalk closer to Chestnut Street, near exit of parking lot
 - Replacement of street lights with new City standard



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- Contribution towards sidewalk replacement from Central to site (difference between brick and concrete)
- Continue fence treatment from RR track to parcel boundary with Map 6 lot 46
- Have consistent one way arrow.
- On Sheet 12:
 - Indicate height of lights
 - Verify the darkest spot in parking lot is between 0.2 and 0.4 foot candles
- On Sheet L-01
 - Add note that landscaping shall meet City Regulations
 - Add a note that any transformer or generator shall be screened.
- Sheet 19
 - Revise bench to make it compliant with ADA
 - Use revised City street light spec.
- 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.
- Indicate easements
- Add plan references

- How will pedestrians access site from the westerly side of Chestnut?

Engineering Comments:

- Sign posts are square not U channel.
- Show a 30 ft wide utility easement over the existing water.
- The transformer should not be in this easement or that close to the main.
- The poles along Third Street will need to move. They need a 10 ft clear area around the wire in my understanding
- The brace pole by the entrance interferes with the proposed sidewalk
- Keep the curblin straight on third st by the bank entrance.
- Remove the stop sign. It is set too far off the roadway.
- Remove the island that holds the parking meter. It takes up space and obstructs maintenance.
- Look at installing curbed islands at the end of the parking lot toward Central Ave. No sidewalk or cross walk is needed there in my opinion.
- Relocate the mid block crosswalk towards Chestnut Street.
- Relocate proposed tipdown by southwest corner of building.
- Let's discuss sand filter.
- What type of nonwoven geotextile?
- Should the stone be washed?
- Drainage still to be reviewed.
- Reconfigure the water line connection.
- Do not install a cleanout in the sewer service
- There seem to be oak trees proposed under the OH power lines.
- You don't need detail U2 since you have D6
- Correct sewer service detail. Sdr 35. Crushed stone not gravel. Solid sleeve coupling not fernco
- You will need flowable fill to cradle the water tap. We require stainless steel. Not Rochester.

Police Department Comments:

- Parking kiosk closest to Central Avenue may be unnecessary – coordinate with Parking Manager
- Coordinate with Parking Manager on placement of parking wayfinding signs
- Provide detail or image of the north wall (along RR tracks)

Fire/Inspections Comments:

- FDC shall be clearly identified by a permanent sign
- FDC access shall be free of obstacles and obstructions (including landscaping and vegetation) 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. For example along the north side of the mixed use building and in front of the garages for the multifamily structure



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- Locate the nearest fire hydrants
- Clarify location and quantity of gas meters (interior or exterior)
- The structure will be required to be supplied by one electrical service in an approved location
- Clearly locate the number of entrances and exits to the proposed structure. Discuss entrance/exit location(s) for commercial unit(s) and identify accessible route. Discuss the type of commercial use intended on the first floor
- The site shall be accessible in all weather conditions at all times during construction
- Provide a larger sheet for the turning template for truck 1.
- Plans shall indicate design compliance with applicable accessibility (disabled) regulations for the completed site and be stamped by the qualified design professional. In addition compliance with RSA-155-A:5 shall be shown
- Benches shall meet applicable accessibility regulations. Plans shall indicate compliant details and specifications
- Clarify accessible route from accessible parking to the structure entrances

Project will not be scheduled for Planning Board until Traffic Analysis and Fiscal analysis are submitted and approved.

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Economic Development Comments:

- Revise the plans to show brick on the full first floor.
- Clarify Access easement across property

Planning Board Comments:

- Replace Metrocast with Comcast
- Indicate parking lot lighting
- Coordinate landscape maintenance between City and Developer.