



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-05

Application Type: Site Plan
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Tax Map K, Lot 19-6)
Date: February 9, 2017

INTENT: To construct a 38,800 s.f. new memory care residential development with a total of 55 parking spaces within the 40,140 s.f. paved area.

UNITS PROPOSED: Six 2 bedrooms
Forty-five 1 bedrooms

AGENDA ITEM #: 1

ACRES: 3.01 acres

ZONING DISTRICT: Residential Commercial Mixed-Use Overlay (RCM), Executive Technology Park (ETP) underlying

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Memory Care Residential Development

SURROUNDING LAND USE: Residential, commercial, and vacant land

ZBA ACTION: None

PERMITS REQUIRED: Subdivision approval, Conditional Use Permit for wetland impacts

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Chris Parker, Planning
Elena Piekut, Planning/Zoning
Jim Maxfield, Building/Fire
Gretchen Young, Engineering
Marn Speidel, Police
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:

Chad Kageleiry, Summit Land Development
Kevin McEneaney, McEneaney Survey Associates
Eric Weinreib, Altus Engineering

Approval of 2/2/17 Meeting Minutes

Frank Torr moved to approve the minutes of February 2, 2017. Dan Barufaldi seconded. Vote U/A with one abstention.

Plan Review

Planning Comments:

- RCM requires 7,500 sf of land area per bedroom in a nursing home or per unit in a congregate care facility—provide calculation of all non-residential land area in overall site
- Clarify number of beds/bedrooms and type of facility
- Please provide:
 - Updated fiscal and traffic impact
 - Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
 - Streetscape
- Revise plan set to:
 - Confirm all Dover Common Site Plan Notes are listed on plan
 - Update Planning file number (P17-05) throughout
 - Include Signature and stamp of LLS, PE, and Landscape Architect
 - Indicate the size of the underground utilities
 - Clarify phasing of the future cross walk on sheet C-1, show between sites if intended
 - Add aerial overlay on S-1
 - Fill in missing leader note on C-4
 - Indicate colors and materials on architectural renderings
 - On Lighting plan:
 - Uniformity ratio should be 6:0
 - Underlay parking layout
 - Revise font on lighting plan
 - Include fixtures
 - On L-1:
 - Screen the transformer (and generator?)
 - Add shrubs in parking lot along with proposed trees to better screen front loading area
 - Trees shall have a minimum caliper of 2.5"



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-05

Application Type: Site Plan
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Tax Map K, Lot 19-6)
Date: February 9, 2017

Planning Board Comments:

- Concerned that white pine will not provide sufficient screening
- Show additional landscaping that is provided on other lot
- Concerned about structures located on sewer easement

Engineering Comment:

- Please show the existing 8" sewer line on all plans in the location where it was built (note says not as built); discuss proposed sewer line depth with Bill Boulanger.
- Please relocate the proposed concrete dumpster pad, storage shed and pad, drive aisle, and drainage infrastructure off the existing 8" sewer line and out of the 30' wide sewer easement. This will also eliminate the need for a conditional use permit for work within the 50' wetland buffer. Suggested condition that City is not responsible for damage incurred by accessing sewer line.
- What is the intended function of the 12" stone drip edges adjacent to some paved areas? Should the maintenance of these areas be specified in the long-term operation and maintenance plan?
- Should Raingarden #8 be sized to handle some future development?
- Please include the requirement that all snow and ice removal shall be performed by a contractor certified by the "Green SnoPro" program, or approved equivalent, following the best management practices for the application of deicing materials.
- Once the plans are approved, please record at the Registry of Deeds, documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved Stormwater Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478.
- Add missing culvert

Police Department Comments:

- Add a note that service vehicles driveway will have to have size limits posted

Fire/Inspections Comments:

- FDC shall be clearly identified by a permanent sign and located at the front side of the building.

- Identify all proposed fire lanes with appropriate signage and striping (including front loading area).
- Fire lane markings shall be indicated along the side and rear access roadway.
- Minimum roadway shall be 20' in width, pending review of Truck 1 turning template
- Provide a turning template for Truck 1 from Pointe Place through the site.
- Provide the long dimension for accessible parking spaces (20')
- Clarify type and size of generator system (life safety, legally required or Optional) and fuel type.
- Locate the entrances and exits to the proposed structure.
- Utilities and systems shall be located remote from one another.
- Add a note to the plan indicating: The site shall be accessible in all weather conditions at all times during construction.
- Site plans shall indicate design compliance with applicable accessible (i.e. IBC 2009 edition w/ NH amendments, ANSI, RSA-155-A:5) regulations for the completed site and be stamped by the qualified design professional.
- Remove note 22 on plan C-3.
- Add note to retaining wall detail that a building permit is required for retaining walls four feet or more
- Show fence on top of retaining walls

Economic Development Comments:

- Show exterior colors and materials
- Show landscaping on streetscapes; concerned about interim landscaping as entire site is built

Applicant intends to resubmit for March 14th or 28th meeting.

Motion to adjourn by Jim Maxfield. Seconded by Dan Barufaldi. Vote: U/A

S:\Department\Planning\Planning_Share\Planning Board\TRC\2017
TRC\MINUTES\2017.02.09_PlanningTechnicalReviewCommittee.P
ointePlace_Memory Care.Minutes.docx