



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-07

Application Type: Site Plan Review
Applicant(s): Joseph Allis
Owner(s): Joseph Allis
Location: 1 11A Main Street (Tax Map 23, Lot 11)
Date: February 16, 2017

INTENT: Proposal is for a 4,800 s.f. mixed use building with 3 commercial space units on the 1st floor and 6 total residential units amongst the 2nd – 4th floors with 44 parking spaces within the 10,347 s.f. paved area.

LOTS/UNITS PROPOSED: 6 residential units and 3 commercial units

AGENDA ITEM #: 2

ACREAGE: 1.53 acres

ZONING DISTRICT: Central Business District (CBD) –General

EXISTING LAND USE: Commercial

SURROUNDING LAND USE: Residential, Commercial, parking, and vacant

ZBA ACTION:

H73-6: Granted to permit a two-story retail building where retail was not permitted in the I-2 Zone at the time

PERMITS REQUIRED: State Wetlands Permit (to be confirmed)

WAIVERS REQUESTED: None requested

ATTENDANCE:

Members:

Jim Maxfield, Building Official
Dan Barufaldi, Economic Development
Elena Piekut, Zoning Administrator
Steve Bird, City Planner
Lee Skinner, Planning Board
Dave White, City Engineer

Others:

Tobin Farwell, Farwell Engineering
Dave Allis, representing Property Owner
Steve Clough, representing Property Owner

Approval of 2/9/17 Meeting Minutes

Dan Barufaldi moved to approve the minutes of February 9, 2017. Jim Maxfield 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
- Wetlands Permit may be needed or may be exempt—contact Dori Wiggins, NH DES for confirmation
- Obtain license agreement for parking areas within City right of way
- Provide:
 - Streetscapes from Young and Washington, including abutting buildings and proposed landscaping
 - Traffic Impact Analysis
 - Lighting Plan
 - Landscape Plan
- Please revise the plan set to:
 - Add signature and stamp of the LLS, PE, and Landscape Architect
 - Add Planning file number P17-07 to all sheets and to title on C-1
 - Correct note 15 on cover sheet to read Building Official, not Inspector
 - Add any common site plan notes from the City's list that are not listed on plan set (as applicable)
 - Combine Architectural Renderings to plan set and revised to meet 149.14.L and CBD architectural requirements
 - Identify lots on neighborhood plan to correspond with abutter information on sheet C-1
 - Confirm all easements are indicated
 - On Sheet C-2
 - 60 degree parking should meet Section 149-14.D(6)(a)
 - Revise test pit overlap
 - Add property line dimensions and bearings
 - Indicate electric, telephone, gas, cable utilities which should be underground
 - Indicate width of egress/access
 - Determine whether a transformer or generator is needed and if so, indicate screening. Minimum generator setback from structure is 5 feet.
 - Add a note that construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday and Sunday 9 AM-4



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PM. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor.

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Police Department Comments:

- Portland/Main/Young intersection is not designed to accommodate the traffic you are forcing into it, unless it is reconfigured as a mini-roundabout
- Why does new north sidewalk not extend to the top of Young Street
- Reduce the width of the Young Street driveway (24 feet is the maximum width unless it restricts truck access)
- How will gravel parking area between Buildings 2 and 4 be defined for fire access?
- Are the commercial units ADA accessible?
- Clarify number and location of dumpsters
- Justify the direction of the 7 parking spaces on easterly side
- How do these angle parking spaces integrate with the adjacent parcel to the east
- Provide fence detail for top of retaining wall
- Provide lighting detail

Engineering Comments:

- Extend new sidewalk on Young Street up to Main Street.
- The bioretention basin shows a modeled exfiltration rate of 5 in/hour being discarded. The ksat for this type of soil, as provided in the NRCS information table, is 0.0 to 0.2 in/hour. Please field verify the correct infiltration rate.
- Measures shall be taken to control the post-development water runoff volume so that it does not exceed pre-development volume. It appears that only peak rates of runoff have been analyzed and compared.
- Please provide a retaining wall design stamped by a licensed structural engineer. The structural engineer should confirm that the

bioretention/infiltration basins proximity to the uphill side of the wall will not compromise the structural integrity of the wall. If this is not designed prior to site plan approval, add a note that design will be provided to Engineering for approval.

- Discharging the bioretention at grade onto a paved parking area has a high potential for icing, please connect directly to the existing closed drainage system. Please provide information on the downstream drainage and confirm capacity.
- The outlet control detail calls for a 1/4" aluminum plate with orifice as shown and top of plate elevation at 15.00, please provide additional information for the plate.
- The filtration rain garden notes appear to be generic, stating "enter name here" and "enter phone number here", please modify to be specific to this project.
- Please provide a long-term stormwater operation and maintenance plan that includes the requirement to submit an annual inspection and maintenance log and 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. See site plan regulations for all long-term operation and maintenance requirements.
- 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.
- The waterline trench detail appears to be for a sewer or drainage trench. The water trench should have a sand bed.
- Please provide additional information for the water and sewer connections to the existing utility lines.
- Please specify sewer line shall have no flexible (fernco) couplings.
- Note #9 on the cover sheet states that exterior lighting shall be mounted on the building; however, a light pole is shown on the site plan. Please provide a photometrics plan for review.

Fire/Inspections Comments:

- Locate utilities associated with proposed building (i.e. electrical gas). Clarify location and quantity of gas meters (interior or exterior)
- Indicate FDC location in accordance w/ NFPA 13. FDC shall be 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.



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- Identify all proposed fire lanes with appropriate signage and striping.
- Clearly locate the number of entrances and exits to the proposed structure. Discuss entrance location(s) for commercial unit(s), residential units and identify accessible route.
- The site shall be accessible in all weather conditions at all times during construction.
- Provide a turning template for truck 1 through the site.
- Indicate location of accessible parking for first floor commercial spaces.
- Add a note indicating design compliance with applicable accessible (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.
- Minimum access aisle for accessibility is 20'. Plan C-2 appears to indicate 18'.
- A building permit is required for retaining walls four feet or more
- Stairs at rear of Building #1 may need to be replaced with a ramp; further code review is needed

Motion to adjourn at 11:30 am made by Dave White and seconded by Lee Skinner. Vote U/A.

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Economic Development Comments:

- Would like to see adjacent building façade improved

Planning Board Comments:

- Clarify existing vs. proposed conditions on C-2
- Correct numbers of stores in Note 1 on C-2

Adjournment:

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