



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-13

Application Type: Site Plan Review
Applicant(s): Cochecho Valley Humane Society
Owner(s): Strafford County c/o City of Dover
Location: 259 County Farm Road (Tax Map B, Lot 20)
Date: February 22, 2017

INTENT: Proposal is for a 11,000 s.f. animal shelter including animal medical services, shelter, adoption, and surrender services with 32 parking spaces within the 22,671 s.f. paved area.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 35 acres

ZONING DISTRICT: Rural Restricted Residential (R-40)

EXISTING LAND USE: County administration building and football field

SURROUNDING LAND USE: Residential, Hospice House, County Property and County Uses

ZBA ACTION: Z05-33 Special Exception granted on 11.17.05 to permit a 14-bed hospice facility

PERMITS REQUIRED:

-NHDES Alteration of Terrain Permit?

WAIVERS REQUESTED:

- 149-14.G (Perimeter Landscaping)
- 149-14.D.6.4 (Parking lot Design standards driveway width)
- 149-13.A (Property line information)

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Zoning
Sgt. Speidel, Police
Dave White, Community Services
Asst. Chief Haas, Fire/Building

Others:

John Lorden, MSC Engineers
Sue Stauffis, CVHS

Approval of 2/16/17 Meeting Minutes

D.White moved to approve the minutes of February 16, 2017. Sgt. Speidel 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
- Is there a transformer or generator on site? If so, it will also need to be screened.
- Consider adding a walkway around the building between the two entrances
- Provide:
 - Streetscapes
 - Traffic Impact Analysis
 - Letters justifying the waiver requests
- Please revise the plan set to:
 - Revise Cochecho River spelling
 - Add signature and stamp of the LLS, PE, and Licensed Landscape Architect
 - Add Planning file number P17-13 to all sheets and to title on cover
 - Add any common site plan notes from the City's list that are not listed on plan set (as applicable) including waiver notes
 - Remove signature block
 - Revise Architectural Renderings to include materials and colors to meet 149.14.L
 - Identify lots on neighborhood plan or correspond with abutter information
 - Depict flood hazard zone boundaries
 - Confirm Gravel driveway with Fire - 149.14.C
 - Add detail of dumpster pad and screening
 - Lighting plan should meet the most restrictive lighting regulations. Parking areas are too bright and should meet 149-14.E(2)
 - Landscape plan needs to include 5% interior landscaping or waiver necessary
 - On sheet C-2:
 - Add FFE of building
 - Add owner information
 - Show width of egress at intersection of County Farm
 - Add a note that construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday and Sunday 9 AM-4 PM. Hours of construction shall be documented on a site construction sign



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-13

Application Type: Site Plan Review
Applicant(s): Cocheco Valley Humane Society
Owner(s): Strafford County c/o City of Dover
Location: 259 County Farm Road (Tax Map B, Lot 20)
Date: February 22, 2017

along with the contact information for the general contractor.

Police Department Comments:

- Coordinate with Eversource to relocate street lamp from PS pole 5/124 to 5/120 at entrance driveway. Add note to plan.
- Concerned about waiver request for reduced width driveway. Expectation for "low traffic volume" appears inconsistent with proposal for 32 new parking spaces.
- Add signs along driveway
- Alarmed after hours?

Engineering Comments:

- Should there be a fenced in area for the dogs?
- Do you need that much parking? Consider cutting off a piece and indicating as future parking
- Relocate the PE or the water for better utility separation.
- Do you need a 6inch water line or could you get by with a smaller one based on fire flow?
- For the water line connection-note 12X? stainless steel tapping sleeve and gate.
- Include some trees for the landscaping.
- Use only brick for the SMH inverts page C10
- Use only crushed stone for the bedding on sewer and drainage pipe. Check with Bill B about waste into sewer.
- Change the watermain trench detail to minimum 5 ft of cover over the water.
- Please check the plan, table and detail invert elevations for the ponds. There seem to be some discrepancies.
- Why have an impermeable liner for the ponds?
- Include a drip edge detail for the roof.
- Where will the floor drains and waste go for the building?
- I am missing pages 3-4 in the drainage report.
- Recommend 24' gravel and 20' paved driveway as an alternative
- 2 inch winter binder

Fire/Inspections Comments:

- Clarify the number and location of building entrances and exits.
- Each parking area shall be treated separately in accordance with the State adopted Building Code. Each area shall have accessible parking (including van spaces) in accordance with applicable requirements including both doors ADA.

- Provide access aisle dimensions on plan.
- Plans shall indicate design compliance with applicable accessible (disabled) regulations and be stamped by the qualified design professional. In addition compliance with RSA-155-A:5 shall be shown.
- Identify all proposed fire lanes with appropriate signage and striping.
- Place a note on the plan to indicate the site shall be accessible in all weather conditions at all times during construction and year round.
- Provide a truck turning template for Truck 1 to navigate the site.
- Indicate the location of the nearest fire hydrant on the plan.
- The building is to be sprinkled:
 - Indicate location of FDC on plans.
 - Provide plan note: FDC shall be located in accordance with NFPA 13 requirements.
 - Provide plan note: 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.

Economic Development Comments: None

Planning Board Comments:

- On sheet C-2, dumpster screening needed (plantings?)
- On Sheet C-4, drainage on County Farm Road from rain garden should be addressed
- On Sheet C-6, lighting at entrance needs to be reviewed
- On Sheet C-7:
 - Add street trees
 - Landscape parking and building
 - Indicate more snow storage
 - Gravel road—stone dust driveway?
 - Management of drifting snow
 - Color rendition of the building roof of building (material).

Adjournment:

Motion to adjourn at 11:07 am made by D. White and seconded by Chief Haas. Vote U/A.
(Applicant is planning on March 28th PB meeting).