



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-03

Application Type: Site Plan Review
Applicant(s): Changing Places LLC
Owner(s): Dennis Ciotti Revocable Trust
Location: 44 Maple (Tax Map 30, Lot 19)
Date: February 2, 2017

INTENT: Site plan to construct a 15,360 s.f. and 5,400 s.f. multi-family residential buildings with 15 units total with 20 parking spaces within the 10,685 s.f. paved area.

LOTS/UNITS PROPOSED: 12 residential units

AGENDA ITEM #: 2

ACREAGE: 0.64 acres

ZONING DISTRICT: Restricted Industrial District (I-1)

EXISTING LAND USE: Commercial/Industrial

SURROUNDING LAND USE:
Residential, and commercial/industrial

ZBA ACTION: Variances required for:

- Front setback
- side setback
- % of non-residential
- phasing plan
- Parking (2 per unit)

PERMITS REQUIRED:

WAIVERS REQUESTED: Section 149-15.C (5' 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

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Discuss the work being done in the wetland buffer
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
- Provide:
 - Architectural renderings that meet 149.14.L and 170-19 C) (1) including requirement for masonry/cement fiber exterior
 - Streetscapes plan showing landscaping and street trees
 - Standard Traffic Impact Analysis
 - Fiscal Impact Analysis
 - Waiver Request Narrative
 - Development plan as per 170-19 C)
 - Please revise the plan set to:
 - Add signature and stamp of the LLS, PE, Landscape Architect, and Wetland Scientist
 - Add abutter information on sheet 1
 - Add Planning file number P17-03 to all sheets
 - Screen the totter and transformer and add detail
 - Show Zoning District Boundaries
 - 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.
- On sheet 5:
 - Confirm snow storage does not block the stop sign
 - Indicate egress width
 - Add FFE to buildings
 - Revise note 7 to show building height is average of all residential buildings within 500 ft.
 - Revise parking calculation to meet 170-19 D) (3)
 - Revise notes 13, 24, and 26 to meet Dover's Common notes
 - Revise note 30 with zoning case information
 - Revise note 42 to indicate number of bedrooms.
 - Indicate where trees as per 170-19 C) (1) are
 - Confirm density calculation (600 ft avg)
 - If using TDR, will need to discuss.
- On Sheets 8 & 10:



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- Add common stormwater note to meet Dover's Common notes
- On Sheet 11:
 - Indicate height of light fixtures
 - Revise so no spill over onto other properties
 - Revise to meet the minimum illumination in parking area to meet Chapter 149.14.G
- On Sheet L-01:
 - Show benches to add landscaping on the southern boundary
 - Indicate shrubs to be 3' minimum
- On sheet 21—revise benches
- Road boxes conflict with curb boxes that are in pavement.
- The existing catchbasin may need to be removed; new catchbasin in the curbline will need to be added to replace the removed one.
- The sidewalk by the existing drainmanhole should be all concrete as a divider between the two access areas.
- Correct concrete sidewalk detail. Fiber board for joint. BASF masterfiber F100 for reinforcement.
- 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.
- Correct hydrant detail. Not Rochester. Eddy hydrant 2641. Open left. Note sdr35.

Police Department Comments:

- Retain 44 Maple as street address for all units
- How much of gravel area is TBR?
- Put all trash toters in same location
- Remove note on Sheet 5 Site Plan referring to "Buffer Enhancement Plan"

Engineering Comments:

- The proposed pole blocks the easement that is not to be blocked.
- Some work is shown on the adjacent lot. Is there an agreement to allow this?
- Reconsider passive recreation on the back door of those units. Consider allowing the area to go wild for the betterment of berry brook.
- Sign posts are square not U channel.
- Painted crosswalk is not required.
- Lets discuss design of sand filter.
- What type of nonwoven geotextile?
- Should the stone be washed?
- Drainage still to be reviewed.
- Stone check dams should not be in the roadway. Catch all material before it comes off the site.
- Check what size water main is needed. Use a yard hydrant.
- There seem to be more water services then units.

Fire/Inspections Comments:

- Clarify location of FDC (s)
- FDC shall be clearly identified by a permanent sign.
- FDC access shall be free of obstacles with a permanently clear route. Remove parking spaces directly in front of FDC.
- Identify all proposed fire lanes with appropriate signage and striping at transformer island and units 10,11, and 12.
- Clarify location and quantity of gas meters (interior or exterior)
- Clarify the design intent and location of electrical service. The service shall be protected from physical damage.
- Clarify the functionality of the rear stairways of the front units.
- 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. Colored wheel lines have been the clearest to view and approve.
- Plans shall indicate 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.

Economic Development Comments:

- Concern with vagueness of # of bedrooms, and impact on municipal services

Planning Board Comments:

- Sheet 5: enclose both toters

Next steps for project will not be scheduled until TAM, Fiscal analysis are submitted/approved, or before Zoning elements are worked out.



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