



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P16-31

Application Type: Site Plan Review  
Applicant(s): 6 Grove Street Residences, LLC  
Owner(s): Alan and Sherrilyn McKie Trust  
Location: 6 Grove Street (Tax Map 31, Lot 14)  
Date: February 2, 2017

**INTENT:** Site plan to construct a 9,060.51 s.f. mixed use building with commercial space on the 1<sup>st</sup> floor and 36 residential units on the 2<sup>nd</sup>-5<sup>th</sup> floors with 44 parking spaces within the 13,806.70 s.f. paved area.

**LOTS/UNITS PROPOSED:** Commercial and 36 residential units

**AGENDA ITEM #:** 3

**ACREAGE:** 0.73 acres

**ZONING DISTRICT:** Central Business District (CBD—Transit Oriented Overlay)

**EXISTING LAND USE:** Commercial, Office

**SURROUNDING LAND USE:** Commercial and Residential

**ZBA ACTION:** None

**PERMITS REQUIRED:** Shoreland Permit Application

**WAIVERS/CUPs REQUESTED:**  
170-20.B(1)—75% minimum coverage  
170-20.B(1)—80% build out

### **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

### **Planning Comments:**

- Conditional Use Permit(s) needed
- Impact fees and water and sewer investment fees will be assessed
- Revise traffic study to include public transit information and use 9<sup>th</sup> Edition—we need full TAM
- The Professional Engineer, Licensed Land Surveyor, and Landscape Architect will need to sign and date final plans
- Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
- Are there any LEED practices in place?
- Pay the CUP fee and additional abutters
- License agreement needed for Third Street stairs
- Provide:
  - Revised architectural renderings
  - Streetscapes for both streets, including abutting buildings and proposed landscaping
  - Fiscal Impact Analysis
  - Written permission from neighbor to remove buildings
- Please revise the plan set to:
  - Add the Planning Board file number (P16-31) to cover sheet title block
  - Add addresses of the abutters on neighborhood plan
  - Indicate the water capacity
  - Still finding PSNH that should be Eversource
  - Confirm the lighting plan meets Chapter 149-14.E:
    - adjusting the spillover on to Third Street and Grove street
    - indicate height of fixtures
    - darkest spot in parking lot should be between .02 and 0.4 fc
  - On sheet 4:
    - Revise notes 6, 14, 15, 26, and 27
    - Revise parking calculation
  - Clearly indicate water and sewer ties ins on sheet 9
  - Screen the transformer
  - Add common site plan note #s 15, 16, and 26
  - Exterior walls shall be brick, stone, or masonry (new floor does not appear to be)
  - Revise plan to meet 170-20F (CBD Regulations)
  - Indicate additional width's on the sidewalk
  - Street wall must be masonry and a detail to be added
  - Indicate use of space over one story portion on Third Street.



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### Police Department Comments:

- Extend Grove Street landscaped area southward to encompass PS 604/2 pole
- NET pole 3/12 is also PS pole 604/3 (markings no longer visible). Work with Eversource to replace/relocate this pole 10' or more southward to accommodate rounding off this curb/corner.
- Sheet 9: is it feasible for Unutil to bury gas line below concrete sidewalk

### Engineering Comments:

- You call for U channel sign posts on page 1. In the city ROW please specify square.
- The water service on Third street is 2 inch
- The fireline into that building broke 2 years ago so may need to be replaced.
- Straighten the curb line at the end of grove and patch in the roadway.
- The bench and trash barrel should be on a concrete apron.
- Who will take care of the trash bins?
- Make the curb straight on Third Street and place the pole in the curblane.
- Let's discuss design of sand filter.
- What type of nonwoven geotextile?
- Should the stone be washed?
- Drainage still to be reviewed.
- It appears the swale that the stormwater exits off of Grove Street is now blocked with the parking lot. What is the plan for this drainage?
- No check dams in street.
- Is there water and sewer to the smaller building?
- Where is the sewer service to the large building?
- Should there be stop signs?
- On detail C9. Use polymeric sand for the joints, 1 inch sand bed and no asphalt adhesive.

- On detail U3 remove screened gravel bedding. Only stone.
- On detail U 1 remove PS46 service pipe
- On U 10 remove SDR 35 wording.

### Fire/Inspections Comments:

- 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.
- Identify all proposed fire lanes with appropriate signage and striping.
- 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 main entrance location for commercial unit(s) and identify accessible route.
- 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.
- Fire lane markings shall be indicated along the back access roadway
- 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.
- Benches shall meet applicable accessibility regulations
- Plans appear to require a minimum of two accessible parking spaces.
- Design shall provide a clear accessible route to building entrances.
- Clarify how accessible clearances are maintained around bike rack area.
- Identify the number of building entrances for the apartments and the first floor occupancies.

### Economic Development Comments:

- Consider a metal roof.

### Planning Board Comments:

N/A

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

Motion to adjourn by S.Bird and seconded by J.Maxfield. Vote: U/A

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