



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-11

Application Type: Site Plan Review
Applicant(s): Changing Places LLC
Owner(s): Rae Ann Wood Estate, James and Kevin Wood, and Joleen Fernald, and David and Ralph Vaccaro
Location: 15, 19, 21 Mechanic Street (Tax Map 24, Lots 98, 99 & 100)
Date: March 30, 2017

INTENT: Proposal is for 2 commercial, 4 “flex space”, and 15 residential units with a total building area of 26,805 s.f. spread between the 3 buildings and 24 parking spaces within the 7,267 s.f. paved area.

LOTS/UNITS PROPOSED: 2 commercial units, 4 “flex space”, 15 residential units

AGENDA ITEM #: 1

ACREAGE: 0.51 acres

ZONING DISTRICT: Central Business District (CBD) – General Sub-District

EXISTING LAND USE: Commercial

SURROUNDING LAND USE: Vacant, residential, and commercial

ZBA ACTION: None

PERMITS REQUIRED:

WAIVERS REQUESTED:

-149-14 E(1)(e)-- pavement setback
-149-155 C—lighting spillover

ATTENDANCE:

Members:

Chris Parker, Planning
Dan Barufaldi, Economic Development
Dave White, Community Services
Elena Piekut, Zoning
Jim Maxfield, Building/Fire
Sgt. Speidel, Police

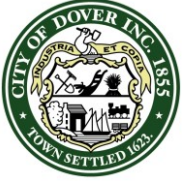
Others:

Donna Benton, Planning
Chris Berry, Engineer
Scott and John O'Neill, Applicants
Chuck Robbins, Applicant

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed (will credit existing commercial use)
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
- Provide:
 - Additional fees – please contact administrative staff
 - Revised applications with owners signatures
 - Streetscapes for all sides, including abutting buildings and proposed landscaping to match revised landscaping and architecture
 - Revised Traffic Impact Analysis that includes public transit information
 - Revise Waiver Request Narrative to match this project
 - Revised Architectural Renderings to match what was discussed with Assistant City Manager
- Please revise the plan set to:
 - Include only one floor plan for ground floor—current option 2B
 - Confirm floor plans and architectural renderings match
 - Add a note that units 2-6 do not have garages
 - Indicate location of mail delivery
 - Add signature and stamp of the LLS, PE, and Landscape Architect to final plans
 - Add stormwater recording note:

“The owner of record shall 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 notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchasers to the requirements for maintenance and reporting.”
 - Add more trees to perimeter buffer
 - Indicate totter location on trash collection days
 - Change type of street trees to meet the list of acceptable species (provided at TRC)
 - Calculate neighborhood average build to line required and provided for each frontage
 - The parking on Chapel will be determined after on-site meeting on 4.6.17
 - No overhead utilities or a waiver is necessary
 - Unit 11 can't step



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Police Department Comments:

- If there is room to add parking on north side of Chapel, then lay out parking for entire length from Saint John to Portland. Coordinate necessary City Code change with Parking Manager.
- On street parking buffer must be 20' from 5+ unit complexes per 166-17B(7). Include this buffer in parking layout for exit driveway at #18 Chapel and for #30 Chapel.
- Sheet 3: note regarding eradication of yellow line should specify that it is be ground out, not just painted black.
- 10' lane width on Chapel must be approved by City Engineer.
- What is the resulting width of Mechanic Street westerly sidewalk at its narrowest point?
- Widen and relocate vertical granite curb across from 5 and 9 Mechanic in the same manner as proposed at project site to provide for consistent road width.
- Conditional use permit for first floor commercial, if granted, should have a specified time limit.

Engineering Comments:

- Sheet 3/21-carry the demo down to the Janetos entrance
 - The concrete walk on the Janetos side will need to be removed
 - Add a note to cold plane 1 inch off mechanic set before the overlay
- 4/21 - Install flush concrete divider between unit 8 and 9 Mechanic St.
 - Do not install patio brick in the ROW
 - Add a note to accommodate the door landing and access from 15 Chapel to Mechanic St.
 - Widen Mechanic St. to 24 ft wide
 - Do not install parking on Chapel St.

- Install a tipdown on the opposite side of Mechanic St. to match your tipdown.
- The City will not maintain the waste bins placed in the ROW
- 7/21-existing CB 1343 will need a DMH cover on it.
 - install a new CB beside CB 1343 due to road widening
- 8/21-fix the cross section to reflect the plan for placement of the underdrain.
- 12/21- use 2 45s instead of the 90 bend
 - Requirements for utilities requires them to be underground. Please remove the proposed overhead wires and pole.

Fire/Inspections Comments:

- Clarify the accessible route to the commercial occupancies
- Clarify the rear elevations of the proposed structures
- Note 23 on sheet 4 shall indicate "approved" backflow...
- Provide a note on the plan: The site shall be accessible in all weather conditions at all times during construction and year round
- Provide a note on the plan regarding what types of applicable accessibility regulations (codes and standards) the plan is designed in accordance with and stamp accordingly.
- Plans shall indicate the type of benches to be installed.
- Provide turning template of Truck-1 site access to the structures associated with the proposed site plan with the plan set
- Discuss the anticipated locations of gas and electrical supply to the structure
- Provide a minimum fire access of 20' in width
- Identify the existing structure on map 24, lot 101 as a dwelling unit
- Clarify the proposed location of the fire hydrant on corner of Chapel and Mechanic
- Clarify the relocation PSC 124-2 utility pole and associated overhead lines

Economic Development Comments:

- Seems that this site is too tight for the project proposed

Planning Board Comments: None

Adjournment:

D.White made a motion to adjourn at 11:44. Seconded by J.Maxfield. Vote U/A.

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