



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-46

Application Type: Site Plan Review
Applicant(s): Washington Street Mill, LLC
Owner(s): Washington Street Mill, LLC
Location: 1 Washington Street (Tax Map 23, Lot 14)
Date: July 13, 2017

INTENT: Proposal is for a change-of-use to convert 44,000 sq. ft. of commercial/office space to 54 apartment units with 127 parking spaces within the 72,300 s.f. paved area.

LOTS/UNITS PROPOSED: 54 apartments

AGENDA ITEM #: 1

ACREAGE: 3.35 acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Commercial/Office

SURROUNDING LAND USE: Cochecho River, Residential, and Commercial

ZBA ACTION:

-H87-61 variance granted to permit 2 small signs on 10/29/87
-Z08-17 variance granted to permit an educational institution

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

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

Others:

Donna Benton, Planning
Dana Lynch, Civil Works
Matt Assia, Applicant

June 1, 2017 Meeting Minutes:

Motion to approve made by D. Barufaldi and seconded by D. White. Vote: U/A

Planning Comments:

- Impact Fees
 - Rec fee could be offset with contribution to Henry Law Park
 - \$46,980
 - Waiver would need to be requested from Planning Board
- Water/Sewer Investment Fees
- Will residential parking conflict with RiverMill?
- Please provide
 - Landscape Operations and Maintenance Plan
 - Floorplans
 - Revised Fiscal Impact with additional Public Safety narrative as discussed by Sgt. Speidel
 - Revised Traffic Analysis with components 1, 2, 3, & 6 and clarify use of ITE "Low Rise Apartment" rather than "Mid-rise apartment" based on number of floors
 - T1- Turning template
- Please revise the plan to add:
 - Names of abutting property owners
 - Stamp/Signature of engineer
 - Owner's signature
 - One way direction of flow on front parking area
 - Location of units within building
 - Exterior doorway access to units
 - Screening to dumpsters
 - Note about Comprehensive Shoreland Protection Act
 - Clarification of plan for shared parking
 - Common site plan notes: 14, 27, 29, 34, 37
 - Note any loading docks
 - Landscaping within the large asphalt area in parking lot if possible
- Please revise the plan updating notes:
 - 8 to include parking space counts and sharing with commercial
 - 13 to be 2 notes (separate use – could add to 1)
 - 16 to remove the second sentence



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Police Department Comments:

- Is trailer truck access to loading docks still contemplated for first, second floor space?
- Add ONE WAY R6-1R/L signs as appropriate to entrance/exit driveways on Washington Street side
- Change of use will require ongoing special event coordination with City and/or Chamber of Commerce to inform residents of Washington Street closures (ex. - Children's Museum road race in May, Apple Harvest Day in October)
- Understand that the parking spaces will be non-exclusive

Engineering Comments:

- 0 to 1.6 kids total for 54 units does not seem realistic
- Develop OM plan for drainage
- Improve drainage for stormwater treatment if possible. Consider combining the internal landscaping and drainage improvements

Fire/Inspections Comments:

- Replace "No Parking" signs with "No Parking Fire Lane" signs
- Need calculation of accessible parking space
- Have the plans been reviewed for accessibility code compliance?
- Need 60% of entrances to be accessible

Economic Development Comments:

- One Washington needs internal wayfinding for safety (emergency services) and business visibility

Planning Board Comments: None

This change of use will be ready to submit to Planning Board once the applicable items above have been addressed.

Adjournment: Since there was a scheduling mix up with the second agenda item a motion to adjourn at 11:20 am was made by D. White and seconded by D. Barufaldi. Vote: U/A