



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-66

Application Type: Site Plan Review
Applicant(s): Cathartes
Owner(s): City of Dover/104 Wash Street LLC c/o Cathartes
Location: 104 Washington (Tax Map 2, Lots 4,5,6A,7,8,8A, and 9)
Date: October 12, 2017

INTENT: Site plan to construct a 5 story, mixed-use development with commercial on the first floor and 130 residential units on the second through fifth floors, providing 98 on-site parking spaces. The project also includes off-site roadway improvements.

LOTS/UNITS PROPOSED: 130 units

AGENDA ITEM #: 1

ACREAGE: 1.07 acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Commercial/Residential

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION:

- Variance granted on February 20, 1986 to allow a 3rd sign to be installed (H86-5)
- Variance granted December 17, 1987 to allow a wall sign to be 16'x8' (H87-68)

PERMITS REQUIRED: CUPs

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Dave White, Engineering
Elena Piekut, Zoning
Chris Parker, Planning
Jim Maxfield, Inspection Services
Sgt. Speidel, Police
Frank Torr, Planning Board

Others:

Rob Del Savio Embarc
Rob Simmons, Cathartes
Chris Doherty, Embarc
Patrick Crimmins, Tighe & Bond
Donna Benton, Planning
Dave Carpenter, Planning
Bill Simons, Parking

Approval of 9/14/17 Meeting Minutes

F.Torr moved to approve the minutes of September 14, 2017. J.Maxfield seconded. Vote U/A.

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed (Dev. Agreement addresses rec and public safety)
- Please revise the plan set to:
 - add City as co-owner
 - include the plan number (P17-66) on all sheets
 - indicate eversource instead of PSNH
 - ensure landscaping inside fence as shown on site plan doesn't conflict with landscaping plan
 - ensure the fence detail for stockade fence no longer conflicts with metal picket fence called out elsewhere
 - the build-to-line calculation/provided part of the table needs to be filled in
 - minimum lot size N/A on lot consolidation plan
 - add indoor bike parking and show where
 - revise bench locations near corner of Locust and Washington
 - add owner's signatures
 - remove Dover approval box on survey sheet
 - consistently number sheet pages throughout set
 - add owner information on C-102
 - ensure uniformity ratio of 5:1 on lighting plan
 - add stormwater plan recording note
 - add additional street trees especially on Locust Street near loading area
 - revise angled parking to parallel per off-site plans
 - show masonry wall
 - On architectural plans:
 - Blend residential entry middle gray area better
 - Improve Chestnut St. area blank walls
 - Lighten up some of the dark gray areas on Locust Street
- Please provide:
 - digital version of the revised plan set
 - a neighborhood plan with more recent photo underlay
 - a lot merger application



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- a 3D model/rendering of all sides (see Third Street project for example) for Planning Board meeting
- floor plans
- Traffic impact study that provides all components required such as public transit
- CUP supporting documentation
- Landscape O&M plan
- The Professional Engineer and Licensed Land Surveyor 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
- Consider adding a fountain to park area
- Suggest grouping benches on the three corners of the project.
- Do you need an 8 inch sewer service? Can you do two or three 6 inch services into the main to eliminate the need for a sewer manhole.
- On SMH 1294- if this is an inside drop we have a special detail that uses a bowl on the top of the pipe and rework the invert.
- You may need to adjust the water service location into the building due to proposed electrical conduit.
- The street lights we use are spring city hancock ductile iron poles. See detail provided.
- Please space three lights along Washington street and one or two in the park area.
- C502-sing posts in the right of way are to be 2 inch square with break away base.
- C503- detectable warning panels to be cast iron black coating.
- We specify a 9inch crushed gravel base for under sidewalks.
- We have an updated brick sidewalk detail. See attached.
- All manhole covers in right of way shall be hinged.
- Gas needs to come up from Henry law so adjust gas entrance into the building accordingly.
- C506-finish the design of the stormtech.

Police Department Comments:

- Sheet C-101 (Off Site Improvement plan set): change the lane designations for Chestnut Street NB approach from shared thru/left + dedicated right to shared thru/right + dedicated left
- The new angle parking configuration of Locust Street simplifies multi-space metering and traffic flow.
- The pedestrian bump-out at Locust/Washington is good. Can you smooth the transition to on-street parking to the immediate east of here?
- Why does the site driveway prohibit left turn departures?
- We prefer not to prohibit left turns at the end of Locust Street. It's not clear from the plans, but Mr. Pernaw's June 20, 2017 makes a reference to this.
- Is the dotted line on Sheet C-102 (development plan set) the outline of the building overhang? This is not clear from the plan drawings.
- How will snow be stored or cleaned in the surface lot that is uncovered?

Engineering Comments:

- Offsite plans
 - bench, kiosk, light pole locations along the parking on Washington may conflict with car doors.
- Onsite plans
 - What happens to the existing tree at locust and Washington?
 - Update plans to show eversource proposed underground electrical
 - On Chestnut at 2+30lt and 3+98 lt there needs to be five ft of clear space on the sidewalk to plow
 - Add a catchbasin on Chestnut 3+55+/- and change the existing cb grate to a dmh cover.
 - What happens to the existing CB at 3+98
 - What happens with the existing CB on Locust at 0+85 Rt and 3+50 Rt
 - Improve the drainage on Locust to accommodate the parallel parking.
 - Can PCB06 go to the existing CB across chestnut



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- Show where the existing water and sewer services are to be discontinued
- Add new signs and post at the end of locust street (stop and do not enter)
- An electrical design will need to be done for the new street lights.
- Provide a signalization upgrade plan.
- Has any thought been given to installing some sort of rain garden or other stormwater treatment from a catchbasin in the park area?

Planning Board Comments:

- Commercial on first floor and parking underground
- Concerned about overhead lines
- In future, if left turn is limited, street pavement markings should be used
- Coordinate with Woodman Museum for any historical aspects
- Please reference City Hall and not Police Department
- Mechanicals on roof need to be screened

Fire/Inspections Comments:

- Provide a fire hydrant on the project side of Washington Street (or equivalent location) acceptable to the Fire Department.
- Provide elevation plans
- Clarify parking lot access design (one or two roadways, raised or cobble stone island) and gate layout(i.e. one or two gates)
- Provide turning template into the parking lot.
- Provide means to maintain accessible route between gas meters and parking spaces.
- Accessible parking spaces to be located nearest the entrance.
- Accessible aisle on plan C-502 shall be revised for compliance with van space sizing.
- Add a note to the plan indicating Building official will assign street, apartment and suite numbers.
- Site plan shall be designed and reviewed for compliance with all applicable regulations for accessibility. Also include code references with IBC 2009 edition and NH RSA 155-A:5 .
- A preconstruction meeting shall occur prior to the issuance of a demolition permit.
- Hydrant locations and access to site will be reviewed further once turning template and access road plan are complete to determine minimum width of gate openings, etc.

Motion to adjourn at 11:46am by D.White and seconded by Sgt. Speidel.
Vote: U/A

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Economic Development Comments: N/A