



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-04

Application Type: Site Plan Review
Applicant(s): Hellenic Realty Partners, LLC
Owner(s): Hellenic Realty Partners, LLC
Location: 333 Central Ave (Tax Map 2, Lot 19)
Date: January 25, 2018

INTENT: Site plan to redevelop existing vacant commercial building with 18 residential units and 16,100 s.f. of commercial space with additional parking.

LOTS/UNITS PROPOSED: 18 residential, 16,100 s.f. of commercial

AGENDA ITEM #: 1

ACREAGE: 1.05 acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Vacant Foster's Building

SURROUNDING LAND USE: Mixed use building and parking

ZBA ACTION: None

PERMITS REQUIRED:

-Demolition Permit

WAIVERS REQUESTED: None submitted but CUP for parking and wall may be necessary

ATTENDANCE:

Members: Christopher Parker, Planning
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Elena Piekut, Planning/Zoning
Dave White, Community Services
James Maxfield, Inspections/Fire
Marn Speidel, Police

Others: Donna Benton, Planning
Mike Sievert, MJS Engineering
Nick Kostis, Hellenic Realty
John Kostis, Hellenic Realty
Vicky Martel, Woodburn & Company
Shannon Alpert, TMS Architects
David Choate, Colliers International
Shannon Alther, TMS Architects

Don Provost, Noonan
Jim Verschueren

Meeting Called to Order at 10:34 am. Recording indicates incorrect meeting date of January 23, 2009.

Approval of 11/9/17 Meeting Minutes

Frank Torr moved to approve the minutes of November 9, 2017. Dave White seconded. Vote: U/A.

PLAN REVIEW:

Planning Comments:

- Impact fees (which will be increasing in 2018) and water/sewer investment fees will be assessed.
- Submit letters from utilities regarding ability to provide service to the development
- Where does the water in the garage go?
- Revise traffic analysis to a realistic comparison and review making Central Ave intersection three lanes
- Where is the transformer being moved to? How is it screened?
- Please revise plan to:
 - Attach landscape plan
 - Remove existing architectural renderings
 - Have plan sheets be the same size
 - Match floor plan to elevations especially in regard to the brick sidewalk and balconies
 - Revise sidewalk along Williams
 - Sidewalk on Henry Law just past commercial entrance should all be brick
 - Add wall return along Williams
 - Increase width of sidewalk to allow room for street trees
 - Add bumpout from Henry Law Park to narrow the curb cut
 - Add commercial use on the Henry Law Ground level
 - Have arborist comment on livelihood of existing street trees
 - Confirm masonry walls are a minimum of 4' in height
 - Add plantings in front of concrete wall
 - Add planning file number (P18-04) to all sheets
 - Revise neighborhood plan to include aerial and 2 missing abutters
 - Indicate waste bins and bike racks
 - Add LLS, PE, and Landscape Architect signatures and stamps
 - Add widths of streets and egresses
 - Add zoning dimensional requirements in plan view
 - Show location of flood hazard zone



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- Add more street trees
- Revise/indicate parking calculation and need for a CUP if applicable
- Add proposed fire lanes
- Add FFE to building
- Indicate location and screening of dumpster
- Stormwater Management Plan and Operation and Maintenance Plan to the satisfaction of the City Engineer
- On lighting plan:
 - Indicate mounting height
 - Add light so that all sides of building have security lighting
 - Add north arrow
- Indicate steep slopes
- Include turning radius including for parking garages
- Show rendering for rear of building
- Include materials and colors or architectural renderings
- Add windows on wall façade per regulations
- Indicate snow storage areas and address snow removal
- Revise the vinyl fence
- Add common site plan notes: 4 (in sq. ft), 9, 12, 15, 16, 24, 35, & 37
- If generator and/or transformer are added, screening is required

Police Department Comments:

- Maintain width of Williams Street to 22' min
- Extend VGC from proposed sidewalk extension to westerly side of Williams.
- Improve sidewalk and reset curb on westerly side of Henry Law to provide continuity with proposed sidewalk extension
- Can transformer can be removed completely? Or should this say "relocated"?
- ADA accessibility for courtyard/plaza area is unclear from plan

- Clarify locations for Entry #6 and Entry #7 from courtyard. Direct to commercial space, or to circulation areas?
- Which commercial spaces are contemplated as restaurant spaces?
- Does Stair #4 correspond with Entry #4? They do not appear to be congruent.
- Does Stair #3 correspond with Entry #5?
- Indicate whether covered parking areas have garage doors
- With the mixed use, how will circulation/egress common areas be secured? Buzzer access? Security code? Or will they be open 24/7? PD prefers key code.
- Ensure that exterior Entry #8 is clearly marked if primary means of access to residential units #3-18
- Supports exploring Central Avenue lane improvements
- Restrict use of public parking for construction/contractor vehicles

Fire/Inspections Comments:

- Please revise the plan to:
 - Indicate the location of FDC connections on plan
 - Provide location of sprinkler room
 - Provide T-1 turning template
 - Indicate if the entrances/exits into the parking garages will be gated
 - Indicate the types of proposed occupancies in addition to the residential
 - Provide location of all gas meters and methods of protection from physical damage
 - Clearly label the entrances and exits on plans
 - Ensure that all van accessible spaces have an 8' aisle
 - Indicate how the accessible route will be maintained into all applicable building entrances
 - Clarify if there is an accessible ramp provided to courtyard
 - Provide signage at non accessible entrances providing direction to accessible entrances.
 - Plans shall include the applicable codes and accessible regulations (i.e. IBC, ANSI and RSA 155-5)
 - Provide location of electric meters
 - Provide a van space at each parking area. Add where applicable
- The structure will require two FDC connections, one on the Henry Law side and one on the Central Avenue side as located by DFD.
- FDC locations shall be in a clearly visible location with continuous unobstructed access.
- All utilities shall be located sufficiently remote from one another



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- Indicate location of any generator(s)
- Indicate trash and snow removal methods
- Reduce overhead utilities

Engineering Comments:

- Roadway excavation fees may be assessed.
 - Roof gutters and floor drain are tied to the sewer at Central and Henry Law Ave which needs to be addressed
 - Please revise the plan to:
 - Extend the curb on Williams street along property lines.
 - Extend the sidewalk down along Henry Law to the corner.
 - Document stormwater treatment prior to closed system on Henry Law Ave
 - Indicate snow storage/removal
 - Ensure all detectible warning panels are 12"x12" and four panels wide
 - Replace sidewalks on Central Ave with brick
 - Widen road to conform to downtown plan
 - Inspect the clay sewer lines onsite to see if they are tight or need to be replaced.
 - Is there a need for a new pole for power?
 - Contribute funds to the Henry Law Reconstruction project for the curb and sidewalk.
- Motion to adjourn at 11:43 a.m. by Dan Barufaldi and seconded by James Maxfield. Vote: U/A

Economic Development Comments:

- Concerned about overhead wires
- Consider two-tier parking deck
- Supports additional commercial space

Planning Board Comments:

- Investigate parking deck with Central Avenue entrance
- Revise vinyl fencing
- Wall lighting seems to be missing some fixtures
- Review survey info for stair area between adjacent buildings
- Where are mechanicals and how is screening provided if on roof?