



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-31C

Application Type: Site Plan Amendment
Applicant(s): 6 Grove Street Residences, LLC
Owner(s): 6 Grove Street Residences, LLC & Gotham Holdings, LLC
Location: 6 Grove Street (Tax Map 31, Lot 14)
Date: February 8, 2018

INTENT: Convert existing building to 32 residential rental units, 6 townhouses, and 8,967 sq. ft. of commercial space. A Lot Line Adjustment and Conditional Use Permit are also requested.

LOTS/UNITS PROPOSED: 38 residential, 8,967 sq. ft. commercial

AGENDA ITEM #: 1

ACREAGE: 0.93 acre (40,821 sq. ft.)

ZONING DISTRICT: CBD-TOD

EXISTING LAND USE: Commercial/vacant building

SURROUNDING LAND USE: Multi-family dwellings, four-family dwelling, parking lot, offices/warehouse, railroad tracks

ZBA ACTION: None

PERMITS REQUIRED: Shoreland Impact Permit, Sewer Discharge Permit
CUP required for not meeting lot coverage minimum (submitted)
CUP required for first-floor residential use
CUP previously granted for not meeting frontage build-out minimums

WAIVERS REQUESTED: For light spill off site and from 5' pavement setback

ATTENDANCE:

Members: Chris Parker, Planning
Elena Piekut, Planning/Zoning
Dave White, City Engineer
James Maxfield, Inspections/Fire
Sgt. Marn Speidel, Police

Others: Donna Benton, Planning
James Hayden, Berry Surveying & Engineering
Chris Berry, Berry Surveying & Engineering
Nick Isaac, Architect

Approval of 1/25/2018 Meeting Minutes

Dave White moved to approve the minutes of January 25, 2018. James Maxfield 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
- Lot size on application conflicts with lot size proposed after Lot Line Adjustment
- Conditional Use Permit required for first-floor residential use
- Request waiver from interior landscaping requirement; enhance existing landscape plan to offset
- Permit to work in right of way will be required and pavement life reduction factor may be applied depending on final plans
- Please revise plan set to:
 - Depict changes to Frances Drive pavement/dumpster
 - Show location of generator, mechanicals and screening for both Add City of Dover as abutting property owner
 - Show entire lot with assumption LLA is approved, particularly on sheet 3
 - Indicate width of Grove St.
 - Explain what CUP P17-16 was granted for
 - Indicate laundry use is to be fully commercial, not only accessory to apartments
 - Provide 8' white vinyl fence on west side per previous approval
 - Add FFE to sheet 4
 - Remove inaccurate trees from elevations or add them to landscape plan
 - Review common site plan notes, specifically:
 - Add common notes 7, 18, 19, 34
 - Match common notes 13 and 16
 - Is note 16 on sheet 4 correct?
 - Note 17 on Sheet 4 conflicts with lighting waiver
 - Correct note 12 on sheet 2 to refer to wetland scientist's work
 - On landscaping plan:
 - Add LLA's signed stamp
 - Enhance interior landscaping, increase shading
 - Relocate street tree to block parking from street



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- Architectural plans:
 - Town houses must be three stories minimum
 - Remove old businesses from floor plan
 - Correct EIFS vs. brick detail to remain on elevations
- Vinyl siding not permitted; first floor must be masonry, upper floors may be HardiePlank-type siding
- Vinyl windows not permitted
- Change cement façade to brick/brick veneer

Police Department Comments:

- Proposed all-way stop is appropriately shown on the plan but is not mentioned in the Traffic Impact Analysis
- Parking supply may meet the requirements for CBD, but fails to acknowledge that the site will require some residential parking demand from City or alternate location for at least 1/3 of the year.
- Is this the optimal dumpster location?
- Will vinyl window systems shown on Exterior View sheets truly have that much glass and that color scheme?
- Ensure that proposed trash receptacles match the Silver Street design

Fire/Inspections Comments:

- Discuss 150' NHDES line on site plan.
- Clarify Benches are in accordance with applicable accessibility regulations.
- Provide a note that the site shall be accessible in all weather conditions year round
- Clarify the distance between townhouses.
- Provide side and rear elevation plan.
- Clarify the UGE on sheet 9.
- Utilities shall be located sufficiently remote from one another.
- Plans shall indicate design conformance w/ all applicable accessible regulations and NH RSA 155-A:5

- Issuance of Building Permit will be conditional upon receiving state permit(s)

Engineering Comments:

- Water:
 - Relocate the service tie ins so they are not in the sand filter
 - Have the top of pipe at elevation 68 so it is below the sand filter
- Sewer:
 - Install a clay dam on the pipe as it exits the sand filter
 - Show on plan what happens with the existing parking area that comes onto this property. This area acts as a parking lot, snow dump and drainage path.
 - Revisit the landscaping over the drainage piping at the end of the proposed building.
 - Install a leaching type catch basin system at the end of Grove.
- Erosion control will be very important at rear of townhouses

Economic Development Comments: None

Planning Board Comments: None

Next Steps: Applicant to coordinate with Inspections, Engineering as needed. Staff will review progress and decide whether a second TRC review is required. City staff to review needs for one-way signage on/near Frances Drive. Assistant City Manager to assist Applicant with a meeting with Frances Drive HOA prior to Planning Board meeting. The deadline for the March 13 Planning Board meeting is February 20.