



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-11

Application Type: Site Plan Review
Applicant(s): STF Development Corp.
Owner(s): Strafford Farms Restaurant Inc.
Location: 58 New Rochester Rd (Tax Map 4, Lot 43)
Date: February 22, 2018

INTENT: Site plan to redevelop existing parking lot into a mixed use building with 6,000 s.f. of commercial space and 12 residential units.

LOTS/UNITS PROPOSED: 12 residential, 6,000 s.f. of commercial

AGENDA ITEM #: 2

ACREAGE: 2.64 acres

ZONING DISTRICT: B-3

EXISTING LAND USE: Strafford Farms Restaurant and Parking lot

SURROUNDING LAND USE: Willand Pond, Commercial and Residential

ZBA ACTION: None

PERMITS REQUIRED:

-Demolition Permit
-NHDES Shoreland Permit

WAIVERS REQUESTED:

-149-15.C: Pavement within 10' of front property line
-149-14-is not necessary as a CUP as Parking is a maximum.

ATTENDANCE:

Members: Elena Piekut, Planning/Zoning
Donna Benton, Planning
Dave White, Engineering
Marn Speidel, Police
James Maxfield, Inspections/Fire
Frank Torr, Planning Board
Dan Barufaldi, Economic Development

Others:

Chris Berry, Berry Surveying & Engineering
James Hayden, Berry Surveying & Engineering
Dave Paolini, STF Development Corp.

PLAN REVIEW:

Planning Comments:

- Impact fees (which have recently increased) and water/sewer investment fees will be assessed.
- Submit letters from utilities regarding ability to provide service to the development
- Will need commitment to buy extra units if requesting TDR (provide on plan and narrative explaining TDR request) then a condition of approval at PB would be to pay the TDR
- Screen transformer or generator if proposed
- Revise waiver request to delete parking waiver request
- Provide a landscape operation and maintenance plan
- Provide parking easement draft
- Special Exception required
- Please revise plan to:
 - Indicate density request
 - Indicate proposed property line
 - Street trees should be every 40 feet not every 80 feet
 - Adjust setback lines when adding new boundary line
 - Add stop curbs on parking spots along sidewalk
 - Ensure that floor plan works with site (particularly access to each suite)
 - Show all four sides on architectural renderings
 - Include balconies similar to 56 New Rochester
 - Clarify windows in roof
 - Add storefront type windows on ground floor
 - Match renderings to streetscape
 - Confirm materials and colors
 - Revise planning file number to P18-11 on all sheets
 - Add LLS, PE, and Landscape Architect signatures and stamps
 - Depict contours 100' beyond project limits
 - Add widths of streets and egresses
 - Site does not appear to be in flood hazard area
 - Clarify proposed tree line and species to be planted
 - Revise/indicate parking calculation is a maximum. No waiver or CUP is needed
 - Stormwater Management Plan and Operation and Maintenance Plan to the satisfaction of the City Engineer
 - On lighting plan indicate mounting height
 - Add permit dates to note 31, sheet 4
 - Add or revise common site plan notes: 7, 12, 13, 34, 36, & 37



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Police Department Comments:

- Sheet 5, note 42: amend the reference to municipal control of parking spaces
- Confirm that residential and new commercial uses will be by lease only, not as condominiums
- Rear building is labeled as “existing commercial building” on plan, but as “garage” in the Traffic Analysis. Which is it?
- Why is the parking near rear building not more clearly defined on plan? Will this area be excluded from the shared parking agreement?
- Clarify maintenance plan for trash barrels/benches or remove the trash barrel from the ROW.
- Does proposed dumpster serve only the new building?
- Portions of driveway entrance are raised curb, but not referenced as such on plan.
- Clarify how will you protect new building from vehicle strikes without raised curb, curb stops or bollards
- Why not reduce the concrete walk from 8’ to 6’ and eliminate the waiver request for 10’ parking buffer?
- Is a 33% increase in trips not a minimal increase?

Fire/Inspections Comments:

- Plans shall indicate all building entrances/exits.
- Provide the quantity of commercial units.
- Identify the accessible route.
- Provide the means to maintain a clear unobstructed route to a minimum of 60% of entrances.
- Sheet 5, note 56 pertains to the structure. Plans shall reflect design compliance with applicable accessible regulations and NH RSA 155-A:5.
- Clarify the surface along the accessible route to the benches.
- Utilities shall be sufficiently remote from one another (gas/electric)

- Include Inspection Services at sheet 12 note 12.
- Clarify note 22 on sheet 12 regarding transformer reference.
- Provide FDC location on plan
- FDC connection shall be located to provide a clear unobstructed route with year around access.
- Provide a turning template.
- Placement of fire lane signs shall be located so the accessible route is maintained.
- Discuss fire lane postings

Engineering Comments:

- Install curb along new Rochester Rd.
- The existing pole is too crowded to allow another service. Please work with Eversource for a connection point.
- Will the landscaping interfere with the swale?
- Place the watergate next to the main where you tap it.
- Inquire with NHDES as to permits required for the water tap.
- Show the existing sewer main on the utility plan for Strafford farms that is in the parking lot.
- The gas and electric meters are shown in a different spot from where the services enter.
- On U101 detail U1 show the coupling for the sdr to schld 40 pvc pipe
- Adjust the catch basin or the entrance to get the water to flow to the existing catch basin in the entrance.
- I recommend installing flush curb around the pocket ponds vs the stone. This has worked better in other areas and stands up better.
- Look at providing a bus pullout and pad COAST could use for a bus shelter

Economic Development Comments:

- Architecture does not appear very commercial
- How will signage be provided?
- Concerned about the lack/type of commercial
- Uses that provide good jobs are preferred
- Is there a safety concern in mixing commercial garages with residential?

Planning Board Comments:

- Subdivision should be indicated on site plan
- Painted island should be landscaped
- Correct DOT-2 boundary line



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- Concerned about pedestrian traffic
- Interested in what is proposed for signage
- Renderings are not consistent and page 5 is preferred

Next Steps:

Appear before Zoning Board in March and
Planning Board in April.

Motion to adjourn at 11:34 a.m. by Frank Torr and
seconded by Dave White. Vote: U/A