



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-34

Application Type: Site Plan Review
Applicant(s): Marker 44 Holdings, LLC
Owner(s): Marker 44 Holdings, LLC
Location: 87 Portland Ave & Cocheco St (Tax Map 24, Lots 114 & 115-B)
Date: August 9, 2018

INTENT: To leave existing 2,176 sq. ft. two family dwelling and construct four 3,904 sq.ft. multi-unit apartment buildings containing a total of 32 units and construction of a 24 ft. wide driveway to access both buildings. A request for a CUP and a LLA will also appear before the PB.

LOTS/UNITS PROPOSED: 4 new buildings with 32 units total plus an existing 2 unit building

AGENDA ITEM #: 1

ACREAGE: 1.85 acres

ZONING DISTRICT: CBD – Downtown Gateway & CWD

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: One variance denied

PERMITS REQUIRED:

- Conditional Use Permit
- NHDES Notice of Intent
- NHDES Wetlands Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Chris Parker, Planning
Elena Piekut, Planning Zoning
Jim Maxfield, Fire/Inspections
Sgt. Marn Speidel, Police
Dave White, Engineering

Others:

Steve Haight, Civilworks
Matt Randall, Civilworks
Bill Hopkins, Marker 44
Kristen Hopkins, Marker 44
Willy Hopkins, Marker 44

Approval of 8/2/2018 Meeting Minutes

Dave White moved to approve the minutes of August 2, 2018.
Elena Piekut seconded. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Impact fees and water/sewer investment fees will be assessed and due
- Please double side application packet before PB
- Discuss parking space loss in traffic analysis
- Are these condo or rental?
- Who will use the sidewalks along buildings 3 & 4
- Wetland buffer placards may be needed
- Please provide
 - Streetscape sheet to plan set
 - O&M plan for walk way
 - legal opinion on the zoning boundary moving with LLA
 - Pest control before demolition or earth disturbance may be needed
 - Stormwater O&M plan
 - Landscape O&M plan
 - Neighborhood plan that meets the regulations
 - Cross-access easements for parking and access
- Please revise plan set to:
 - Revise spelling to “Cocheco”
 - Indicate LLA as P18-36, CUP as P18-35, and Site Plan as P18-34
 - Add neighborhood plan and streetscape to sheet index
 - Add common site plan notes to site plan, LLA notes LLA plan
 - Move legend down on sheet 5 to leave 2’x2’ space for approval stamp
 - Number the parking space totals
 - Parking behind existing building needs to be independently accessible
 - Stockade fence can be 8’ tall
 - Add fire lane signage
 - Revise Building Inspector to Building Official
 - If retaining wall is over 4’, need fence. Submit stamped retaining wall design to the City Engineer and Building Official
 - Document topography 100’ off site
 - Sheet 13 seems odd



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- Add additional lights to buildings 1 & 3
- Provide uniformity ratio
- Confirm landscape plan meets new regulations
- Add legend to landscape plan
- Indicate materials on elevations
- Indicate vent system for garage
- Include PE, LLS, and Landscape Architect signatures and stamps on final plan submissions
- Update parking calculation to the zoning

Police Department Comments:

- Lay out new on-street parking bays with 20' buffer in each direction from new curb cut.
- Please Provide
 - Roger Street street view. This is likely to be the most drastic change.
 - A "Private Property – Pass At Own Risk" sign at Cocheco Street entrance to walking trail.
- Portland Avenue – Driveway street view does not show accurate width driveway for proposed project.
- Why no screening behind building #2 parking area?
- Landscape Concept Plan L-1 shows exaggerated tree cover along the Roger Street side.
- Sheet 17 provides no specificity for retaining walls relative to the site plan.
- Do not name the project "Cocheco Landing". Likely to be confused with Cocheco Park and Cocheco Court. Consider another name acceptable for public safety interests.

Fire/Inspections Comments:

- Please revise plan set to:
 - Include a private drive road name for numbering and 911 mapping.
 - Relocate fire hydrant by building 1 to allow for additional snow storage
 - Add blow off/hydrant at end of water main- defer to CS
 - Add a detail sheet for the construction of the accessible ramps.
 - On Sheet 5
 - Clarify accessible signs to be installed, see sheet 12 detail

- Clarify the width of the access aisle for accessible parking space at building 1
- On Sheet 7 Discuss the location of the FDC locations
- On Sheet 17 Add height of fence to detail
- A2 discuss overall percentages of glazing on east wall of building 2 and 3.
- Discuss overall site access including slopes.
- Discuss adding snow storage between building 2 and 3
- Provide design geometry of accessible ramps including handrails.
- NFPA 13 system will be required

Engineering Comments:

- Please set up a meeting to review stormwater with Engineering staff
- Drainage improvements should be made along Cocheco Street to intercept the offsite flow
- Eversource will supply the complex off the existing service pole.
- Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. <https://www.unh.edu/unhsc/ptapp>
- Please revise the plans to
 - Relocate the sewer run to avoid the wetlands
 - Note the smh numbers
 - Show drainage info on Cocheco St by sewer run
 - Note the type and size of the water main
 - Detail the utility connections, including separation of 7 feet between gas/UGE and water or sewer.

Economic Development Comments: None.

Planning Board Comments: None

Next Steps: Applicant intends to appear before Conservation Commission August 13th and Planning Board September 11th or 25th. Applicant will schedule second TRC with Donna Benton.

Adjournment:

A motion to adjourn TRC was made at 11:16 am by Marn Speidel and seconded by Dave White. Vote: U/A