



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-02

Application Type: Site Plan Review
Applicant(s): Dovester Holdings LLC
Owner(s): Dovester Holdings LLC
Location: 24 Hanson Street (Tax Map 20, Lot 41)
Date: August 2, 2018

INTENT: To demolish existing garage and replace with a 6 unit apartment building, leaving the existing 5 unit apartment building onsite.

LOTS/UNITS PROPOSED: 6 additional units

AGENDA ITEM #: 1

ACREAGE: 0.5 acres

ZONING DISTRICT: CBD - Residential

EXISTING LAND USE: Multi-family apartments

SURROUNDING LAND USE: Residential & vacant

ZBA ACTION: None

PERMITS REQUIRED:

-Conditional Use Permits (100 s.f. of wetland buffer impact, 680 s.f. of steep slope impact. 4th floor)
-Demolition permit

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Zoning
Dave White, Engineering
Dan Barufaldi, Economic Development
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police

Others:

Jason White, Applicant
Christian Smith, Engineer

Approval of 7/26/2018 Meeting Minutes

D.White moved to approve the minutes of July 26, 2018. D.Barufaldi seconded. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Impact fees and water/sewer investment fees will be assessed and due
- Owner information on plan set conflicts with Dover's records
- Provide a Pest Management Plan from a certified pest control specialist regarding pest control needs on site
- Provide:
 - Letters from utility companies
 - Tax Map and Lot, and abutter information on neighborhood plan
 - Visual demonstrating turning radius for vehicles on 2 most difficult spots (#1 & #17)
- Please revise plan set to:
 - Clarify apartments for rent on plan or why note HOA documents are pending?
 - Sheet 2 of 4 move City notes up to allow room for approval stamp
 - Add project name and title
 - Add landscape plan that meets the regulations
 - Correct front setback to 15'
 - Indicate the state and/or federal permits you need as pending until you have the permit #
 - Revise site construction hours to not allow Sunday hours
 - Correct to "City" instead of "Town" throughout plan set
 - Correct to Dover instead of Exeter throughout plan set
 - Add abutter information for lots 43 & 44
 - Add full size copies of architectural renderings, neighborhood plan, and floor plans to plan set
 - Depict topography off site
 - Add existing building to complete streetscape
 - Add planning file number P18-02
 - Include PE, LLS, and Landscape Architect signatures and stamps on final plan submissions
 - Add bicycle rack
 - Refer to Dover as a city, not town
 - Include applicable common site plan notes and indicate where provided: 1, 2, 3, 4, 5, 6, 9, 10, 15, 16, 18, 19, 21, 22, 23, 24, 27, 35, 36. We'll send in word document if needed



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- Parking space #17 appears difficult to access and in conflict with Dumpster location
- Conditional Use Permit required for fourth story
- New stairs on existing building do not meet setback requirements

Police Department Comments:

- Traffic Impact Assessment refers to Attachment #9 (sight distance photos) but the file only has 8 attachments
- Sheet 2 of 4:
 - Shows snow storage in drive aisle and in front of dumpster
 - Town Note #2 for snow storage is inconsistent with the Snow Maintenance Plan
 - Check Town Notes 1 and 3, not updated for current plan
- Landscape Maintenance Plan does not address ongoing hedge pruning to maintain sight distance
- On-site parking supply appears to be less than adequate

Fire/Inspections Comments:

- Separate demolition permit will be issued for garage removal
- Provide elevation drawing of proposed
- Indicate location of FDC on utility plan (sheet 3)
- Building permit is required for retaining walls 4' or greater

Engineering Comments:

- Per Section 149-14 A (2) this is a development causing 20,000 sf of continuous disturbance and/or 4,000 sf of new impervious area that the applicant be asked to fill in the PTAPP tracking form.
- Show the pre and post impervious area broken down by house area and paved.

- Submit the retaining wall design to the city engineer
- Show the existing water and sewer service to the existing house
- Show a detail of the safety fence on top of the retaining wall
- Install a car barrier along the top of the retaining wall.
- Include a drainage OM plan

Economic Development Comments:

- Indicate materials on architectural renderings (hardie plank siding)
- First floor parking seems tight

Planning Board Comments: None

Next Steps:

Endorsement from the Conservation Commission and then submit for Planning Board review.

Motion to adjourn TRC at 11:00am by D.White and seconded by J.Maxfield. Vote: U/A