



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P15-38A

Application Type: Concept Site Plan
Applicant(s): Aramis Black
Owner(s): Real McKoy Properties, LLC
Location: 301 Durham Road (Tax Map H, Lot 1)
Date: August 23, 2018

INTENT: To amend a previously approved Site Plan (P15-38A) to change the classification from Elderly Assisted Care to Assisted Living, increase beds from 12 to 24, add parking and lighting. This would require changes to the well and septic. The amendment must meet new regulations put in place since 2015.

UNITS PROPOSED: 24 assisted living beds

AGENDA ITEM #: 1

ACRES: 2.95 acres

ZONING DISTRICT: Hotel/Retail (B-4)

EXISTING LAND USE: Construction site of a previously approved Elderly Assisted Care

PROPOSED LAND USE: Assisted Living Center

SURROUNDING LAND USE: Single family residential, fence company, Elks Club, and city border with Madbury

SERVICES: Private well and septic

ZBA ACTION: Approved case Z13-18 on 10/17/2013 and case Z13-18A on 7/16/2015

PERMITS REQUIRED: NHDES Septic system design and verify if NHDOT Driveway permit needs to be amended

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Chris Parker, Planning
Elena Piekut, Planning/Zoning
Dan Barufaldi, Economic Development
Sgt. Marn Speidel, Police
Jim Maxfield, Building Official
Dave White, Engineering
Frank Torr, Planning Board

Others:

Donna Benton, Planning
John DeStefano, Construction Manager
Steve Haight, Civilworks

Approval of 8/16/18 Meeting Minutes

Marn Speidel moved to approve the minutes of August 16, 2018. Elena Piekut seconded. Vote U/A.

Plan Review

Planning Comments:

- While we are providing comments, we are considering this a concept TRC as the package is missing much of the required information
- Confirm how the well can accommodate 24 beds
- Consider public water and sewer. Seems to be a health concern and would allow expansion opportunity
- If Madbury lot is being used for lease area, Madbury Planning Board approval would be necessary
- Impact fees: 13,641.70 (\$25,272.50 new – 11,630.80 previously paid)
- Please provide:
 - Rest of site plan package
 - Floor plans
 - Architectural renderings
 - Streetscapes
 - Updated Traffic Analysis
 - Proof that the State approved the septic
- Plan set notes/revisions:
 - Correct note 1, sheet 3 to correct request of Assisted Living Facility with 24 beds
 - Provide signage/markings for circulation around the loop
 - Comply with 25' pavement setback for B-4, or go to Zoning Board if it cannot be met
 - Update Planning file number (P15-38A) throughout
 - LLS, PE, and Landscape architect sign and stamp plans
 - Confirm abutter information is still accurate
 - Include Signature and stamp of LLS, PE, and Licensed Landscape Architect



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- Revise variance information on cover sheet with correct date and use
- Add note that approval of P15-38A supersedes approved plan P15-38.

Adjournment:

Motion to adjourn at 11:04 was made by Frank Torr.
Seconded by Jim Maxfield. Vote: U/A.

Engineering Comments:

- Ensure well has been tested for arsenic; a nearby well has high levels.
- Will discuss extension of sewer with Applicant and Deputy Director of Community Services

Planning Board Comments:

None.

Police Department Comments:

- Add “ICC” to Legend

Fire/Inspections Comments:

- Provide turning template from Durham Road through the site and back onto Durham Road
- Clarify the entrance surface and width to Durham Road and driveway easement
- Indicate all building entrances and exits of the structures
- Clarify septic alterations for additional system loading
- Fenced rear area gates shall swing in the direction of travel
- Identify the finished surface from the gated area to the public way
- Site plans shall indicate design has been reviewed for compliance with the applicable accessibility regulations in accordance with NH RSA 155-A:5 (i.e.’09 IBC Chapter 11 & ANSI standards). Identify accessible regulations used
- Discuss generator supplying backup power to the wastewater disposal system, as facility is occupied 24/7

Economic Development Comments:

Next Steps: Second TRC required with complete plan submission. Applicant to meet with Community Services. Staff to discuss possible cost sharing for sewer. Next ZBA deadline is August 30.