



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P18-25

Application Type: Site Plan Review  
Applicant(s): First Street at Garrison, LLC  
Owner(s): First Street at Chestnut, LLC  
Location: First Street (Tax Map 6, Lots 3-1 and 9)  
Date: February 7, 2019

**INTENT:** To re-use the existing building and construct one new building with 24 two bedroom units and 8 one bedroom units also containing 3,729 sq. ft. of commercial space plus two smaller buildings with a total of 5 one bedroom units and 54 proposed parking spaces. CUP applications will also appear before the Planning Board.

**LOTS/UNITS PROPOSED:** 37 residential, 3,729 sq. ft. commercial

**AGENDA ITEM #:** 1

**ACREAGE:** 0.73 acre and 0.41 acre

**ZONING DISTRICT:** CBD - General

**EXISTING LAND USE:** Commercial, parking lot

**SURROUNDING LAND USE:** Residential, commercial, mixed use, public park, assembly hall, Transportation Center

**ZBA ACTION:** None

**PERMITS REQUIRED:** Conditional Use Permits (street wall, minimum frontage build-out, minimum lot coverage)

**WAIVERS REQUESTED:** None

### **ATTENDANCE:**

#### **Members:**

Donna Benton, Planning  
Jim Maxfield, Inspection Services  
Sgt. Marn Speidel, Police  
Frank Torr, Planning Board  
Chris Parker, Planning  
Dave White, Community Services  
Dan Barufaldi, Economic Development

#### **Others:**

Kevin McEneaney  
Steve Haight  
Bill Hopkins  
Stuart Mitchell  
Elena Piekut  
Bill Simons

### Approval of 1/31/2019 Meeting Minutes

D.White moved to approve the minutes of January 31, 2019.

J.Maxfield seconded. Vote: U/A

### **PLAN REVIEW:**

#### **Planning Comments:**

- Water and Sewer Investment fees
- Only units with commercial underneath them will qualify for lesser residential-over-commercial impacts fees
- Where will mail be located?
- Please provide reciprocal access easements for First Street at Garrison, LLC and First Street at Chestnut, LLC
- Please revise application to include:
  - Letter from Eversource regarding ability to provide service
  - Building materials on elevations for all sides of all buildings that matches floor plans and streetscape
  - Floor plans for all floors
  - Streetscape that meets the regulations
- Please revise plan set to:
  - Address Eversource concerns
  - Include full landscape plan; note that regulations were recently amended
  - Note what is provided to meet zoning requirements of CBD
  - Indicate brick sidewalk on plan view on sheet 5
  - Add screening around transformers to the satisfaction of the Assistant City Manager
  - Provide dumpster screening detail
  - Provide walkway to Chestnut Street from all buildings
  - Provide benches, trash and recycling receptacles, and bike rack
  - Engineer, LLS, and Landscape architect to sign and stamp final plan set
  - Include a lot line adjustment plan or easement plan for the Chestnut Street sidewalk that is over your parcel.
  - Show cross access easement between properties
  - Note drainage easement near Chestnut Street
  - Note signage noting visibility and noise will be installed and used during any earthwork, to the satisfaction of the City Engineer.

#### **Police Department Comments:**

- Show the proposed traffic flow on site



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- Updated Traffic Assessment/Analysis (pp.2-3) should reflect Chestnut Street's new lane designations (no longer two lanes each direction)
- Provide pedestrian connection - integrated with existing traffic signal - on the south side of the Chestnut/First intersection – to help access potential public parking supply on westerly side of Chestnut Street bridge
- Review feasibility of converting westerly side of Chestnut Street bridge to angle parking
- Most plan sheets are 1:15 scale, consider amending to 1:10 or 1:20

### Fire/Inspections Comments:

- Plans shall be reviewed for compliance with accessibility requirements in accordance with State building code, (IBC, ANSI A117.1) and all other applicable accessibility regulations
- Plans shall include a handrail detail for the stairways in accordance with applicable accessibility regulations.
- Accessible parking spaces shall be marked with the applicable signage. Place signage details on plan set.
- Clarify the location of the accessible parking for the three new structures.
- Provide a location of the accessible dwelling units for the project.
- 24 Chestnut Street parking lot does not appear to provide the minimum number of 2 accessible parking spaces per IBC.
- Plans shall contain a statement the design has been reviewed for compliance w/ accessibility regulations and meets adopted accessibility regulations in accordance as well as NH RSA 155-A:5
- Discuss location of electrical service and gas service on sheet 7
- Architectural elevation plan A .20 does not appear to meet floor plan A 1.1 (i.e. door layout, balconies, North wall building alignment).

- Clarify location of standby power source. If installed on roof, need to screen inside building or on roof.
- Provide elevation plans for all sides of each building.
- Clarify if there is public access to the roof.
- Provide a note on the plan indicating retaining walls 4' or higher will require a building permit
- Think about ventilation on first floor for commercial uses

### Engineering Comments:

- Where is the water service to the existing building?
- Show more detail on where the water service will tie into Chestnut St
- Replace the existing catchbasin 6667 with a deep sump cb with a hood.
- Sprinkler service separate from domestic water
- Tip down by Cottage needs to move
- Show drainage on utility plan

### Economic Development Comments:

- Looking for update cottage rendering

### Planning Board Comments:

- Was demolishing or adding on to 24 Chestnut Street considered by the applicant?
- First phase landscaping needs to be completed.
- What are plans for signage?
- Make sure architectural renderings are accurate.
- Snow removal plan
- Show landscaping for all buildings

### Next Steps:

Come back for an unofficial second TRC when plans have been revised and then submit to be on the March 12 PB meeting.

**Motion** to adjourn TRC at 11:32am by J.Maxfield and seconded by D.White. Vote: U/A