



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-04

Application Type: Site Plan Review
Applicant(s): Little Bay Marina & Development, LLC
Owner(s): Little Bay Marina & Development, LLC
Location: 421, 423, 425, and 427 Dover Point Road (Tax Map 8, Lots 9-12)
Date: February 28, 2019

INTENT: To develop a condominium containing 23 units plus marina/marina office with 1 ADU and 27 parking spaces. This project has TDR approval from the Planning Board. A related CUP application for wetland buffer impact will also appear before the Planning Board.

LOTS/UNITS PROPOSED: 23, 1 accessory apartment plus marina/marina office

AGENDA ITEM #: 2

ACREAGE: 3.49 acres

ZONING DISTRICT: Little Bay Waterfront

EXISTING LAND USE: Residential with Marina and marina office

SURROUNDING LAND USE: Residential, Restaurant, Little Bay

ZBA ACTION:-Z18-01: Variance granted on 2/15/18 to allow multi-family dwellings (this will be coming back to ZBA to get an updated Variance)

-H88-8: Variance granted on 2/25/1988 to increase a nonconforming use (marina)

-H80-33: variance granted for Lot 9 to subdivide a lot without street frontage

PERMITS REQUIRED: Conditional Use Permit (Wetlands and Conservation District)

WAIVERS REQUESTED: None

ATTENDANCE:

Members: Donna Benton, Planning

Elena Piekut, Zoning

Dave White, Engineering

Jim Maxfield, Inspection Services

Sgt. Marn Speidel, Police

Dan Barufaldi, Economic Development

Frank Torr, Planning Board

Others: Steve Haight, Engineer

Kevin McEneaney

Chris Parker, Planning

Assistant Chief Paul Haas, Fire

PLAN REVIEW:

Planning Comments:

- Water and Sewer Investment fees
- Impact fees
- TDR fees from previous approval
- HOA documents will be required for review
- Please revise application to include:
 - A note from the abutting property owner (Newick's) of ability to cross that property in case of an emergency.
 - Letters to serve from utilities
 - Landscape O&M
- Please revise plan set to:
 - Note what is provided to meet zoning requirements
 - Engineer, LLS, and Landscape architect to sign and stamp final plan set
 - Label view of streetscape
 - Add planning file number P19-04
 - Add state permit numbers
 - Indicate materials on buildings
 - Revise note 24 on sheet 4 to indicate no Sunday hours
 - Revise note 30 to indicate the variances granted
 - Revise the flood plain note to indicate 1% not 0.2%
 - Revise note 3 on sheet 4 to add second column of dimensional information provided
 - Provide contours 100' off property or waiver request
 - Add boat trailer turning radius
 - Architectural plans indicate plans are for variance
 - Note 2 on sheet 4 should also indicate area in square feet
 - Show all surface parking including in front of garages
 - Indicate easement with northerly lot where driveway exists
 - Fix typos and clean up notes including leader notes
 - Indicate number of parking spaces in each grouping
 - Better screening of transformer
 - Indicate bike rack
 - Add note for no boat storage, no overnights, and no house boats



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-04

Application Type: Site Plan Review
Applicant(s): Little Bay Marina & Development, LLC
Owner(s): Little Bay Marina & Development, LLC
Location: 421, 423, 425, and 427 Dover Point Road (Tax Map 8, Lots 9-12)
Date: February 28, 2019

Police Department Comments:

- Sheet 4, Site Data note #3 is not consistent with Project Narrative with respect to parking calculations
- Sheet 4, Grading Note #1 does not jive with porous pavement shown
- Sheet 17 Lighting Plan: some of the downlight numbers from the MERU LED series lights seem very high vs. dark nearby
- Concerned with lack of short term trailer parking

Economic Development Comments:

- Streetscape
- Materials
- Design could be better

Planning Board Comments:

- Landscaping at Newick's Line possibly on their lot

Next Steps: Unofficial second TRC then Conservation Commission.

Fire/Inspections Comments:

- Sheet 4 note 16 add "approved" before backflow.
- Provide a proposed name for private road.
- Clarify a scope of improvements for the boat slips. Also consider access and electrical needs.
- Clarify the use of the office building.
- Sheet 10, clarify design for the domestic and suppression water lines. If there is a sprinkler riser room locate on plans.
- Indicate location of FDC.
- Clarify the use of the marina building.
- Site plans shall indicate confirmation of design has been reviewed for and complies with all applicable accessibility regulations. (i.e. '09, IBC Chapter 11 w/ NH Amendments and ANSI) in accordance with NH RSA 155-A: 5.
- Discuss phasing for barge and other work.
- Label retail rather than shop

Engineering Comments:

- If improvements are to be made to the waterfront then it should be part of this project
- Pull the buildings back for more buffer along the waterfront
- Add trees to the 'lawn area'
- Install a water gate after the tee on the fireline
- Delineate the waterservice size and material, call out the tapping sleeve and gate