



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-04C

Application Type: Site Plan Review
Applicant(s): Hellenic Realty Partners, LLC
Owner(s): Hellenic Realty Partners, LLC
Location: 333 Central Ave (Tax Map 2, Lot 19)
Date: June 20, 2019

INTENT: To amend a Site plan to expand the building to add 14 new residential units to the previously approved site plan.

LOTS/UNITS PROPOSED: 14 new residential

AGENDA ITEM #: 1

ACREAGE: 1.05 acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Old Foster's Building under construction

SURROUNDING LAND USE: Mixed use building and parking

ZBA ACTION: None

PERMITS REQUIRED:
-Demolition Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

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

Others:

Mike Sievert, Engineer
Dennis Kostis, Applicant/Owner
Nick Kostis, Applicant/Owner
John Kostis, Applicant/Owner
George Kostis, Applicant/Owner
Eric DeStefano, Construction Manager
John DeStefano, Construction Manager
Shannon Alther, Architect

Chris Parker, Planning
Bill Simons, Parking

Approval of 5/30/19 Meeting Minutes

D.White moved to approve the minutes of May 30, 2019. D.Barufaldi seconded. Vote: U/A.

PLAN REVIEW:

Planning Comments:

- Additional will be assessed:
 - 14 units at "Apartment 4+" Impact fees
 - Water/sewer investment fees
 - Need to revise cost share for off-site improvements
- Provide:
 - Narrative outlining solar ready components and future solar
 - Letters from utilities regarding ability to provide service to the amended development
 - Abutter fees (\$270.00) to be paid prior to PB.
- What is the final decision on transformer?
- Please revise plan to:
 - Add proposed site plan layout and parking lot changes to NP
 - Revise parking calculation note to indicate where the leased spaces are and the minimum lease is for 5 years
 - On C4-restripe/move tip down on Central for additional space
 - On C5- Indicate brick on corner of Henry Law and Central
 - Landscape plan
 - Indicate Woodburn is not responsible for the area not in contract
 - Indicate black aluminum fence for lattice topper fence
 - Specify materials for the surface treatment
 - Show street trees from C5 on Henry Law Ave
 - Minimum caliper is 3.5"
 - Include topo 100' off site
 - Add planning file number (P18-04C) to all sheets (revise wherever you show a different file number)
 - Add waste/recycle bins and benches to sidewalk too not just court yard or grant public access to court yard
 - Add LLS, PE, Architect, and Landscape Architect signatures and stamps
 - Update dumpster screening needs to be solid (chain link with slats does not count)
 - On lighting plan:
 - Indicate mounting height
 - Include street names
 - Include uniformity ratio and data table



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- Add a bit more security lighting
- Use white font within building
- Include materials architectural renderings
- Revise note 6 to indicate “provided” column
- On Henry Law Ave elevation—indicate brick in center area where gray is proposed to create a consistent band at the 3rd floor level.
- Indicate solid fence in streetscape view as well
- Revise note 20 about pre-con
- Remove note 31 (duplicated)
- Add common site plan notes: 14 (underground utilities), 27, 28, 29, 34, & 35

Police Department Comments:

- Sheet C1: Note on plan pertaining to “reconstruction of brick sidewalk not part of project...” refers to Sheet C6 (not in plan set), presumably means Sheet C5
- Sheet C1: Does Door #3 lead to a secure area?
- Sheet C1: Two different doors are labeled #2. Several other entry doors are not numbered.
- Sheet C4: Amend lane lines on Central Avenue northbound to equalize lane widths, or explain why this might not be a good idea.
- Sheet C4: note regarding “restore 3 parking spaces” on Central is confusing or at least inconsistent with the plan image. Is the proposal to change 5 on street spaces to 3, or amend markings to restore all 5 spaces?

Fire/Inspections Comments:

- Sheet C1: Note 27 refer to RSA 155A: 5
- Indicate Eversource service/transformer size
- Add bollards and fence elements to switch gear on utility plan.
- Revise emergency egress from Building C to lead to public way.
- Address and unit numbers should be identified before Building Permit.

Engineering Comment:

- Due to this development it requires substantial upgrades to the utilities on Henry Law. Therefore relocate the overhead utilities underground on Henry Law or contribute \$\$\$ towards that goal.
- White wall on William St side needs to be improved. No character

Economic Development Comments:

- Concerned about the appearance of the white panels at the rear of the building.
- Documents ventilation for restaurants (if seen from ground, add to renderings)

Planning Board Comments:

- Document that building ceiling height for commercial uses is adequate for venting/HVAC needs
- Explain the additional structural changes required for additional units
- Standardize page numbering throughout

Next steps: After structural engineering reports are completed schedule for follow up TRC to review pre-Planning Board.

If needed, work with B.Simons on parking needs.

Motion to adjourn at 11:24 a.m. by D.White and seconded by I.Skinner.
Vote: U/A