



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-34A

Application Type: Site Plan Review
Applicant(s): Marker 44 Holdings, LLC
Owner(s): Marker 44 Holdings, LLC
Location: 87 Portland Ave & Cocheco St (Tax Map 24, Lots 114 & 115-B)
Date: August 8, 2019

INTENT: To amend a previously approved site plan to add an elevator to each building which enlarged the building size, changed the location of the front door and garage doors, and some access ramps, sidewalks, retaining wall and sewer line.

LOTS/UNITS PROPOSED: N/A for this amendment

AGENDA ITEM #: 2

ACREAGE: 1.85 acres

ZONING DISTRICT: CBD – Downtown Gateway & CWD

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: One variance denied

PERMITS REQUIRED:

- Conditional Use Permit
- NHDES Notice of Intent
- NHDES Wetlands Permit

WAIVERS REQUESTED: N/A for this case

ATTENDANCE:

Members:

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

Others:

Kristin Hopkins
Bill Hopkins
Steve Haight
Stuart Mitchell

PLAN REVIEW:

Planning Comments:

- All conditions of approval from November 13, 2018 shall be met
- What is the height of the retaining wall?
- What is the material of the fence?
- Application fees need to be paid
- Where are the generators and how are they screened?
- Please revise plan set to:
 - Add note that applicant will work with abutter on lot 24/111A to relocate and reconnect their fence during removal of applicant's fence
 - Include PE signatures and stamps on final plan submissions
 - Add planning file number P18-34A

Police Department Comments:

- Where all visitor parking is identified as "on street parking", coordinate with Police and Engineering to provide better definition of on street parking along Roger Street, to include grinding and shifting center line.
- Clarify the security plan for the proposed manual gate w/ lock at Cocheco Street footpath entrance. Will tenants all be provided a key?
- Is this the same height as the original proposal?
- Revised architectural renderings may be needed so streetscape is accurate

Engineering Comments: None

Economic Development Comments: None

Fire/Inspections Comments:

- Provide accessible parking for Buildings 3 & 4

Planning Board Comments: None

Motion to have the Planning Director sign off on the amendment administratively once all TRC comments have been addressed made by D.White. Seconded by Sgt. Speidel. Vote: U/A.

Adjournment:

A motion to adjourn TRC was made at 11:39am by D.White and seconded by F.Torr. Vote: U/A