



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-59

Application Type: Site Plan Review
Applicant(s): Wentworth Home
Owner(s): Wentworth Home
Location: 795 Central Ave (Assessor's Map 37, Lot 1A)
Date: September 5, 2019

INTENT: To construct a 21,700 s.f. two story memory care addition to the existing Wentworth Home with additional driveway and 30 space parking lot.

LOTS/UNITS PROPOSED: Memory Care

AGENDA ITEM #: 1

ACREAGE: 2.5 acres

ZONING DISTRICT: Hospital

EXISTING LAND USE: Wentworth Home for the Aged

SURROUNDING LAND USE: Hospital, Commercial, Residential

ZBA ACTION: H82-26: Variance granted or a sign on 10/21/82

PERMITS REQUIRED: None

WAIVERS REQUESTED: N/A for this case

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:

Erin Lambert, Engineer
Adam Carignan, Engineer
Guy Eaton, Wentworth Home Trustee
Kirstin Swanson, Wentworth Home
Joan Eagleson, Architect

Approval of August 22 Minutes:

D.White moved to approve the minutes of August 22, 2019.
J.Maxfield. seconded. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Water and sewer Investment fees
- Impact fees (\$54,250)
- What security is in place for residents?
- Please revise plan set to:
 - Look into a way to reduce speed through parking lot
 - Remove approval area
 - Provide lighting details
 - Add materials on architectural sheets
 - Indicate fire lane
 - Add LLS, PE, LLA, and Architect signatures and stamps on each submission
 - Indicate underground electric
 - Revise note 1.22 to indicate no Sunday hours
 - Add or fix common notes 4,7,9,10, 16, 17, 19, 20, 23, 25, 27, 28, 29, 30, 31, 34, 36, 41
 - Add topo 100' off site
 - Screen generator, transformer, dumpster, etc.
 - Landscaping plan:
 - Indicate species
 - Minimum 3.5" caliper
 - Landscape O&M
 - Replace plants to screen parking

Police Department Comments:

- Clarify traffic pattern for existing driveway off WDH drive and proposed Central Ave site driveway. Why not make both two-way?
- Concern with lack of site parking and lack of specificity with agreement for overflow parking to WDH property. Have WDH validate sharing parking .
- Sheet labeling is incomplete
- Sheet 9: landscape plan should show removal of hedge
- Sheet 10: lighting plan does not account for secondary parking area
- Sheet 11: turning template needed for trucks, not passenger vehicles

Engineering Comments:

- I would like to discuss possible drainage improvements to better facilitate the parking lot drainage.
- Show the drainage on the utility plan
- Change the sewer alignment due to concrete in the roadway



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- Please come out straight with the water and gas mains
- Consider tying in the existing water service to the new water service due to the age of the old service.
- Show the underground electric
- Add more streetscape landscaping.
- Provide lighting information in courtyard and memory garden
- Indicate materials on architectural renderings
- Indicate snow storage
- Making a left while exiting onto Central would be difficult

Economic Development Comments:

- Concerns about that traffic crowded region of Central Ave. with the WDH traffic, the intersection with the traffic light backup etc. Emergency vehicles (ambulances) arriving at speed et al.
- The appearance of the building in the renderings is not aesthetically pleasing. Is the color in the renderings accurate and the materials accurate as to appearance?

Next Steps:

Let Planning know when it's desired to come back for an unofficial second TRC before submitting for Planning Board.

TRC paused at: 11:18am

Fire/Inspections Comments:

- Elevation drawings not included in IS packet
- Provide the location of the FDC
- Provide a separate water suppression shut off adjacent to the domestic shut off
- Provide a hydrant on the Wentworth Home side of the fence
- Clarify the type of generator enclosure or if a separate building
- Clarify any underground electric lines with utility transformer location
- Indicate the height and type of fences/ enclosures used along Central Avenue and exterior area.
- Clarify the layout of the front courtyard.
- Discuss note on plan "Not for Construction"
- Discuss the width of the parking spaces and accessible layout
- Provide front walkway width and adequate width at pull side of door.
- Provide a design note on plan indicating design compliance with applicable regulations(i.e. NH State building code w/ amendments, ANSI 117.1 etc.) and NH RSA 155-A :5.

Planning Board Comments:

- C-12 dumpster and utilities needs landscaped screening
- Provide fence detail