



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-65

Application Type: Site Plan Review
Applicant(s): Roman Catholic Bishop of Manchester aka Diocese of Manchester
Owner(s): Roman Catholic Bishop of Manchester aka Diocese of Manchester
Location: 197 Dover Point Rd (Assessor's Map L, Lot 15)
Date: September 12, 2019

INTENT: To replace and construct new turf athletic fields which will include a new two-lane track surface, long-jump pit and pole-vault pad, plus new bleachers and ramp, and press box.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 14.15 acres

ZONING DISTRICT: R-20

EXISTING LAND USE: School and athletic fields

SURROUNDING LAND USE: Commercial,
Residential, Turnpike

ZBA ACTION:

H78-20: Variance to lease classroom for adult education courses granted on 9/25/78

Z07-08: Variance granted to construct a 21,000 s.f. building additions with 4 floors and stair tower with conditions on 5/17/07

PERMITS REQUIRED: AoT

WAIVERS REQUESTED: N/A for this case

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Zoning
Chris Parker, Police
Alan Dews, Engineering
Dan Barufaldi, Economic Development

Others:

Bradlee Mezquita, Engineer
Fergus Cullen, St. Thomas Aquinas

Approval of September 5, Minutes:

E. Piekut moved to approve the minutes of September 5, 2019. C. Parker seconded. Vote: U/A

PLAN REVIEW:

Planning Comments:

- What maintenance is required for the turf?
- What is the size of the press box?
- What's the time frame for the future softball field?
- Please revise plan set to:
 - Add owner's signature
 - Show setback lines for press box and bleachers
 - Add file number P19-65 to all sheets
 - Include all abutters of the entire property
 - Lighting plan:
 - Revise so no spill over onto residential abutters
 - Uniformity ratio? Should be 4:1
 - Height per regs? 20' is max. What exists today?
 - Waiver needed
 - Revise federal permit notes
 - Add wetland buffer placards
 - What work is being done in the wetland buffer?
 - How do you get to the field?
 - Add LLS, PE, and Architect signatures and stamps on each submission
 - Indicate underground electric size
 - Add/fix/locate common notes: 7, 8, 9, 15, 17, 20, 25, 28, 29, 31, 32, 33, 34, 35, 41
 - Add topo 100' off site
 - Revise general note 15 on sheet G-100 to eliminate Sunday site construction hours
 - Revise site note 8 on Sheet G-100 to include regulation references to Building Official's satisfaction

Engineering Comments:

- NOI needed with AoT

Fire/Inspections Comments:

- Plans shall indicate the codes and standards used to design the project for accessibility. Plans shall also indicate design is in accordance w/ RSA 155-A: 5 for accessibility.
- Provide a note on plan building permit will be required for the bleachers and score booth.
- Construction sequence shall include the bleachers and scoreboard projects or are these features to be performed during an additional phase.



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- The doors at the scorers booth open into the means of egress. Reconfigure door swing. Provide approx. size of booth (appears to be 8x24).
- The access into the scorers booth shall meet applicable turning radius for accessibility.
- Provide the occupant load for the bleachers. (approx. 800)
- Discuss accessible routes throughout the site from parking lot to players team seating area.
- Indicate the number of accessible spaces throughout the site

Police Department Comments:

- Sheet C-102, inset detail: 3 ADA spaces are minimum required in this parking lot (nearest to bleacher ramp), revise to show at least a 3rd such space with access aisle

Economic Development Comments:

- How would an ambulance access the field level?

Planning Board Comments: N/A

Next Steps:

Submit waiver request for Planning Board with response letter indicating how/where the comments have been addressed.

Adjournment:

A motion to adjourn TRC was made at 10:49am by D.Barufaldi and seconded by A.Dews. Vote: U/A