



CWDAC SITE PLAN REVIEW SUB-COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Cafeteria, 61 Locust Street, Dover, NH
Meeting Date: Wednesday, October 9, 2019
Meeting Time: 8:00 AM

PRESENT: Kyle Pimental (Chair), Dana Lynch, Norm Fracassa, Carla Goodknight, Otis Perry

OTHERS PRESENT: Jeff Johnston

STAFF PRESENT: Steve Bird

1. Meeting was called to order at 8:05 am.

2. Approval of Previous Meeting Minutes of July 16, 2019

Perry motioned to approve the July 16, 2019 minutes, Fracassa seconded. Vote: 5 in favor, none opposed.

3. Citizen's Forum

None

4. Review of Phase 1 Site Plans – Jeff Johnston

Johnston reviewed the phase 1 site plan. Building 1 has 140 units with 50 underground parking spaces. Building 2 has 70 units and retail space in the first floor. We are showing 1.1 to 1.2 parking spaces per unit and 191 surface parking spaces. The bluff needs to be moved back about 10 feet to make this plan work. We have not done any architectural renderings for the buildings but we do have these building massing plans to show relative scale.

Lynch: The first building sets the tone for the entire site so it is crucial to get it right and set the standard.

Goodknight: I am concerned having a building that appears to be 500 feet long. Need to find a way to break up the look of the building so it looks like three separate buildings with different facades or heights.

Discussed building design and style. Don't try to copy the mill style but these buildings need to be compatible with the brick mill buildings. Style could pay respect to the history of the site. Techniques to break up the long façade were discussed.

Discussed the site plan review process with CWDAC sub-committee and TRC review being coordinated.

Johnston expressed concern about the efficiency of the review process. He is going to check on getting the architectural renderings completed sooner since this is a critical issue, but this might cause the TRC process to be delayed.

Bird: From our perspective we also have to work on getting the subdivision plan prepared and finalize a decision on the additional bluff removal with Severino and Johnston and who is paying for what.

Pimental: The parking lot behind the building is a large expanse of pavement and the new layout removed the long island.

Discussed that long narrow islands are not ideal for healthy landscaping and that creating bulk islands with trees in the middle of the long parking rows would help break up the pavement. That would be better for snow removal and maybe some landscaping on the top of the bluff could soften its appearance.

5. Discussion of Project Timeline and Meeting Schedule

Discussed meeting on a regular basis so that the CWDAC review can be timely and mesh with TRC process. Next meeting will be either Tuesday, October 22 or 29 at 8:00 AM, depending on when the architectural plans are ready.

6. Adjournment

Pimental declared the meeting adjourned at 9:15 AM.