

CWDAC SITE PLAN REVIEW SUB-COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Cafeteria, 61 Locust Street, Dover, NH
Meeting Date: Tuesday, January 14, 2020
Meeting Time: 8:00 AM

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

OTHERS PRESENT: Jeff Johnston, Daniel Riggs, Sean Fitzgerald, Dane Drasher

STAFF PRESENT: Steve Bird

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

2. **Approval of Previous Meeting Minutes of December 10, 2019**

Lynch motioned to approve the December 10, 2019 minutes, Goodknight seconded. Vote: 4 in favor, 0 opposed.

3. **Citizen's Forum:** None

4. **Recap of LDA Amendment Request and CWDAC Vote on December 17, 2019**

Pimental asked those that were present at the 12/17/19 meeting to provide a recap.

Lynch summarized the meeting and the discussions that led to the vote to approve the extension.

Fracassa: The important take away is that we are working with Cathartes as a team and need to cooperate.

5. **Review of Phase 1 Site Plans, Architectural Renderings and Landscaping Plans– Jeff Johnston**

Jeff Johnston from Cathartes and Dan Riggs from Embarc Studio were present to review the revisions to the architectural renderings for Building A and the updated landscaping for the entire site done by Robbie Woodburn. The architectural renderings were revised in response to the input received from the Committee.

Riggs: A new landscaping plan was presented for the entire phase 1 site. The renderings were revised to show a reduction in the number of stories from 5 floors to 4 floors. We still have the roof deck at the corner. The first floor with the parking garage has window screens and a berm with landscaping to soften the look. The top floor is not brick.

Goodknight: For the garage door on the south end of the building, I would like to see more than a standard door design because it will be focal point entering the site from River Street, something with a quality look, maybe a barn door look. The front door canopy needs a special look. I like the look of the building much better now.

Lynch: Is the building solar ready now?

Johnston: Yes I have a plan that shows where solar panels could be placed on the roof. Solar incentives in NH are not attractive now. We have made good progress on the civil site plan since the last meeting.

Lynch: Make sure to show the site plan includes street furniture, benches, and bike racks.

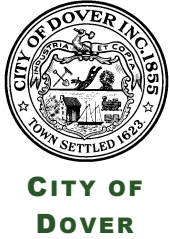
Goodknight: How will the sub-committee and CWDAC be involved when the site goes to TRC?

Bird: It is expected the a couple members will attend TRC meetings to make sure the design guidelines are followed.

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

Lynch: You will need a phasing plan to show what will be completed with the first building, like utilities and landscaping. If there are major changes at TRC the plans may need to come back to CWDAC.

Fracassa motioned that the sub-committee recommend to CWDAC that the plans from Cathartes be sent to TRC, Goodknight seconded. Vote: 4 in favor, 0 opposed.



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6. Discussion of January 21, 2020 CWDAC Meeting

Lynch: We should plan is to send 2 or 3 landscape plans and architectural renderings to CWDAC prior to the meeting.

Johnston: We will send the plans to Bird so they can be provided to CWDAC by the end of the week. I would request that if CWDAC approves the plans, that CWDAC prepare a letter to send to the Planning Board and TRC to let them know that the plans have been reviewed and approved.

7. Discussion of Project Timeline and Meeting Schedule

The sub-committee's recommendation will be presented at the regular CWDAC meeting on January 21st. Future meetings of the sub-committee will be put on hold pending how the TRC/Planning Board process goes.

8. Adjournment

Fracassa declared the meeting adjourned at 9:07 AM.