



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-11

Application Type: Site Plan Review
Applicant(s): Amer Fakhoury & Micheline Elias
Owner(s): Amer Fakhoury & Micheline Elias
Location: 6-12 Preble (Tax Map 4, Lot 40)
Date: February 28, 2019

INTENT: To construct a new four-story building and driveway with 11 parking spaces. The building will consist of 12 apartment units on the upper three floors, as well as 966 sq. ft. of office space and 845 sq. ft. of restaurant space on the first floor. A CUP application for lot coverage will also appear before the Planning Board

LOTS/UNITS PROPOSED: 12 residential 966 sq. ft. office and 845 sq.ft. of restaurant

AGENDA ITEM #: 1

ACREAGE: 0.257 acres

ZONING DISTRICT: CBD - General

EXISTING LAND USE: Vacant/parking lot

SURROUNDING LAND USE:
Commercial/residential

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permit
(minimum lot coverage)

WAIVERS REQUESTED: None

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:

Bob Stowell, Engineer
Amer Fakhoury, Owner
Guilia Fakhoury
Micheline Elias, Owner
Assistant Chief Paul Haas, Fire

Approval of 2/7/2019 Meeting Minutes

D.White moved to approve the minutes of February 7, 2019.
D.Barufaldi seconded. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Water and Sewer Investment fees
- Impact fees
- Will garage still be used in abutting building? If so, won't be able to park there
- Consider 8' fence (notes 11 & 12 on sheet SP-2) (note separate building permit needed)
- Any zoning violations would need to be remedied before Planning Board review
- Please revise application to include:
 - Letters from utilities
 - Provide lease agreement for review
- Please revise plan set to:
 - Depict contours 100' off property
 - Update neighborhood plan
 - Add fence to Ex-1
 - Add bench/trees/receptacles per the CBD regulations
 - Note how street parking will be addressed
 - Add sidewalk
 - Add book/page to note 16
 - Add owners signatures
 - Revise note 17 on SP-2 to indicate no Saturday or Sunday hours
 - Revise note 24 on Sp-2 to 45 days and 30 days
 - Revise lighting plan to balance out the lighting and confirm it meets the regulations. Only ok to spill onto abutting property if the lots are merged.
 - Add more landscaping perimeter/shade trees
 - Note what is provided to meet zoning requirements of CBD/indicate the calculation
 - Provide dumpster screening detail
 - Engineer, LLS, and Landscape architect to sign and stamp final plan set
 - Add Planning file number P16-11
 - Note signage noting visibility and noise will be installed and used during any earthwork, to the satisfaction of the City Engineer.
 - Confirm all common site plan notes
 - Snow storage?



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- Parking permitted on that side of Preble

Police Department Comments:

- Site review application lists "Existing" parking conditions as "0". This site is presently littered with cars.
- Extend sidewalk all the way to Central Avenue, or at least to the appropriate Preble Street curb cut for Lot 4-76.
- What is the restaurant space contemplated to occupy 860 square feet? No utility/appliances shown on floor plan.
- Will garage doors remain at rear of 547 Central Avenue building? Is so, then 3 new spaces shown may not be viable.
- Sheet SP-2, note C-17: remove crosswalk – will not be maintained by City
- Relocate bike rack to a more visible location

Fire/Inspections Comments:

- Sheet SP-3, clarify if the utilities are located on/in the exterior or interior of the structure
- Sheet SP-3 Clarify the location of the sewer line into the structure within the stair enclosure
- Sheet SP-3 Provide a separate domestic and suppression water line into the building.
- Sheet SP-3 note 6 shall indicate an approved backflow preventer.
- Sheet SP-3 shall indicate the location of the FDC.
- Sheet SP-3 shall indicate the installation of a fire hydrant
- Sheet SP-1 discuss location of dumpster pad for vehicular access, transformer, snow storage
- Submitted plans shall indicate design and plans comply with the applicable accessibility regulations. (i.e. '09, IBC Chapter 11 w/ NH Amendments and ANSI) as well as compliance with NH RSA 155-A: 5.
- Accessible spot on adjacent lot may not work

Engineering Comments:

- There are multiple water services to the old lot that need to be discontinued
- Continue the curb and sidewalk to central ave.
- We need to discuss how to feed the building with water.
- There may be an issue with how to feed the lot with electric
- Can you get by with a 6 inch sewer service instead of an 8 inch
- Where does the roof drain
- Add catchbasins on Preble in your new drainline
- Overlay Preble due to the amount of patching

Economic Development Comments:

- What is the plan for ventilation?
- Are there washer/dryers in the units?

Planning Board Comments:

- Thanks for adding building materials
- Lighting under canopy or along walkway?
- Easement recorded?
- Plantings around dumpster
- This would be a great improvement

Next Steps: Come back for an unofficial second TRC before submitting to Planning Board per the schedule.

TRC paused at 11:14