



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-16

Application Type: Site Plan Review
Applicant(s): One First Dover, LLC
Owner(s): One First Dover, LLC
Location: 1 First Street (Tax Map 6, Lot 20)
Date: March 7, 2019

INTENT: To demolish the existing building and construct one new building with 71 dwelling units (11 two-bedroom, 60 studio or one-bedroom) and 6,159 sq. ft. of commercial space and 29 on-site garage parking spaces. A CUP application for a sixth story will also appear before the Planning Board.

LOTS/UNITS PROPOSED: 71 residential, 6,159 sq. ft. commercial

AGENDA ITEM #: 1

ACREAGE: 0.53 acre

ZONING DISTRICT: CBD - General

EXISTING LAND USE: Vacant commercial, parking lot

SURROUNDING LAND USE: Residential, commercial, mixed use

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permit (sixth story)

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Bill Simons, Parking Bureau
Marn Speidel, Police
Dave White, City Engineer
Elena Piekut, Planning/Zoning
Dan Barufaldi, Economic Development
Christopher Parker, Economic Development

Others:

Britni Rotunda, DeStefano Architects
Brent Cole, Keach-Nordstrom
Chris Swiniarski, McLane Middleton

Approval of 2/28/2019 Meeting Minutes

D.White moved to approve the minutes of February 28, 2019.
M.Speidel seconded. Vote: UA

PLAN REVIEW:

Planning Comments:

- Impact fees (no credit for existing building)
- Water and Sewer Investment fees
- Condo documents will be required as a condition of approval if condominium
- Will Eversource permit landscaping around transformer?
- Please send PDF of traffic assessment
- Please revise application to include:
 - Letter from Eversource regarding ability to provide service
 - Building materials on elevations for all sides of all buildings
 - Provide draft lease language regarding street parking prohibited for residential tenants
- Please revise plan set to:
 - Note tenants are responsible for bringing trash to dumpster
 - Add dumpster screening facing First Street
 - Add planning file number throughout (P19-16)
 - Ensure that the landscaping was created using the revised landscape regulations from 2018.
 - Provide compliant neighborhood plan
 - Add common site plan notes 6, 7, 11, 22, 23, 24, 26, 33
 - Add a note that this plan supersedes the previously approved plan (P16-15) for this site
 - Clarify bench locations/materials (provide detail if not granite)
 - Indicate trees will meet minimum 3.5" caliper
 - Provide landscaping maintenance plan
 - Update rendering or landscape plan so that tree locations are consistent
 - Correct floor numbers on floor plan
 - Indicate materials on building elevations
 - Correct parking on 2nd Street rendering
 - Revise note regarding no Saturday or Sunday site work hours
 - Engineer, LLS, and Landscape Architect to sign and stamp final plan set
 - Note signage regarding visibility and noise will be installed and used during any earthwork, to the satisfaction of the City Engineer.
 - Identify a historic marker



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Police Department Comments:

- Note dumpster pad is not intended to accommodate a truck
 - Provide signage for paved alley to facilitate (or restrict) temporary resident parking for loading/unloading
 - Provide detail of side walls on base floor, including mechanical ventilation
 - Sheet 1 of 15, note 7: "Applicant shall require that street parking is prohibited for residents." How will that be accomplished?
 - Applicant will source nearly all resident parking permits from the Dover Transportation Center lot. Provide contribution toward Chestnut/First pedestrian signal infrastructure upgrades. (Traffic Impact, Access and Parking Study p. 5 indicates that none of the curb ramps are ADA compliant)
 - TIAS p. 11: Local collision data would provide more robust summary for trend patterns than NHDOT data. 3-year DPD data (2014-2016): Chestnut/First = 10, Chestnut/Second = 8, Central/First = 5, Central/Second = 15. Update TIAS with local data.
 - TIAS p. 41 states that unoccupied resident parking can be shared by retail uses during the day. How will this be possible with overhead doors controlling access to the garage parking?
 - TIAS p. 42: Parking Supply Summary assumes 68 spaces in Third St Lot. Actual number is 29.
- underground electric distribution, please clarify.
 - Plan sheet 4 accessible space to be relocated closer to elevator in accordance w/ accessibility.
 - Plan sheet 7, FDCs may be required on each street at the front
 - Plan Sheet 11 note 3: indicate a building permit is required for retaining walls 4' or greater
 - Plan Sheet 11 detail indicate design widths for access aisle
 - Site plans shall indicate design compliance 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.
 - Project will require pre baiting and an integrated pest management plan
 - Indicate the type of siding for the first and second story
 - Is the use/classification category known of the commercial tenancies (i.e. A,B,M etc)
 - Clarify fire department access to parking garage

Engineering Comments:

- Crosswalk location needs to be adjusted/removed
- The loading zone on the sidewalk needs to be removed
- Extend the sidewalk/curb and close up the alley driveway by the loading zone
- Why a 30-inch drain?
- Look at including some type of infiltration for the drainage
- How is the roof drainage and foundation drain addressed?
- Push back the tree wells on First Street to make it more pedestrian friendly.
- Consider a public access easement over First Street entrance

Economic Development Comments:

- Agrees with many of the aspects raised by others

Fire/Inspections Comments:

- Plan sheet 4, clarify which utilities are exterior/interior.
- If gas is to be mounted on the exterior indicate the number and size of gas meters in the dumpster truck path to dumpster pad.
- Indicate dumpster screening on detail sheet.
- Plans sheet 4 indicates overhead lines to be relocated. Sheet 7 does not appear to indicate

Planning Board Comments:

- Please work with Eversource to re-route the Overhead Lines out of the alleyway
- Use brick for landing on Second Street (plan shows concrete)
- Use black wrought iron fence for whole site, not chain link
- What is material #3 on the elevations?



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Next Steps:

- Parking Commission March 19. Plan will be revised and a follow up TRC scheduled, with Planning Board in April.

Motion to adjourn TRC at 11:11 by D.White and seconded by E.Piekut. Vote: U/A