



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-30

Application Type: TDR Site Plan Review
Applicant(s): Princeton Dover LLC
Owner(s): Princeton Dover LLC
Location: 306 Plaza Drive (Tax Map D, Lot 81)
Date: April 11, 2019

INTENT: To build a 10,551 s.f. 24 unit garden style multifamily building with associated surface parking by purchasing TDR units.

UNITS PROPOSED: 24

AGENDA ITEM #: 1

ACREAGE: 1.68 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Tennis Court and playground

SURROUNDING LAND USE: Single family and multi-family residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Zoning
Sgt. Marn Speidel, Police
Jim Maxfield, Inspection Services
Dave White, Community Services
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:

Stuart Moncrieff, Engineer
Daniel Endyke, Princeton Properties

Approval of 3/28/2019 Meeting Minutes

D.White moved to approve the minutes of March 28, 2019. D.Barufaldi seconded. Vote: UA

PLAN REVIEW:

Planning Comments:

- TDR fees
- Impact fees (4,601 x24=\$110,424)
- Water/Sewer Investment fees (Contact W/S Department)
- Recreation space is calculated at 100 sq. ft. per bedroom, not unit. Discuss payment in lieu of providing space.
- Please revise application to include:
 - Letter from Eversource and Dover Community Services regarding ability to provide service (consider cable/internet too)
 - Combine architectural renderings/streetscape, and plan set into one package
 - Have Engineer sign/stamp the traffic study
 - Building materials on elevations for all sides of all buildings
 - Provide floor plans for each level
- Please revise plan set to:
 - Match the architectural renderings with the floor plans and site plans
 - Add bike rack or note about bike rack being interior
 - Add dumpster and screening
 - Match streetscape and elevations
 - Correct project name on streetscape
 - Add planning file number throughout (P19-30)
 - Note private waste removal
 - Provide compliant neighborhood plan
 - Add common site plan notes
 - Indicate snow storage
 - Indicate build-to-lines
 - Add width of egress and right of way
 - Add note about tying into Dover GIS
 - Add topography 100' off site
 - Revise lighting plan to conform with regs (seems bright and is missing the uniformity ratio)
 - Provide landscaping operation and maintenance plan
 - Engineer, LLS, Architect, and Landscape Architect to sign and stamp final plan set
 - Add owners signatures
 - Note signage regarding visibility and noise will be installed and used during any earthwork, to the satisfaction of the City Engineer.

Police Department Comments:

- Traffic Impact Assessment, page 4: have Howard Stein Hudson expand on the language in paragraphs 2 and 4 to offer a



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conclusion whether a reduced speed limit of 25 mph is recommended on Plaza Drive and Northway Circle, based on the available sight distance. Reference NH RSA 265:63.

- Based on conclusion on page 6 of Traffic Impact Assessment, developer should install a “No Parking Here to Corner” sign on Plaza Drive at least 20’ north of Northway Circle.
- Reference Cover Sheet 1: Parking spaces Northway Circle - if essential to the project – should not be included in parking calculations. These may not be available if the City reverts to a winter parking ban.
- Building Official should assign a Northway Circle address to the proposed building

Fire/Inspections Comments:

- The subject property will be issued a Northway Circle address by the Building Official.
- The numbering of Northway Circle structures will require address changes.
- Clarify location of electric meters
- Indicate the location of the FDC at the front of the structure. Path shall remain free from obstructions.
- Plan shall indicate the means/methods used to provide and maintain the minimum width required for accessible routes.
- Plan shall indicate design compliance in accordance to applicable accessibility requirements (i.e. IBC, ANSI-117.1) and NH RSA 155-A:5.
- Architectural and site plans shall coincide with one another.

Engineering Comments:

- Show existing water and sewer services to existing building to confirm no conflicts

Economic Development Comments:

- Traffic looks at 2 stories not 3
- Rendering should reflect what it will actually look like including materials
- Add landscaping to the streetscape

- Add some architectural amenities
- Lighting rendering needs improvement
- Dumpster/screening?
- Snow storage needs to be indicated

Planning Board Comments:

- Need to show replacement of recreation area on site plan including size, location, and what it consists of
- Will the power be underground?

Next Steps:

Come back for an unofficial second TRC in two weeks with narrative explaining where/how each comment has been addressed. Then submit for Planning Board.

Motion to adjourn TRC at 11:10am by F.Torr and seconded by D.White. Vote: U/A