



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: April 18, 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:

Donna Benton, Planning
Jim Maxfield, Inspection Services
Marn Speidel, Police
Dave White, City Engineer
Elena Piekut, Planning/Zoning
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:

Britni Rotunda, DeStefano Architects
Tucker McCarthy, Keach-Nordstrom
Chris Swiniarski, McLane Middleton
Ryan Filion, Applicant
Christopher Parker, Planning

Approval of 4/11/2019 Meeting Minutes

D.White moved to approve the minutes of April 11, 2019. Sgt. Speidel seconded. Vote: UA

PLAN REVIEW:

Planning Comments:

- Impact fees (no credit for existing building)
- Water and Sewer Investment fees
- Will Eversource permit landscaping around transformer?
- Mechanicals should be fully screened; how are gas meters screened?
- Parking Commission to consider allotting spaces May 21st
- Please revise plan set to:
 - Combine architectural/renderings into plan set
 - Note tenants are responsible for bringing trash to dumpster
 - Add dumpster screening facing First Street
 - Add planning file number throughout, including cover sheet (P19-16)
 - Neighborhood plan may require better aerial image
 - Provide landscaping maintenance plan
 - Update rendering or landscape plan so that tree locations are consistent
 - 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
 - Upgrade vinyl doors
 - Eliminate crosswalk
 - Add note that annually owner will let Planning Department know which units are designated to be affordable

Police Department Comments:

- Clarify discrepancy between 3/28/2019 Supplemental Traffic Letter page 4 “Proposed Parking Supply” and 3/29/2019 Response to Police comment #7. One states that employees for commercial spaces will be granted access to garage, the other states that employees will not have access and garage will be residential only.
- Revised plans do not address the Parking Commission’s March 19, 2019 failed motion for long term lease of 78 spaces in the



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Transportation Center Lot. Has the applicant considered any other alternatives?

Fire/Inspections Comments:

- Plan sheet 1 clarify the building setbacks
- Discuss sheet 4 and interior/exterior utility locations.
- Indicate location of water meter locations, sprinkler riser, PIV
- Discuss bollard location and spacing at gas meters- coordinate w/ building plan.
- Indicate dumpster screening on detail sheet
- Sheet 7 indicates a transformer pad adjacent to the front of the building on First Street. Provide the size and type of transformer and service. Indicate if transformer is utility or customer owned.
- Discuss the removal of the OHE lines in along east boundary line.
- Plan sheet 5 construction sequence does not appear to indicate removal scope of OHE
- Plan sheet 11 detail shall indicate design widths for access aisle- remove "varies"
- Plan Sheet 11 indicate height of accessible signage.
- Plan sheet 4-discuss alternative location for accessible parking space(s)
- Site plan shall indicate design compliance w/ applicable accessible regulations and NH RSA 155-A 5
- Provide a note on plan the project will require pre-baiting and an integrated pest management plan.
- Indicate the type of siding for the proposed structure
- Is the use/classification category known of the commercial tenancies (i.e. A, B, M etc.)
- Clarify fire department access to the parking garage
- Indicate mechanical ventilation locations for parking garage
- Indicate location of generator

Engineering Comments:

- Crosswalk should be eliminated
- Extend the sidewalk/curb and close up the alley driveway by the loading zone (striping per the city)
- Benches and trees need to meet standards

Economic Development Comments:

- Concerns have been addressed.

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)
- Work with Woodman on any historical significance

Next Steps:

- Parking Commission May 21.
- Planning to be on the May 28, 2019 PB agenda

Motion to adjourn TRC at 11:36am by D.White and seconded by F.Torr. Vote: U/A