



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-85

Application Type: TRC Review
Applicant(s): Gulf Landing Properties LLC
Owner(s): Gulf Landing Properties LLC
Location: Central Ave (Tax Map 38, Lot 9-A-2)
Date: December 12, 2019

INTENT: Proposal is to construct a three story treatment center with a parking lot for visitors and employees.

LOTS/UNITS PROPOSED: 64 beds

AGENDA ITEM #: 1

ACREAGE: 1.1 acres

ZONING DISTRICT: B-3

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Commercial

ZBA ACTION:

Z14-01 and Z14-02: 1/16/14 Variances granted for front setback of 25 ft. whereas 50' is required and to allow 12 multi-family dwelling units where only 6 are permitted with the conditions that no more than 10 dwelling units are constructed and each dwelling unit shall contain no more than 2 bedrooms.

Z19-13: Variance granted on 9/19/19 to permit a hospital use (a substance abuse treatment facility) with the condition that all state licenses and permits shall be obtained.

PERMITS REQUIRED:

-CUP
-NHDES Sewer Discharge Permit
-NOI
-DHR
-Natural Heritage Bureau
-DHHS?

WAIVERS REQUESTED:

-Parking lot lighting
-Specific Soils

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Zoning
Dan Barufaldi, Economic Development
Sgt. Speidel, Police
Frank Torr, Planning Board
Dave White, Engineering
J. Maxfield, Fire/Inspection Services

Others:

Chris Berry
James Hayden
Mike Patenaud, Junior
Mike Patenaud

Approval of 11/21/2019 Meeting Minutes

D.White moved to approve the minutes of November 21, 2019. F.Torr seconded. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Impact fees (\$12,240)
- Water/sewer investment fees
- Revise application to add architect's information and to indicate parking lot lighting waiver
- Show outdoor access/benches
- How do you get 60 beds? Update plan and application materials
- Has Shaw's signed off on the easement? Provide proof.
- This is in the secondary groundwater protection zone
- Review narrative and letters to match staff person with Board
- Provide letters to serve
- Please revise plan to:
 - Add proposed site plan to neighborhood plan
 - Add owners' signatures and date
 - Add LLS, LLA, Architect & PE signature
 - Add dates and numbers of permits
 - Add Planning file number P19-85
 - Revise note 22 on sheet 3 referencing Zoning Board case and conditions of variance
 - Add Common Site Plan notes: 1, 7, and provided column to zoning table
 - On lighting plan:
 - Add security lighting to rear of building
 - Add light near site entrance and re-do calculations
 - Add height to lighting plan as well
 - On sheet 2:
 - Indicate width of ROW
 - Property line shown for lot 9A is not accurate
 - Provide more topo to the north west of the site (where notes are)
 - On sheet 3:
 - Revise note 5 for provided column and front setback is 30' not 50'



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- Indicate how the intersection with Central Ave will be updated?
- Indicate location of tip down for ADA access
- Show transformer which is in snow storage area
- Show building setback line on both sides
- What existing handicap sign is there?
- Revise waiver requests to adjacent “parking” not “lights”
- Provide more detail on existing utility easement
- Indicate bike rack
- On Landscaping Plan:
 - Provide more landscaping
 - Indicate minimum caliper is 3.5”
 - Are the plans in snow storage area tolerant to those conditions?
- On Architectural renderings:
 - Add cultured stone to center entrance way on front and rear elevations
 - Break up left and right elevations more
 - Provide updated streetscape

Police Department Comments:

- Show more detail for existing ROW driveway off Central Avenue, including the Central Ave intersection
- Consider a street name for access road; will defer to the Dover Building Official on property address assignment
- Sheet 3: Why is lamp type “A” proposed for west corner of building instead of building mounted type “C”
- Sheet 3: amend note regarding Access Aisle no parking sign
- Expand striped area adjacent to accessible parking spaces for ambulance access; this may result in loss of 1 parking space
- Is a site sign proposed for ROW site driveway?
- Provide bicycle rack(s)

- Expand narrative to include information about security/facility operations

Fire/Inspections Comments:

- Sheet 3 note 21 indicates (apt/units) and note 39 indicates 60 bed treatment facility. Applicant to indicate the overall building use(s).
- Will the project be seeking licensure through DHHS. Is it a 24/7 defend in place facility.
- Indicate ambulance access where applicable.
- Sheet 3 Note 26: the 2015 IBC requires permits for over 7’.
- Sheet 3 indicate the sign type for both accessible spaces.
- Sheet 3 clarify the ability of waste vehicle to navigate the turn to access dumpster.
- Submitted plans to indicate all entrances/exits.
- Provide the proposed termination point of the kitchen hood.
- Sheet 8 Waste water pumping controller shall be within sight of pump location.
- Sheet 8 utilities shall be sufficiently remote from one another. Has utility transformer location been confirmed.
- Is the generator classification determined at this time. Will generator have a WP enclosure or be installed in its own building.
- Is a connection for a portable power supply been determined, if so locate on plan.
- Sheet 19 Pump Station & Valve does not appear to coincide w/ sheet 8 configuration. Please clarify.
- Submitted plans shall indicate the classification of the tank and the area around it.
- Sheet 19 note 16 and 17 should be edited.
- Submitted plans do not appear to indicate stair details for the east parking lot. Please include.
- The elevation plans appear to indicate a sloped roof- indicate if there will be any roof mounted mechanical systems.

Engineering Comments:

- Recommend removing one 45 degree bend in the FM to straighten it out.
- Note to rework the existing SMH invert to accept the new service.
- Where will the sewer PS control panel be located?
- The watermain is shown too close to the sewer forcemain. There should be 10 ft of separation.
- The hydrant seems too close to the building and is on the slope.



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- Restrain between the hydrant and gate and back to the 45 degree bend.
- Foster the hydrant gate to the 6x6 anchor tee
- Increase the green space in the right of way like the old plan
- Add a catchbasin to capture the stormwater leaving the right of way like the old plan
- Install a berm to prevent the parking lot drainage going into the wetland or snow storage.
- Page C101 page 15/20 detail C6-check the stone size

Economic Development Comment:

- Does the small unidirectional color rendering provided reflect the actual colors of the building materials that will be used? Would like to see samples.
- What will the landscaping look like from all perspectives?
- Described alternatively as a “Treatment Center” and a “Recovery Facility”. Treatment for what? Recovery from what?
- What will be the age variation of the occupants?

Planning Board Comments:

- Easements include dumpster truck?
- Screening of transformer, generator and dumpster
- Height of retaining wall?

Next Steps:

Let Planning know when applicant is ready for second unofficial TRC addressing comments above.

Adjournment:

M. Speidel made a motion to adjourn at 11:37am. Seconded by J.Maxfield.
Vote: U/A.