



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P20-11

Application Type: Site Plan Review
Applicant(s): CPI Management, LLC
Owner(s): City of Dover
Location: 31 River St (Assessor's Map 22, Lot 1)
Date: February 20, 2020

INTENT: Building A will consist of a 4 and 5-story, 110 unit multi-family apartment building with a lower level parking garage and Building B consists of a mixed-use building with 55 residential units and 3,040 s.f. of commercial space. The application proposes 237 parking spaces. Related subdivision and CUP application will appear before the Planning Board.

LOTS/UNITS PROPOSED: 165 residential units and 3,040 s.f. of commercial space

AGENDA ITEM #: 1

ACREAGE: 4.08 acres

ZONING DISTRICT: CWD

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Cochecho River, City pump station, vacant, recreation

ZBA ACTION: None

PERMITS REQUIRED:-CUP

-AOT
-NPDES Construction General Permit
-NHDES Wetlands & Shoreland Permits

WAIVERS REQUESTED: TBD

ATTENDANCE:

Members: Donna Benton, Planning
Jim Maxfield, Inspection Services
Dave White, Engineering
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others: Rob Simmons

Rob Del Savio
Patrick Crimmins
Steve Bird
Dana Lynch
Norm Fracassa
Kyle Pimental
Jack Mettee

Approval of February 6, 2020 Minutes:

D.White moved to approve the minutes of February 6, 2020. J. Maxfield seconded. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Water and sewer Investment fees
- Impact fees (\$740,333 residential, \$4,645 Non-Residential)
- Revise traffic study to:
 - Include full build out of site, based upon LDA
 - Include improvements made by Kostis project at Washington and Central
 - Provide additional information about potential increase on Henry Law, Middle Road, etc.
 - We're considering a peer review of document.
- Provide Eversource Letter to Serve
- Consider solar or green roof
- Please revise plan set to:
 - Indicate snow storage
 - Add zoning district boundaries
 - Updated existing conditions to latest Doucet plan and add note that it shows pre-blast conditions
 - Add phasing plan sheet
 - Remove Washington Street naming from C-101
 - Add street ROW widths
 - Add security lighting. Confirm uniformity ratio 5:1 or waiver
 - Fix index-L-101 listed twice
 - Note private trash pick up
 - Add permit numbers when received
 - Confirm all common site plan notes
 - Add planning file number P20-11
 - Consider EV charging or at least conduit for future spaces-coordinate with light poles
 - Revise lot coverage calculation to buildings not impervious
 - Add separate impervious calculation note
 - Revise Site Data note on C-102 include other allowed uses such as lodging and non-residential
 - Revise all spelling to "Cochecho"
 - Screen transformer pad
 - Revise A-002 to 3 floors instead of 4 on Building A



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- If needed, add note that applicant will come back for a compliance hearing on the architectural renderings of Building B
- Provide an easement so the City can access adjacent parking lot off the entrance and not through a separate curb cut.
- Will you need skate park for laydown?
- Revise sheet G-101, Note 3 and application to correct lot size
- Include public art, similar to Orpheum murals. Could be on River St pump station like your RFP response. Maybe the TMNT's coming out of the ground.

Police Department Comments:

- From Traffic Impact Evaluation: sight distance at River/Henry Law intersection is of particular concern, and more so with weekday PM peak hour increase of +69 vehicles. Evaluate how City can improve sight distance to the east along Henry Law.
- From Traffic Impact Evaluation: turning movements at River/Henry Law intersection incorrectly assume negligible use of George Street. The use of George Street will help distribute volumes further.
- If Building B is delayed, will Washington Street access driveway for Phase 1 building still be constructed?
- Sheet C-502, detail for Sloped Granite and Vertical Granite curb: would like to see greater than 6" reveal for initial build.
- Can you locate parking lot light poles in landscaped islands, or if not explain why not feasible.

Engineering Comments:

- Evaluate the condition of the existing drain pipe and dmh on River St that you propose to tie into.
- Add a CB upgrade of the garage entrance to prevent flow across the driveway
- Crown the driveway up to the parking lot
- The utility plan shows tying into utilities that don't exist. Clearly show all existing utilities and proposed utilities.
- Show the UGE
- Change the water service setup to isolate the fire line
- Review the trees and utility conflicts

- The wall is shown over the sewer line. Look at tying this main into the other line and discontinuing this section.
- The benches are not city standard
- The sidewalk detail needs some changes. C502

Fire/Inspections Comments:

- Plan G101 Site Notes #16 edit 6' fence to read 7'
- Plan G 101 General Notes #24 indicate snow storage locations
- Add "No Parking Fire Lane" signs along North and South site entrance/exit access road locations.
- Discuss parking garage ingress/egress, access control, ventilated or non-ventilated
- Discuss roof top screening plan sheets A800 and A005
- Elevation plans to reflect actual surrounding landscape/environment. See Plan A200/201 and A 800
- Clarify the number of stories of proposed structure. Sheet A200 appears to indicate a five story structure whereas the submitted documents appear to indicate a four story structure.
- Is an alternative/ backup power supply proposed, if so location site plan.
- Plan C503 Exterior parking light pole base detail appears to require editing of phrase "insulated copper ground conduit"
- What is the proposed solar size?
- Revise turning template to show both directions.

Economic Development Comments:

- While I appreciate that the renderings reflect an attempt to conform to the nearby mill buildings appearance, I would like to see more architectural amenities applied to the front facial of the buildings.
- Are the colors of the materials shown in the renderings accurate? The brick sections look very dark.

Planning Board Comments:

- Lay down area defined
- Change note 21 to indicate no Sunday hours
- Section 4-Infiltration, will this comply with new EPA standards-spill prevention, 2 CL fertility
- L-1- more screening on transformers and communication bank



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- Match Landscape plan and rendition and City's landscaping plan for River Street
- Height of retaining wall on C-101 missing
- Sidewalk constructed by whom?
- Parking underground or a deck? Reduce size parking spaces
- Workforce housing?
- Commercial space?
- Façade and is it supposed to be mill motif?
- Roof mechanicals to be screened
- Charging station
- Is this just Phase I as the document indicates?
- Coordinate road construction and project construction in writing

Next Steps:

When ready, come back with revised plans and narrative for second TRC (may be unofficial) before submitting for Planning Board meeting.

Adjournment:

A motion to adjourn TRC was made at 11:28am by D.White and seconded by J.Maxfield. Vote: U/A

CWDAC:

- Snow Management – are locations provided without destroying landscape?
- Fences and retaining walls– type, color, height, locations?
- Screening of transformer pad at corner of building needed
- Sight distance at River Street/ Henry Law Avenue intersection? Cumulative traffic impacts on intersections off Henry Law Avenue?
- Garage entry door – high end/residential appearance desired
- Front entryway design needs to be improved to provide more architectural interest
- Provide specifications for light fixtures and details; dark sky compliant
- Work with City to improve appearance of pump station building
- Add details for bike racks, street furniture, trash receptacles; bike rack for Building B?
- Electric vehicle charging stations?