



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-32

Application Type: Site Plan Review
Applicant(s): Summit Land Development
Owner(s): Pointe West, LLC
Location: Pointe Place (Tax Map K, Lot 19)
Date: June 4, 2020

INTENT: To construct one (1) mixed-use building, one (1) residential apartment building, and seven (7) townhouse buildings totaling 114 residential units and 5,000 sq. ft. commercial space with 256 total parking spaces, 178 are surface spaces.

LOTS/UNITS PROPOSED: 114

AGENDA ITEM #: 1

ACREAGE: 8.5 acres

ZONING DISTRICT: Innovative Technology (IT)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None

PERMITS REQUIRED:
Conditional Use Permit

WAIVERS REQUESTED: waiver from providing plans for Building 7

ATTENDANCE:

Members:

Christopher Parker, Planning
Jim Maxfield, Inspection Services
Dan Barufaldi, Economic Development
Sgt. Speidel, Police
Dave White, Engineering
Elena Piekut, Zoning

Others:

Chad Kageleiry
Corey Belden

Approval of 3/5/2020 Meeting Minutes

D.White moved to approve the minutes of March 5, 2020. J.Maxfield seconded. Vote: U/A

Planning Comments:

- Impact fees will be assessed (\$461,288)
- TDR Fee Townhouse: \$40,260 | Multi-unit \$112,576
- W/S investment fees are applicable
- Project may trigger traffic control at Dover Point (currently triggered by 4th building on Pointe Place or Vehicular Refueling)
- Stamp and signature of PE, LLS, and architect needed on each plan submission
- Provide landscape O&M plan
- 4 parking spaces near buildings A and G seem tricky to get in and out of
- Revise plans:
 - o Update zoning to indicate new Innovative Technology district
 - o Add project file number to title block (P20-32) on all sheets
 - o Complete Conditions of Approval note on GN-1
 - o Add first four phases to reference list on GN-1
 - o Update the note that Building 7 will need an architectural compliance hearing before BP.
 - o Add a note that all of the parking shall be available to all components of the Phase & if areas are conveyed to separate owners, cross access and parking easements will be provided.
 - o Add a name for the private road being created
 - o Update the C-1 sheet to include the Residential/non-residential ratios, including all development that has occurred between Middle and Dover Point Roads.
 - o C-1: show new lots 19-7 and 19-5
 - o C-2:
 - Add a note that the whole 60 X 198 parking lot is available for the athletic field use and overflow parking
 - Note 5 and 6 trash and recycling receptacles
 - Note 7 doesn't make sense.
 - Remove the gate on the drive connection between the townhouse and multi
 - o R-2: What is new for roundabout?
 - o Add a trash and recycling detail to the details sheets
 - o Update to 3.5 – 4" caliper trees on Landscape plan
 - o Landscape plan includes a few trees on top of water main/easement
 - o Continue fence along Applevale lots. Add fencing and/or landscaping along berm on boundary with Sierra Hill Drive homes and Artisan Way townhouses
 - o Townhouse renderings state they are for Stabile and located in Dover, MA
 - o Update any references to Chapter 149 to 153 of the City Code.



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- Add full language of common site plan notes 39 and 40

Fire/Inspections Comments:

- Provide a street name for the private dr.
- Indicate any advertising and/or way finding signage
- Indicate if this is a phased project and on one or more parcels. If the potential is for more than one parcel indicate proposed property boundary.
- Provide additional hydrant at intersection of bldg. 7 and townhouses.
- Suppression water supplies to have separate bldg. shut off than domestic.
- Indicate water supplies to each structure.
- Indicate FDC on all applicable structures
- Discuss relocating FDC to Bldg 7.
- Suppression water supplies to have separate bldg. shut off than domestic.
- Indicate more info regarding the size and area of bldg. 7 ground level parking.
- Plan sheet C-4 note 15 revise IBC to 2015 edition and ordinance revision to Chapter 81, Article IV, section 81-27
- Plan sheet C-4 note 20 add “approved” to backflow preventers
- Plan sheet C-4 note 22 revise to indicate RSA 155-A and all applicable accessibility regulations
- Confirm 3 pad mount transformers supply the 7 townhouse style structures
- Provide the number of units per townhouse structure
- Architectural plans for townhouse structure(s) appears to indicate 5 units per structure. Plan does not appear to coincide with site plan impervious configuration (i.e. driveway, decks/patios)
- Clarify interior/ exterior meter locations for electricity, gas and domestic water.
- Clarify/ coordinate Architectural Sheet A-3.1 with site plan entrances and walkways.

- Indicate how accessible routes to bldg. 6 are maintained to 60% of building entrances when vehicles are parked
- Truck turning template does not appear to be Dover’s T-1, revise for site navigation.

Police Department Comments:

- Reconfigure the proposed intersection northeast of Mixed Use Building 6. Thru movement should be straight alongside building and the side road should come off at a “T”, to clarify the right-of-way. Review for truck turning template.

Engineering Comments:

- The intersection and parking off the spur rd is not functional or safe. This needs to be reconfigured.
- The drainage around the town houses needs to be adjusted to function better
- A road box needs to be placed on the water services boxes in the pavement.
- Add water gates outside the buildings on the fire lines
- Show individual water and sewer to each unit (would it be beneficial to have one sewer service to each building?)
- Specify tapping sleeve and gate for new mains
- Show electrical to each unit or building
- There is a conflict between the elect & CB by the roundabout
- Raingarden 10 and 11- check the elev of the pipes out and show the elev of the pipes into the pond
- Add a hydrant by building 7
- Why two UGE by the round about
- Make sure there are no lights or trees over the W/S lines
- Should there be DWP on the island at the roundabout?
- Add a note about public access easement to ballfields.

Economic Development Comments:

- Renderings are dark. Are these accurate color renderings?
- Grey renderings, if color accurate, are very dull/bland looking.

Planning Board Comments:

- Bld. 6 color rendering & material
- L1 Screening between townhouses & Sierra Drive
- C4 Add Water line & Sewer Easements

Return for second TRC before July 28 PB meeting