



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P20-46

Application Type: Technical Review Only – Change of Use/Expansion
Applicant(s): RUHI LLC
Owner(s): RUHI LLC
Location: 221 Central Avenue (Tax Map 20, Lot 50)
Date: October 1, 2020

INTENT: Proposal is to renovate and expand existing garage/gas station to a gas station to add a convenience store with two residential units on second floor

LOTS/UNITS PROPOSED: 2

AGENDA ITEM #: 2

ACREAGE: 0.45 acres

ZONING DISTRICT: Central Business District – General (CBD-G)

EXISTING LAND USE:
Vehicle Refueling and Recharging Station with two-bay auto service

SURROUNDING LAND USE:
Church, Residential, Office/Commercial, School

ZBA ACTION: N/A

PERMITS REQUIRED: None

WAIVERS REQUESTED:
None

ATTENDANCE:

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

Others:

Ellen Ianello
Katie Enright
Roy and Kyle Mido

Planning Comments:

- Impact Fees and Water/Sewer Investment fees
- Revise landscape maintenance plan to better define “regularly” and include the need of replanting/replacing as needed
- Provide streetscape
- Please revise the plan to add:
 - Add architectural and all sheets into one plan set
 - Common Site Plan note 12 (Who certified n wetlands)
 - Update sheet 3, note 19 fix typo six to seven
 - Update sheet 5 note 7 from Chapter 109 to 81
 - Lighting plan needs to meet regulations
 - Surveyor and engineers stamps/signatures
 - Masonry needs to 20’ not 12’ up

Police Department Comments:

- Confirm signs are on back edge of sidewalk

Engineering Comments:

- Water main needs to go to the main
- An easement will need to be granted to the city for the sidewalk portion on Hanson.

Fire/Inspections Comments: All addressed

Economic Development Comments:

- Revise the look of the new building to reflect the New England village look in its appearance by adding windows, breaking up horizontal/flat spaces, and providing a streetscape to show 3D perspective.

Planning Board Comments: All addressed

Next Steps: Submit revised plans to Planning Department for Planning Board meeting.

Adjournment:

Motion to adjourn at 11:16am made by J.Maxfield and seconded by Sgt. Speidel.
Vote U/A.