



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P17-05A

Application Type: Technical Review Only – Change of Use/Expansion
Applicant(s): Summit Land Development
Owner(s): 45 Pointe Place, LLC
Location: 45 Pointe Place (Assessor's Map K, Lot 19-8)
Date: October 1, 2020

INTENT: To add a parking lot at 45 Pointe Place. The parking lot will have 19 spaces in place of the approved 7 space parking lot.

LOTS/UNITS PROPOSED:

N/A

AGENDA ITEM #: 1

ACREAGE: 0.45 acres

ZONING DISTRICT: IT
(RCM Overlay)

EXISTING LAND USE:
Memory Care and Parking lot

SURROUNDING LAND USE:
Residential and commercial

ZBA ACTION: N/A

PERMITS REQUIRED:

WAIVERS REQUESTED:

ATTENDANCE:

Members:

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

Others:

Chad Kageleiry
Cory Belden
Ellen Ianello

Approval of September 24, 2020 Meeting Minutes:

D.White moved to approve the September 24, 2020 minutes. Seconded by F.Torr.
Vote U/A

Planning Comments:

- Provide an updated landscape plan to show landscaping on berm
- Please provide a landscape maintenance plan
- Any lighting proposed?
- Please revise the plan to add:
 - File number P17-05A to all sheets
 - Curb between parking lot and Dube property
 - Fence to separate and screen parking from Dube property
 - Dumpster screening detail
 - Label stone area between road and parking area

Police Department Comments:

- Shared or reserved parking?

Engineering Comments:

- Relocate catch basin out of curblane
- Existing catch basin in front of dumpster
- Painted crosswalk? Truncated tipdowns still required

Fire/Inspections Comments:

- Review total inventory for project with additional 12 spaces and add ADA space if needed

Economic Development Comments: None

Planning Board Comments:

- Is the rain garden being eliminated?
- Screen dumpster well as it is located well in-sight

Motion: D.White moved to allow the Planning Director to sign off on the amended plans once above comments have been addressed and that Planning Board review is not needed. Seconded by F.Torr. Vote: U/A

Next Steps:

Submit revised plans to Planning for final review and sign off.

TRC paused at: 10:53am