



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-24

Application Type: Site Plan Review
Applicant(s): Pandolfo Company, Inc
Owner(s): Gty MA/NH Leasing Inc C/O Getty Realty Corp
Location: 1 Long Hill Road (Assessor's Map A, Lot 1)
Date: April 22, 2021

INTENT: To construct an 84 s.f. prefabricated aluminum building and 6 vacuums with 1 central motor

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 1 acre

ZONING DISTRICT: C

EXISTING LAND USE: Vehicle Recharging and Refueling Station, Convenience Store/Restaurant, Car Wash

PROPOSED LAND USE: Vehicle Recharging and Refueling Station, Convenience Store/Restaurant, Car wash, vacuums

SURROUNDING LAND USE: Residential, Commercial, City boundary line

ZBA ACTION:

Z99-21 Special Exception approved on 11/18/99 for Gasoline Filling Station

Z78-08: Approved on 7/5/78

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Christopher Parking, Zoning
Lt. Mark Collopy, Police
Dave White, Engineering
Jim Maxfield, IS/Fire
Frank Torr, Planning Board

Others:

Max Kenney
Frank Pandolfo
Richard Smith
Brian Robinson

Approval of the 2/18/2021 Minutes:

D.White made a motion to approve the February 18, 2021 minutes.
Seconded by C.Parker . Vote: U/A

PLAN REVIEW:

Planning:

- Impact Fees
- Revise plan to:
 - Planning file number P21-64
 - Add owner's signatures
 - Indicate motor area to be screened by solid stockade fence
 - Confirm vacuum spaces do not affect parking on site

Fire/Inspections Comments:

- Indicate walking path to cashier booth
- Cashier booth appears to impede door exiting mechanical room – provide dimensions on plan.
- Provide design compliance note indicating design compliance with all applicable accessibility regulations (i.e. IBC. 2015 edition, ANSI 117.1, NH RSA 155-A :5, etc.)
- Air conditioner projects more than 4" from cashier booth.
- Provide an elevation detail with proposed dimensions of above ground structures.
- Provide a sign detail indicating height notification to public.
- Provide accessible parking space(s) in accordance with accessibility regulations.
- Provide a plan detail of accessible signage.
- Clarify new parking space configuration as plans indicate removal of parking striping.
- Parking spaces appear to be too close together to accommodate vacuuming of adjacent vehicles.
- Add applicable notes to the plan stamped by a design professional for site and accessibility

Police Department Comments:

- No noted issues in regards to public safety or security. Comments are relative to appearance and resident abutters.
- Aluminum Structure: This was a self-service automatic car wash that will be converted to a standard service car wash with an attendant? No description of its purpose.
- Aluminum Structure: Does this conform to the current use of the self-service car wash?



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- Aluminum Structure: Does the structure and its design fit the style of the existing building?
- Aluminum Structure: What are the hours of operation of the car wash? Has it changed? Does that conform to the current use?
- Vacuum Booms: Is yellow the only color scheme? Does that color fit the current design?
- Vacuum Booms: There are no trash receptacles in the pictures or plans. Vacuuming equals cleaning out the car of unwanted items. Need receptacles that work with building design and they must be emptied regularly.
- Vacuum Booms: Noise levels? Is this new system louder than the current one? What are the specs?
- Vacuum Booms: What are the hours of operation? Does that conform to the current use?

Engineering Comments: N/A

Economic Development: N/A

Planning Board Comment:

- Note about parking
- Noise concern

Next Steps:

Submit plans to address comments above for administrative approval.

Motion for Administrative Approval:

Motion made by D.White to allow for administrative approval once comments above have been addressed. Seconded by J.Maxfield. Vote: U/A.

TRC paused at: 10:40am