



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-15

Application Type: Site Plan Review
Applicant(s): Mac's Convenience Stores, LLC
Owner(s): Mac's Convenience Stores, LLC
Location: 30 Dover Point Road (Tax Map K, Lot 19C)
Date: April 1, 2021

INTENT: To construct a 5,358 sq.ft. building with a convenience store and vehicle refueling and recharging station. A related CUP would also appear before the Board for wetland buffer impacts.

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 2.38 acre (103,673 sq. ft.)

ZONING DISTRICT: R-12/C/IT

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: Special Exception Z18-18

PERMITS REQUIRED: CUP for Wetlands buffer and extra parking spaces

WAIVERS REQUESTED: None requested but needed for:
-Curb cut widths
-Landscaping caliper
-Parking in front of building

ATTENDANCE:

Members:

Others:

Approval of 2/18/2021 Meeting Minutes

_____ moved to approve the minutes of February 18, 2021. _____ seconded. Vote: U/A

PLAN REVIEW:

Planning:

- Water and Sewer Investment Fees will be collected
- Impact Fees will be collected at CO
- Resubmit full traffic study
- Waivers from 2010 are expired and would need to be granted again for distance from intersection, and minimum driveway separation
- Calculate for C dimensional requirements
- Too much parking in front of building. Redesign or seek waiver
- Revise plan set to:
 - Note Planning number P21-15
 - Remove sign (no electronic signs anyway)
 - Replace utility pole with street light
 - Revise intersection of Pointe Place and Dover Point Road to show roundabout
 - Dover Point Road driveway should be right-in, right-out
 - Indicate snow storage
 - Add owner's signatures
 - Add professional signatures and stamps
 - Eliminate Dover Point Road driveway, which is in conflict with 153-14 C (4) and 153-14 H (1). This was noted by all members.
 - waiver needed to allow right out
 - Reduce curb cut to 32' wide on Pointe Place
 - Discuss Pointe Place curb cut width
 - Extend the trees/shrubs along Pointe Place
 - What is Sp on landscape plan?
 - Add the landscaping to streetscape and remove utility pole
 - Indicate the height of the canopy, provide narrative that it meets 153-14.L
 - Electric vehicle charger should be quick charge and be accessible
 - Show sewer easement on plan set
 - Move dumpster to other side of building
 - Note digital signage is not allowed
 - Show screening for transformer
 - Work with COAST to include a bus shelter in the area
 - Sign easement for K-19 violates sign ordinance - remove
 - Note purpose 12'x34' concrete pad, if required, screen
 - Remove concrete pad on floor plans if not on site plan. Loading zone or parking?
 - Provide location on plan set of common site plan notes: 19, 23, 34, 35, 38, 41 in entirety
 - Sheet 4
 - Note 3 should indicate "Provided"
 - Confirm deed in note 9 is correct



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- Revise construction hours to no Sundays
- Sheet 6, add numbers to the notes

Engineering Comments:

- Don't support left turn in and out onto Dover Point. This will cause issues when the intersection is upgraded.
- Provide updated stormwater report
- A 40 ft wide entrance will need a waiver.
- Please overlay a roundabout design to see if an easement is required or the existing easements redefined to accommodate the roundabout.
- It looks like there may be a drainage issue at the exit onto Dover Point within the 68 elevation contour
- Easement over sewer main will remain
- Show all existing utilities in the roadway. A layer may be turned off
- Is the bike rack on a concrete pad?
- There should be vertical granite curb along the sidewalk on Pointe Place.
- Install a tipdown and cross walk at the entrance of Dover Point
- Why is there a proposed waterline shown along Dover Point?
- There should be no clean out on the sewer service.
- The sidewalk detail in the right of way should show VGC
- Update various details.

Police Department Comments:

- Concerned with the Dover Point access, particularly with those turning left to enter from the southbound lane of Dover Point Rd and the those turning left to exit out onto the southbound lane of DPR. That access also lines up, or close to, the entrance of 50 Sheffield, which could pose other problems.

- Roundabout at Dover Point / Pointe Place intersection must be constructed concurrently with this project, either by applicant or by others. The simple intersection configuration shown on these plans is not sufficient. At a minimum, there needs to be road improvements for the southbound lane of DPR with a left turn only option onto Pointe Place.
- Add a "cobrahead" street lamp (75W LED per City specs) to the northeasterly corner of the Dover Point / Pointe Place intersection, once the intersection configuration has been finalized
- Add note that crosswalk across the mouth of Pointe Place driveway will be privately maintained
- Why does the Pointe Place driveway need to be 40' wide?
- Sheet 4, Utility note 27: the security system requirement per Chapter 58 does not necessarily mean "alarm" if other applicable requirements are met
- Concern about foot traffic coming from Dover Point dealerships, particularly Dube Ford/Toyota area. This store will be good place for patrons and employees to walk as they wait for the service of their car or a worker's lunch break, and there is no clear access. At a minimum, a crosswalk should be available at the intersection of DPR and Point Place for the safety of those individuals. Believe there's a small sidewalk with ADA access at the southern corner of the intersection (in front of Patty B's)
- Due to the traffic flow of the area, along with the general security of the property, placement of exterior cameras where the intersection and access points are captured would be desirable.

Fire/Inspections Comments:

- General discussion regarding the traffic pattern and volume entering/exiting the site.
- Discuss the south(left) turn onto Dover Point Road from the north entrance/exit and its proximity to the north(right) turn from Dover Point Road.
- Edit sheet 4 Utility Notes : number 28 and 31 to reference Chapter 81, Article IV, section 81-27
- Provide the volume of fuel storage for each tank.
- Remove utility pole (OHW on sheet 5) from RLA Technology Solutions street scape plans.
- Clarify "proposed recharging station" on D side of proposed mercantile structure and comply with applicable accessibility.



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Economic Development:

- Architectural amenities are needed to make this building look more New England style such as dormers

Planning Board Comments:

- More landscaping on the backside
- Concerned about entrance on Dover Point Road after roundabout as people accelerate out of a roundabout
- No Sunday Site Construction hours
- Turning Radius for dumpster? Back out with cars parked?
- Renderings need work. What's the façade?
- Utility pole should be removed and utilities underground
- Street Light needed at corner

Next Steps:

Work with Staff on revising the site layout, come back for a second TRC.

Adjournment:

_____ moved to adjourn at _____. _____ seconded.

Vote: U/A