



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: May 27, 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: Convenience Store and Refueling Station

AGENDA ITEM #: 3

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 width
- Driveway distance on Dover Point
- Landscaping caliper
- Parking in front of building

ATTENDANCE:

Members: Donna Benton, Planning
Amanda Nolan, Zoning
Jim Maxfield, Inspection Services/Fire
Lt. Mark Collopy, Police
Dan Barufaldi, Economic Development
Frank Torr, Planning Board
Max Kenney, Engineering

Others: Steve Haight

Kim Hazarvartian

FX Bruton

Richard Driscoll

Approval of 5/6/2021 Meeting Minutes

J.Maxfield moved to approve the minutes of May 6, 2021. M.Kenney seconded. Vote: U/A

PLAN REVIEW:

Planning:

- Water and Sewer Investment Fees will be collected
- Impact Fees will be collected at CO (\$8,466)
- Submit full traffic study
- Waivers from 2010 are expired and would need to be granted again for distance from intersection, and minimum driveway separation. Why does application still say "None requested?" Will need narratives.
- Who will be building concrete sidewalk?
- Construction vehicles should not use Pointe Place
- Revise plan set to:
 - Revise intersection of Pointe Place and Dover Point Road to show roundabout or at least note "Roundabout or other form built by others"
 - Dover Point Road driveway should be right-in, right-out if Middleton project is not approved/built
 - Add owner's signatures
 - Add professional signatures and stamps
 - Reduce curb cut to 32' wide on Pointe Place
 - What is Sp on landscape plan?
 - Use same plantings here as shown on Middleton Plan
 - Provide narrative that it meets 153-14.L
 - Note digital signage is not allowed or provide location of note if missed
 - Show screening for transformer
 - Work with COAST to include a bus shelter in the area
 - Sign easement for K-19 violates sign ordinance
 - 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: 34, 38 (correct chapter), 41 in entirety
 - Confirm deed in note 9 on sheet 4 is correct
 - Sheet 6, add numbers to the notes
 - Provide streetscape from Pointe Place as well

Engineering Comments:

- Change the traffic signal easement to just easement and show overlay of a roundabout at the intersection of Point Place and Dover



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Point Road. The City may require a larger easement on the subject property for future traffic improvements.

- Show existing utilities in Point Place and Dover Point Road.
- Remove cleanout on sewer service after the grease trap.
- What type of street light is proposed at the intersection of Dover Point Road and Point Place?
- Extend the Chiropractor's water service to water line on Point Place. If water service remains as shown.
- Renderings show new granite curb along Dover Point Road, design drawings do not. Update drawings to show new curbing.
- Update details to match City standards, found on Engineering's webpage.
- Make sure trees are not planted over utilities.

- Sidewalks on Dover Point Road in front of both projects
- Urban compact? State approval?

Next Steps:

Submit for Conservation Commission and Planning Board including written response to these comments.

Adjournment:

F. Torr moved to adjourn at 11:32am seconded. Vote: U/A

Police Department Comments: N/A

Fire/Inspections Comments:

- Provide a left turn lane into the Dover Point Road curb cut
- Edit sheet 4 Utility Notes number 28 to reference Chapter 81, Article IV, section 81-27
- Clarify the locations of the previously proposed recharging stations
- Add hydrant in upper corner

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
- Construction hours