



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-15

Application Type: Outdoor Dining Application
Applicant(s): The Nook Breakfast & Lunch
Owner(s): Advise Properties
Location: 2 Locust Street (Assessor's Map 2, Lots 13)
Date: April 21, 2022

INTENT: To request permission to utilize two off-street parking spaces on Locust Ave. and an area on the sidewalks in front of restaurant on Washington St. and Locust Ave. for outdoor dining use adjacent to The Nook.

UNITS PROPOSED: N/A

AGENDA ITEM #: 1-C

ACREAGE: 0.21 Acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Mixed Use

PROPOSED LAND USE: Mixed Use with Sidewalk and On-street Outdoor Dining

SURROUNDING LAND USE: Residential, Mixed Use, Commercial

ZBA ACTION: None.

PERMITS REQUIRED:

RELIEF/WAIVERS REQUESTED:

ATTENDANCE:

Members:

Donna Benton, Planning
Reid Amy, Business Development
Jim Maxfield, Fire/Inspection Services
Marn Speidel, Police
Frank Torr, Planning Board
Ken Mavrogeorge, Engineering
Michael Asciola, Zoning

Others:

Tyler Lessard, Sonny's Tavern
Ryan Bubar, Empty Pint Brewing Co.
Tammy Johnson, the Nook
Jamie Donovan, Health Officer
Bill Simons, Parking Services

PLAN REVIEW:

Planning:

- What are the barrier construction materials? *City issued jersey barriers*
- Is lighting proposed? *No*
- Are rectangles on plan tables? What are the sizes? *3'x3' square*
- What is the width between tree and table?
- Confirm balance of sidewalk meets accessibility requirements
- Furniture taken in and out after close or somehow affixed?

Engineering:

- Certificate of Insurance was not provided.
- Applicant shall review section 125-20 of the Dover Code to ensure compliance throughout permit duration.
- The outdoor seating area shall allow a minimum four-foot-wide unobstructed pedestrian corridor at all times. Wider pedestrian corridors or increased clearances may be required where warranted by pedestrian traffic or other circumstances. Furniture in an outdoor seating area may be located next to the curb, with two-foot clearance, and/or adjacent to the building, so long as clearances are maintained. Where existing obstructions are present (such as fire hydrants), the corridor can be measured to go around these obstructions.
- Furniture must be made of durable material. No plastic or unfinished or pressure-treated wood furniture is permitted.
- Lighting must not cause glare to pedestrians or vehicular traffic and must not be affixed to City trees.
- Community Services has a limited supply of barrier to provide businesses. No barriers are shown on the exhibit provided. We would recommend barriers be provided. Will lighting be added to the outdoor seating? *No*
- The outdoor seating area must be kept clean and neat, and all trash shall be properly disposed.
- The building in which the licensed business operates must share a common boundary line with a sidewalk.
- The outdoor seating area shall not extend beyond the boundaries fronting the licensed business and shall be open and available to all individuals, not solely customers of the permittee.
- Liquor License not included. Assume that alcohol would not be served at this establishment. License to be provided



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Police Department:

- Liquor license needed
- Needs barricade for safety
- Last two parking spaces on Locust Ave. confirmed

Fire/Inspection Services:

- Area needs to be clean and neat
- Additional third weekly trash pickup may be needed. Landlord to be contacted by applicant for further discussion.
- Propane tanks for outdoor heaters must be stored outside

Business Development:

- Happy to see the business utilizing this program

Planning Board:

- Dumpster coordination with pickup to ensure trash not trapped under the dumpster during pickup. Lock dumpster when not in use and potentially install security camera to avoid illegal dumping.
- Utilize planters to beautify the area in use

Motion: M. Seidel moved to that the outdoor dining application did not need Planning Board review. J. Maxfield seconded. Vote: u/a

The application will list conditions to be met prior to delivery of barricades and prior to final permit and be signed by staff.

Adjournment:

F. Torr moved to adjourn at 11:10 AM. Seconded by K. Mavrogeorge. Vote: u/a