



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-13

Application Type: Outdoor Dining Application
Applicant(s): Ryan Bubar – Empty Pint Brewing Company
Owner(s): 17-19 Second St, LLC – Fred Kell
Location: 17/19 Second Street (Assessor's Map 6, Lots 34)
Date: April 21, 2022

INTENT: To request permission to utilize two on-street parking spaces for outdoor dining use in front of 17/19 Second Street for the Empty Pint Brewing Company

UNITS PROPOSED: N/A

AGENDA ITEM #: 1-A

ACREAGE: 0.22 Acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Mixed Use

PROPOSED LAND USE: Mixed Use with 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 Manager

Approval of Prior Meeting Minutes:

F. Torr moved to approve the April 14, 2022 meeting minutes.
Seconded by: R. Amy Vote: u/a

PLAN REVIEW:

Planning:

- Construction materials of the barriers? *City supplied jersey barriers*
- Is lighting turned off after hours? *Yes*
- Provide dimensions for walkways, distances between tables and other areas related to accessibility
- Furniture taken in and out after close or somehow affixed?
Taken into property

Engineering:

- Applicant shall review section 125-20 of the Dover Code to ensure compliance throughout permit duration.
- Please label the features shown on the exhibit including type of barriers, general dimensions to show clearance for ADA, tables, etc.
- 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.
- Clarify that the 40 inch dimension is for the barriers.
- Community Services has a limited supply of barrier to provide businesses. Will the owner be providing their own?
- 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.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-13

Application Type: Outdoor Dining Application
Applicant(s): Ryan Bubar – Empty Pint Brewing Company
Owner(s): 17-19 Second St, LLC – Fred Kell
Location: 17/19 Second Street (Assessor's Map 6, Lots 34)
Date: April 21, 2022

- Provide consent form with signature of abutting property owner. Email authorization is not sufficient.

Police Department:

- Lighting over sidewalk must be 10' high
- Certificate of insurance must list City as additional insured
- Outdoor heater? *None*

Fire/Inspection Services:

- Keep area clean

Business Development:

- Happy to see the business utilizing this program

Planning Board:

- Utilize planters to beautify the area in use

Motion: M. Speidel 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.

Motion: F.Torr moved to adjourn at 11:10am. Seconded by K.Mavrogeorge. Vote: U/A