



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES #P20-20A/WAIV2023-0001

Application Type: Site Plan Review - Amendment
Applicant(s): L&T Dental
Owner(s): 90 Central Ave Dover, LLC
Location: 90 Central Ave (Tax Map 15, Lot 78)
Date: February 9, 2023

INTENT: Proposal is to reduce the approved 2,026 s.f. addition to 1,851 s.f., on an existing Medical/Professional Office Building

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.66± acres / 28,750± sq. ft.

ZONING DISTRICT: Gateway

EXISTING LAND USE: Office

PROPOSED LAND USE: Office

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: Z06-11: Variance granted on 6/15/2006 to permit a retail use

PERMITS REQUIRED: None

RELIEF/WAIVERS REQUESTED: N/A

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Jim Maxfield, Inspection Services/Fire
Ken Mavrogeorge, Engineering
James Burdin, Business Development

Other:

Tracie Reed, Dextrous Creative (Virtually)

Approval of minutes from January 12, 2023:

K. Mavrogeorge moved to approve the January 12, 2023 minutes. Seconded by J. Maxfield. Vote: U/A.

PLAN REVIEW

Planning:

- Impact fees already paid for Middleton
- W/S investment fees?
- Stamp and signature of PE, LLS, and architect needed
- How is landscaping affected, what will be in between walkway/building
- All previous plan notes and conditions still apply for overall project. This review is the amendment of shrinking the building and slightly changing angle
- What is new walkway shown? Materials? Size?
- Revise plans:
 - Confirm minimal security lighting on all 4 sides of building
 - Add north arrow
 - Add note referencing approved plan
 - AC unit blocking walkway?
 - Add file number
 - Confirm solid stockade on dumpster screening
 - Confirm lighting won't shed on abutting property with new angle of building.

Engineering:

- Check grading along the proposed sidewalk. Proposed revisions appear to show a swale through the sidewalk.
- Any restrictions to utilities?
- Review if there are any changes needed to stormwater management based off amended impervious area and supply memo that provides that calculation and any changes proposed.

Fire & Inspections Services:

- Provide accessible entrance as required by IBC
- Provide automatic door opener for accessibility
- Verify if solar ready is required
- Access to Electric vehicle charger shall comply with applicable accessibility regulations

Police Department: N/A

Business Development:

- The proposed amendment to reduce the floor area of the addition aligns better with the existing building and appears to improve the overall design and function of the site.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES #P20-20A/WAIV2023-0001

Application Type: Site Plan Review - Amendment
Applicant(s): L&T Dental
Owner(s): 90 Central Ave Dover, LLC
Location: 90 Central Ave (Tax Map 15, Lot 78)
Date: February 9, 2023

- The provided elevations are architecturally interesting and consistent with traditional New England development patterns of nearby businesses and residences.

Planning Board: N/A

Next steps:

Resubmit plans that address these comments to the Planning Department.

Motion for the Planning Director to sign off on the amendment once conditions have been addressed made by J. Maxfield. Seconded by K. Mavrogeorge. Vote: U/A

Adjournment:

N. Kypfer moved to adjourn the meeting at 10:51 am. Seconded by J. Burdin. Vote: U/A

DRAFT