



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0008

***First Minute of Recording Not Available due to Technical Mistake**

Application Type: Site Review
Applicant(s): CESO
Owner(s): 914 Central Avenue, LLC
Location: 914 Central Avenue (Assessor's Map 38, Lot 20)
Date: August 17, 2023

INTENT: Proposal is for Hang Ten Car Wash development that will consist of a 4,400-s.f. building, sixteen (16) vacuum spaces, and two (2) employee parking spaces. Two (2) relates CUP applications would also appear before the Planning Board.

Yonathan Yehezkel, COO, Wash Equity
Hosea Cunningham, Engineer CESO

Approval of minutes from August 10, 2023:

J. Burdin moved to approve the August 10, 2023 minutes. Seconded by T.Clark. Vote: U/A.

UNITS PROPOSED:

AGENDA ITEM #: 1

ACREAGE: 1.29± ac.

ZONING DISTRICT: C, Secondary
Groundwater Protection District

EXISTING LAND USE: Vacant 3,559-s.f.
masonry building and parking lot, formerly a
restaurant

PROPOSED LAND USE: Car Wash facility

SURROUNDING LAND USE: Commercial,
Residential, City of Dover land

ZBA ACTION:

- Z01-05, Variance granted to allow apartment above restaurant
- H84-56, Variance granted allowing relief from sideyard setbacks

PERMITS REQUIRED: SWPP

RELIEF/WAIVERS REQUESTED:

- §170-28.3,D(3)(e) CUP, SGPD for use
- §170-28.3,D(5) CUP, Impervious Area >20%

ATTENDANCE:

Members: Donna Benton, Planning
Tom Clark, Planning Board
Marn Speidel, Police
James Burdin, Business Development
Jill Semprini, Engineering
Jackson Kaspari, Zoning

Others:

Jeff Gheysers, CEO Wash Equity

PLAN REVIEW:

Planning:

- Remove illegal signs from property as they violate the zoning ordinance.
- A lot of required information missing. Please ensure all items on check list, items outlined in 170, and all common notes are added.
- CUPs –need narrative and more information on how you meet the criteria for each CUP.
- Provide hydrogeological study per Chapter 170-28.3. D.(7) which may be peer reviewed
- Confirm D(5), D(6) are also satisfied.
- Reminder: Impact fees, Water/Sewer Investment fees
- Please provide a neighborhood plan with aerial underlay
- Hours of operation?—Usually 7am-7pm. Note on plan.
- Parking is 2 spots over maximum. Remove 2 vacuum spaces.
- Alternative traffic flow pattern considered?
- What is the building height?, not included on elevations
- Please remove business signage from elevations packet; sign permits will need to be separately sought by the ZA and is not part of PB approval
- Should 85 percentile be used for site distance? Does landscaping affect that?
- Provide letters to serve
- More substantial review once all required information is provided
- Provide overview of chemical transport and storage
- Add site plan sheet without topo and add:
 - Building is to be solar ready
 - Owner's signatures on the final plans
 - PE, LLS, LLA signature & stamp on the plans
 - Add File # SITE-2023-0008
 - Confirm all common notes are added
 - Consecutive page numbering for plan set
 - Add bike rack
 - EVSE readiness—2%
 - Dimension of aisle width
 - Dimension of egress/curb cut



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- Dimension of parking space
- Total number of parking spaces including vacuum space
- Neighborhood plan with abutter information, aerial underlay, zoning districts
- Show dumpster enclosure detail
- Impervious pavement maintenance plan?
- Topo 100' beyond site (on separate sheet not true site plan)
- Note on plan entrance must always be right in, right out only
- Screen utilities
- Provide true streetscape rendering with landscaping, etc.
- Revise architecture to be more NE style
- Combine into one plan set
- Add lighting plan that meets 153-14.E.
- Provide zoning table note with provided column
- Ensure 2x2" blank space in lower right corner of site plan
- Project is located within the Secondary Groundwater Protection Zone; applicant shall coordinate with City's Environmental Project Manager and the Industrial Pretreatment Coordinator to establish a monitoring plan to conform with all reporting requirements. Provide written confirmation from the NHDES that groundwater monitoring wells are not necessary, as they are not shown on the site plans.
- Recommend providing 1 sf of snow storage per 10 sf of pavement to be cleared. Verify snow storage meets or exceeds this recommendation or provide note to remove excess snow when storage areas are filled.
- Provide photometric plan, and show light pole bases on site plan.

- C0.1:
 - Grading Note 18 – Storm pipe shall be in accordance with the City's code section 157-40.
 - Utility Note 15 – All water lines 4" or greater shall be DI with an 8 mil polyethylene wrap, including tee and other connections. Water service lines shall be copper tubing (type K) between main and curb stop. Services 3/4" may be copper or CTS, 1" may be copper or CTS, and 2" may be CTS, HDPE, or IPS. CTS shall be SDR 9 plastic polyethylene rated for 250 psi.
 - Utility Note 16 – SDR 26 shall not be used. Service to building shall be Schedule 40 PVC with 10' max length and no glued joints.
- C1.0:
 - Coded Note 6 – evaluate existing retaining wall to remain for structural integrity.
 - Coded Note 13 – Water meter terminology shall be revised to curb box.
- C3.0:
 - Call out existing paved sidewalk tipdowns to be reconstructed. Repair any and all damaged paved sidewalks.
 - Confirm condition of one-way sign located on Central Ave median.
 - Provide wayfinding and regulatory signs at entrance for internal vehicular circulation; consider adding markings on pavement to direct traffic flow.

Engineering:

- General Comments:
 - Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page.
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
 - Coordinate with Community Services (Engineering Department) for latest City Standard Details.
 - Add note that Design Engineer shall provide signed letter to City Engineer certifying that the stormwater management system has been installed in accordance with approved plans.



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- Provide pavement markings at exit to indicate right-turn out, and add stop bar.
- Evaluate if removable traffic cones (Coded Note 18) should be a gate. Consider adding a Do Not Enter Sign at this location, and pavement markings to deter wrong-way travel.
- Confirm if the vacuums, dog washing, and parking area are only accessible via the wash tunnel.
- Unclear how trash truck leaves site; appears to need to go through wash tunnel. Provide truck turning plan for trash truck and fire apparatus.
- Unclear what curb cut and pavement markings are for between drive aisle and near entrance to parking area.
- Indicate what the pervious paver space adjacent to drive aisle is to be used for. If for employee parking, please indicate anticipated number of employees in the cover letter/narrative.
- Provide a sign identifying porous asphalt is present and that there are restrictions on deicing materials on porous surfaces as noted in the inspection and maintenance plan that is provided. Per NHDES Stormwater Manual Volume 2 Section 4-3.4e, no winter sanding of permeable pavements is permitted.
- Provide dimensions of striping for the parking spaces.
- Provide dimensions of drive aisle, drive-thru, etc.
- Indicate what the aprons at the entrance and exist of the wash tunnel are. Are the aprons to be concrete pads?
- Indicate clearance of overhang near pay stations.
- Coded Note 4: Retaining walls greater than 4' shall be designed by a professional engineer licensed in the state of NH.
- Confirm if easement will be required to construct retaining wall as it's close to property line
- Coded Note 20 not shown.
- C4.0:
 - Confirm if there will be potential ponding at the entrance to the wash tunnel. Appears that there is a trench drain; confirm water goes to reclaim tank.
 - Provide grades at the exit of the wash tunnel; confirm that reclaimed water will be prevented from existing the wash tunnel. Appears that there is a trench drain; confirm water goes to reclaim tank.
 - Drainage easement will be needed on adjacent property for the emergency spillway.
 - Coded Note 1 - Provide detail of hydrodynamic separator, and list on Storm Sewer Structure Schedule and revise Storm Sewer Pipe Table as necessary.
 - Coded Note 2 - A detail of the subdrain has not been provided; there is no sheet C600. Show subdrain on Sewer Pipe Table, and revise Storm Sewer Structure Schedule as necessary to show inverts of subdrain. Extend subdrain full length of pervious paver areas.
 - Unclear what the lines with the two opposing arrows are; show on Grading Legend.
 - Confirm A3 inlet elevation; schedule conflicts with detail. Elevation noted in schedule appears to be lower than A2 S invert; confirm.
 - Recommend providing 0.1' drop within structures.
 - Bioretention pond shall have an impermeable liner installed along the side walls so as to separate the system from the group A soils.
- C5.0:
 - Existing sewer main is 12" VCP and existing water main is 12" DI; within Central Avenue.
 - City is obtaining quotes to evaluate capacity of existing sewer main; however, if the usage of the car wash is similar to the previous restaurant, then capacity will be adequate.
 - Existing water services is 2" from water main to curb box, and 1 1/2" from curb box to building.
 - Coded Note 1 - Water meter terminology shall be revised to curb box.
 - Coded Note 2 - proposed gas service line not shown.



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- Coded Note 7 – City discharge permit requires annual oil and grease sampling. BMPs shall be followed for proper maintenance of the oil/water separator. Provide proposed separator information to the City's Industrial Pretreatment Coordinator to ensure separator has accessibility for sampling.
- Coded Note 8 – Provide detail for reclaim tank, and provide O&M plan. Need to know flows from water and into sewer.
- Coded Note 11 - Cleanouts outside of the building are not permitted due to inflow and infiltration concerns; use SMH if necessary, in lieu of cleanout with flip top lid.
- C5.1:
 - Utility Pipe Trench and Bedding – Compare detail with City standard detail for public utilities
 - Clean Out and Cleanout Protection Box – Cleanouts outside of building are not permitted; remove details.
 - Downspout Collector Detail – Confirm where this detail is to be used, and where it is connected to.
- C6.0:
 - Accessible Parking Space Striping – Length of parking space shall meet City of Dover Code Section 153-14, and loading zone shall be 8' min. Detail should be shown as angled to match what is proposed.
 - Pervious Paver Detail – Detail does not appear to meet NHDES standard detail; please confirm. An impermeable liner shall be installed along the side walls so as to separate the system from the group A soils.
- C6.1: Indicate which grate is to be used; Type B is preferred.
- General Comment: Appears to be missing details; such as, catch basins, curb inlets, sewer connection, water service, etc.
- Stormwater Management Report:
 - Drainage report shall meet the requirements of the City's Code Section 153-14A(3)(f)[2]
 - Provide Operation and Maintenance manual per the City's Code Section 153-14A(3)(g)
 - Confirm pipe sizing calculations are for 10-year storm in accordance with City's Code Section 157-40.

Fire/Inspection Services:

- Provide elevation plans
- Provide kiosk detail to indicate compliance with accessibility requirements
- Provide van accessible parking space at vacuum
- Provide vertical clearance through vehicular travel pattern (i.e. delivery trucks)
- Will auto-detailing services be provided?--No
- Provide height at gate arms
- Clarify vehicle traffic pattern with turning capabilities
- Provide site specific streetscape
- Provide hours of operation
- Provide turning template

Police:

- Confirm that the One Way / No Left Turn sign on the Central Avenue traffic median is in serviceable condition, or replace with new sign(s)
- Is there a marked crosswalk shown internally near the back of the loop? This appears to connect two landscaped islands and seems unnecessary
- 24/7 operation? Comment on potential noise from vacuums relative to distance from nearest residential abutter(s)
- What is the fail-safe for a power outage if the automated wash tunnel is occupied?
- For the Chemical Data Sheets packet, provide an index, table of contents and page numbering. Are all of these chemicals likely to be employed at this site? (Noting that this is a Secondary Groundwater Protection Zone)
- Some of the materials listed in the Chemical Data Sheets packet lack specificity. For example, the products "TPR 100 2X, Results 2X, Results Ultra 3X and Graphene Xtreme" simply list "automotive care" as recommended use. What are these used for?



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- Any detailing services provided?
- Are trash receptacles provided only as shown in Note 14 on Sheet C3.0? These do not appear to be accessible to the ADA parking space.
- Can the dumpster enclosure be located toward the rear of the site?

Business Development:

- The current materials do not appear to meet all requirements of a complete application. Please provide or clarify which documents are intended to fulfill the following application requirements:
 - The provided materials do contain a variety of technical or expert materials regarding the operation of a car wash or potentially hazardous chemicals that may be located on site, but would benefit from a more direct narrative summarizing these documents and directly explaining how they support a claim that the requested car wash is consistent with the stated purpose of Chapter 170-28.3 – Groundwater Protection.
 - There does not appear to be any document identifying itself as an environmental protection plan as described in Groundwater Protection overlay section E.(4) regarding Conditional Use Permits.
 - There is currently very little discussion of the Conditional Use Permit to exceed impervious surface coverage. As above, please provide additional narrative demonstrating that the conditions as proposed are able to meet the purpose of the Groundwater Protection overlay.
 - Please clarify the capacity of the stormwater management system.
 - The introduction appears to state that the system was designed to mitigate and treat only 30% of existing impervious surface and 50% of proposed new impervious surface (which is dismissed because impervious surface is reducing).
- However, requirements of Groundwater Protection overlay section D.(5) appear to require stormwater drainage to require retention and treatment of all development-generated runoff from a ten year storm for a CUP to be issued. Is the system designed to meet this requirement?
- The safety data sheets include information about the composition of input products but do not currently appear to address the anticipated volume of waste requested in section D.(6).
- The application currently does not contain a hydrogeologic study as denoted under section D.(7).
- Recommend that CUP materials that provide a summary list of products, their environmental implications, and plans for storage/usage to prevent accidental release.
 - Suggest compiling a list of key information for each product such as product name, accidental release measures, ecotoxicity, and CERCLA, SARA, and/or CWA regulatory status.
 - Suggest that the narrative identify when and where products will be used – e.g. all applied by automated wash system within the building? Any applied manually at “vacuum spaces”? Figure 4 of the Velocity Water Works memo may provide a useful format.
 - Please address the ability of water reclamation systems to remove these products or identify which steps in the Velocity Water Works memo apply to removing which products from the reclaimed water/effluent.
 - Please speak to the disposal of contaminants removed from reclaimed water/effluent by the reclamation system.
 - Please speak to the potential for residual products to drip from cars exiting the wash tunnel and exiting through the parking lot and/or the ability of the proposed stormwater infrastructure to remove all such contaminants from runoff prior to release into surface or groundwater or municipal stormwater systems.



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- Please discuss the presence of PFAS in the identified products. PFAS does not appear to be listed on any safety data sheets despite common occurrence in cleaning products, polishes, hydraulic fluids, etc. – is PFAS currently required to be reported on safety data sheets under TSCA?
- Some chemical information sheets provide information that appears to be concerning, confusing, or contradictory and may require additional context. For example:
 - Many sheets note explicitly whether CERCLA and CWA apply, but some simply do not mention these regulations. Is that an assertion by the preparer that those regulations do not apply?
 - Fusion-wax notes that accidental release to environment must be avoided, but does not appear to identify CERCLA or CWA-regulated compounds. Are the accidental release notes an indication of regulatory status or do they also compile other information such as ecotoxicity?
 - Hydro Flow notes acute oral toxicity but also notes that the SARA regulation has not been determined. Is this a new product that has not been fully considered?
 - Several safety sheets appear to list 1, 4-Dioxane on their Proposition 65 disclosure but do not mention CERCLA regulation. It is my understanding from prior brownfields projects that CERCLA covers 1, 4-Dioxane is there a reason it would not be mentioned?
- Please discuss/address Groundwater Protection overlay section D.(2)(c):
 - Are any of the aforementioned products or chemicals defined by NHDES as hazardous or toxic materials pursuant to RSA 147A?
 - “Handling, disposal, storage, or recycling” appear to be descriptions of prohibited activities, which would preclude the presence of any such materials on site unless they meet the stated exception. If any materials are classified as hazardous or toxic per NHDES above, please discuss how the proposed activities meet this requirement.
- Contamination from one or more of the identified chemicals could have significant negative consequences on the groundwater protection zone, the future economic potential of this site, and the quality of Dover’s water resources. Protection of water resources is critical to Dover’s future economic growth, including operation and expansion of businesses throughout the City.
- Business Development feels that the information currently provided is not sufficient to demonstrate that the purpose of the groundwater protection district is met, either for the use or to exceed impervious surface limits, or to demonstrate that contamination by these chemicals would not be reasonably foreseeable.
- Based on the current materials as presented Business Development would oppose granting either CUP.

Planning Board:

- Narrative/justification for CUP needed

Next Steps:

Revise and add to materials, resubmit with narrative outlining how each comment was addressed for another TRC.

TRC Paused.