

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0020

Application Type: Site Review
Applicant(s): Bohler Engineering
Owner(s): VC Dover Investments, LLC
Location: 30 Grapevine Dr. (Assessor's Map H, Lot 4-3)
Date: March 13, 2025

INTENT: Proposal is for a $\pm$ 3,694 square foot McDonald's restaurant with a side-by-side drive-thru and 43 parking spaces.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE:

Site: $\pm$ 1.91 acres

Parent: $\pm$ 21.19 acres

ZONING DISTRICT: Commercial, Residential-Commercial Mixed-Use (RCM) Overlay (parent parcel), Secondary Groundwater Protection District

EXISTING USE: Vacant

PROPOSED USE: McDonald's Restaurant

SURROUNDING USE: Residential, Commercial

ZBA ACTION: N/A for proposal

PERMITS REQUESTED: City of Dover CUP for wetland buffer impacts, City of Dover CUP for parking in excess of maximum (43 spaces proposed, 14 spaces maximum), NHDES AoT, Driveway Permit

WAIVERS REQUESTED:

- §153-17G- requesting relief from limits to drive-in service outside of 6:00 a.m.-9:00 p.m.
- §153-13A(17)- requesting relief from requirement to provide a streetscape rendering.

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering
Craig Chabot, Fire Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Dylan Cruess, Owner
Alex Vailas, VC Dover Investments, LLC
Ari Pollack, Esq., Gallagher, Callahan & Gartrell
Connor Ennis, Bohler
Krystian Kozlowski, Assistant City Engineer

Approval of minutes from February 27, 2025:

J.Burdin moved to approve the February 27, 2025 minutes. Seconded by T.Clark. Vote: U/A with P.Crouser abstaining.

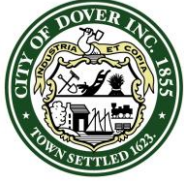
PLAN REVIEW:

Planning:

- *Water and sewer investment fees*
- *Submit Amended driveway permit and add number to plan*
- *CWS stamp and signature*
- Can't read owner's info on C—001. Move C-001 into Civil Set
- Check if Secondary Groundwater is applicable, if so, plan needs note.
- Provide 2x2" blank space on lower right corner of C102 and cover.
- Remove signage from renderings
- Still not in favor of the potential for queuing vehicles at the drive-thru blocking ADA spaces. Prefer a vehicle pattern which eliminates the possibility of blocking issue. "No stacking" painting/stripping required at a minimum.
- Not in support of CUP for hours of operation.
- No justification for excess parking except for parking figures at other locations. Need to see parking occupancy loads at different times/days of the week from other locations to justify requested relief.

Engineering:

- General Comment:
 - Regarding contribution from applicant to upgrade traffic signal at Mast Road and Durham Road/Rt 108 Intersection, the city is paving Durham Rd in 2025 and is currently evaluating the costs for upgrades to the intersection based on the expected increase in traffic. The City proposes the upgrade costs be divided between the final two pads of the development.
 - Regarding narrative per Section 153-14, the City is requesting a narrative that describes in detail how each



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0020

Application Type: Site Review
Applicant(s): Bohler Engineering
Owner(s): VC Dover Investments, LLC
Location: 30 Grapevine Dr. (Assessor's Map H, Lot 4-3)
Date: March 13, 2025

of the criteria of Section 153-14 are met, with a major focus on stormwater management requirements. The applicant should specify where each item required can be found in the application or whether it is or is not applicable.

- Previous versions of City standard details appear on the revised drawings. Please coordinate directly with Community Services (Engineering Department) for latest City Standard Details.
- Dwg C-301 Site Plan:
 - Provide final copy of AOT amendment when received.
- Dwg C-401 Grading and Drainage Plan:
 - If the applicant chooses to keep the trench drain, it is recommended they provide enhanced maintenance schedule to address common trench drain issues (excess sediment build up).
 - Regarding culvert pipe minimum 3' cover requirement, the City recommends a 12" dia. RCP in lieu of HDPE pipe.
- Dwg C-501 Utility Plan:
 - Provide calculations showing how proposed use affects existing pump station, which had modifications approved in 2023.
 - The City Engineering Division will continue its request for applicant to extend the water main along the restaurant parcel frontage.
- Dwg C-901 Construction Details:
 - Concrete & Bituminous Concrete Paving Detail, the Geotech report (P.13) calls for 12" concrete with WFF at bituminous junctions. The detail still shows 6".
- Dwg C-905 & C-906 Construction Details:
 - Previous versions of City standard details appear on the revised drawings. Please coordinate directly with Community

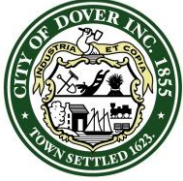
Services (Engineering Department) for latest City Standard Details.

Police:

- Previous comments have been addressed
- Include these specific measures in the "mitigation plan" that was referred to in one of the responses:
 - Remove existing "Route 108" signage along Grapevine Drive, to be replaced as detailed below.
 - Relocate existing "South 108 / North 108" sign w/ arrows from the Durham/Grapevine exit to the point on Grapevine across from the McDonalds site driveway
 - Add 2 more identical "South 108 / North 108: signs with arrow assemblies on Grapevine across from the two main Hannaford egress points
 - Add 1 new "To North 108" sign on Grapevine at Mast
 - On McDonalds site, add 1 new "To South 108 Only" sign at mouth of right-only exit driveway leading toward Durham Road
- Sheet C-301, notes 38-40: confirm that all 3 of these – including the access to fire connection – are not applicable?

Inspection Services:

- Provide approval for proposed drive thru hours. Show how the residential area would not be affected by the drive thru audible system.
- Indicate the length of the queue line, demonstrate how vehicles in the que do not impede accessible parking backing into drive thru que.
- Indicate how the minimum accessible route widths are maintained along the exterior accessible route (sign appears to obstruct route).
- Provide proposed locations of bollards at EV charging stations to protect from physical vehicular impact.
- Could not locate a proposed accessible EV charging station location which would meet minimum requirements. It is presumed to be near the entrance however the proposed site plan does not appear to indicate an EV space that would comply with minimum standards.
- Sheet 301-Located the snow storage in clouded area on north side of parking lot but did not locate other areas, please clarify.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0020

Application Type: Site Review
Applicant(s): Bohler Engineering
Owner(s): VC Dover Investments, LLC
Location: 30 Grapevine Dr. (Assessor's Map H, Lot 4-3)
Date: March 13, 2025

- A turning template for T-1 was not recognized in the plan set.

Fire Department:

- Please provide a fire apparatus turning template (Truck 1)

Business Development:

- *Raised parapets above the entrance appear to be floating above roofline when seen from the side or opposite elevation.*
- *Street elevation would help understand if that would be visible/ look odd from eye level.*
- *Current building orientation places drive-thru pickup windows closest to residential abutters across Durham Road.*
- *Is it possible to reorient with entrance facades facing Durham Road and Grapevine Drive and drive-thru facing Hannaford/ open field?*

Planning Board:

- *CUPs and Waiver requests conflict with one another*

Next Steps: Revise plans per comments above and submit for informal TRC and Planning Board.

Adjournment: J.Burdin moved to adjourn the meeting at 10:59 a.m.
Seconded by T.Clark. Vote: U/A