CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type:	Site Plan Review
Applicant(s):	Aranco Oil
Owner(s):	Aranosian Oil Company
Location:	874 Central Avenue (Assessors Map 38, Lot 28)
Date:	July 28, 2011

INTENT: Site plan for 2,800 square foot convenience store with gas pumps

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 33,320 square feet

ZONING DISTRICT: Thoroughfare Business District (B-3); Groundwater Protection District

EXISTING LAND USE:
Gas station with service bays

SURROUNDING LAND USE:
Commercial, retail uses and single family residential

ZBA ACTION: None

PERMITS REQUIRED:

- City of Dover Conditional Use Permit for Groundwater Protection District

WAIVERS REQUESTED: Waiver requested to allow overhead utilities instead of underground

ATTENDANCE:

Linda Merullo – Planning Board
Steve Bird (Planner)
David White (Engineering)
Tom Clark (Inspection/Fire Department)
Marn Speidel (Police Department)
John Chagnon, Ambit Engineering
Bill Tanguay
Don Mitchell
Steven Rickerich
Paul Kenney
Dennis Stevens

Planning Department Comments:

- Need Neighborhood plan (can be aerial photograph) and add primary wellhead protection zone
- Remove approval line from all sheets
- Add plan number P11-35 to title block on all sheets
- Review need for Traffic Impact Assessment and Analysis with Bruce Woodruff

Sheet C-1

- Add note that parcel is in the Groundwater Protection District
- Confirmed that second shed in the northwest corner of property is not owned by Aranco

Sheet C-2

- All new pavement has to be 5 feet from property lines
- Reduce width of driveways, especially the southern driveway
- Add tip downs to the sidewalks
- Can not relocate nonconforming sign without bringing it into compliance with existing requirements
- Add crosswalk paint at driveways
- In note #4, use retail as use instead of grocery
- Look to eliminate 5-space parking area to reduce impervious area and add some spaces along the southern edge of pavement after reducing driveway width
- Clarify front setback requirement for canopy and freestanding sign with Zoning Administrator

Sheet L-1

- Reduce lighting to conform to Chapter 149-14-E
- Calculate canopy lighting to include area within five feet of canopy

Sheet D-2

- Free standing sign must meet current regulations; LED not allowed

Police Department Comments:

- What is the timeline for termination of the current on-site vehicle storage agreement?
- Potential vision obstruction of proposed vegetation between two driveways.
- Security alarm system necessary if independent operator does not maintain 24 hour operations.
- Plan for snow storage

Fire/Inspections Comments:

- Add fire lane and signage along the front island

Economic Development Comments: None

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Planning Board Comments:

- Reduce the size of the canopy, which is twice as large as the existing canopy; are four pumps necessary?
- Add some trees along the front landscaping to shield the canopy and lighting
- Right turns only on exiting; traffic impacts of left turns out of site
- Reduce sign size and height

Engineering Comments:

- Entrances are too wide
- Provide truck movement diagrams
- Roof drain seems too small at 4"; recommend 6" or 8"
- Proposed overhead service should be underground
- Move curb box to property line
- Lighting is too bright
- Landscaping is minimal – add more
- Drainage study will be reviewed
- Questioned pavement setbacks of 10' in front and 5' on sides