



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P11-26

Application Type: Site Plan Review
Applicant(s): Summit Land Development
Owner(s): Summit Land Development
Location: 343 Sixth Street (Assessor's Map D, Lot 17-F)
Date: July 14, 2011

INTENT: Site plan for 9,000 sq. ft. medical office building with parking and associated infrastructure

LOTS/UNITS PROPOSED: 0

AGENDA ITEM #: 1

ACREAGE: 5 Acres

ZONING DISTRICT: Hotel/Retail District (B-4)

EXISTING LAND USE:
Vacant

SURROUNDING LAND USE:
Office buildings and single family residential

ZBA ACTION: None

PERMITS REQUIRED:
NHDES Wetlands Permit
Conditional Use Permit

WAIVERS REQUESTED: Waiver for the separation between the driveway and Heather Lane.

ATTENDANCE:

Linda Merullo – Planning Board
Rebecca Jalbert (Fire Department)
Chris Parker (Planning Director)
Steve Bird (Planner)
David White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Bob Stowell – Trittech Engineering Corp.
Doug Larosa – Trittech Engineering Corp.

Planning Comments:

- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Need Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
- Add note to address the limit on construction hours

Engineering Comments:

- Connect sidewalk to Sixth Street
- Move water line gates to intersection
- Supply truck turning radius

Police Department Comments:

- Consider attaching fire lane signs to building instead of on posts

Fire/Inspections Comments:

- Move vegetation away from fire connection
- Add no parking fire lane on south side of building

Planning Board Comments:

- Any possible way to add more parking on side of building vs. in front for lessening the impact to Sixth Street visually