



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review - Concept
Applicant(s): Housing Initiatives of N.E. Corp.
Owner(s): VC Dover Investments LLC
Location: Route 108/Mast Road/Grapevine Drive (Assessor's Map H, Lot 4-3)
Date: July 14, 2011

INTENT: Site plan for 60 units of congregate care building with parking and associated infrastructure

LOTS/UNITS PROPOSED: 60

AGENDA ITEM #: 2

ACREAGE: 21 Acres

ZONING DISTRICT: Hotel/Retail District (B-4) and Residential-Commercial Mixed Use Overlay District

EXISTING LAND USE:

Retail grocery store

SURROUNDING LAND USE:

Retail grocery store, single family residential, manufactured housing park, and gravel pits

ZBA ACTION: Need variance for building and parking setback from property line

PERMITS REQUIRED:

WAIVERS REQUESTED:

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)
Jeff Kevan – TF Moran
Cindy Taylor
Bill Walker

Planning Comments:

- Remove driveway onto Mast Road – this was not allowed under the conditional use plan approved
- Variance required for building and parking setbacks
- Provide bus stop
- Promote safe pedestrian access to Hannafords
- Loading dock location?
- Note snow storage area
- Note dumpster location
- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Need Standard Traffic Impact Assessment and Analysis

Engineering Comments:

- Concern about competing with other congregate care project on site
- Review driveway on Mast Road

Police Department Comments:

- Review parking calculations to reduce number of spaces

Fire/Inspections Comments:

- Building has to have sprinklers
- Building has to meet fire codes
- Review resident evacuation plans
- Mark fire lanes
- Show turning templates for ambulance on parking lot on south side
- Show fire connection on southwest corner of building

Economic Development Comments:

- Consider adding sidewalk along Mast Road to create walking loop for residents

Planning Board Comments:

- Need heavy screening/landscaping along Mast Road
- Move parking to rear of building
- Consider porous pavement
- Consider first floor parking garage