



**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: May 26, 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:** None

**ATTENDANCE:**

Linda Merullo – Planning Board  
Tom Clark (Fire Department)  
Bruce Woodruff (Planner)  
Steve Bird (Planner)  
David White (Engineering)  
Marn Speidel (Police Department)  
Bob Stowell – Trittech Engineering Corp.  
Doug Larosa – Trittech Engineering Corp.  
Chad Kageairy

**Planning Comments:**

- Revise application to specify that proposed use is medical office
- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Add Planning File Number to on all sheets
- Need Standard Traffic Impact Assessment and Analysis
- Add bicycle rack
- Need landscaping plan showing 5% interior landscaping
- Need architectural renderings of the buildings
- Need streetscape rendering
- Missing common site plan notes #12, 14-20, 22, 30, & 32.
- Need drainage study
- DES Alteration of Terrain Permit required? No
- Concept plan for entire lot

**Sheet T-2**

- Add buildings and parking lots for site to neighborhood plan
- Fix scale bar

**Sheet EX-1**

- Add abutter information for two abutters
- Add SCRD book and page for drainage easement across Heather Lane
- Correct Plan number in title block

**Sheet SP-1**

- Make sure the owner of record matches the application
- Add SCRD # to Fortuna North subdivision note #6
- Add parking area setback to note #7
- Add specific requirements that TDR are being used for to note #11
- Add parking calculation note, may need conditional use permit justification for reduced spaces, look at Fast Trans and public transit
- Are there loading bays on Heather Lane side of building?
- Revise note #1 to specify medical office building
- Specify location of freestanding sign – not now
- Driveway needs to be 230 feet from Heather Lane or apply for waiver (currently 213')

**Sheet SP-2**

- Add silt fence to area on abutting property where drainage pipe is being replaced
- Do you need an easement from owners at 2 and 4 Heather Lane for drainage work being proposed?

**Sheet SP-8**

- Reduce average foot-candle number to at least 1.8



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- Could not find maximum 14.2 foot-candle on parking lot

### Engineering Comments:

- Look at relocating the gas and watermain service connections. Can the water main be utilized to feed the future growth? The gas is too close to the other utilities.
- Give the rim and invert on the other sewer manholes in the easement
- There is a conflict with the light pole bases being too close to the sewer main
- Note S-5 rebuild the invert
- There appears to be a sight distance issue from the driveway
- Delineate the parking lots grade better
- Define the plant mix in the bio retention areas
- Show the water gate right off of the tapping sleeve
- Better define how the bottom of the detention pond is built. I.e. loam sand vegetation
- Show landscaping
- Engineering will review the drainage report.

### Police Department Comments:

- Questioned location of handicapped spaces
- Change note C-21 to relocate from existing pole
- Sight distance concern due to large tree and berm, traffic engineer to address
- Confirmed that height clearance for portico was okay

### Fire/Inspections Comments:

- Water lines must be flushed and witnessed by fire prevention dept prior to connection to sprinkler system
- Fire Department connection must be on street side of building, per NFPA 13

- Please add no parking signs/fire lane signs and striping.

### 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
- Why is there a stone wall and not landscaping, or will it be in conjunction with both once the landscape plan is completed

**If they want to get on June 28<sup>th</sup> Planning Board agenda, will need revised plans by June 13<sup>th</sup>. Will be on June 13<sup>th</sup> Conservation Commission agenda.**

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