



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES FILE: P11-19

Application Type: Parking and Access Review Per ZBA Condition  
Applicant(s): Douglas McDonald  
Owner(s): Douglas McDonald  
Location: 17 Littleworth Road (Assessor's Map H, Lot 22-A)  
Date: April 14, 2011

**INTENT:** Proposed medical office in an existing building

**LOTS/UNITS PROPOSED:** Medical office building

**AGENDA ITEM #:** 2

**ACREAGE:** 1.34 Acres

**ZONING DISTRICT:** Low-Density Residential District (R-20)

**EXISTING LAND USE:**  
Single Family house with home occupation

**SURROUNDING LAND USE:**  
Single Family and commercial business

**ZBA ACTION:** A use variance was granted on March 17, 2011 for an office use (Z11-06)

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

### **ATTENDANCE:**

Linda Merullo – Planning Board  
Tom Clark (Fire Department)  
Rebecca Jalbert (Fire Department)  
Steve Bird (Planner)  
David White (Engineering)  
Marn Speidel (Police Department)  
Douglas McDonald

The ZBA approved the variance with a condition that the applicant had to go to TRC to review parking and access issues.

### **Planning Comments:**

- How many employees at any one time? 3
- How many square feet of building will be used for office? 1,400 sq. ft.
- Will any vehicles back out into the road? No

### **Engineering Comments:**

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### **Police Department Comments:**

- Suggested adding directional signs at the driveways to direct customers to the correct driveway

### **Fire/Inspections Comments:**

- Is there any proposed Fire Lane signage? Sign will be added
- Are the three spots closets to Littleworth parallel spots? The spaces can be used as parallel or angled
- Is the building handicapped accessible? Yes
- Confirmed that there was lighting in the parking lot

### **Planning Board Comments:**

- Confirmed that the customer parking lot was gravel

Merullo made a motion that the parking and access plan be approved. Jalbert seconded the motion. Vote: Unanimous

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