



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P11-06

Application Type: Site Plan Review
Applicant(s): Dover Housing Authority
Owner(s): Dover Housing Authority
Location: 30 Chapel Street (Assessor's Map 24, Lot 59)
Date: February 17, 2011

INTENT: St. John's Parking expansion/21 proposed parking spaces.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 1

ACREAGE: 8,650 sq. ft.

ZONING DISTRICT: CBD-General

EXISTING LAND USE: formerly commercial/residential (recently demolished)

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

ATTENDANCE:

Marcia Gasses – Planning Board
Rebecca Jalbert (Fire Department)
Bruce Woodruff (Planner)
Steve Bird (Planner)
David White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dana Lynch – Civilworks
Otis Perry - DHA

Planning Comments:

- Conditional Use Permit needed in Central Business District for use (parking lot)
- Need cross access easements between City lot and DHA lot
- Need adequate 7-foot screening between parking lot and abutting residential use
- More landscaping needed
- Add "Do Not Enter" sign in island between parking lots
- Where is snow storage area?
- Confirmed that shed is used for storage of garbage
- Rear building used to be a vehicle repair shop – Applicant confirmed that a phase I and phase II environmental assessment had been performed.

Engineering Comments:

- Address existing access easement with abutter
- Note: Discontinue water service at main and sewer service at row line.
- What is the cost to move the pole? You may want to rethink where the entrance is to avoid this cost.
- Questions about generator-fuel, distance from building may increase size needed. Fuel to be natural gas
- There should be a turn out area for the handicap spaces.
- Drainage onto adjacent lot. Need letter from owner.
- Change sidewalk detail-4-inch concrete, 9-inch crushed gravel
- Vertical granite curb detail-no concrete patch in street

Police Department Comments:

- Change one-way signs at exit and entrance to R6-1
- Correct luminarie schedule table

Fire/Inspections Comments:

- No comments

Planning Board:

- Consider pervious pavement.

Economic Development Comments:

- No comments

March 7th is the deadline for the March 22, 2011 Planning Board meeting