

**TECHNICAL REVIEW COMMITTEE NOTES  
SIXTH ST. PARTNERS, LLC (P08-06)  
FEBRUARY 14, 2008**

**STAFF PRESENT:** Steve Bird, Christopher Parker, Tom Clark, Eric Hagman, Marn Speidel, David White

**ALSO PRESENT:** Paul Marchionda, Marchionda & Associates

Wants to use Transfer of Development Rights Ordinance to allow buffer encroachment

Planning

1. Concerned with having adequate queue length for fast food restaurant.
2. Need wetland permit for culvert work.
3. Need a traffic analysis to look at traffic signal warrants.
4. Need to see architectural of buildings
5. Need lighting plan
6. Need landscaping plan
7. Will there be more than one lot?
8. Need internal road name.
9. Need to identify 20% slopes.
10. Look at connection to Enterprise Park.
11. Look at excess number of parking spaces.

Police

1. Questioned size of sign.
2. Sight distance concern to the north.

Fire

1. Will look to detailed plans for turning radius.
2. May need pumps for fire protection for hotel.

Engineering

1. Problem with sight distance.
2. Support looping road into Enterprise Park.
3. Need drainage study.
4. Off-site transportation improvement contributions.

Will e-mail TRC notes to Mr. Marchionda.

**TECHNICAL REVIEW COMMITTEE NOTES  
DF RICHARD ENERGY – BROADWAY (P08-07)  
FEBRUARY 14, 2008**

**STAFF PRESENT:** Steve Bird, Christopher Parker, Tom Clark, Eric Hagman, Marn Speidel, David White

**ALSO PRESENT:** Paul Connelly, Civilworks

Will apply for Conditional Use Permit for 20% slope impact.  
Will have sprinkler system  
Will add pavement to site  
Have been to the Conservation Commission in February.

Police

1. Will there be a connection between the front and back parking areas? Yes.

Fire

No issues

Engineering

1. Locate existing water and sewer services
2. Look at putting in 8" sewer main instead of 6".
3. Look at condition of existing water main for fire flow.
4. Will there be a sidewalk on uphill side of building?
5. Extend curb at Broadway to edge of pavement and put in sidewalk extensions and tip downs.
6. Need a contribution to stormwater upgrades.

Building Inspection

1. Do they own the property to the north? Yes.
2. Parking calculations do not include third floor space.

Planning

1. Take off property line on existing conditions plan between existing lots.
2. Questioned the B & M easement.
3. Need engineers' stamp.
4. Need Conditional Use Permit.
5. Add intent note to plan
6. Update note 25 – dates of codes.
7. Justify how retail space is allowed in I-1 district.
8. Revise floor plan to re-label retail space as sales/office.
9. Where do delivery trucks enter site?

10. Future use of lot to the north? Residential use would not be allowed to be put back.
11. Landscaping plan needs to be upgraded.
12. Add dumpster location.
13. Need security lighting on all sides of building.