

**TECHNICAL REVIEW COMMITTEE NOTES  
DOVER MEADOWS SHOPPING CENTER (P 08-06)**

**THURSDAY MAY 22, 2008**

PRESENT: Christopher Parker, Bruce Woodruff, Marn Speidel, Eric Hagman, Dave White, Tom Clark

OTHERS: Tom Fargo, Linda Merullo, Matt Leidler, Paul Marchand

There is an old barn currently on the site, which will be demolished.

1. The name of the site needs to be changed from "Meadows".
2. We see this as a strip mall and that is not all right. But have ideas such as using the TDR ordinance. Wetland buffer impacts are very large. The Conservation Commission may not view this favorably. This application does not look good for approval. Parker explained how TDR works and what it does.
3. We need the name and license of the wetland scientist.
4. We need a parking breakout to determine parking requirements.
5. Add notes about hours of operation for possible drive-thru. It will need landscaping.
6. We need a traffic analysis to determine queuing issues both on and off street and vehicle conflict areas.
7. Explain whether this is a phased development or not.
8. Concern about vehicle stacking/queuing and overflow onto street issue. Need actual collected data from other similarly-sized coffee/bank drive-thru.

Woodruff stated that there is too much density and use intensity on this site which looks like its impact will be detrimental to both the public street and surrounding community.

9. Need to have a waiver request letter with justification of the 185 ft. distance from the proposed driveway to the adjacent driveway. This is a minor arterial street, not a collector; therefore the calculations are based on the wrong standards.
10. We need better storm water management proposals.
11. Utilities: new more detailed sewer plan and need one water service into the site, not the two that are proposed.
12. Need better landscaping and lighting plans.
13. Concerned with internal traffic flow and conflicting points.
14. There is concern with how they will handle the storm water; from pond to four bays; catch basins need deeper sumps; hoods, etc. The drainage doesn't work too well so you should go with a closed system with treatment.(water quality units)
15. Underground electric is mandated.
16. Police has concerns about the by-pass lane, loading zone to be fire loading area.
17. The fire lane needs to be marked and signed.

18. The buildings need to have a sprinkler system and alarms. (standard notes)

Fargo asked how they will manage the road salt run-off into the storm water management areas. This area is located in the Indian Brook watershed and the chloride levels are already too high.

The developer stated with all of these requirements, this may not be economically viable.

The developer indicated that they will meet with the TRC parties to work on issues, and then come back to a second TRC at some point to be determined.