

**TECHNICAL REVIEW COMMITTEE NOTES  
MATTHEW MICHAEL REALTY  
PLANET FITNESS – CENTRAL AVENUE (P08-40)  
THURSDAY OCTOBER 23, 2008**

**PRESENT:** Bruce Woodruff, Steve Bird, Dave White, Tom Clark, Marn Speidel, Ben Clark

**OTHERS:** Rick Lundborn, Norway Plains Associates, Inc., & Attorney Joseph Freschi.

Rick Lundborn presented the proposal to replace the existing parking lots with new, same amount impervious surface with updated drainage and using porous/pervious pavement for some areas, but not for the driveway area where large delivery vehicles traverse. Well-draining materials under site. Add new islands, striping, configuration, traffic flow, and lighting. There will be a reduction in run-off to Central Avenue.

**Police**

1. Crosswalks and island sidewalks added for safety.
2. Stop signs can be 24 x 24 in lieu of 30 x 30.
3. Add, “Do not enter” to back side of entrance.
4. Add “no parking signs” at loading area.

**Fire Dept. (Tom Clark)**

1. Add appropriate striping and signage for fire lanes on South side of building. Could use building mounted signs all around building.

**Planning**

1. Calculate total area of site disturbance. Rick Lundborn will call for clarification with Amy Clark from DES to see if a permit is needed.
2. Submit landscape plan.
3. Revise the plan sheet index to show that the demolition plan should come before Site Plan in the plan set.
4. Sign must comply with ordinance.
5. Label the building to the North as to its disposition or update existing conditions plan to show current condition and add garage to remain.
6. In driveway to be removed, fix curb and sidewalks.
7. Need more traffic flow arrows in two-way areas.
8. Calculate amount of before and after pavement add to plan and include sub totals for pervious and impervious pavement.
9. Explain pervious pavement cross-section detail on detail sheet.
10. On sheet C-8, add garage and driveway to sheet. Need operation and maintenance plan and be submitted to Dean Peschel for approval.
11. Hydrogeological study report? Status? What does Peschel need? Bird to find out.
12. Height of lighting poles in back in R-12 district – reduce from 25’ to 20’ maximum.

13. Add dumpster to plan with plans for screening.

**Engineering Dept.**

1. Roof drains – clarify errors in drainage report. Roof drains into CB-3.
2. Fix filtration rate – drainage calculations.
3. Spec out size of water quality unit on sheet C-8.
4. Define island area around building.
5. Install guardrail Southside parking lot.
6. Fix sidewalks/curbs in City ROW by entrances that are disturbed.
7. Depict what happens to the power on sheet C-6.
8. Where do hoods in Catch Basins go? Depict on plans/tables.
9. Submit mix design for engineering pervious pavement & sub-base on sheet C-11.
10. Curb detail for porous pavement.
11. C-14: perforated pipe, filter fabric, side & tap.
12. Drainage – 2 year storm summary, 10, 25, 50, & 100-year summary detail.

In order to be on the Planning Board agenda for the meeting of 12/9/08 revised plans need to be submitted by 11/25/08.