

**TECHNICAL REVIEW COMMITTEE NOTES
RIVER VALLEY DEVELOPMENT CORP. (P09-08)
THURSDAY, MARCH 5, 2009**

PRESENT: Christopher Parker, Bruce Woodruff, Dave White, Tom Clark, Marn Speidel, Rebecca Jalbert, Dan Barufaldi, Bob Stowell, Doug LaRosa, Mike Howcroft, Brian Donahue, Peggy Carter

OTHERS:

POLICE

1. Provide parking calculations
2. Show the porch lights on the plan.
3. Signage required showing driveway access and the fire lane.

FIRE

1. Show the fire truck radius within the driveway access.

BUILDING INSPECTION

1. Indicate exterior illumination with motion detector.
2. Provide the road name.

ENGINEERING

1. Provide a landscape plan.
2. Put pervious pavement in all 3 parking lots.
3. Individual water service and shutoffs per unit.
4. A blow off hydrant is required.
5. Note a separation between the sewer and utilities on the left.
6. Note the size of the existing main-flow counts required for it.
7. Fire lines need to be 6 x 6.
8. Show the lights at the entrance.
9. Include the mixed use in the plan. Do not refer to it as 3rd party.

PLANNING

1. The plan needs to be revised due to the B-3 zone allowing Commercial and multi-family only.
2. Consider sharing a common access with the neighboring business.
3. 24 ft is required, there is only 22 ft. Need to apply for a waiver.
4. Provide adequate screening for the abutters from parking areas.
5. The parking spaces are not easily used as configured.
6. Add the engineers stamp to the plans.
7. Show the existing structures and pavement in the neighborhood plan.
8. The zoning boundary is 300 ft from the centerline of the road. On the plan, the structures are too far back.
9. Note the placement of the snow storage.
10. Reconfigure the parking to allow for a turning radius.
11. Conditional Use Permit is required.

12. Each unit will be assessed an impact fee.
13. Each unit will be assessed a water/sewer investment fee.
14. Parking, 11 spots required for a business – 15 required for professional. This limits the variety of end users.
15. Provide an architectural rendering in color.
16. Provide an elevation picture from Dover Point Rd.
17. A foot candle of the entire project area is required.