

CITY OF DOVER

## TECHNICAL REVIEW COMMITTEE NOTES FILE: P09-29

Application Type: Site Plan Review  
 Applicant(s): SAU #11  
 Owner(s): SAU #11  
 Location: 78 Horne Street (Assessor's Map 36, Lot 30)  
 Date: October 29, 2009

**INTENT: A site review of land to allow the construction of two additions to Horne Street School.**

**LOTS/UNITS PROPOSED:** 0 lots

**AGENDA ITEM #:** 1

**FILE:** P09-29

**APPLICANT(S):** SAU #11

**OWNER(S):** SAU #11

**LOCATION:** 78 Horne Street (Assessor's Map 36, Lot 30)

**ACREAGE:** 13.6 acres

**ZONING DISTRICT:** R-412

**EXISTING LAND USE:** Elementary School

**PROPOSED LAND USE:** Elementary School

**SURROUNDING LAND USE:** Single Family

**ZONING HISTORY:** Zoned R-12 in 1979

**ZBA ACTION:** None

**ATTACHMENTS:** Site plan (over)

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

**PRESENT:**

- Steven Bird
- Tom Clark

- Dave White
- Marn Speidel
- Michael Raiche
- Dan Barufaldi
- John Urdi – Dennis Mires Architects
- Michael Bliss – Clerk of the Works
- Linda Merullo

### Planning Department Comments:

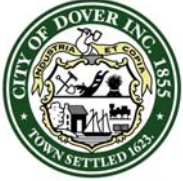
- Set of plans submitted are too comprehensive; only need civil engineering plans, drainage plans, electric site plan, floor plan and elevations.
- On sheet #3, close up gap in landscaping along map 36, lot 29A.
- Due to this being a governmental land use, no Conditional Use Permit is required for impacts to wetlands buffer.
- Review the number and intensity of proposed outside and parking lot lighting; look at lowering pole height.
- May need fence at top of retaining wall for safety.
- Need 15 copies of revised plans by November 4<sup>th</sup>.

### Engineering Comments:

- Place chain link fence on property line; Why only 155 ft?
- Clarify spot grades, top of curb or bottom by back edge of parking.
- Move retaining wall to run along property line and suggest 4:1 grade. (you could extend back out area)
- What is zero reveal curb and why.
- Don't add car stops, reuse the ones you have.
- Recommend relocation of sewer manhole to middle of run and install chimney at sewer main. (no cleanout)
- Tie underdrain into catch basin 11 to have only one inlet. Create fore bay and relocate outlet structure to opposite side of inlet.
- Pond cross-section detail.
- Maintenance access to pond.
- 2.5" bituminous sidewalk
- rethink type B catch basin grate on outlet structure
- reconsider another orifice higher

### Police Department Comments:

- Bus loop entrance – adjust signs to back face 90° to Horne Street, add 2 "One Way" signs same post. Remove post



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North side and relocate post South side toward Horne Street.

- Pavement markings at South entrance to denote 2-way traffic.
- Change No Parking signs in bus loop to No Parking Fire Lane.
- Defer to Fire Department on fire lane designation on South side of building (try building mounted signs)
- Clarify exterior lighting - downward pointing.
- Displaced staff parking during construction – Roosevelt Avenue?

### **Fire/Inspections Comments:**

- Need fire code summary description
- Fire plans will be sent to State Fire Marshall for review

### **Economic Development Comments:**

- None

### **Other Comments:**

- The applicant is scheduled for the November 10<sup>th</sup> Planning Board meeting.