



CITY OF DOVER

TECHNICAL REVIEW – NOTES FILE: P09-33 &34

Application Type: Site Plan Review & Conditional Use Permit
Applicant(s): Dover Housing Authority
Owner(s): Dover Housing Authority
Location: Henry Law Avenue
Date: December 3, 2009

INTENT:

Expansion of existing parking lot for Central Towers

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 1

ACREAGE: 1.338 acres

ZONING DISTRICT:

Central Business District (CBD)

EXISTING LAND USE:

Senior Citizen Housing and parking lot

SURROUNDING LAND USE:

Commercial and multi-family housing

ZONING HISTORY:

Zoned CBD in 2009 (proposed)

ZBA ACTION: None

PERMITS REQUIRED:

Conditional Use Permit

WAIVERS REQUESTED:

Setback to property lines.

PRESENT:

- Christopher Parker
- Dave White
- Dan Barufaldi
- Rebecca Jalbert
- Ottis Perry (DHA)
- Robert Stowell (TriTech)
- Barry Gier (TriTech)
- Doug LaRossa (TriTech)

Planning Comments:

- Please show steep slope plans
- Add local Plan #P09-33 to the title box
- Plan SP-1: Document the number of parking spaces under note #1
- Add the proposed/adopted zoning under note #6.
- Submit a lot merger form
- Add one way arrows to parking lot
- Install “Do not enter” & “Right turn only” signs
- Waivers should be submitted for property line setbacks for parking
- Reduce access width for one-way exit onto George Street
- Have porous materials been considered for the parking area?
- Document plans for snow storage/removal
- Landscaping plan
- Plan SP-2: Add the height of the retaining wall

Engineering Comments:

- Work with City to phase in sidewalk along Henry Law Avenue
- SP-2: How will the area be left between the new curb and existing edge of pavement? What will be between the curb and the retaining wall? Crushed stone is recommended instead of grass by the retaining wall.
- SP-7: Parking lot detail section. Is the curb to be sloped or vertical? It needs to be vertical in order for a sidewalk to be next to it.
- SP-9: Are there railings on both sides of the ramp and will they meet the 3-foot requirement for ADA?
- Dean Peschel is reviewing the Stormwater/erosion report
- The City wishes to discuss relocating the water quality unit downstream into the park.

Police Department Comments:

- Fire Lane: Recommend 2 signs: “No Parking Fire Lane” be installed on the 2 light poles shown on sheet SP-1. These can be in addition to, or in lieu of, the pavement stenciling.

Fire/Inspections Comments:

- The driveway entrance is not wide enough for fire department apparatus. Snow will be an issue. Recommend changing the size of the island or making it flush instead of striated.
- Demonstrate how the proposed light poles along the building side will leave a proper width for a fire lane.