



CITY OF DOVER

TECHNICAL REVIEW – P10-34 & P10-35 NOTES

Application Type: Site Plan Review
Applicant(s): K9 Kaos
Owner: Fastdogs Realty LLC
Location: 432 Sixth Street
Date: July 1, 2010

INTENT:

Renovate existing home & barn, construct 9,250 sq. ft. addition and propose two parking areas with a total of 24 parking spaces.

LOTS/UNITS PROPOSED:

0 Lots

AGENDA ITEM #: 1

ACREAGE: 2 Acres

ZONING DISTRICT:

ETP

EXISTING LAND USE:

Vacant Duplex

SURROUNDING LAND USE:

Commercial and Single Family Houses

ZBA ACTION:

Use Variance Granted (Z10-05)
5/20/2010

PERMITS REQUIRED: Conditional Use

WAIVERS REQUESTED:

Chapter 149-14.1-C-2

ATTENDANCE:

Steve Bird
Linda Merullo
Dave White
Rebecca Jalbert
Tom Clark
Kim Hazarvartian (Tepp LLC)
Dean Mello (CM & B)
Anne Nichols (Applicant, Fast Dogs)
Jennifer Viarengo (Appledore Engineering Inc.)

Planning Comments:

- Add Plan number to cover sheet and all title blocks
- Address ZBA conditions of approval in a memo
- Change Site Location Plan to Neighborhood Plan and move it to be before C-1
- Lighting plan is missing
- Sheet C-1: Add abutters and surveyed property lines.
- Add missing Common notes #5, 9, 10, 24, and 28 to sheet C-2
- Apply for a waiver to Chapter 149-14.1-C-2
- Change Town to City on note #8 on sheet C-2
- Correct note # 13 on sheet C-2
- Add ZBA file # to note #21
- Sign location will require separate sign permit
- Consider pervious asphalt for walkway
- Confirmed that a NHDES Site Specific permit will not be required
- Stormwater management system operation & maintenance plan needs to be reviewed and approved by Environmental Projects Coordinator
- Show existing water lines on sheet C-4
- Landscape plan must be prepared by licensed landscape architect and stamped
- Add property lines to sheet C-13
- Consider low pole lighting, and lighting for security
- Need colored architectural renderings
- Need colored streetscape plan

Planning Board Comments:

- Signage should compliment abutting business signage
- Landscaping designs needs to be included

Engineering Comments:

- Drainage plan needs to be reviewed; will meet with applicant to evaluate grading concerns
- Recommends stones at edge of parking lot, where the water is intended to flow
- Reuse granite curbing from proposed driveway to fill in entrances that are to be closed

Police Department Comments:

- Would like to see specifics of lighting plan



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- Location of both proposed monument signs is acceptable. Make sure the Sixth Street sign (details not shown) will not impede sight line from the stop line at County Farm Road.
- Note 24 on Sheet C-2...remove the word "ALARM", leave rest of note as is.

Fire/Inspections Comments:

- This building is required to have a sprinkler system.
- Recommend conducting a water pressure test if one hasn't been done recently.
- Highly recommend a qualified sprinkler designer who has experience in low pressure systems.
- Fire alarm system item tied into sprinkler.
- Discuss potential Fire Dept. connection location and potential widening walk way next to handicap parking spot.
- Remove fire hydrant
- Construct a stainless steel tapless gate to the existing line

Economic Development Comments:

No Comment