

CITY OF DOVER

## TECHNICAL REVIEW COMMITTEE – P10-09 NOTES

Application Type: Site Plan Review  
Applicant(s): Summit Land Development  
Owner: 2830 Holdings LLC  
Location: Dover Point Road /Thornwood Lane  
Date: July 8, 2010

### INTENT:

Convenience store with drive thru and gas station

### LOTS/UNITS PROPOSED:

0 Lots

### AGENDA ITEM #: 1

**ACREAGE:** 1.78 Acres

### ZONING DISTRICT:

B-3/R-12/ETP

### EXISTING LAND USE:

Vacant Lot

### SURROUNDING LAND USE:

Commercial and Single Family Houses

### ZONING HISTORY:

Zoned B-3 in 1979

### ZBA ACTION:

Special Exception Granted (Z10-02)

### PERMITS REQUIRED:

Conditional Use

### WAIVERS REQUESTED:

149-14H (driveway location and spacing)

### ATTENDANCE:

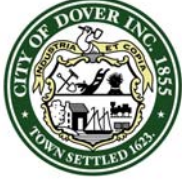
Linda Merullo (Chair)  
Steve Bird (Planning)  
Rebecca Jalbert (Fire Department)  
Tom Clark (Building Inspection)  
Marn Speidel (Police Department)  
Brad Mezquita (Appledore Eng.)  
John Sullivan (Summit Land Dev.)  
Chad Kageleiry (Summit Land Dev.)  
Marilyn Follansbee

### Planning Comments:

- Submit
  - Colored architectural rendering
  - Colored streetscape view (including view from West)
  - Waivers for 149-14 H (driveway requirements)
- Impact Fees \$2260.00
- Investment Fees: minimum fee of \$6,300.00
- Correct note #22 so that the right turn only slip ramp onto Dover Point Road will be eliminated once the signalized intersection is operational, or if a replacement entrance is created on a northerly lot that would service this lot.
- Change Site Location Plan to Neighborhood Plan, add property lines and move it before site plan
- Reference Plan #4 – add SCRD #
- Correct spelling of “Thrust” on sheet C-4
- Landscape plan needs Landscape Architect seal and signature
- Add shrubs west of fence
- Show how existing bike lane will be marked and maintained along Dover Point Road
- Provide a calculation of fair share of cost of future intersection signalization
- Add special exception requirements for gas stations to note #23

### Engineering Comments: (Updated per 7/16/10 Memo)

- Contact the WWTP about the industrial pre-treatment program
- Add another left turn arrow on Dover Point Rd.
- Add a left turn arrow on Thornwood Ln.
- All sign posts that will be City maintained shall be 2 inch square, galvanized, with breakaway bases.
- An easement is required on the corner of Dover Pt Rd and Thornwood for the future signal and equipment. The proposed sign should be relocated to avoid conflicts with and accommodate this future signal pole.
- On sheet C-11, standard pavement section. For the widening of Dover Pt Rd and Thornwood Ln, the pavement thickness should be not less than 4 inches and not more than 8 inches in thickness to match the existing pavement thickness on each road.



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### Police Department Comments:

- Would like to discuss specificity of Note #22 on sheet C-2

### Fire/Inspections Comments:

- Submit fire suppression plans prior to installation
- Is there an overhang at the drive through of the main building?
- What is the height of the gas dispensing canopy?
- Page C 4, note 30- please change to read NFPA 101,2003 Edition.
- Page C 9 provide sign detail for Fire Lane signage

### Planning Board

- Add more trees in front instead of shrubs
- Pay special attention to aesthetics of building, canopy and site

### Economic Development Comments:

No Comment