



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE – P10-45 NOTES

Application Type: Site Plan Review
 Applicant(s): Restoration Church
 Owner: Anbelwold LLC
 Location: 18-20 Third Street (Assessor's Map 6, Lot 37)
 Date: October 21, 2010

INTENT: Church use

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 1

ACREAGE: 0.21 Acres

ZONING DISTRICT: CBD
(Commercial Business District)

EXISTING LAND USE:
Vacant Movie Theater

SURROUNDING LAND USE:
Commercial Retail, upper floor residential, Restaurant & Office

ZBA ACTION: Use Variance granted w/conditions (9/16/10)

PERMITS REQUIRED: Certificate of occupancy to assembly

WAIVERS REQUESTED: None

ATTENDANCE:
Chris Parker (Planning Dept.)
Bruce Woodruff (Planning Dept.)
Tom Clark (Fire/Inspections Dept.)
Marn Speidel (Police Department)
Dave White (Engineering Dept.)
Dan Barufaldi (Economic Dev. Dept)
Bob Diberto (Applicant)

Planning Comments:

- Written permission from Ross Furniture to park in its lot. Answer: Ross does not want to memorialize this.
- Parking requires ¼ space per seat – 150 seats: 37.5 spaces.
- Concern is on street parking and relation to area churches.
- Would like to see what additional plans Restoration Church has for the building with regard to potential accessory uses or partnerships with arts or theater groups.
- Use Times: Sundays all day (services), Tuesday evening (practice)
- Looking into re-run type movies three-four days a week.
- Music sound level concerns: applicant stated music sound level no going to be intrusive.
- Only lenses for projections are missing.
- Will come back to TRC or Planning Board if there is other accessory use
- First services most likely held first weekend in November

Engineering Comments:

- No comments

Police Department Comments:

- Expect public parking on street and in Third Street municipal lot to convert to metered parking within the next six months, enforced weekdays until 6 PM.
- Question on alarm system, applicant will restore alarm system.

Fire/Inspections Comments:

- A few emergency lights that will need to be installed/replaced.
- Fire extinguisher has been checked. Spray fire retardant has been ordered. Emergency lighting is currently being repaired. Additional lighting is being required and all these things will be checked before an assembly permit is issued.
- Fire retardant shall be applied to curtains.
- Condition of roof; have had leakage repaired.

Planning Board

- Opening/Closing times for the parking situation?

Economic Development Comments:

- Concerns with conflicting parking needs on Creperie.
- Sound concerns through building. (not higher than a movie)



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