



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE – P10-49 NOTES

Application Type: Site Plan Review
Applicant(s): Dr. Sandeep Sobti
Owner: Memcare, LLC
Location: 84 Central Avenue (Assessor's Map 15 Lot 77)
Date: December 9, 2010

INTENT: Medical/Counseling Office

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 1

ACREAGE: 8,237 sq. ft.

ZONING DISTRICT: Office

EXISTING LAND USE:

Apartment in Cape (previously Coolidge Construction)

SURROUNDING LAND USE:

Mix of commercial and residential uses.

ZBA ACTION: None

PERMITS REQUIRED:

CUP if parking requirements are not met.

WAIVERS REQUESTED: None

ATTENDANCE:

Christopher Parker (Planning)
Dave White (Engineering)
Tom Clark (Fire)
Dan Barufaldi (Economic)
Marn Speidel (Police)
Linda Merullo (Planning Board)
Rick Lundborn (Engineer)
Ralph Blackington (Contractor)
Ms. Sobti (Applicant)

Planning Comments:

- Remove NPDES info on the cover sheet
- Add local plan number (P10-49) to the title boxes
- On Sheet C-1 how does a pedestrian flow from vehicles to the door
- On Sheet C-1 show 7' of fencing required along the parking lot side of lot 15-76, and design to taper down as it gets closer to the street
- Explain parking calculation
- On Sheet C-1 correct note 22
- Bike rack
- Show snow removal areas

Engineering Comments:

- Letter of Credit will be required for unfinished work at CO
- Sidewalk should be concrete the length of the property
- Consider revising the parking lot to include dropping the elevation and installing asphalt curbing
- Change parking lot detail to show proper cover
- Add a berm along the drain path parallel to lot 15-76

Police Department Comments:

- Question on which building would be "multi-family residential" as per note 22 on sheet C-1. Question was clarified by applicant.
- Any detail regarding a sign at the street? Question was clarified by applicant.
- Replacement sidewalk noted to be "bituminous". Concrete sidewalk connects from the north, would be nice to have concrete sidewalk continue along frontage of property.
- All site lighting is noted to be building mounted. Note that relocated utility pole includes street lamp. Suggestion to show the street lamp on the existing conditions plan and note that it should be retained on the relocated pole.

Fire/Inspections Comments:

- Need a fire lane, striped and signed, on the northeast section of the parking lot beginning at the driveway entrance following along the proposed sloped granite curb at the end (at the tip down)
- Building Official will assign a street number

Planning Board

- Review need for additional handicap parking spaces
- Review landscaping along Central Avenue.

Economic Development Comments:

- No comments