



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P11-19

Application Type: Parking and Access Review Per ZBA Condition
Applicant(s): Douglas McDonald
Owner(s): Douglas McDonald
Location: 17 Littleworth Road (Assessor's Map H, Lot 22-A)
Date: April 14, 2011

INTENT: Proposed medical office in an existing building

LOTS/UNITS PROPOSED: Medical office building

AGENDA ITEM #: 2

ACREAGE: 1.34 Acres

ZONING DISTRICT: Low-Density Residential District (R-20)

EXISTING LAND USE:
Single Family house with home occupation

SURROUNDING LAND USE:
Single Family and commercial business

ZBA ACTION: A use variance was granted on March 17, 2011 for an office use (Z11-06)

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Linda Merullo – Planning Board
Tom Clark (Fire Department)
Rebecca Jalbert (Fire Department)
Steve Bird (Planner)
David White (Engineering)
Marn Speidel (Police Department)
Douglas McDonald

The ZBA approved the variance with a condition that the applicant had to go to TRC to review parking and access issues.

Planning Comments:

- How many employees at any one time? 3
- How many square feet of building will be used for office? 1,400 sq. ft.
- Will any vehicles back out into the road? No

Engineering Comments:

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Police Department Comments:

- Suggested adding directional signs at the driveways to direct customers to the correct driveway

Fire/Inspections Comments:

- Is there any proposed Fire Lane signage? Sign will be added
- Are the three spots closets to Littleworth parallel spots? The spaces can be used as parallel or angled
- Is the building handicapped accessible? Yes
- Confirmed that there was lighting in the parking lot

Planning Board Comments:

- Confirmed that the customer parking lot was gravel

Merullo made a motion that the parking and access plan be approved. Jalbert seconded the motion. Vote: Unanimous

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