



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P11-26

Application Type: Site Plan Review
Applicant(s): Summit Land Development
Owner(s): Summit Land Development
Location: 343 Sixth Street (Assessor's Map D, Lot 17-F)
Date: May 26, 2011

INTENT: Site plan for 9,000 sq. ft. medical office building with parking and associated infrastructure

LOTS/UNITS PROPOSED: 0

AGENDA ITEM #: 1

ACREAGE: 5 Acres

ZONING DISTRICT: Hotel/Retail District (B-4)

EXISTING LAND USE:
Vacant

SURROUNDING LAND USE:
Office buildings and single family residential

ZBA ACTION: None

PERMITS REQUIRED:
NHDES Wetlands Permit
Conditional Use Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Linda Merullo – Planning Board
Tom Clark (Fire Department)
Bruce Woodruff (Planner)
Steve Bird (Planner)
David White (Engineering)
Marn Speidel (Police Department)
Bob Stowell – Trittech Engineering Corp.
Doug Larosa – Trittech Engineering Corp.
Chad Kageairy

Planning Comments:

- Revise application to specify that proposed use is medical office
- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Add Planning File Number to on all sheets
- Need Standard Traffic Impact Assessment and Analysis
- Add bicycle rack
- Need landscaping plan showing 5% interior landscaping
- Need architectural renderings of the buildings
- Need streetscape rendering
- Missing common site plan notes #12, 14-20, 22, 30, & 32.
- Need drainage study
- DES Alteration of Terrain Permit required? No
- Concept plan for entire lot

Sheet T-2

- Add buildings and parking lots for site to neighborhood plan
- Fix scale bar

Sheet EX-1

- Add abutter information for two abutters
- Add SCRD book and page for drainage easement across Heather Lane
- Correct Plan number in title block

Sheet SP-1

- Make sure the owner of record matches the application
- Add SCRD # to Fortuna North subdivision note #6
- Add parking area setback to note #7
- Add specific requirements that TDR are being used for to note #11
- Add parking calculation note, may need conditional use permit justification for reduced spaces, look at Fast Trans and public transit
- Are there loading bays on Heather Lane side of building?
- Revise note #1 to specify medical office building
- Specify location of freestanding sign – not now
- Driveway needs to be 230 feet from Heather Lane or apply for waiver (currently 213')

Sheet SP-2

- Add silt fence to area on abutting property where drainage pipe is being replaced
- Do you need an easement from owners at 2 and 4 Heather Lane for drainage work being proposed?

Sheet SP-8

- Reduce average foot-candle number to at least 1.8



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- Could not find maximum 14.2 foot-candle on parking lot

Engineering Comments:

- Look at relocating the gas and watermain service connections. Can the water main be utilized to feed the future growth? The gas is too close to the other utilities.
- Give the rim and invert on the other sewer manholes in the easement
- There is a conflict with the light pole bases being too close to the sewer main
- Note S-5 rebuild the invert
- There appears to be a sight distance issue from the driveway
- Delineate the parking lots grade better
- Define the plant mix in the bio retention areas
- Show the water gate right off of the tapping sleeve
- Better define how the bottom of the detention pond is built. I.e. loam sand vegetation
- Show landscaping
- Engineering will review the drainage report.

Police Department Comments:

- Questioned location of handicapped spaces
- Change note C-21 to relocate from existing pole
- Sight distance concern due to large tree and berm, traffic engineer to address
- Confirmed that height clearance for portico was okay

Fire/Inspections Comments:

- Water lines must be flushed and witnessed by fire prevention dept prior to connection to sprinkler system
- Fire Department connection must be on street side of building, per NFPA 13

- Please add no parking signs/fire lane signs and striping.

Planning Board Comments:

- Any possible way to add more parking on side of building vs. in front for lessening the impact to Sixth Street visually
- Why is there a stone wall and not landscaping, or will it be in conjunction with both once the landscape plan is completed

If they want to get on June 28th Planning Board agenda, will need revised plans by June 13th. Will be on June 13th Conservation Commission agenda.

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