



**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: July 14, 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:** Waiver for the separation between the driveway and Heather Lane.

### **ATTENDANCE:**

Linda Merullo – Planning Board  
Rebecca Jalbert (Fire Department)  
Chris Parker (Planning Director)  
Steve Bird (Planner)  
David White (Engineering)  
Marn Speidel (Police Department)  
Dan Barufaldi (Economic Development)  
Bob Stowell – Trittech Engineering Corp.  
Doug Larosa – Trittech Engineering Corp.

### **Planning Comments:**

- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Need Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
- Add note to address the limit on construction hours

### **Engineering Comments:**

- Connect sidewalk to Sixth Street
- Move water line gates to intersection
- Supply truck turning radius

### **Police Department Comments:**

- Consider attaching fire lane signs to building instead of on posts

### **Fire/Inspections Comments:**

- Move vegetation away from fire connection
- Add no parking fire lane on south side of building

### **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