



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P11-42

Application Type: Site Plan Review
Applicant(s): Changing Places, LLC
Owner(s): Marcia Wentworth Revocable Trust
Location: 6 Brick Road (Assessor's Map 28, Lot 9-C)
Date: September 1, 2011

INTENT: Site plan to build 24 townhouse units with parking spaces and infrastructure

LOTS/UNITS PROPOSED: 24 multi-family units

AGENDA ITEM #: 1

ACREAGE: 2.708 Acres

ZONING DISTRICT: Office District (O)

EXISTING LAND USE:
Single family residential

SURROUNDING LAND USE:
Multi-family Residential, Single Family residential, Offices

ZBA ACTION: Two variances granted on June 16, 2011 to allow 24 units on one lot and to allow residential on the first floor of the buildings

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- 20 foot driveway width where 24 feet is required
- Request to not have to prepare streetscape plan

ATTENDANCE:

Marcia Gasses – Planning Board
Tom Clark (Fire Department)
Chris Parker (Planning Director)
Steve Bird (Planner)
Dave White (Engineering)
Marn Speidel (Police Department)
John O'Neil
Bob Stowell – Tritech Engineering
Doug Larosa – Tritech Engineering
Jim Schulte

Planning Comments:

- Need on-site recreation per Chapter 170-15; 2,400 square feet of active recreation and passive recreation required
- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Add Planning File Number to on all sheets
- Fiscal Impact Analysis required
- Missing common site plan notes #12, 17, and 18.
- Discuss off-site road/transportation improvements such as upgrades to Brick Road or Floral Avenue or COAST bus shelter at Rite Aid
- Architectural rendering should be colored
- Revise traffic study to add split of traffic distribution between Floral and Brick
- Provide condominium or Homeowners Association documents

Sheet EX-1

- Expand Conservation District area to include all 20% slopes
- Calculate area of 20% slopes impacts

Sheet SP-1

- Revise note #1 to add more detail including number of units and number of bedrooms
- Correct note C-16 to fix detail sheet reference
- Add crosswalk at driveway entrance
- Add street name and label as private
- Variance was for four buildings not six
- What is condition of Brick Road?
- Reduce parking space size to 18 feet and move buildings closer together
- Stripe parking spaces
- Consider increasing parking lot area with center island

Sheet SP-2

- This sheet is very hard to read; separate grading plan out
- Show finish grades for proposed walking trail

Sheet SP-5

- Change trail detail to be stone dust instead of wood chips

Sheet LA-1

- Plan needs stamp of licensed landscape architect
- Identify existing trees that will be preserved
- Add landscaping to parking lot islands
- Need 5% interior landscaping in larger parking lot
- Fill in landscape gap in northwest corner
- Add bollards at end of trail to prevent motorized access

Sheets L-1

- Add foot-candle data to parking lot



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- How can average luminance be greater than maximum?

Engineering Comments:

- Work bio retention areas around trees to reduce cutting of trees
- Light at entrance needed
- Site distance issue at driveway
- Doghouse sewer connection not allowed
- Consider 8" sewer main
- Move water gate close to tee for hydrant
- Switch electric and gas line locations
- Plastic water services are allowed
- Add sidewalk detail for public sidewalk
- Looking for contribution for off-site improvements to Floral and Brick
- Will review drainage study

Police Department Comments:

- Widen Brick Road at Central Avenue
- What is proposed roof construction?

Fire/Inspections Comments:

- Buildings will be sprinklered
- Supply sprinkler construction notes
- No Parking/fire lane signs and striping
- Supply documentation of apparatus making corner to units 8-16.
- Ensure appropriate driveway slope for apparatus access
- Proposed Road name
- Check with postmaster on mailbox location

Planning Board Comments:

- Concerned with drainage