

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P12-36

Application Type: Site Plan
Applicant(s): Aroma Joe's Coffee, LLC
Owner(s): Estate of Robert & Ruth Plante
Location: 1 Charles Street (Assessor's Map 16, Lot 1)
Date: November 29, 2012

INTENT: Develop lot for an Aroma Joe's drive-thru coffee shop

LOTS/UNITS PROPOSED: n/a

AGENDA ITEM #: 1

ACREAGE: 0.35 Acres

ZONING DISTRICT: B-5

EXISTING LAND USE: Residential duplex

SURROUNDING LAND USE:
Commercial and multi-family residential

ZBA ACTION: None

PERMITS REQUIRED: N/A

WAIVERS REQUESTED:

- Section 149-13.A.12 of the Site Review Regulations – Requirement the landscape plan be prepared by a licensed NH Landscape Architect

ATTENDANCE:

Gary Green (Planning Board)
Tom Clark (Fire Department)
Chris Parker (Planning Director)
Tim Corwin (Planning Department)
Dave White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Steven Smith (Steven J. Smith & Assoc.)
Don Rhodes (Norway Plains Assoc.)
Marty McKenna (Aroma Joe's)
William Stack (Engineer)

Planning Comments:

- Water/sewer investment fees will be assessed
- Peer review of traffic study will be required/paid for by applicant
- Add note that the sign regulations will be met (e.g. no flashing signs, no electronic changeable text, etc.)
- Include neighborhood map (Bellamy River to Spaulding Tpk)
- Include colored streetscape

Sheet 1:

- Add all abutters (within 200 ft. of subject property)

Sheet 2:

- Remove existing on-site conditions underlay
- Add common site plan notes #1, 13, 14, 15, 16, 28, and 29
- Add notes re: minimum lot size, frontage, maximum lot coverage, and building height requirements
- Development note 8 provides that 4 spaces are required, but only 3 are proposed. Staff suggest adding an additional parking space on the side of the row of proposed parking closest to the proposed entrance.
- The proposed chainlink fence must be a solid fence (clarify that it will be opaque with vinyl slats)
- The building footprint on the site plan does not appear to match the building footprint shown on the building plans.
 - Redesign to take into account pedestrian customers.

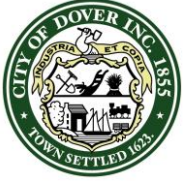
Building Plans – Sheet 1

- Redesign to take into account pedestrian customers.

Engineering Comments:

- Can the lights in the parking lot be shut off when business is closed?
- I would like to see arborvitae between the parking lot and existing residence that will grow tall to block noise/light.
- Add curb on Charles Street between your entrance and residence.
- Will there be a grading issue with sidewalk?
- Add ADA panel to sidewalk
- City will need easement for sidewalk
- On the detail sheet- sand is required around the water and no glue joints allowed on sewer.
- Add another catchbasin at the entrance.
- Add a rain garden or low point behind the dumpster
- Is the electrical service overhead or underground?
- Reconfigure the entrance lanes to accommodate the queuing of traffic.

Police Department Comments:



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- On site queue is 5 cars. 4th and 5th car in queue will either block the exit or the bypass lane with the proposed 24' driveway width
- Add signs to point toward traffic signals via Charles and Mill Streets
- Percentage of trips shown in figure 4 of the traffic study does not match the figure set forth in the narrative of the traffic study

Fire/Inspections Comments:

- Indicate on the plan the duplex that is to be demolished
- Modify spaces to be ADA compliant

Economic Development Comments:

- Suggest LED lighting be considered for lot if possible. Better light splash protection, sharper defined periphery, lower cost, solar powered/ battery pack/LED's offer protection against power outages, less initial wiring costs, longer replacement bulb life, greener approach.

Planning Board Comments:

- Add 4th parking space
- Consider pervious pavement for parking spaces