



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review
Applicant(s): South Dover Investment Group
Owner(s): South Dover Investment Group
Location: 35 Dover Point Road, (Tax Map K, Lots 37)
Date: April 11, 2013

INTENT: Amend site plan to change existing entrance to a south bound entrance and change the two-way access to enter through the abutting property known as Sheffield Drive.

LOTS/UNITS PROPOSED: 28

AGENDA ITEM #: 1

ACREAGE: 2.04 Acres

ZONING DISTRICT: Medium-Density Residential District (R-12)

EXISTING LAND USE: vacant

SURROUNDING LAND USE:
Single family houses, mutli-family residential, commercial and a cemetery

ZBA ACTION: Received variance for a 28-unit congregate care use on 6/24/05 and received variance for amendment to allow 32 units, with the 2nd and 3rd floors units not age restricted and the 1st floor units for 55+, and no food service required

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Steve Bird (Planning)
Tom Clark (Fire Inspections)
Marn Speidel (Police Department)
Kevin McEaney
David Paolini
Bob Paolini
Paul Connelly
Gary Green (Planning Board)

Planning Comments:

- Revise note #1 to clarify the number and type of units
- Parking spaces required for 32 units equal 96 spaces, only 54 spaces provided – may need conditional use permit
- Need updated Stormwater Management System Operation and Maintenance Plan
- Add required open space per Chapter 170-15 – 100 square feet per bedroom
- Add local file #P05-63A to title block
- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Add erosion and sedimentation control features to the plan
- Need updated lighting plan
- Need updated landscaping plan
- Calculate fair share contribution for intersection signalization improvements, including adding signal heads
- Future plans for lawn area at front of parcel
- Correct note #13 to update the code dates
- Add second variance granted to note #25 and add ZBA case #
- Label Sheffield Drive
- Where does sloped granite curbing end along Dover Point Road and along driveway to Sheffield Drive?
- Add bike rack
- Stop sign at intersection with Sheffield Drive

Police Department Comments:

- Mark the fire lanes
- Add one way sign at northern driveway
- Add "Do Not Enter" or "No Left Turn" sign at northern driveway

Fire/Inspections Comments:

- Support use of Sheffield Drive for entire driveway

Engineering Comments:

- All the catch basins should have at least 3 ft sumps.
- CB 3 and 5 should have 4 ft sumps and hoods.
- Provide a detail of the Oil/grit separator and CB6.
- I would recommend not having the right turn only in from Dover Point but instead utilize the joint driveway for all access.
- There seems to be a lot of lighting. Can it be reduced?

Planning Board Comments:

- Looking for documentation of any agreements between developer and Planning Department
- Would like to have approved site plan to compare the changes