



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: May 21, 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:

Christopher Parker (Planning)
Tom Clark (Fire Inspections)
Marn Speidel (Police Department)
Kevin McEneaney
Dan Barufaldi (Economic Development)
Bob Paolini
Dave White (Engineering)
Gary Green (Planning Board)

Planning Comments:

- Parking spaces required for 32 units equal 96 spaces, only 56 spaces provided – will need conditional use permit
- Need updated Stormwater Management System Operation and Maintenance Plan
- Add 2,300 sf of passive open space to the plan, and submit a check for \$2,500 to the City for Active component. To be integrated into Applevale Park
- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Add updated lighting plan, unless no change from previous
- Add a note documenting changes to the landscaping plan
- Calculate fair share contribution for intersection signalization improvements, including adding signal heads
- Remove duplicative notes #26 and 27 from sheet 3
- Remove extra Sheffield Drive label

Police Department Comments:

- N./A

Fire/Inspections Comments:

- N/A

Engineering Comments:

- CB 3 and 5 should have hoods.

Planning Board Comments:

- Add the location of any signage

Dan Barufaldi motioned to approve the minor adjustments to the previously approved site plan, without forwarding to the Planning Board, with the following conditions. Tom Clark seconded. Vote: UA

Conditions to be completed before plan is signed:

- 2,300 sf of passive open space shall be shown, and the applicant shall submit a check for \$2,500 to the City to create Active recreation opportunities at Applevale Park
- Add Engineer's stamp and signature to appropriate sheets
- Add updated lighting plan, unless no change from previous
- Add a note documenting changes to the landscaping plan
- Remove duplicative notes #26 and 27 from sheet 3
- Remove extra Sheffield Drive label
- Revise plan to show hoods on CB 3 and 5
- Add the location of the signage

Conditions to be completed before Building Permit is issued:

- Need updated Stormwater Management System Operation and Maintenance Plan
- Impact fees shall be paid