



CITY OF DOVER

**TECHNICAL REVIEW COMMITTEE NOTES FILE: P14-02 -
REVISED**

Application Type: Parking Review
Applicant(s): James and Pamela Pidgeon
Owner(s): Kevin McDevitt
Location: 103 Silver Street (Tax Map 10, Lot 117)
Date: January 9, 2014

INTENT: Adding a “tea house” use to the existing bed and breakfast. Variance granted by Zoning Board of Adjustment required TRC review of parking and seating capacity with Inspection Services

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 2

ACREAGE: 0.52 Acres

ZONING DISTRICT: Urban Density
Multi-residential District (RM-U)

EXISTING LAND USE: Bed and breakfast

SURROUNDING LAND USE:
Single family houses

ZBA ACTION: Variance for use granted on December 19, 2013.

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Chris Parker (Planning)
Steve Bird (Planning)
Dave White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Pamela Pidgeon

Planning Comments:

- Confirmed that there are 8 rooms at the inn
- Confirmed that the check in time is 3:00 pm and the checkout time is 11:00 am
- Confirmed that there would no additional employees (*one (1) additional seasonal employee may be hired in the summer due to occupancy increase*)
- Confirmed that most of the Tea House customers will *not* be B&B guests
- Confirmed that the plan showing parking is fairly accurate.

Police Department Comments:

- Confirmed that the four spaces to the left of the driveway are existing
- Trim the arborvitae plants that overhang the sidewalk to increase visibility
- Confirmed that they will apply for addition to sign

Planning Board Comments:

- Confirmed that the garage spaces are used

Engineering Comments:

- Confirmed that the parking spaces are not lined but it is recommended that the owner use spray paint to delineate the spaces in the spring

Economic Development Comments:

- Parking will be self limiting
- Pleased to have the business in Dover

Barufaldi made a motion that the applicant has met the requirements of the variance, White seconded. So Voted.

Italicized language = revisions per 1/10/14 e-mail from applicant