



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-35

Application Type: Site Plan Review
Applicant: Gulf Landing Properties, LLC
Owner: Gulf Landing Properties, LLC
Location: Central Avenue (Tax Map 38, Lot 9A-2)
Date: June 5, 2014

INTENT: Site plan to construct a 54 ft. by 72 ft. building with commercial on the first floor, and with twelve (12) residential units on the second, third & fourth floors.

LOTS/UNITS PROPOSED: 10 multi-family residential units

AGENDA ITEM #: 1

ACREAGE: 1.12 acres

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Commercial

ZBA ACTION: Variances granted on 1/16/14 (Z01 & 02) to permit 12 multi-family units and 25 front setback from right-of-way

PERMITS REQUIRED: EPA NOI permit

WAIVERS REQUESTED: None

ATTENDANCE:

Christopher Parker (Planning)
Dave White (Engineering)
Tom Clark (Fire Inspections)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Chris Berry – Berry Surveying & Engineering
Mike Patenaude

Planning Comments:

- A second TRC review of the application shall be required prior to Planning Board review
- Impact fees and water and sewer investment fees will be assessed
- Need floor plans and architectural renderings
- Need streetscape plan
- Need traffic study
- Provide plan that shows the intersection of the driveway with Central Avenue
- Consider requiring access through the signalized intersection
- Add “LLC” to owner name throughout
- Submit conditional use permit application for wetlands buffer encroachments - identify total area of wetlands buffer impact
- Submit conditional use permit application for reduction in parking
 - Consider providing 30 parking spaces total (eliminate 18 parking spaces including those in wetland buffer)

Cover Sheet:

- Add Planning Department File Number: P14-35
- Inspection and maintenance manual note: clarify who or what is the “CEO”
 - Clarify what the “maintenance manual” is for (rain garden?)
- Check Table of Contents for accuracy

Page 2:

- Add ZBA variance approvals note to “Notes”
- Change “50’ no touch or disturb wetland buffer” to “50’ no cut wetland buffer”
- Correct spelling of “variance” from “varience”
- Identify the location and extent of access easement and provide a reference to the easement deed

Page 3:

- Parking requirements – if proposing a bank, parking should be calculated using the “personal service establishment” standard
- Snow storage is prohibited from the wetland buffer
- If proposing a bank, confirm adequate space for vehicle stacking
- Consider eliminating parking from wetland buffer (this will require a conditional use permit application for shared parking – adjust note 41 accordingly)
- Show improvements proposed for right-of-way/driveway
- Confirm proposed signage will meet the B-3 District sign regulations (freestanding signs not permitted)
- Note 1: clarify that office space will be located on ground floor
- Note 7: refer to B-3 “District”, not “Zone”
- Double check punctuation of notes (periods missing)



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- Note 24: Add that wetland flagging shall be inspected by the City Engineer or Building Official prior to the commencement of site work
- Note 31: provide date and case numbers of variance approvals, add conditions of approval
- Add sidewalk along right-of-way?
- Add note re: access easement and reference easement deed
- Show Shaw's plaza owner's information (similar to other property owner's information shown)

Page 6

- Identify additional peak hour sewer load
- Double check and adjust plan note spacing

Page 7

- Update notes (current notes are copied and pasted from page 4)
- Temporary silt fence note: add that fence shall be inspected by the City Engineer or Building Official prior to construction

Page L-01

- Provide interior parking lot landscaping per site plan regulations
- Provide perimeter parking lot landscaping per site plan regulations

Page 9

- Request waiver from Ch. 149-14.E(1)(e) (no light permitted onto adjacent properties)

Police Department Comments:

- Traffic study required
- Improve integration with 851 Central Avenue
- Concerns about traffic flow
- Review drive aisle near Dover Bowl (neck down/traffic squeeze); restripe

Engineering Comments:

- Submit reclaim road plan for review; pave 24 ft., and stripe center line with 11 ft. lanes
- Right turn only at Central Avenue

- Islands on lot should be porous
- Is porous sidewalk proposed?
- Island at end of rain garden in easement should be curbed
- Review curbs
- Detail retaining wall with height
- Fire lane along backside – no parking
- Separate UGS and sewer
- Connect generator
- Show sewer tie in
- Review water gates and hydrants with engineering
- Move silt fence and landscaping away from wetlands
- Sloped granite curb should be 4" by 12"
- Does the dumpster drain to the parking lot?
- The sign posts should be 2" square

Fire/Inspections Comments:

- Fire Department connection is not accessible unless you cross the rain garden – consider moving west
- Stripe fire lane
- Elevations

Economic Development Comments:

- Concerns with congestion

Planning Board Comments:

- Two conditional use permit applications are required – one for wetlands and one for shared parking
- Name the right-of-way
- Left hand on Central Avenue, consider rams head
- Add recorded maintenance plan to reference list
- Clarify triangle piece on page 2, lots 10 and 9A-2
- 40 ft. height

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