



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-47

Application Type:	Site Plan Review
Applicant(s):	International Cars, Limited
Owner(s):	International Cars, Limited
Location:	5 Dover Point Road (Tax Map K, Lots 40, 40A, & 40C)
Date:	June 25, 2014

INTENT: Site plan to replace a 20,000 square foot with a 46,486 square foot square foot car dealership building with associated parking

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 5 Acres

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Car dealership

SURROUNDING LAND USE: Commercial retail, offices, and single family residential development

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for reduced parking.

WAIVERS REQUESTED:

- Wavier to Chapter 149-14-D (g) 5, the requirement for porous parking lots
- Wavier to Chapter 149-14-G-1-2, the requirement perimeter landscaping
- Wavier to Chapter 149-14-H the requirement for driveway spacing
- Wavier to Chapter 149-15-C, the requirement perimeter parking pavement buffer
- Wavier to Chapter 92-61-I, the requirement for driveway width

ATTENDANCE:

Christopher Parker (Planning)
 Marn Speidel (Police Department)
 Dave White (Engineering)
 Dennis Ciotti – Planning Board
 Jason Hill - TF Moran
 Jonathan Smith - Warrenstreet

Planning Comments:

- Reduce plan size to 24” X 36”
- Impact fees and water and sewer investment fees will be assessed for new construction
- Add local plan # P14-47 to all title blocks
- Need drainage study and peer review
- Need stormwater operation and maintenance plan
- Need streetscape plan
- Need Neighborhood plan
- Add Zoning Boundary (B-3/R-12) line to plan as necessary
- 5 Waivers
 - Review and address – 5 seems too much
 - Need more documentation on porous
 - All waivers needs more documentation
- Revise traffic study
 - Salmon Falls River is not close to project
 - Exist # is 6N

Cover Sheet:

- Building Department = Inspection Services
- Building Inspector = Building Official
- Public Works Department = Community Services Department
- Remove ZBA Variance from permits required list, or mark N/A

Sheet C-2:

- Lot merger form for lots owned by International Cars

Sheet C-4:

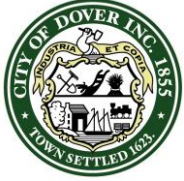
- Remove the Planning Board approval block
- Concerned about driveway cuts. How are they shared with Chevy?
- ID and Provide a bus shelter for COAST Stop
- Show snow storage areas
- Fence along 17-18 must be 4 feet high as it nears the ROW
- Add abutter info for 17-15 to all sheets
- Drainage/Cross Access /Sewer easements needed for K-40B
- Update Parking Note (4) to reflect leasable area, not use area
- Does drainage study support waivers?
- Continue sidewalk and curbing along full frontage

Sheet C-7:

- Add note, no parking or display on landscaped areas along ROW
- Review note 1, remove greyed out waiver note
- Note 2 “east” and “west” seem to conflict with waiver letter

Police Department Comments:

- Tone down front display area light; it’s too bright



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- Continue curbing and sidewalk along Chevy property
- Does not support waiver request for easterly parking –
- Consider LLA with owner of lot 17-15 to clean up easement

Engineering Comments:

- Need truck turning radius @ curb, near 55' width entrance.
- Dim lights after hours
- Review wetlands on Spaulding Turnpike
- Meet to discuss drainage
- Provide a hood for catch basins
- Will forward detail sheet corrections
- Please provide more detail on landscaping
- Suggest a backup generator for pump station
- Show driveways across Dover Point Road and Stark Ave
- Look to save 36" maple on lot 17-14
- Provide detail on berm/vegetation/fence along western edge
- Show existing utility services
- Make SB turn lane/shoulder a consistent width
- Concern about noise generated by moving building closer to residential area
- Install a guard rail along Spaulding Turnpike
- Parking lot sweepings/snow should not be pushed into area along Spaulding
- What will holding tank hold?
- Screen roof mounted utilities.

Fire/Inspections Comments:

- Fire Lane striping and signage
- Provide 6 Accessible spaces
- Provide note regarding security system and sprinkler system

Economic Development Comments:

- Review to follow

Planning Board Comments:

- Note ownership of lot to left of Chevy dealership
- Consider LLA with owner of lot 17-15 to clean up easement
- Continue curbing and sidewalk along Chevy property
- Porous pavement waiver is excessive
- Show home location on 17-14
- Eliminate unloading of vehicles on Stark Ave/Dover Point Road
- Minimize outdoor PA from residential area – consider not using after 5 pm