



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P14-54

Application Type: Change of Use – Child Care Facility
Applicant(s): Honey Tree Learning Center, LLC
Owner(s): Temple Israel of Dover, Inc.
Location: 36 Olive Meadow Lane (Assessor's Map A, Lot 45A-2)
Date: August 14, 2014

INTENT: Proposed child care facility utilizing 3,500 to 4,000 sq. ft. of an existing 10,406 sq. ft. building, with 27 designated parking spaces out of the existing 70 on-site parking spaces.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 25.1 acres

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Assembly Hall (Temple)

PROPOSED LAND USE: Child Care Facility and Assembly Hall (Temple)

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Tim Corwin (Planning Department)
Marn Speidel (Police Department)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Jessica Barnes

Planning Department Comments:

- Provide site plan showing location and size (sq. ft.) of outdoor recreation area and show location of any fencing; indicate the state requirements for outdoor recreation and how these are met
- Staff to provide TRC with information on any applicable restrictions on use of property

Police Department Comments:

- Provide site plan with a note prohibiting recreation on Olive Meadow Lane and Sixth Street
- Amend narrative and/or add note on site plan describing your security procedures in general, and more specifically the security of the child care portion from the church side of the building.
- Clarify or remove reference to 113 parking spaces in narrative
- Clarify route for school bus pick ups/drop-off and ensure adequate space for turnaround
- During special events, have a plan in advance to keep overflow parking on side of Olive Meadow Lane only

Fire/Inspections Comments: None

Economic Development Comments: None

Planning Board Comments:

- Amend project narrative to clarify state requirements for
 - Interior minimum per child area requirements and how these are met by the proposed use
 - Outdoor minimum per child area requirements and how these are met by the proposed use
 - How access between the temple use and child care facility is maintained in order to meet state requirements
- Provide site plan approved by or for approval by Inspection Services/Fire Department showing bus access, together with a letter from the Dover Schools bus service provider that they are willing and able to provide bus service directly to the facility
- Provide site plan showing parking reserved for child care facility and parking reserved for temple use, and table showing parking calculations for each
- Provide accurate floor plan and clearly show the following:
 - Space leased to meet minimum per child area requirements
 - Leased space to be shared with the Temple use
 - Space available to be leased and intended to be leased in the future.

Engineering Comments: None

The Committee requested that the applicant return for a second TRC meeting.