



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-12

Application Type: Site Plan Review
Applicant(s): Craig Jewett/Bradford Dawn Real Estate, LLC
Owner(s): The Storage Barn, LLC
Location: 385 Sixth Street (Tax Map D, Lot 16-F)
Date: February 19, 2015

INTENT: Site Plan Review for proposed 7,800 sq. ft. of restaurant & general office space, with 38 parking spaces and utilities.

UNITS PROPOSED: n/a

AGENDA ITEM #: 1

ACRES: 2.25 acres

ZONING DISTRICT: Hotel/Retail (B-4) District

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Commercial and Residential

ZBA ACTION: Z14-04 – variance to permit self storage use, with conditions

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Christopher Parker (Planning)
Tim Corwin (Planning)
Dave White (Engineering)
Sgt. Marn Speidel (Police)
Dan Barufaldi (Economic Development)
Tom Clark (Inspection Services)

Others:

Jonathan Ring
Kelly Davie
Gretchen Young (Engineering)

1. Approval of TRC Minutes – January 8, 2015

Motion to approve January 8, 2015 meeting minutes by T.Clark, seconded by D.White. U/A

2. Plan Review

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Do not include tax plan sheet with submission
- Provide archive fee (\$1/page)
- Include approved TDR plan in plan set
- Add Planning File # P15-12 to title block
- Conditional Use Permit and Conservation Commission review required for wetland buffer encroachment
- Confirm that design of building meets the Architectural Design Guidelines required by Section 149-14.L of the Site Review Regulations (see subsections (7) and (8) for specific design requirements)
- Provide snow management plan for lots on right-on-way

Cover Sheet:

- Update name of PSNH

Sheet C1:

- Clarify location of drainage easement area
- Include signed TDR plan in Plan References list

Sheet C2:

- Add north arrow
- Remove proposed snow storage areas within right-of-way and adjacent lot or provide easement
- Show fire lane
- Site Notes 2 and 23: specify dimensional requirements approved by TDR
- Site Note 3: clarify that the 25 restaurant seats are for inside or out (no parking requirements for outside seating)
- Consider shared parking options with the Storage Barn use
- Site Note 3: correct required parking spaces to 34
- Site Note 4: adjust spacing
- Site Note 10: revise to read “All traffic signage and pavement markings...”
- Add Common Site Plan Notes 17, 18, 19, 20 (see attached)
- Add note that property is subject to conditions of approval set forth in Z14-04



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Sheet C3:

- Drainage easement required for drainage located on adjacent lot

Sheet C4:

- Easement required for utilities located on adjacent lot

Sheet L1:

- Need lighting level calculations to demonstrate compliance
- Change "Town" to "City" in note #3

Sheet LA1:

- Add Landscape Architect seal and signature

Neighborhood Plan:

- Use white lines to show project for better contrast and readability

- Outdoor restaurant seating must be taken into account in designing bathroom capacity
- Consider how the proposed drainage will affect the phasing plan approved for the Storage Barn

Engineering Comments:

- See attached memorandum dated February 17, 2015

3. Adjournment

Motion to adjourn by D.White, seconded by M.Speidel. U/A

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TRC\Notes\2015.02.19_PlanningTechnicalReviewCommittee.CraigJewett.Minutes.docx

Economic Development Comments:

- Consider using a more contextually appropriate architectural style

Police Department Comments:

- Add One Way R6-1 signs at driveway entrance and exit
- Add Fire Lane signs in driveway (2 or 3 optimally placed will be sufficient)
- Add note to plan that a drive thru is not permitted
- Add standard security alarm note from Chapter 58
- Show bike racks (as required by Chapter 149)
- Plan ahead for the street address (TBD) and name the site driveway as a private road, if applicable

Fire/Inspections Comments:

- Work with Inspection Services to assign building/unit addresses in advance
- Provide fire lane striping
- Provide additional information/detail on proposed transformer; review with Electrical Inspector