



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – PART 2 OF 2

Application Type: Preliminary Site Plan Review (P15-22)
Applicant(s): Jewett Construction
Owner(s): William Dube Revocable Trust
Location: 40 Dover Point Road (Tax Map K, Lot 25B)
Date: April 23, 2015

INTENT: Preliminary TRC for review of two concept site plans for new construction

UNITS PROPOSED: N/A

AGENDA ITEM #: 2

ACRES: 3.31 acres

ZONING DISTRICT: Thoroughfare Business (B-3) District

EXISTING LAND USE: Auto Dealership

SURROUNDING LAND USE:
Commercial, Single and Multi-Family
Residential, Cemetery

ZBA ACTION: None

PERMITS REQUIRED: TBD

WAIVERS REQUESTED: TBD

ATTENDANCE:

Members:

Steve Bird (Planning)
Tim Corwin (Planning)
Dave White (Engineering)
Sgt. Marn Speidel (Police)
Thomas Clark (Inspection Services)

Others:

Corey Belden
Bill Dube
Debbie Reed
Charlie Reed
Eric Weinrieb
Gretchen Young

3. Plan Review

Planning Comments:

- Traffic Impact Assessment required
- Impact fees will be assessed
- Reinstate landscaping per approved 1997 site plan
- Consider restoring wetland buffers encroachment in connection with drainage plan
- Add landscaping to front islands
- Submit proposed sign package to Planning Department for pre-approval
- Future use of both driveways?
- Designate employee parking
- Identify building setback from side lot line

Police Department Comments:

- The State has jurisdiction over this roadway. The police department urges you not to display vehicles on the island medians or within the right of way.
- Consider improvements such as a retaining wall at the property line between the dealership and the Quick Lane Service Center, especially if you go with the option to remove the current structure for parking on that side.

Fire/Inspections Comments:

- Confirm compliance with sprinkler requirements
- Consider impervious pavement options

Engineering Comments:

- Evaluate stormwater management options, and improve existing conditions
- Consider snow storage options

4. Adjournment

Motion to adjourn by T.Clark, seconded by D.White. U/A

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