



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-42

Application Type: Site Plan
Applicant(s): M&E Jespersen Realty
Owner(s): M&E Jespersen Realty
Location: 5 & 11 Dover Point (Tax Map K, Lots 31 & 40B)
Date: August 6, 2015

INTENT: To resurface parking lot

UNITS PROPOSED: N/A

AGENDA ITEM #: 2

ACRES: 0.78 acres

ZONING DISTRICTS: Thoroughfare
Business (B-3) and Medium Density
Residential (R-12)

EXISTING LAND USE: Extra parking for
car dealership

PROPOSED LAND USE: Parking lot

SURROUNDING LAND USE: Spaulding
Turnpike, Single family residential, and
Chevrolet dealership uses

SERVICES: Existing municipal sewer and
water

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: If applicant does
not wish to have pavement be porous, then a
waiver from the Planning Board is necessary

ATTENDANCE:

Members:

Christopher Parker (Planning)
Elena Piekut (Zoning)
Dave White (Engineering)
Dan Barufaldi (Economic Development)
Marn Speidel (Police)
Dennis Ciotti (Planning Board)
Tom Clark (Building/Fire)

Others:

Jason Hill (Engineer)
Gretchen Young (Engineering)
Donna Pohli (Planning)
Rebecca Jalbert (Building/Fire)

Plan Review

Planning Comments:

- Include accurate existing conditions within plan set
- Indicate whether pavement will be porous, if it isn't a waiver is necessary from the Planning Board
- Shown infiltration system mentioned

Planning Board Comments:

- Add note referencing cross access easement

Engineering Comments:

- Use the updated Honda site plan for submittal. The drainage has changed.
- Follow the same restrictions for winter sand and follow the OM from Honda for the porous pavement
- The catchbasins should be replaced with deep sumps with hood for improvements
- Have a letter from the engineer that the Honda site drainage can handle the Chevy drainage
- Now is the opportunity to install some infiltration prior to discharge into the state ROW
- Possibly install a stone gravel filter strip along the back edge before discharging into the state ROW or install curbing and direct it to the new CB
- Add some curbing and extend the sidewalk along Dover Point Road

Police Department Comments:

- Add note to plan: "Coordinate truck routes for materials removal and resurfacing with Police Department and/or Community Services Department to ensure compliance with City Code"

Fire/Inspections Comments: None

Economic Development Comments:

- Show proposed/approved Honda site plan on the proposed plan for Chevrolet

Motion to table the application by Dave White and seconded by Tom Clark. Vote: U/A

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