

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-44

Application Type: CUP Review
Applicant: Jason White
Owner: Big Holdings, LLC
Location: 245-249 Central Avenue (Tax Map 23, Lot 24)
Date: September 17, 2015

INTENT: Applicant obtained a Conditional Use Permit for relief, per Chapter 170-20-B(2), to the Central Business District requirement that the ground floor not contain residential uses from the Planning Board on August 25, 2015, with the condition that the applicant go to TRC. The applicant proposes to construct a new 4 unit residential building with parking spaces on the ground floor.

LOTS/UNITS PROPOSED: 4

AGENDA ITEM #: 1

ACREAGE: 0.35 acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Six unit residential building

PROPOSED LAND USE: Six unit residential building and a four unit residential building with parking

SURROUNDING LAND USE: Office, retail, vehicle refueling/recharging station, and multi-family residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Pohli, Planning
Dave White, Engineering
Thomas Clark, Building/Fire
Dan Barufaldi, Economic Development
Marn Speidel, Police
Elena Piekut, Zoning

Others Present:

Jason White, Owner
Christian Smith, Applicant/Engineer
Curtis Pratt, Planning Board

Approval of 9/3/15 Meeting Minutes

Motion to approve the minutes from September 3, 2015 meeting minutes by Thomas Clark and seconded by Dave White. Vote U/A.

Planning Comments:

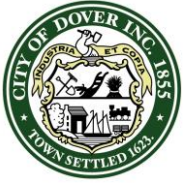
- The owner's signatures shall be added to the final plan submitted for signature.
- The applicant shall provide the Planning Department with a digital version of the final plat.
- The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).
- The applicant shall provide a snow maintenance plan to the satisfaction of the Planning Department
- The applicant shall revise the plan to fix the spelling to "municipal" from "municiple" in the parking calculations
- The applicant shall revise title block to 245-249 Central Ave
- The applicant shall revise plan to add note about roll out dumpster

Police Department Comments:

- How is parking lot runoff and snow melt handled and restrained from flooding #14 George
- Ability to maneuver a car in/out and of spaces #5-10 seems impossible
- Add "No parking" signs or pavement painting in front of garage
- Remove circles indicating available parking along private parking areas

Engineering Comments:

- Fix main trench on Central Ave
- Drainage improvements necessary due to increased impervious surface. Consider catch basin and infiltration.
- Create a snow maintenance plan
- Indicate water and sewer service and size



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Fire/Inspections Comments:

- Note regarding sprinkler system required and that all build out scenarios will comply with Chapter 109 of the City Code
- Structural foundation drawings are required
- Addressing shall be approved by the Fire Department.
- Revise note regarding silt fence and erosion control to be installed prior to any earth disturbance

Economic Development Comments: None

Planning Board Comments: Please see Planning Comments above which include Planning Board conditions from August 25, 2015

Motion to approve with the listed conditions by Dave White and seconded by Thomas Clark.
Vote U/A.

Adjournment

Motion to adjourn at 10:51am by Thomas Clark and seconded by Marn Speidel. Vote: U/A.

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