



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: October 29, 2015

INTENT: To resurface parking lot

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

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:

ATTENDANCE:

Members:

Christopher Parker, Planning
Steve Bird, Planning/Zoning
Thomas Clark, Building/Fire
Dave White, Engineering
Dan Barufaldi, Economic Development
Marn Speidel, Police

Others:

Jason Hill – TF Moran
Nancy Oeser – Dover Chevrolet
Jonathan Smith – Warren Street
Gretchen Young - Engineering

Minutes from October 22, 2015:

The minutes from October 22, 2015 were

motioned to be approved by White and seconded by Clark Vote 6-0.

Plan Review

Planning Comments:

- Add a legend/key to the plan
- Meet with Engineering to discuss drainage issues

Planning Board Comments: None

Engineering Comments:

- Revise the plan to show curbing and sidewalk along the frontage of the lot or make a monetary contribution
- At a minimum a deep sump catchbasin with a hood should be added to each drainline exiting the property.
- Since the rear of the property drains to the State ROW there should be some treatment to catch the stormwater before it drains over the slope. I would suggest a stone edging along the back of the pavement.
- The dumpsters need to be enclosed
- The metal pile and unknown barrel of liquid need to be contained better.
- Revise plan to show enough pervious to not require wavier

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"
- Construction notes 11,12, and 17 all appear to say the same thing

Fire/Inspections Comments: None

Economic Development Comments: None

Motion to approve the application if the amount of impervious pavement is reduced to less than 1.5 acres by Barufaldi and seconded by Clark.
Vote: 6-0.

Motion to adjourn by White and seconded by Clark Vote U/A.

S:\Department\Planning\Planning_Share\Planning Board\TRC\2015 TRC\Minutes\10-29-15\2015.10.29_PlanningTechnicalReviewCommittee.JespersionPaving.Minutes.docx