

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-49

Application Type: Waiver Review
Applicant: B-Team Realty, LLC
Owner: B-Team Realty, LLC
Location: 798 & 800 Central Ave (Tax Map 37, Lots 28 & 29)
Date: October 22, 2015

INTENT: Waiver application to pave a shared 17 space parking lot between lots 28 & 29.

LOTS/UNITS PROPOSED: No increase in lots proposed

AGENDA ITEM #: 1

ACREAGE: 0.80 acres

ZONING DISTRICT: O (Office)

EXISTING LAND USE: Law Office and Residential

SURROUNDING LAND USE:
Commercial and Residential

ZBA ACTION: None.

PERMITS REQUIRED: None

WAIVERS REQUESTED: None requested although, it appears one will be needed for the side setback since the lot line dissects the proposed lot.

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Thomas Clark, Building/Fire
Dave White, Engineering
Marn Speidel, Police

Others Present:

FX Bruton, Owner
Kevin McEneaney, Surveyor
Paul Connolly, Engineer

Approval of 9/17/15 Meeting Minutes

Motion to approve September 17, 2015 meeting minutes by Tom Clark and seconded by Dave White. Vote U/A.

Planning Comments:

- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
- Revise locus map to state Page Avenue
- Indicate access easement between both lots

Sheet 1:

- Add Planning Department File Number: P15-49 to title block
- Please note total parking on each lot

Sheet 2

- Add landscaping between sidewalk and proposed parking lot
- Relabel "House" on the buildings on 798 and 800
- Add "Existing" above sign on plat
- Indicate how many units in house to accurately calculate parking maximum
- Understood that there is no lighting proposed
- Amend plan to indicate new property owner

Police Department Comments:

- Would prefer "one way" signs
- The accessible parking space needs to be van-accessible

Engineering Comments:

- Provide an O&M plan for the rain garden and who will maintain it.
- Cross easements need to be created.
- Provide more detail of the rain garden cross section and planting details. Consider making grades wide to prevent runoff bypassing
- Delineate what the signs at the entrances say.
- Provide landscaping between the parking area and the sidewalk along Central Ave.
- More trees along Central Ave would be appreciated.
- Revise to show a pedestrian connection to #800

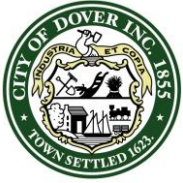
Fire/Inspections Comments:

- Where is the accessible parking space?

Economic Development Comments: None

Planning Board Comments: None

Motion to approve with conditions if it is determined that a waiver from Chapter 149 is not required by Christopher Parker and seconded by Tom Clark. Vote U/A.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-49

Application Type: Waiver Review
Applicant: B-Team Realty, LLC
Owner: B-Team Realty, LLC
Location: 798 & 800 Central Ave (Tax Map 37, Lots 28 &29)
Date: October 22, 2015

Motion to adjourn by Tom Clark and seconded
by Dave White. Vote: U/A Adjourned 10:55 am.

S:\Department\Planning\Planning_Share\Planning
Board\TRC\2015 TRC\Minutes\10-22-
15\2015.10.22_PlanningTechnicalReviewCommittee.P15-
49.Minutes.docx