



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-52

Application Type: Site Plan
Applicant(s): Temescal Wellness, Inc.
Owner(s): Jewett Commercial Park, LLC.
Location: 26 Crosby Road (Tax Map G, Lots 31-3)
Date: November 5, 2015

INTENT: To review a Conditional Use permit, per Chapter 170-20-B(2), for a proposed operation of a 2,500 sq. ft. Alternative Treatment Center.

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACRES: 5.01 acres

ZONING DISTRICTS: Rural Restricted Industrial (I-2)

EXISTING LAND USE: Commercial units

PROPOSED LAND USE: Alternative Treatment Center

SURROUNDING LAND USE: Single Family residential, offices, industrial uses

SERVICES: Existing municipal sewer and water

ZBA ACTION: One variance and 3 Special Exceptions granted for unrelated uses in other units on the site

PERMITS REQUIRED: Conditional Use

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Thomas Clark, Building/Fire
Dennis Ciotti, Planning Board
Dan Barufaldi, Economic Development
Gretchen Young, Engineering

Others:

Anthony Parinello, Temescal
Karen McGinley, Esq., Temescal

Minutes from October 29, 2015:

Thomas Clark moved to approve the minutes of October 29, 2015.
Seconded by Dennis Ciotti. Vote: U/A.

Plan Review

Planning Comments:

- The proposal meets conditional use permit criteria
- Why is the architectural rendering confidential?
- Please submit actual hours of operation to Planning and Police Department upon opening and as changes occur
- Clarify that use on premise is prohibited by state law

Planning Board Comments:

- Concern about construction of common wall with adjacent unit
- A non-public session will be held at 6:00 PM prior to the regular meeting

Engineering Comments:

- None, unless buildings or parking are added

Police Department Comments:

- Will verify security measures are in place as part of the process for issuance of the Certificate of Occupancy

Fire/Inspections Comments:

- Confirmed that the property owner will procure building permits

Economic Development Comments:

- Welcomed Temescal to Dover

Motion to send to the Planning Board the application by Dennis Ciotti and seconded by Dan Barufaldi. Vote: U/A.

Motion to adjourn by Thomas Clark and seconded by Gretchen Young. Vote U/A.

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