

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-58

Application Type: Site Plan Review
Applicant(s): CLD Consulting Engineers, Inc.
Owner(s): William R. Dube Revocable Trust
Location: 40 Dover Point Road (Tax Map K, Lot 25-B)
Date: December 17, 2015

INTENT: Site plan to construct a 31,200 sq. ft building with 79 parking spaces and 40,447sq. ft. of vehicle display areas

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 3.31 acres

ZONING DISTRICT: Thoroughfare
Business (B-3)

EXISTING LAND USE: Car Dealership

SURROUNDING LAND USE:
New Car Dealership

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None
submitted

ATTENDANCE:

Members:

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

Others:

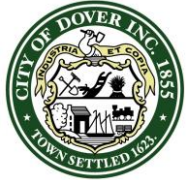
Gretchen Young, Engineering
Donna Benton, Planning
Rick Lundborn, CLD
Rick Dolce, CLD
Craig Jewett, Jewett Construction
Debbie Reed, Applicant
Charlie Reed, Applicant

Approval of 11/5/15 Meeting Minutes

Motion to approve November 5, 2015 meeting minutes by Tom Clark and seconded by Dave White. Vote U/A.

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Please provide
 - floor plans
 - streetscape plan
 - digital version of the plan set
 - a landscape plan prepared by a licensed Professional Landscape Architect
 - a neighborhood plan to include required details per Chapter 149-13.A(16)
 - a lighting plan
 - Traffic Assessment and Analysis
- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
- Need Pervious pavement required or a waiver shall be granted
- Confirm pedestrian walkways are porous
- Please add
 - A bike rack
 - the zoning district boundaries
 - the water line capacity
 - the location and size of existing and proposed electric, telephone, gas, cable, etc.
 - a depiction of all service, storage, loading bays, and utility areas
 - Planning Department File Number P15-58 to title on cover sheet and on the title block on each sheet
 - a day to the date on the title block
 - area of building on sheet 3
- Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
- Correct Map/Lot #'s throughout plan set
- Confirm abutters are correct
- Clarify parking calculations and use new regulations
- 5% internal landscaping is required (may use painted islands)
- Applicant to pay impervious parking lot area fees
- Label abutting property owner across the street
- Remove Dover Planning Board signature block (the City uses its own stamp)



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Police Department Comments:

- Vehicle Display Areas shall not include the areas within the Right-of-Way. This is a violation of NH RSA 262:40-c and Dover City Code 166-16F. Current practice of putting vehicles in the Right of Way must stop
- Revise plan to indicate that the proposed edge of pavement along the north property line matches the existing pavement

Engineering Comments:

- Five foot setbacks from property lines are required for paving. This project paves up to and over the property lines in several locations. Waivers and cross easements may be required if they cannot meet the setbacks
- Entrance widths exceed those allowed. We should work with the applicant to reduce these entrance widths and allowing for large trucks. (Chapter 92-6I)
- Landscaping and lighting plans should be developed
- We need to discuss how the future building will be serviced with water. Can the existing line be reused or the hydrant line be utilized instead of crossing Dover Point with a new water service
- Specify the size and type of water service
- Don't sandwich the watermain between the gas and UGE
- Is the existing sewer service being used or is a new one being installed in the same location? Please specify SDR35 for sewer pipe
- On sheet D1 specify a schld 40 to SDR35 gasketed coupling. Community Services can provide a detail if needed
- On sheet D1-pipe trench detail-the stone bedding should be to the springline for sewer and drainage
- Please include a water trench detail.

- Would like to discuss the stormwater treatment options further. Our goal would be to see some form of treatment of the pavement runoff before it enters the wetlands
- Please explain why the infiltration rate is assumed to be 3" per hour. The NRCS shows a Windsor soils with an infiltration rate of 1.42 in/hr which with a factor of safety of 2 (as required by nhdes) the infiltration rate used would be 0.7 in/hr or field verified
- Please provide a site specific detail of the stormtech system with header pipes etc. to help ensure proper construction in the field
- No porous pavement has been proposed, as is required in Section D (5) (g) of the City of Dover site plan regulations. Staff would support a waiver from this regulation, if the intent of the requirement is met though other equivalent means of stormwater mitigation. The city is currently contemplating adopting revised stormwater regulations based on the Southeast Watershed Alliance model stormwater ordinance. The proposed revisions to the regulations require that redevelopment projects with more than 40% of existing impervious area implement LID techniques onsite to provide treatment for at least 50% of the entire site area. Staff would support a proposal that could meet this requirement, whether through the use of porous pavement or other LID techniques

Fire/Inspections Comments:

- Indicate location of Fire Lane
- Confirm that number of accessible parking spaces complies with applicable regulations
- Provide info regarding location of off-site vehicle display during construction

Economic Development Comments:

- Handling both on site dealerships as one property will make for a better end product in terms of drainage on both sides and the shared use of stocked car parking and ingress/egress for each

Planning Board Comments:

- N/A

Motion to adjourn by Tom Clark and seconded by Dave White.

Vote: U/A

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