



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-57

Application Type: Site Plan Review
Applicant(s): Berry Survey & Engineering
Owner(s): Oak Bluff Realty
Location: 56 New Rochester (Tax Map 40, Lot 38-A)
Date: January 7, 2016

INTENT: Site plan to construct a 9,900 sq. ft. building with 4 dwelling units and 8 parking spaces within 6,841 sq. ft. paved area.

LOTS/UNITS PROPOSED: 4 units

AGENDA ITEM #: 1

ACREAGE: 0.65 acres

ZONING DISTRICT: Office (O)

EXISTING LAND USE: Single-family residential

SURROUNDING LAND USE:
Residential, Commercial, and Recreational

ZBA ACTION: Variance granted to replace a non-conforming use (existing manufactured home with new manufactured home)
H69-16

PERMITS REQUIRED:

- Conditional Use Permit
- NHDES Shoreland Permit

WAIVERS REQUESTED:

- Chapter 149-14(E)(1)--Lighting
- Chapter 149-14(C)(1)--Porous walkways

ATTENDANCE:

Members:

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

Others:

Christopher Parker, Planning
Jim Maxfield, Building/Fire
Dave Paolini, Owner
Chris Berry, Applicant

Approval of 12/17/15 Meeting Minutes

Motion to approve December 17, 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
- Label commercial entrances
- Add "Employee Parking Only" signs on gravel spaces
- Have engineering comment on force main
- Please revise the plan set to:
 - Indicate no Sunday hours in Construction note
 - indicate zoning district boundaries (B-3 and O)
 - Better differentiate lighting fixtures on lighting plan
- Please provide:
 - colored architectural renderings
 - a streetscape plan
 - Traffic Assessment and Analysis
- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
- 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

Police Department Comments:

- Add No Parking/Fire Lane signage alongside building

Engineering Comments:

- Recommend paving an apron around cb1
- Where does the roof drain too?
- Provide the size and type of service lines
- Relocate water service to across the street to directional drill
- Should a right turn-out lane be added at the entrance?
- Some minor edits are needed on the detail sheets

Fire/Inspections Comments:

- Addressed previously

Economic Development Comments:

- None

Planning Board Comments:

- None

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