

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-21

Application Type: Site Plan Review
Applicant(s): Jason McCluskey
Owner(s): White Mountain Subways, LLC
Location: 45 Central Ave (Tax Map 17, Lot 76E-1)
Date: August 4, 2016

INTENT: Site plan to renovate the existing building, remove portion of existing sloped asphalt curb and extend asphalt to create a new 8'x8' dumpster pad and a new 8'x12' concrete pad for the outside cooler and freezer.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.36 acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: Commercial rental (Office/retail)

SURROUNDING LAND USE:
Commercial

ZBA ACTION:

- Variance granted on August 16, 1984 (H84-46) for relief from the requirements of the sign ordinance.

PERMITS REQUIRED: None

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Franklin Torr, Planning Board
Dave White, Engineering
James Maxfield, Building

Others:

Jason McCluskey, White Mountain Subway
John LaPlante, LaPlante Builders

Approval of 5/26/16 Meeting Minutes

Dave White moved to approve the minutes of May 26, 2016. Frank Torr seconded. Vote U/A.

PLAN REVIEW:

Planning Comments:

- Please revise the plan set to:
 - Include the plan number (P16-21) on all sheets
 - Add owner's name and address
 - Provide building elevations
 - Add location map
 - Add the intent of the plan
 - Indicate B-5 (Gateway District) on plan with the B-5 requirements
 - Include a note that all signage must be properly permitted
 - Add perimeter landscaping
- Please provide:
 - Digital (PDF) version of the revised plan set

Police Department Comments:

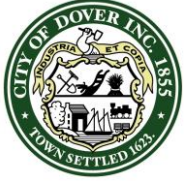
- Reconfigure Central Avenue driveway to either One Way In Only or Right In/Right Out Only.
- Add traffic flow arrows (pavement markings) to both site driveways, and coordinate with Burger King to add traffic flow pavement markings to the adjacent driveway (at signals)
- Relocate proposed dumpster enclosure to south corner of lot (in front of walk-in freezer pad). Truck that empties dumpster would still enter at Central Avenue driveway, then exit via signals.
- Provide average daily trips/peak hour trips for the use

Engineering Comments:

- Reset the curb in front of the lot along the street
- Install a concrete sidewalk along the frontage or provide funds to City for City construction of sidewalk. Provide easement for sidewalk around traffic signal pole.
- Show landscaping
- Show lighting to demonstrate illumination of parking lot
- Address drainage issues and improve the drainage onsite to reduce offsite flow and infiltrate roof runoff
- Show tipdowns and provide detail

Fire/Inspections Comments:

- Provide automatic door opener for accessibility as required by State of NH accessibility amendment
- Provide confirmation design/work has been reviewed and complies with the applicable accessibility regulations. (i.e. '09, IBC Chapter 11 w/ NH Amendments and ANSI)



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- Provide an unobstructed accessible route to the required entrances (suggested wheel stops or bollards)

Economic Development Comments: None

Planning Board Comments:

- Relocate Dumpster or provide additional screening (evergreens) at rear

Motion that Planning Board review is not required by Dave White and seconded by Frank Torr. Vote: U/A

Motion to adjourn by Dave White and seconded by James Maxfield.
Vote: U/A

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