

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-24

Application Type: Site Plan Review
Applicant(s): Summit Land Development
Owner(s): Summit Land Development
Location: 14 Central Ave (Tax Map 15, Lot 4)
Date: August 25, 2016

INTENT: Site plan to build a 3,000 s.f. drive-up restaurant, and a 13,300 s.f. commercial building with 69 parking spaces proposed.

LOTS/UNITS PROPOSED: 2 Commercial Buildings

AGENDA ITEM #: 1

ACREAGE: 2.46 acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:
Commercial, Spaulding Turnpike, and Bellamy River

ZBA ACTION: None

PERMITS REQUIRED:

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Chris Parker, Planning
Elena Piekut, Zoning
David White, Engineering
Jim Maxfield, Fire/Building
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Marn Speidel, Police

Others:

Donna Benton, Planning
Jesse Roth
Kim Hazarvartian
Steve Haight
Chad Kageleiry
Tom Severino
Kevin McEneaney
Nik Beimler, Fosters
Lee Skinner

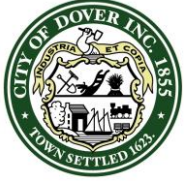
Approval of 8/11/16 Meeting Minutes

Frank Torr moved to approve the minutes of August 11, 2016. Dave White seconded. Vote U/A.

PLAN REVIEW:

Planning Comments:

- Please submit 8 full size copies of revised plans, one 11x17 of the revised plan set, two copies of the stormwater reports if revised, a pdf of plans.
- Is the owner/applicant 7th South LLC or Summit. If Summit, correct plan
- Impact fees and water and sewer investment fees will be assessed
- Was the existing conditions plan created before or after recent site work?
- Sheet 2 should be clearer, seems out of focus
- Please provide:
 - Advanced Traffic Impact Analysis (to be peer reviewed)
 - A neighborhood plan with aerial base
 - Architectural renderings per Chapter 149-14(L)
 - Streetscape
 - A landscape plan per Chapter 149-13(A)(12)
 - A letter explaining where changes were made and how each comment has been addressed
- Please revise plan to:
 - Add planning file number (P16-24) to all sheets
 - Show contribution of Route 108 improvements including replacement of sidewalk
 - Revise note 2 on the cover sheet to include the permits and information
 - Provide screening for service/storage and utility areas
 - Note hours of operations of drive thrus (6 am to 9 pm)
 - Add a bike rack
 - 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
 - Consider one way flow for front parking lot
 - Reduce to 50 parking spaces or apply for a Conditional Use Permit [149-14 (D (5))]
 - Update traffic flow after TIA is complete
 - Revise parking calculations to show "max allowed" rather than "required"
 - Add blasting notification requirements per 149-10.F(1) on sheet 7
 - Indicate # of seats and employees in restaurant
 - Show stacking spaces for drive-thrus
 - Reference landscape, drainage, and access easements.
 - Co-locate dumpster
 - Correct setbacks to indicate about a street on all sides
 - Show required 15% open space



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Police Department Comments:

- Want to review Traffic Study
- Add sign to bypass lane of drive-thru to indicate it as a Fire Lane

Fire/Inspections Comments:

- Provide turning radius template for Truck 1 throughout the site
- Provide dimensions of accessible access aisles
- Based on the number of spaces an additional accessible parking space may be needed for the commercial building
- Provide the type of use for the commercial building (i.e. mercantile, business, assembly)
- Plans shall indicate design has been reviewed for compliance and meets the applicable accessibility regulations (i.e. '09 IBC Chapter 11 & ANSI standards) Designers professional stamp with signature shall be on final set of plans
- Site shall be accessible in all weather conditions. Please add note to plan

Engineering Comments:

General Comments:

- The old water services to the demolished houses need to be disconnected and shut off at the main
- Add a gate at each fire line service
- Use 45 bends and not 90s on the watermain
- Specify a stainless steel tapping sleeve and gate
- Can one of the existing sewer services be reused? Otherwise please cut and cap the unused old services
- I have quickly reviewed the drainage report and note that you use the current site condition as the pre-development, which is ledge and stone fill and almost impervious. I disagree with this assumption and believe the pre development should be the house lots and lawn overburden prior to site excavation
- The state drainage system also needs to be investigated and reviewed to see if it will handle the flow from this site or if any improvements need to be done
- Reviewing the site plan the drainage does not appear to be treated before it exits the site. I would recommend approaching the state to see if they will allow you to construct some type of treatment systems on their property to treat the back and front runoff from the paved areas if it cannot be treated onsite

- There appears to be some dirt piled in the state ROW left over from the site work. This is in the back, low areas on the ramp side and should be removed
- Provide a detail of the proposed 3 ft wide concrete island
- The city detail for sloped granite curb is 4x12 not 6x9. You may use the 6x9 on site if you wish
- The city uses 2x2 square sign posts for city maintained sign. You may use the channels on private property
- On the watermain trench detail there should be a 12inch sand blanket over the pipe
- Will there be hoods in the catchbasin?

Traffic comments:

- The entrance should be better aligned with Charles Street
- An overall traffic plan and study should be done for this site

Economic Development Comments:

- Concerned for school children's safety

Planning Board Comments:

- Consider moving parking to rear
- Add snow storage areas and document snow removal
- Concerned about traffic flow
- SWQPA application should be submitted to state
- Add tree screening around the back of the dumpster
- Need landscape plan

Motion to adjourn by Frank Torr and seconded by Dave White.

Vote: U/A

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