



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-29

Application Type: TRC Only Site Plan Review
Applicant(s): Summit Land Development, LLC
Owner(s): Double Diamond Holdings South, LLC
Location: 279 Locust Street (Tax Map 15, Lot 21-22)
Date: October 6, 2016

INTENT: TRC review to expand the parking lot area by 9,930 sq. ft.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 7.33 acres

ZONING DISTRICT: Restricted Industrial (I-1)

EXISTING LAND USE: Multi-tenant Commercial/Industrial Building

SURROUNDING LAND USE: Commercial and Residential

ZBA ACTION: None

PERMITS REQUIRED: Driveway Permit

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Donna Benton, Planning
Sergeant Speidel, Police
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Dave White, Community Services

Others:

Steve Haight, Engineer
John Sullivan, Double Diamond
Kevin McEneaney, McEneaney Surveying

Approval of 9/15/16 Meeting Minutes

D.White moved to approve the minutes of September 15, 2016. D.Barufaldi seconded.
Vote: U/A.

PLAN REVIEW:

Planning Comments:

- Need \$695.10 in fees
- Revise plan to:
 - Add P16-29 as the file number
 - Add street name to sheet 1
 - Add a note that the parking spaces on the west side of building will also be at least 9' wide
 - Revise parking calculations to indicate maximum allowed by code vs. what is proposed
 - Add a note or identify shrubs and grass area to remain
 - PE sign/stamp

Police Department Comments:

- Show parking calculations for entire site and verify that ratio of accessible (ADA) spaces is met
- Add stop bars at driveway exits to show two-way traffic

Fire/Inspections Comments:

- Add no parking/fire lane signs to area without parking along curve of pavement
- Work with the Fire Department on adding accessible parking spaces to the top parking lot

Engineering Comments:

- As-builts will be needed for the entire site once complete

Economic Development Comments: None

Planning Board Comments: None

Motion to approve without Planning Board review by D.White and seconded by D.Barufaldi. Vote: U/A.

Motion to adjourn by D.White and seconded by D.Barufaldi.
Vote: U/A

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