

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-37

Application Type: Site Plan Review
Applicant(s): Jeannette Gestapo, LLC
Owner(s): Dean Fournier Trustee
Location: 825 Central Avenue (Tax Map 37, Lots 8-10 & 12)
Date: December 8, 2016

INTENT: Site plan to construct a 15,000 sq. ft commercial use building with 47 parking spaces within the 25,500 s.f. paved area.

LOTS/UNITS PROPOSED: One commercial tenant

AGENDA ITEM #: 1

ACREAGE: 1.4 acres

ZONING DISTRICT: Thoroughfare Business District (B-3)

EXISTING LAND USE: Commercial/Residential

SURROUNDING LAND USE:
Commercial and Residential

ZBA ACTION: Z16-13: Variance granted to permit an abut-a-street setback from Ridge Street of 41.5 feet and 28.2 feet where 50 feet is required.

PERMITS REQUIRED:

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
James Maxfield, Building/Fire
Frank Torr, Planning Board
Marn Speidel, Police
Dan Barufaldi, Economic Development
Dave White, Engineering

Others:

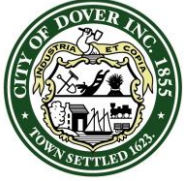
Gregg Mikolaities, Tighe & Bond
Rob Harbeson, Market Square Architects
Jason Nieuweboer, Market Square Architects
Maxine Kenney, Colliers International

Approval of 10/6/16 Meeting Minutes

Dave White moved to approve the minutes of October 6, 2016. James Maxfield seconded. Vote U/A.

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Provide:
 - Aerial underlay on the neighborhood plan
 - Provide streetscapes for all three sides, including abutting buildings and proposed landscaping
 - Lot merger form
 - Executive summary for drainage study
- Please revise the plan set to:
 - Add the Planning Board file number (P16-37) on all sheets
 - Show Zoning District Boundaries
 - Fix sheet titles in index
 - Please refer to Dover as a “City” not a “Town”
 - Refer to Community Services rather than Public Works
 - Fix owners information—“Dean A” not “Dana”
 - Add freestanding sign location
 - Add a note re: berm/grade at rear
 - On Existing Conditions notes sheet:
 - Indicate ZBA variance (Z16-13, 9/15/2016)
 - Revise note 6
 - On sheet C103:
 - Provide more information regarding variance
 - Add crosswalk on Merry
 - Show typical Dover crosswalks
 - Need waiver for the driveway setback
 - Revise the sidewalk so that the width remains the same
 - On sheet C106:
 - Add 5% interior landscaping
 - The island should be concrete/a physical barrier, not painted
 - Provide additional perimeter landscaping, especially around the back and around the dumpster and to screen parking
 - On sheet C107 the minimum needs to be 0.5 fc not 1
 - On the architectural renderings:
 - Review 149.14.L
 - On lighting plan:



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- Add security lighting to the rear of the building and provide details/drawings of the light fixtures
- Confirm that the darkest spot in the parking lot is between 0.3 and 0.5 foot candles
- The Professional Engineer, Licensed Land Surveyor, and Landscape Architect 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
- Please revise the Traffic Impact Analysis to meet the Advanced analysis requirements
- Concerned about supplying the building with sufficient water to achieve fire flow. This needs to be discussed with the water department and applicant once the needs of the building are known. The watermain is old and has poor flow characteristics
- The entrance be tightened up some (smaller radii)
- Extend the island to curbline and consider making it textured (protect crosswalk)
- Add two more water gates for the fire and domestic line
- Tip downs should be 5 feet wide
- Sewer manhole detail appears to be offset
- Add elevations and grades on C-505

Fire/Inspections Comments:

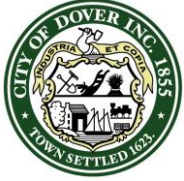
- Indicate location of FDC on plans
- FDC shall be located in accordance with NFPA 13 requirements
- FDC shall be clearly identified by a permanent sign
- FDC access shall be free of obstacles with a permanently clear route. No parking spaces shall be provided directly in front of FDC access
- Identify all proposed fire lanes with appropriate signage and striping (specifically striped areas adjacent to entrance and SE corner of building)
- Submitted plans do not appear to indicate the location of the nearest fire hydrant. Provide a fire hydrant located on Merry Street near north entrance of parking lot
- Utilities shall be located remote from one another. This is in reference to the Electric transformer, Natural gas and water line shown on the SW corner of the proposed structure
- Plantings at electric utility transformer appear too close. Plantings shall comply with the applicable clearance requirements
- Clearly locate the number of entrances and exits to the proposed structure
- Plans shall indicate design compliance with applicable accessible regulations and be stamped by the qualified design professional
- The site shall be accessible in all weather conditions at all times during construction

Police Department Comments:

- Eliminate the Right In/Right Out driveway configuration. Left turns work better here than at Merry Street.
- Extend curbing to include the painted median just north of entrance, or justify reason for painting only
- Construct R1-1 Stop sign at Merry/Central intersection
- Enhance Merry Street with centerline striping and stop line
- More information needed on the Traffic Impact Assessment
- Review Sebago Technics Corridor Study

Engineering Comments:

- Concern about traffic generation and flow-discuss other options
- Right-of-way needed from applicant to facilitate improvements to signalized intersections
- Develop alternative plans for improvements to signalized intersection to improve traffic flow in the immediate area. Look at design ideas for short and long term improvements (one suggestion is to extend left lane stacking)



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- Truck 1 template shall indicate passage thru the entire site, onto Merry Street and back onto Central Avenue
- Turning radius on truck turning exhibit is too close on south side of parking lot entrance

Economic Development Comments:

- Concerned about architectural design and traffic
- Prefer minimal lighting on rear wall
- Encourage purchase of 1 Merry Street

Planning Board Comments:

- Concerned about parking in front of building, provide alternative layouts for Planning Board
- Concerned that façade does not fit with surrounding residential
- Consider adding a northbound right-turn lane
- Extend arbor vitae along southern property line
- Add notes regarding snow storage and removal
- Would like to see wall pack lighting on rear façade
- Encourage discussing easement with owner of Hannaford property and pursuing purchase of 1 Merry Street

Motion to adjourn by Frank Torr and seconded by Dan Barufaldi. Vote: U/A

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