



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-39

Application Type: Site Plan Review
Applicant(s): Okad of Dover LLC
Owner(s): Okad of Dover LLC
Location: 824-828 Central and 8 Glenwood (Tax Map 37, Lots 35, 36, 37, & 38)
Date: January 5, 2017

INTENT: Site plan to construct a 7,000 sq. ft restaurant and 21,247 sq. ft. of retail service including a 2,072 s.f. bank with a total of 141 parking spaces within the 88,262 sq. ft. paved area

LOTS/UNITS PROPOSED: An 11,250 sq. ft. building, a 6,800 sq.ft. building, a 8,125 sq.ft. building and a 2,072 building

AGENDA ITEM #: 1

ACREAGE: 5.44 acres

ZONING DISTRICT: Thoroughfare Business District (B-3)

EXISTING LAND USE: Office, residential, and vacant

SURROUNDING LAND USE:
Residential, office, and vacant

ZBA ACTION:

Lot 35: H82-17, H84-36, Z01-2

Lot 36: Z00-16

Lot 37: Z94-22, H87-47, H70-7, Z94-15

The above were all superseded by rezoning the area to B-3.

Overall site: Z16-17 granted to permit a front yard setback of 30 feet where 50 feet is required

PERMITS REQUIRED:

Conditional Use Permits for Groundwater Protection Overlay District and for Wetland Protection Overlay District

WAIVERS REQUESTED: 149-14.H(1) for additional right-in/right-out driveway on Central Avenue

ATTENDANCE:

Members:

Elena Piekut, Planning
Chris Parker, Planning
Dave White, Engineering
Jim Maxfield, Building/Fire
Dan Barufaldi, Economic Development
Sgt. Marn Speidel, Police

Frank Torr, Planning Board

Others:

Rick Friberg, TEC
Jim Mitchell, Tropic Star Development, LLC
Peter Ellison, TEC
Hannah Giovannucci, TEC
David Landry, Planning Board

Approval of 12/15/16 Meeting Minutes

Dave White moved to approve the minutes of December 15, 2016. Dan Barufaldi seconded. Vote U/A.

Planning Comments:

- Update owner information when sold or add other owners to application.
- Impact fees and water and sewer investment fees will be assessed
- If needed, clarify waiver request (from 149-14.H(1) not "H"), what is required by that section and what is proposed with a waiver
- Coordinate peer reviews ahead of Conservation Commission review of Conditional Use Permits
- Provide:
 - A separate site plan without the existing conditions underlay
 - Architectural renderings that meet 149.14.L
 - A neighborhood plan with aerial underlay
 - Streetscapes for all sides, including abutting buildings and proposed landscaping
 - A landscape plan that meets Chapter 149-14.G
 - Lot merger form
 - Traffic Impact Analysis – Coordinate with Jeanette Gestapo, LLC development at corner of Central Avenue and Merry Street
 - To be peer reviewed (Sebago Technics)
 - Drainage analysis
 - To be peer reviewed (UNH Stormwater Center)
 - Cross-section from Glenwood as discussed
- Please revise the plan set to:
 - Add the Planning Board file number (P16-39) on all sheets
 - Add Zoning Board file number (Z16-17) to variance note
 - Show Zoning District Boundaries
 - Add note regarding 50' buffer required per B-3 zoning
 - Add note regarding determination that yards opposite front are side yards, not rear yards, thus rear yard setback is not applicable
 - Show lot boundaries and dimensions
 - Provide owner address and information
 - Label FFE's on sheet C-4
 - Indicate water capacity



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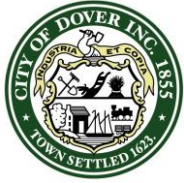
- Show electric, telephone, and cable lines
- Include addresses of abutters
- Relocate stormwater infrastructure outside the 50' buffer
- Screen dumpsters and any generators/utilities
- On C-7/lighting plan: Show individual footcandles and in general confirm it meets Section 149-14.E
- Ensure all common site plan notes are present
- Show a left and a left and through lane on Glenwood at Central, to allow increased stacking at traffic light. Add leader lines on the pavement.
- Replace term "leased from City" with "obtain license from the City"
- Install crosswalk on Central Avenue leg of Glenwood and Central Ave intersection
- Place roadway names within the EOP
- Add a note that construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 9 AM-4 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor.
- Add a note regarding conservation easement
- 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
- Look at elevation change at rear and consider higher fence if eliminating retaining wall
- Concerned about stacking capacity at Central Avenue intersection; consider straightening approach/retaining wall to accommodate more parking layout to eliminate the appearance of a straight shot.
- Add signage to dissuade public from using rear drive
- Show full markings/layout of the two signalized intersections.
- Show layout of left turn bay for Glenwood driveway and how it allows for stacking from Central/Glenwood intersection.
- Traffic control plan should address recommendations for signal timing and coordination at these intersections.
- Ensure wallpacks don't shine over fence
- Consider switching Central Avenue drive from left-only/through-right to through-left/right-only

Engineering Comments:

- Revise the plan set to include:
 - Common notes for letter of credit requirements and preconstruction meeting.
 - The SMH invert should be all brick.
 - Extend the guardrail to the DMH 15
 - Change the DMH15 to a CB to capture the water.
 - Curbing should not run through the tip down
 - Use fiber instead of WW in City sidewalks.
 - Dover's painted crosswalk style.
 - Intersection plans reflecting the proposed changes to the intersections.
 - A review of the pavement detail
 - Where the roof drains outlet
 - Gas feed off Glenwood Avenue instead of Central Avenue
- Concerned about:
 - The setbacks and buffer area along Crescent Ave. There seems to be more impact than was stated at the rezoning hearing.
 - Conflicts between slip lane from Glenwood to Central and the Central right in entrance; eliminate right-in/right-out
- Things to review with the City Engineer:
 - There are two different water pressure zones located here that are being utilized.
 - Review of retaining wall design along wetland
 - Possibly review VGC and pea gravel exits. Look at eliminating the curb to allow the water to sheet flow into the treatment areas, or installing dropin catchbasin to funnel into the treatment areas.
 - C-12 bio retention area- The gravel diaphragm- I recommend an 18-inch stone area with 2 to 3 inch stone.
- Why is the right turn lane shifting so much onto Central Ave from Glenwood?

Police Department Comments:

- Concerned about cut-through traffic to avoid Central/Glenwood signal. Configure aisles and



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Fire/Inspections Comments:

- Provide:
 - Turning template for Truck 1 entering and exiting the site from Glenwood and Central Avenue as well as throughout the entire site.
 - Elevation plans for the structures
- Revise the plan set to include:
 - Locate FDC connections on front of buildings in accordance with NFPA 13 and remote from other utilities (i.e. gas, electrical)
 - Fire lanes throughout site
 - The typical and first responder traffic flow throughout the site.
 - The number of occupancies in the retail structure(s).
 - Accessibility access to the entrances along the rear of the retail structure(s)
 - Show underground electric and transformers (must be screened)

Economic Development Comments:

- Supports commercial development and appreciates accommodations made
- Would like to see detailed renderings and tenants
- Concerned about snow storage/removal

Planning Board Comments:

- Concerned with snow storage and treatment (salt/sand) near wetland
- Suggested arbor vitae in 50' residential buffer
- Depict all dumpster locations (must be screened)
- Concerned whether there is sufficient security lighting
- Suggested donating houses
- Investigate possibility of left turn lane on Central Avenue northbound into site

Motion to adjourn by Elena Piekut and seconded by Dave White. Vote: U/A

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