



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P08-09A

Application Type: Site Plan Review
Applicant(s): R& P Singh, LLC
Owner(s): Aranosian Oil Company
Location: 52 Central Ave (Tax Map 15, Lot 71)
Date: February 23, 2017

INTENT: Proposal is to amend a previously approved site plan to add a drive-thru window service

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.63 acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: Commercial

SURROUNDING LAND USE: Residential and commercial

ZBA ACTION:

-Z99-17: Variance granted on October 21, 1999 for setback of gas pump canopy

-Z07-17: Variance granted on 11/15/2007 for the canopy within 30' of the front property line and within 25' of a side property line

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Zoning
Jim Maxfield, Fire/Building
Sgt. Speidel, Police
Dave White, Community Services
Frank Torr, Planning Board

Others:

Bob Stowell, Tritech Engineering
Mr. Singh, Applicant

Approval of 2/22/17 Meeting Minutes

D. White moved to approve the minutes of February 22, 2017. E. Piekut seconded. Vote: 5 in favor, 1 abstain

Planning Comments:

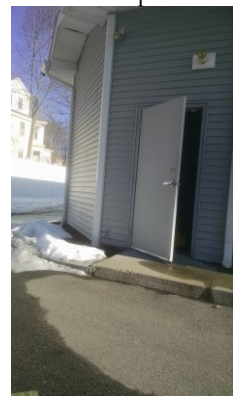
- Variance needed for the drive-thru near residential use
- Water and sewer investment fees will be assessed if necessary
- Who uses the bypass lane and how do you see it used?
- Provide:
 - Neighborhood plan with aerial and abutter information
 - Streetscape (including call box)
 - Traffic Impact Analysis
 - Architectural Renderings to plan set and revised to meet 149.14.L
- Please revise the plan set to:
 - Add signature and stamp of the LLS and PE
 - Add Planning file number P17-14 to plan set
 - Add a note indicating the hours of operation (earliest time is 6:00am and latest time is 9:00pm)
 - Add abutting property information
 - Label Central Ave
 - Add landscaping information
 - Add signage directing traffic from Locust to the drive-thru
 - Revise note 12 to add the variance information for Z99-17

Police Department Comments:

- If there is a Traffic Impact Assessment, would like to review it
- Concerned about capacity for Locust Street signal queue
- Post by-pass lane as No Parking
- Add directional arrow to the proposed "Access Route 16" sign, and also a Do Not Enter sign on the back of it
- What is the height/construction of easterly fence across from the drive-thru order board? Concerned about sound projection.
- Concerned about potential safety conflict at pick-up window with adjacent exterior door. Door opens blind into the path of car exiting the drive-thru.
- Establish and post a maximum height bar at drive-thru queue point
- Add sign at driver-thru queue point, "No Stacking Beyond This Point"

Engineering Comments:

- It does not look possible for a vehicle to drive up to the window and avoid the sidewalk for the back exit. How will this be solved? (Photo attached)
- Consider looking at vehicle height restrictions.





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Fire/Inspections Comments:

- Is a truck able to turn with the island?

Economic Development Comments: None

Planning Board Comments:

- Would like information on speaker system and volume of system
- Place plantings next to fence
- What is the lighting like in the back?

The TRC decided to review the traffic study (to be emailed to the Planning Department by applicant and await ZBA minutes to determine if a second TRC is necessary.

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