



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P15-12A

Application Type: Site Plan Amendment  
Applicant(s): Jewett Construction  
Owner(s): Bradford Dawn Real Estate, LLC  
Location: 383 Sixth Street (Tax Map D, Lot 16F)  
Date: February 23, 2017

**INTENT:** Proposal is to amend a previously approved site plan (P15-12) to build a 6,000 s.f. Children's Day Care Facility with 37 parking spaces within the 14,500 s.f. paved area.

### **LOTS/UNITS PROPOSED:**

**AGENDA ITEM #:** 3

**ACREAGE:** 2.25 acres

**ZONING DISTRICT:** Hotel/Retail District (B-4)

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE:** Vacant, Medical, Residential and Commercial

**ZBA ACTION:** Z14-04 variance granted with conditions to permit a self-storage facility where self-storage facilities are not permitted in the B-4 Zoning District

**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:**

Jonathan Ring, Engineer  
Craig Jewett, Land Owner  
Sarah Greenshields, Business Owner

### **Planning Comments:**

- Pay \$150 in application fees
- Should this go to Planning Board, the amendment application should be filled out
- Impact fees and water and sewer investment fees will be assessed as Noted on previous approval
- Revised Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer. Consider a document that says the revised development meets with current stormwater regulations.
- Submit easement documents for proposed drainage and utility easements
- Provide:
  - Neighborhood plan with aerial and abutter information
  - Streetscape from the top of the driveway perspective
  - Landscape plan for the amended development. Confirm that plants are tolerant for snow storage
- Please revise the plan set to:
  - Add signature and stamp of the LLS, PE, and Landscape Architect
  - Add zoning district boundaries on neighborhood plan
  - Add property line boundaries and dimensions
  - Revise Planning file number to P15-12A on all sheets and to title on cover sheet
  - Confirm all Dover's common site plan notes are listed
  - Revise lighting plan without calculating the existing side of the driveway. Only calculate on site and in parking area.
  - Add a note that construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 9 AM-4 PM, and no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor.
  - Add dumpster enclosure detail
  - On C-2:
    - Add FFE
    - Indicate width of egress at Sixth Street and each entrance
    - Fence to be spec'd
    - Revise note 1 to indicate this is an amendment and to refer to previous approval (P15-12)
    - Revise note 6 to refer to new (2015) FIRM and confirm exclusion from SFHA (not 100-year)



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P15-12A

Application Type: Site Plan Amendment  
Applicant(s): Jewett Construction  
Owner(s): Bradford Dawn Real Estate, LLC  
Location: 383 Sixth Street (Tax Map D, Lot 16F)  
Date: February 23, 2017

### Police Department Comments:

- 2 disabled spaces are required on this site
- Landscape plan is from prior approved plan, not for the proposed use
- Sheet 13: use R6-1L and R6-1R type One Way signs, to be visible from approaching driveway, instead of R6-2a

### Engineering Comments:

- The existing grading and existing piping by the detention pond are confusing. Please show only what will be the final grading and piping on the drainage plan in that area.

### Fire/Inspections Comments:

- Provide location of FDC on plans. FDC access shall be free of obstacles with a permanently clear route. No parking spaces shall be provided directly in front of FDC access.
- Provide note on plan, FDC shall be clearly identified by a permanent sign.
- Provide a note on the plan: The site shall be accessible in all weather conditions at all times during construction.
- Clarify overall site plan design as plan C-2 does not provide a side and rear access road as indicated on plan LA-1.
- Provide turning template of Truck -1 throughout the site.
- Provide a minimum fire access of 20' in width.
- Identify all proposed fire lanes with appropriate signage and striping.
- Clarify location of gas and electrical supply to the structure.
- Clearly locate the number of entrances and exits to the proposed structure. Discuss main entrance location and identify accessible route.
- Plans shall indicate design compliance and review of applicable accessible (disabled) regulations and be stamped by the qualified design professional.

- Based on the information provided on either C-2 or LA-1 additional accessible spaces are required.

### Economic Development Comments: None

### Planning Board Comments:

- Revise landscape plan needed
- Change hours of operation to prohibit Sunday hours
- Screen roof mechanicals

D.White moved to approve with conditions that a revised landscaping plan, mechanical screening, and all other comments listed on this document are addressed to the satisfaction of the Assistant City Manager and Building Official. No Building Permit can be issued for the site until plans are endorsed by the Assistant City Manager. Seconded by E.Piekut. Vote: U/A.

### Adjournment:

Motion to adjourn at 12:11pm by J. Maxfield. Seconded by D.White. Vote: U/A

S:\Department\Planning\Planning\_Share\Planning Board\TRC\2017 TRC\MINUTES\2017.02.23\_PlanningTechnicalReviewCommittee.LittleTree.docx