



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P10-09B

Application Type: Site Plan Amendment
Applicant(s): Mac's Convenience Stores LLC
Owner(s): Mac's Convenience Stores LLC
Location: 30 Dover Point Road (Tax Map K, Lot 19C)
Date: March 16, 2017

INTENT: Proposal is to amend a previously approved site plan (P10-09A) to increase the size of the convenience store from 4,000 s.f. to 5,200 s.f. and reduce the number of parking spaces from 34 to 20 spaces.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 1.78 acres

ZONING DISTRICT: R-12, B-3, ETP

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Vacant,
Residential, Commercial, Mixed-Use

ZBA ACTION: Z10-02: Special Exception granted June 17, 2010 to allow a 3,055 s.f. convenience store and six bay gas station

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Dave White, Engineering
Elena Piekut, Zoning
Dan Barufaldi, Economic Development
Sgt. Speidel, Police
Chief Hagman, Fire
Frank Torr, Planning Board

Others:

Steve Haight, Civil Works NE
Paige Dickie, Civil Works NE

Approval of 3/02/17 Meeting Minutes

D. White moved to approve the minutes of March 2, 2017. D.Barufaldi seconded. Vote: U/A

Planning Comments:

- 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.
- A new Special Exception is needed as the one from 2010 is expired
- The shared access easement with lot K/19-A will be required as a condition of approval
- Provide:
 - Neighborhood plan with aerial, abutter information, and zoning district boundaries
 - Streetscape
 - Architectural Renderings
- Please revise the plan set to:
 - Add signature and stamp of the LLS, PE, and Landscape Architect
 - Add Planning file number to P10-09B on all sheets and to title on cover sheet
 - 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 egress/access width
 - Indicate zoning districts on sheet 3's dimensional requirements
 - Label snow storage areas
 - Indicate size of utility lines on utility plans
 - Add trees behind building on sheet 6
 - Add the following note on Erosion Control Sheet:
"The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved STORMWATER Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478. The notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchasers to the requirements for maintenance and reporting."
 - Adjust lighting spill over outside of easement area
 - Revise parking calculation to indicate 4,000 s.f. in 2012
 - Add dumpster detail
 - Screen the transformer pad
 - The driveways do not meet Chapter 14.H(1)—revise or a waiver is needed
 - Revise dimensions in note 1 on sheet 3

Police Department Comments:

- Change the proposed R3-7L and R3-7R signs (Sheets 3 and 10) to the R3-8 series (Intersection Lane Control) signs



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- G22-L and G22-R signs (Sheet 10) are not shown on Site Plan (Sheet 3). Where would they be placed?
- Lighting Plan (Sheet 14) may not have been adjusted for increased building size
- Regarding the timing of sidewalk construction "by others" on north side of Pointe Place: sidewalk should be constructed for this project.
- What is the timing of the future signals in relation to this project?
- Consider consolidating the two Pointe Place driveways or justify why you cannot do so
- Revise to remove the word alarm on note 26 on sheet 3
- What will the hours of operation be?

Engineering Comments:

- Update some of the details:
 - Outside sewer drop
 - Slope Curb detail 12x4
 - Sewer service detail
- Will there be an underdrain in the rain garden?
- Provide an outlet detail for the pond
- Remove the driveway entrance onto Dover Point Rd.

Fire/Inspections Comments:

- Provide plan indicating current road conditions of Pointe Place without cul-de-sac.
- Provide location of the nearest fire hydrant on plan.
- Provide turning template of Truck -1 entering and exiting the site.
- Locate FDC at front of building in accordance with NFPA 13. FDC access shall be free of obstacles with a permanently clear route.
- 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.
- Utilities shall be located remote from one another and the location of the FDC.
- Submitted plans do not appear to include elevation plans.
- Clearly locate the number of entrances and exits to the proposed structure.

- Plans shall indicate design compliance and review of applicable accessible (disabled) regulations and be stamped by the qualified design professional.
- 60% of the building entrances shall be accessible in accordance w/ IBC (1105.1).
- Accessible parking spaces shall be located in accordance with IBC (1106.6), which is nearest an accessible entrance. Indicate location of automatic doors and openers.
- Plans shall indicate design compliance and review of applicable accessible (disabled) regulations and be stamped by the qualified design professional.
- Provide a note on plan indicating a building permit is required for fences over 6' high.

Economic Development Comments:

- Interested in resolution of traffic concern
- Very happy to have the project

Planning Board Comments:

- Update to correct date on the LLS stamp
- Questions left turn out of site
- Retaining wall should have fence
- Who owns the cul-de-sac?
- Need architectural renderings
- Any rooftop mechanicals will need to be screened
- Drainage work has been done on other side of brook
- What will trigger the traffic light to go in?
- Coordinate sidewalk with abutting property owner
- Remove cement/looping in road

TRC decided that the applicant will need to visit ZBA and Planning Board but would not need to come back to TRC unless drastic changes are made.

Adjournment:

Motion to adjourn at 11:20 am by D. White Seconded by Sgt. Speidel. Vote: U/A

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