



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-33

Application Type: Site Plan Review
Applicant(s): Optima Bank & Trust
Owner(s): P P D'Orazio, LLC
Location: 920 Central Avenue (Tax Map 38, Lots 16 and 17)
Date: May 11, 2017

INTENT: Proposal is for a branch office bank with a drive through. Total building area is 5,480 s.f. with 25 parking spaces within the 22,600 s.f. paved area.

LOTS/UNITS PROPOSED: 1 bank

AGENDA ITEM #: 1

ACREAGE: 1.12 acres

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Retail

SURROUNDING LAND USE:
Commercial, vacant/City drinking water wells

ZBA ACTION: none

PERMITS REQUIRED:
CUP for increased parking per Chapter 149-14-D(5)

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Steve Bird, Planning
Dave White, Community Services
Chief Hagman, Fire
Sgt. Speidel, Police
Lee Skinner, Planning Board
Dave Carpenter, Planning

Others:

Eric Weinrieb, Altus Engineering
Kelley McCoy, Optima Bank & Trust
Scott Vlasak, Bruce, Ronayne and Hamilton Architects

Approval of March 30, 2017 Minutes

D. White moved to approve. Sgt. Speidel seconded. Vote: U/A

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed (Will credit existing commercial use)
- Parking spaces exceed maximum allowed – this requires a CUP not a waiver or reduce number to 20
- What is vehicle stacking queue length?
- Limit employee parking to spaces behind building
- Provide:
 - Colored streetscape plan for both frontages
 - Revised Traffic Impact Analysis that includes public transit information
 - Colored Architectural Renderings
 - Lot Merger Form
 - Floor plans
 - Revised Lighting Plan accounting for relocated lighting poles at rear of building
- Please revise the plan set to:
 - Add file number P17-33 to all sheets
 - Add abutters across Central Avenue
 - Add Secondary Groundwater Protection District to sheet C-2
 - Neighborhood plan needs to be on aerial photograph per Chapter 149-13.A(16)
 - Specify proposed building height
 - Add Common Site Plan note #22 - stormwater
 - Add Common Site Plan note #18 – commercial vehicle routes
 - On sheet C-4 – correct notes 6 and 13

Police Department Comments:

- Site review application could have included the number of existing parking spaces. They are shown on the Existing Conditions sheet.
- In the Traffic Generation Report, could the ITE Land Use Category “Wholesale Market - 1730” have been a closer match for Fiddleheads than “Supermarket - 1643”? Fiddleheads actual traffic generation doesn't come close to the Supermarket numbers.
- On Sheet C-2, adjust the two proposed R5-1 signs westward by 10'-20'
- Traffic Generation Report does not discuss justification for the Right In/Right Out entrance on Central Avenue.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-33

Application Type: Site Plan Review
Applicant(s): Optima Bank & Trust
Owner(s): P P D'Orazio, LLC
Location: 920 Central Avenue (Tax Map 38, Lots 16 and 17)
Date: May 11, 2017

Engineering Comments:

- Add a water gate to the service at the tee
- Move the dead end gate back to the tee (use a foster adaptor to attach the gate to the tee)
- Discontinue any existing water services at the main
- Investigate reusing the existing sewer service
- In the OM please specify low salt or slat alternatives and that operations should be green snow pro certified
- Is there a headwall or FE on the outlet into the pond
- Relocate the PE&PG so it does not cross over the water tee or gates.
- Add more landscaping trees on the back side of the project.

Adjournment:

S. Bird Adjourned the meeting

S:\Department\Planning\Planning_Share\Planning Board\TRC\2017
TRC\MINUTES\2017.05.11_PlanningTechnicalReviewCommittee.OptimaBank.docx

Fire/Inspections Comments:

- FDC shall be located on front side of building as required by NFPA 13.
- FDC shall be installed in a location which has a continuously maintained unobstructed access
- FDC shall be installed remote from other utilities (i.e. gas electric)
- Provide no Parking fire lane signage on building sides B, C, D.
- Provide turning template of truck 1 through site

Economic Development Comments:

- None

Planning Board Comments:

- None