



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P08-09A

Application Type: Site Plan Review
Applicant(s): R& P Singh, LLC
Owner(s): Aranorian Oil Company
Location: 52 Central Ave (Tax Map 15, Lot 71)
Date: October 19, 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

-Z17-04: Variance granted on March 16, 2017 to permit drive-through setbacks of 72 and 84 feet from structures where 100 feet is required, and 27 and 44 feet from lot lines where 50 feet is required, with conditions regarding hours of operation and the installation of a fence

PERMITS REQUIRED: None

WAIVERS REQUESTED: None, but Streetscape and Architectural renderings are required if not

ATTENDANCE:

Members:

Donna Benton, Planning

Elena Piekut, Zoning

Jim Maxfield, Inspection Services

Dave White, Engineering

Sgt. Speidel, Police

Dan Barufaldi, Economic Development

Others:

Bob Stowell, TriTech Engineering

Approval of 10/12/17 Meeting Minutes

D.White moved to approve the minutes of October 12, 2017.
J.Maxfield seconded. Vote: U/A

Planning Comments:

- Water and sewer investment fees will be assessed if necessary
- Provide:
 - Streetscape (including call box) or waiver to be granted
 - Architectural Renderings to plan set and revised to meet 149.14.L or waiver to be granted
 - Indication that the applicant has paid Sebago for their peer-review
- Please revise the plan set to:
 - Show only 6 spaces in front of the store
 - Add signature and stamp of the LLS and PE
 - Correct zoning boundaries (15070-000000 is in CBD, not O; 15020-000000 is in B-5, not I-1)
 - Include abutting owner's information across Central Ave.
 - Insert neighborhood plan into plan set
 - Revise Planning file number to P08-09A
 - Label trees as existing unless new
 - Revise drive-thru and bypass lane to staff's satisfaction
 - Revise note 15 to indicate the hours are for the drive-thru (earliest time is 6:00am and latest time is 9:00pm)
 - Add signage directing traffic from Locust and Central to drive-thru
 - Add note that the site will need to go be monitored and reports sent to the Assistant City Manager
 - Add note that if stacking or traffic issues are a concern due to this site in the future that the owner needs to come back for further review
 - Add a note that there will be a deed restriction that if a chain operates the drive-thru in the future, further review is needed

Police Department Comments:

- The Police Department concurs with Recommendation #1 in the Traffic Impact and Access Study Peer Review memorandum, dated April 10, 2017 by Sebago Technics, that the Central Avenue driveway be limited to "in-only".
- The Traffic Assessment memo, dated March 13, 2017 by TEPP LLC, fails to adequately address/compare the vehicle-trip generation between the existing site and the addition of drive-up window service. If 31 new exiting vehicles are added during the AM-street-peak hour (*page 7, Results for Proposed Use*)



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to the current 33 exiting vehicles (*page 5, Existing Site Traffic*), it cannot be concluded that “this project will have no impact on the Locust Street signal” (*page 2, Responses to Technical Review Committee minutes dated September 28, 2017 by TriTech Engineering Corp.*)

before Planning Board submission and to allow the Planning Board to determine the ability to exit onto Central Ave. TEC should be present at the Planning Board meeting to answer questions.

Engineering Comments:

- Extend fence/screening to lot 15/72 towards Central Ave.
- Add note that if pedestrian or vehicular traffic are negatively affecting public right-of-way may be reviewed for revocation of approval

Adjournment:

D.White moved to adjourn at 11:17am. Seconded by J.Maxfield.
Vote: U/A.

Fire/Inspections Comments:

- Clarify the revised location of the accessible van space
- Provide the planned method to maintain the minimum accessible route clearances to and from the accessible van space
- Plan shall indicate design compliance in accordance with applicable accessible regulations(i.e. IBC, ANSI-117 etc.) and NH RSA 155-A :5
- Clarify the ramp which appears to be located in the fire lane (extend fire lane)
- Remove the added parking space in the fire lane
- Clarify how a vehicle parked in the right front corner of the parking lot will be able to back out and exit the parking lot
- Provide no stacking signage and shorten painted line one car length northwest of the Central Ave entrance and a sign “no blocking intersection” to be seen from the right-of-way per the Committee’s decision
- Move air pump to maintain clear area on slanted corner of building

Economic Development Comments:

- Concerned about drive-thru on this site and small trucks maneuvering site and drive-thru
- Having an increase in traffic to Locust street is not a good solution

Planning Board Comments: None

The Committee decided a second TRC is not needed as long as the majority of these comments are addressed

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