



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, August 30, 2018**
Meeting Time: **10:30 am**

1. 10:30 AM – 11:15 AM: Site Review for R&P Singh LLC, (Owner: Aranosian Oil Co., Inc.), Assessor's Map 15, Lot 71, zoned B-5, located at 52 Central Avenue. (Proposal is to add a drive-thru service window). (P08-09A)

August 16, 2018

Christopher G. Parker, AICP
Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: Drive-Thru Window Service
52 Central Avenue
Tax Map 15, Lot 71
Dover, New Hampshire
Job No. 15112

Dear Christopher:

Below please find our response to the October 19, 2017 Technical Review Committee Minutes as to how our plans have been revised to address these comments.

Planning Department Comments:

- Water and sewer investments fees will be assessed if necessary.
The applicant is aware of this.
- Provide:
 - Streetscape (including call box) or waiver to be granted
Woodburn Landscape Architect is adding the proposed features to photos of the existing building. This will be provided under separate cover.
 - Architectural Renderings to plan set and revised to meet 149.14.L or waiver to be granted
Woodburn Landscape Architect is adding the proposed features to photos of the existing building. This will be provided under separate cover.
- Please revise the plan set to:
 - Show only 6 spaces in front of the store
The plan has been corrected to indicate 6 spaces in front of the building.
 - Add signature and stamp of the LLS and PE
Surveyors & Engineers Stamps and Signatures will be provided on the Final Submission.

- Correct zoning boundaries (15070-000000 is in CBD, not O; 15020-000000 is in B-5, not I-1)
The zoning boundaries have been corrected on the revised plan.
- Include abutting owner's information across Central Avenue
This information has been added to the revised plan.
- Insert neighborhood plan into plan set
The Neighborhood Plan has been added to the Plan Set.
- Revise Planning file number to P08-09A
The file number has been revised to "P08-09A" on all sheets.
- Label trees as existing unless new
All landscaping is existing and has been noted so on the plans.
- Revise drive-thru and bypass lane to staff's satisfaction
This drive-thru and bypass lane have been revised as discussed.
- Revise note 15 to indicate the hours for the drive-thru (earliest time is 6:00am and latest time is 9:00pm)
Note 15 has been revised on the revised plan.
- Add signage directing traffic from Locust and Central to the drive-thru
This signage has been added to the plans.
- Add note that the site will need to go be monitored and reports sent to the Assistant City Manager
Based on these comments and others from the Assistant Manager, the location of the drive-up window has been relocated.
Due to the new location of the order board and the pick-up window, the vehicular stacking has been increased by 4 cars, a total of 14 cars. All of these stacking positions are located in a manner that they do not interfere with traffic movements on the site.
This should eliminate this concern.
- 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
Based on these comments and others from the Assistant Manager, the location of the drive-up window has been relocated.
Due to the new location of the order board and the pick-up window, the vehicular stacking has been increased by 4 cars, a total of 14 cars. All of these stacking positions are located in a manner that they do not interfere with traffic movements on the site.
This should eliminate this concern.

- 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

The applicant does not have an agreement with a franchise to operate the proposed drive-up. However, it would be desirable to secure an operator. This restriction would limit the viability of the project and is not necessary.

Police Department Comments:

- The Police Department concurs with the 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".

We disagree with Sebago's and the Police Department's assessment of the Central Avenue Driveway. The Sebago recommendation was based on accident data for the 3 years of 2013, 2014 & 2015. The Sebago Report summarizes the data as a "number of crashes resulting from vehicles exiting from this driveway and failing to yield to vehicles traveling southbound".

Sebago's back up data indicates that there were 2 crashes due to vehicles exiting the site over this 3 year period (March 2, 2014 at 3:00 PM and March 19, 2014 at 5:00 PM).

We do not feel this data supports a modification to the driveway.

- The Traffic Assessment memo, dated March 13, 2017 by TEPP, Inc. 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) 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 Trittech Engineering Corp.)

A careful review of the TAM (pages 6 & 7) shows 9 Primary AM Peak Hour Trips are generated by this proposal. Primary trips are those trips that would not already be traveling through the intersection. With the existing AM Peak Hour Background Traffic at the intersection of approximately 1450 vehicles, the increase is less than 1 Percent. There will be no material impact on the intersection.

Engineering Comments:

- Extend fence / screening to lot 15/72 towards Central Ave.

The proposed fence has been extended as requested.

- Add note that if pedestrian or vehicular traffic are negatively affecting public right-of-way may be reviewed for revocation of approval

Based on these comments and others from the Assistant Manager, the location of the drive-up window has been relocated.

Due to the new location of the order board and the pick-up window, the vehicular stacking has been increased by 4 cars, a total of 14 cars. All of these stacking positions are located in a manner that they do not interfere with traffic movements on the site.

This should eliminate this concern.

Fire / Inspections Comments:

- Clarify the revised location of the accessible van spa
The plans have been revised to clarify this.
- Provide the planned method to maintain the minimum accessible route clearances to and from the accessible route clearances to and from the accessible van space
Concrete curb stops have been added to the Plan.
- Plan shall indicate design compliance in accordance with applicable accessible regulations (i.e. IBC ANSI-117 etc.) and NH RSA 155-A :5
A note has been added to the Plan. No changes are proposed to accessibility to the building.
- Clarify the ramp which appears to be located in the fire lane (extend fire lane)
The plans have been revised to clarify this.
- Provide no stacking signage and shorten painted line one care 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
The requested signage has been added to the plans.
- Move air pump to maintain clear area on slanted corner of building.
The air pump has been noted "to be removed".

Economic Development Comments:

- Concerned about drive-thru on this site and small trucks maneuvering site and drive-thru
The maneuvering area for the parking spaces is 26 feet.
- Having an increase in traffic to Locust street is not a good solution
The TAM shows 9 Primary AM Peak Hour Trips are generated by this proposal.

Planning Board Comments: None

Enclosed please find the following:

1. Eight (8) of this TRC Response Letter.
2. Eight (8) Full Size copies of Plan Set.

We look forward to discussing this application with the Technical Review Committee on August 30, 2018 in hopes of being heard by the Planning Board on September 26, 2018.

Mr. Christopher Parker
August 16, 2018
Page 5 of 5

Pease advise should you have any questions.

Very truly yours

TRITECH ENGINEERING CORP.

A large, stylized handwritten signature in black ink, appearing to be 'RJS', is written over the company name and the name of the signatory.

Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Enclosures

\\15112_Response Ltr.docx

SITE DEVELOPMENT PLANS

CITGO



CENTRAL AVENUE & LOCUST STREET
DOVER, NEW HAMPSHIRE

LIST OF PLANS

- T-1 - TITLE SHEET
- T-2 - NEIGHBORHOOD PLAN 1"=50'
- EX-1 - EXISTING CONDITIONS PLAN 1"=20'
- SP-1 - DRIVE-THRU SITE PLAN 1"=20'
- ST-1 - DRIVE-THRU STACKING PLAN 1"=20'

PREPARED BY

TRITECH
ENGINEERING CORPORATION

OWNER

ARANCO OIL COMPANY, INC.
557 NORTH STATE STREET
CONCORD, N.H.

PREPARED FOR

R & P SINGH, LLC
52 CENTRAL AVENUE
DOVER, N.H.

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9530

REVISIONS	DATE	DESCRIPTION
9-28-17		REVISED PER TRC COMMENTS
8-15-18		REVISED PER TRC COMMENTS

TITLE SHEET

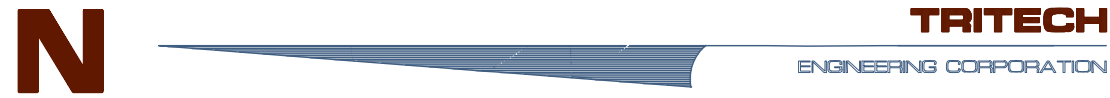
ARANOSIAN
OIL COMPANY



CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
FEBRUARY 9, 2017
JOB No. 15112

SHEET NO.

T-1



TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
	9-28-17	REVISED PER TRC COMMENTS
	8-15-18	REVISED PER TRC COMMENTS

NEIGHBORHOOD PLAN
ARANOSIAN
OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
FEBRUARY 9, 2017
JOB No. 15112
SCALE: 1" = 50'

SHEET NO.

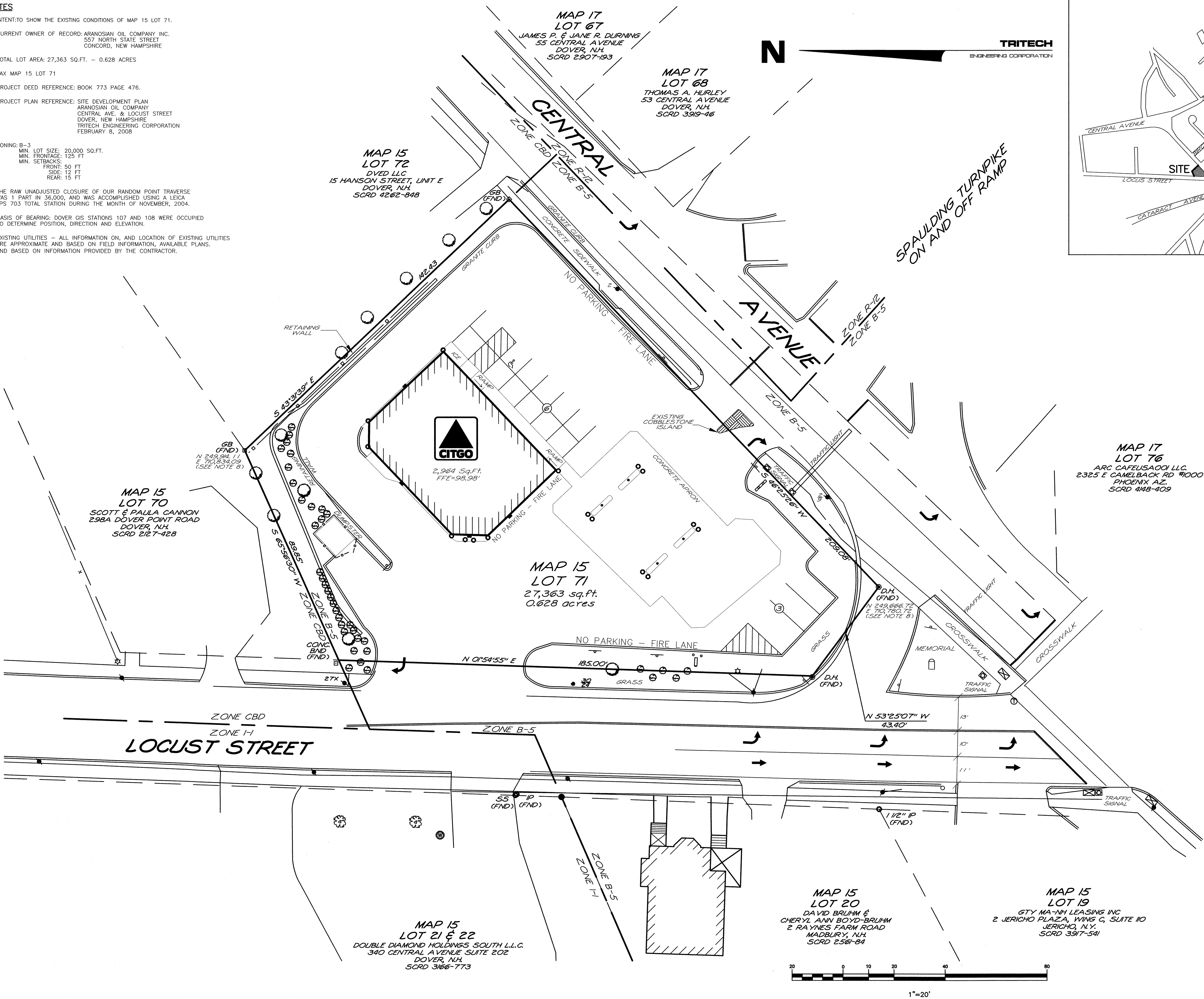
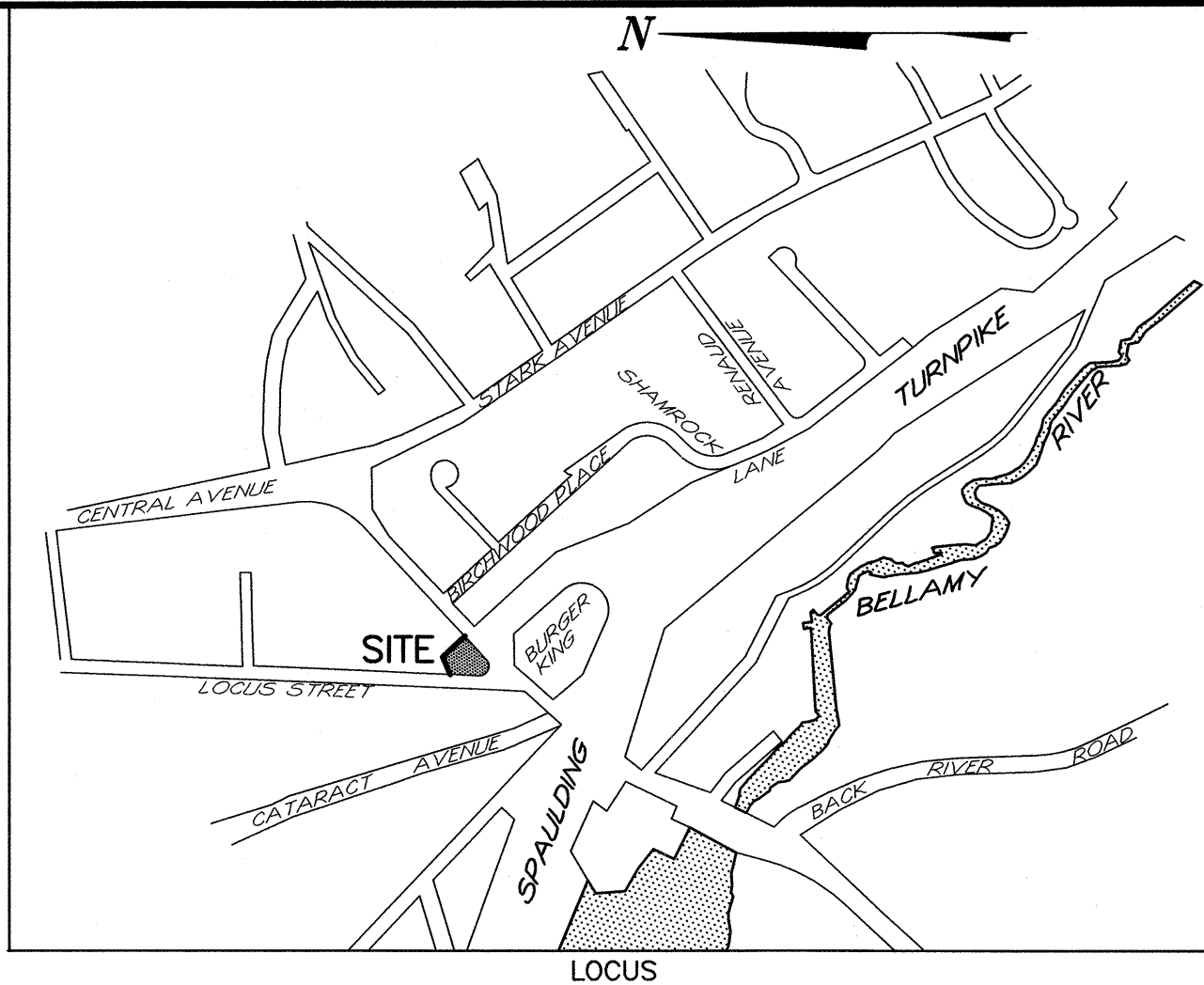
T-2

(P08-09A)

NOTES

- 1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF MAP 15 LOT 71.
- 2.) CURRENT OWNER OF RECORD: ARANOSIAN OIL COMPANY INC.
557 NORTH STATE STREET
CONCORD, NEW HAMPSHIRE
- 3.) TOTAL LOT AREA: 27,363 SQ.FT. - 0.628 ACRES
- 4.) TAX MAP 15 LOT 71
- 5.) PROJECT DEED REFERENCE: BOOK 773 PAGE 476.
- 6.) PROJECT PLAN REFERENCE: SITE DEVELOPMENT PLAN
ARANOSIAN OIL COMPANY
CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
FEBRUARY 8, 2008
- 6.) ZONING: B-3
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FT
MIN. SETBACKS:
FRONT: 50 FT
SIDE: 12 FT
REAR: 15 FT
- 7.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 36,000, AND WAS ACCOMPLISHED USING A LEICA TPS 703 TOTAL STATION DURING THE MONTH OF NOVEMBER, 2004.
- 8.) BASIS OF BEARING: DOVER GIS STATIONS 107 AND 108 WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND ELEVATION.
- 9.) EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION, AVAILABLE PLANS, AND BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.

TRITECH
ENGINEERING CORPORATION



- UTILITY POLE
- LIGHT POLE
- UNDERGROUND ELECTRIC
- SEWER MANHOLE
- SEWER LINE
- CATCH BASIN
- DRAIN LINE
- HYDRANT
- WATER GATE VALVE
- WATER LINE
- IRRIGATION BOX
- GAS GATE VALVE
- GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- GAS FILLER
- 7' PLASTIC PANEL FENCE
- OVERHEAD WIRES
- CHAIN LINK FENCE
- BOLLARD
- BUILDING MOUNTED LIGHT

TRITECH
ENGINEERING CORPORATION

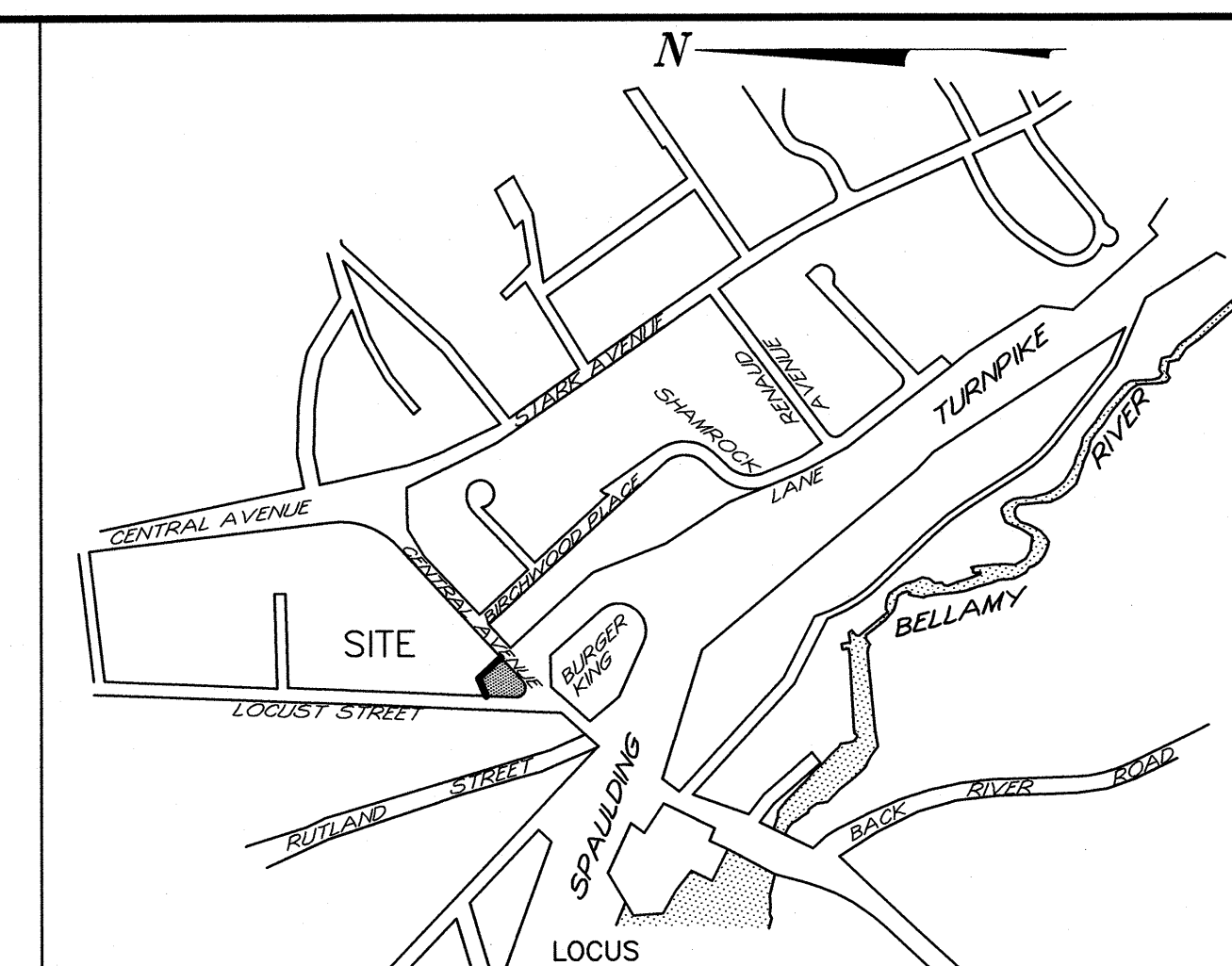
ARANOSIAN
OIL COMPANY



EXISTING CONDITIONS PLAN
CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
FEBRUARY 9, 2017
JOB No. 15112
SCALE: 1" = 20'

EX-1

(P08-09A)

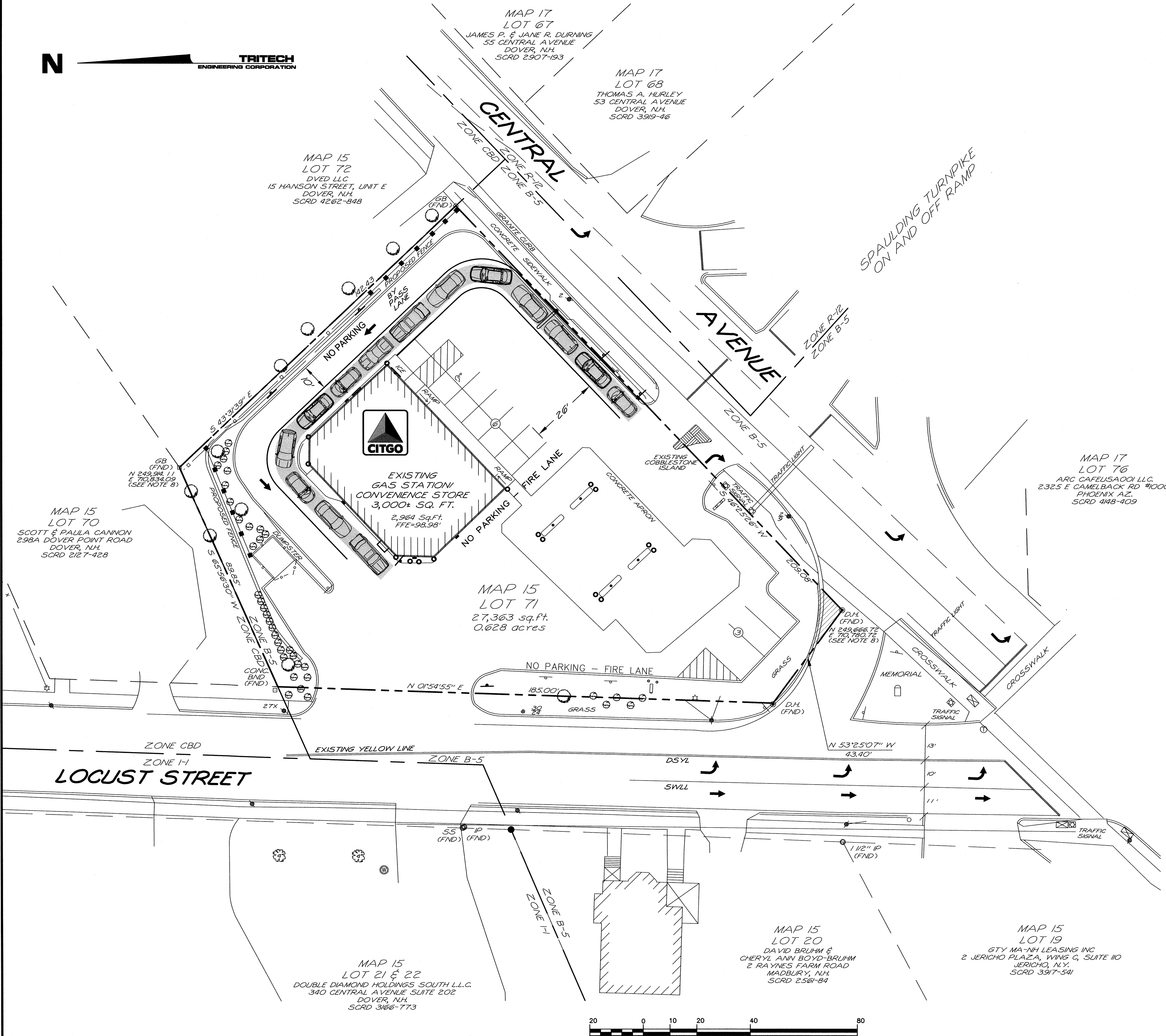


	UTILITY POLE		GAS GATE VALVE
	LIGHT POLE		GAS LINE
UT&E	UNDERGROUND ELECTRIC		EXISTING DECIDUOUS TREE
	SEWER MANHOLE		EXISTING SHRUB
S	SEWER LINE		GAS FILLER
	CATCH BASIN		7' PLASTIC PANEL FENCE
D	DRAIN LINE		OVERHEAD WIRES
	HYDRANT		CHAIN LINK FENCE
	WATER GATE VALVE		BOLLARD
W	WATER LINE		BUILDING MOUNTED LIGHT
	IRRIGATION BOX		

SP-1

N

TRITECH
ENGINEERING CORPORATION



TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
9-28-17	REVISED PER TRC COMMENTS	
8-15-18	REVISED PER TRC COMMENTS	

755 CENTRAL AVENUE
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DRIVE-THRU STACKING PLAN

ARANOSIAN
OIL COMPANY



CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
FEBRUARY 9, 2017
JOB No. 15112
SCALE: 1" = 20'

SHEET NO.

ST-1



After



Before



After



Before