



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P08-09A

Application Type: Site Plan Review
Applicant(s): R& P Singh, LLC
Owner(s): Aranisian Oil Company
Location: 52 Central Ave (Tax Map 15, Lot 71)
Date: August 30, 2018

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:

Elena Piekut, Zoning
Donna Benton, Planning
Dan Barufaldi, Economic Development
Frank Torr, Planning Board
Dave White, Engineering
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police

Others:

Bob Stowell
Mr. Singh
John Diamond
FX Bruton

Approval of 8/23/2018 Meeting Minutes

D.White moved to approve the minutes of August 23, 2018. F.Torr seconded. Vote: U/A

Planning Comments:

- Water and sewer investment fees will be assessed if necessary
- Please revise the plan set to:
 - Add signature and stamp of the LLS and PE
 - Revise stacking plan to exclude car(s) from “no stacking beyond” point

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*) 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.*)

Engineering Comments:

- Add No Parking/Fire Lane signs
- How will stacking in ROW be addressed?

Fire/Inspections Comments: None

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:

- Show more offsite on plan (i.e. Exit 7)
- Show realistic stacking

Next Steps:

Traffic engineer to discuss with Sebago, the Planning Department, and the Police Department.

Adjournment:

D.White moved to adjourn at 11:10am. Seconded by J.Maxfield. Vote: U/A