



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-14

Application Type: Site Plan Review
Applicant(s): Central Partners Realty LLC
Owner(s): Central Partners Realty LLC
Location: 784 Central and 4 Abbott Street (Tax Map 29, Lots 23 & 25)
Date: February 28, 2019

INTENT: To merge the lots, demolish the existing abandoned house and garage, and construct 8 employee parking spaces totaling 6,700 sq. ft. of disturbed area.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 3

ACREAGE: 1.09 acres

ZONING DISTRICT: Office

EXISTING LAND USE: Residential and Commercial

SURROUNDING LAND USE: Residential, commercial, and hospital

ZBA ACTION: None

PERMITS REQUIRED: Demolition permit

WAIVERS REQUESTED: N/A

ATTENDANCE:

Members:

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

Others:

Dana Lynch, Engineer
Steve Haight, Engineer
Kevin McEneaney
Chris Parker, Planning
Assistant Chief Paul Haas, Fire

PLAN REVIEW:

Planning Comments:

- Please revise plan set to:
 - Engineer, LLS, and Landscape architect to sign and stamp final plan set
 - Add planning file number P19-14
 - Revise note 26 on sheet 3 to indicate no Saturday or Sunday hours
 - Provide abutter information on neighborhood plan
 - Remove reserved notes on sheet 3
 - Add note that any future changes would need to come back for review by TRC and possibly Planning Board

Police Department Comments:

- Relocated vinyl fence should be higher than 5'
- If you are merging these lots, then eliminate the curb cut on Abbott Street and revise parking/traffic layout

Fire/Inspections Comments:

- Site plans shall indicate confirmation of design has been reviewed for and complies with all applicable accessibility regulations. (i.e. '09, IBC Chapter 11 w/ NH Amendments and ANSI) in accordance with NH RSA 155-A:5
- Clarify the pedestrian path from the new parking spaces to the structure.
- Add note about Pest management survey to be completed. If anything needed, then pre-bait at least 30 days prior to breaking ground.

Engineering Comments:

- Enlarge the existing rain garden or add another one
- Discontinue the existing water and sewer to the house

Economic Development Comments:

- Thanks for keeping the trees
- Pest survey

Planning Board Comments:

- Landscaping next to abutter?

Next Steps:

Submit plans for administrative approval

TRC paused at 11:42am