



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-24B

Application Type: Site Plan Review
Applicant(s): Summit Land Development
Owner(s): 7 South LLC
Location: 14 Central Ave (Tax Map 15, Lot 4)
Date: February 28, 2019

INTENT: Proposal is to construct a 2,400 sq. ft. drive-up restaurant) as part of a previously approved (and amended) site plan

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4

ACREAGE: 2.46 acres

ZONING DISTRICT: B-5

EXISTING LAND USE: Approved
Emergency Room

SURROUNDING LAND USE:
Commercial, Spaulding Turnpike, and Bellamy River

ZBA ACTION: None

PERMITS REQUIRED: None for this case

WAIVERS REQUESTED: None

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:

Chad Kageleiry, Owner
Steve Haight, Engineer
Chris Parker, Planning
Assistant Chief Paul Haas, Fire
Kim Hazarvartian, Traffic Engineer

PLAN REVIEW:

Planning Comments:

- Water and Sewer Investment fees
- Impact fees
- Discuss traffic study
- Please revise application to include:
 - Documentation from Eversource
- Please revise plan set to:
 - Add "Do Not Block Intersection" Signage and pavement markings
 - Drive through hours per the regulations
 - Stacking signage
 - Fix the spelling of amended
 - Include site layout plan with order board

Police Department Comments:

- Length of queue for drive-thru (7 cars) is insufficient and will choke up the site entrance during peak
- Where is the order board for the drive-thru
- Provide markings for the Southbound left turn lane for Charles Street approach
- Applicant – not City - should design and install DO NOT BLOCK INTERSECTION signs and pavement markings per TAS-2 conclusion
- Provide physical barrier to preclude pedestrian cut-through movements in the lot – particularly from DMS/DHS students after school
- What is the purpose of "proposed bituminous apron"?

Fire/Inspections Comments:

- Sheet 4 note 4 indicates FDC location, please show on building.
- Sheet 4 note 19, change building inspector to Building Official
- Sheet 4 note 22, add RSA language RSA 155-A:5
- Sheet 4 Clarify how accessible route from accessible parking spaces will maintain a clear and unobstructed route.
- Discuss an effective no stacking policy with effective site signage.



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Engineering Comments:

- Install a do not block intersection where it turns into the Dunkin drive thru

Economic Development Comments:

- Would like to see accurate renderings

Planning Board Comments:

- Concerned about traffic
- Would like to see streetscape

Next Steps:

Ask Dunkin for an accurate rendering and streetscape. Provide 12 11x17s, and 3 full size, one pdf of plans March 12 meeting along with 15 copies of any other materials including amendment application and traffic memo by March 5. Staff memo will be based off of these TRC plans.

Motion to adjourn TRC at 1:33pm by D.White and seconded by J.Maxfield. Vote: U/A