



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-64

Application Type: Site Plan Review
Applicant(s): 10 Durham Road Group LLC
Owner(s): 10 Durham Road Group LLC
Location: 10 Durham Road (Assessor's Map I, Lot 7)
Date: September 5, 2019

INTENT: To convert existing house into office space and add a 14 space parking lot

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 2

ACREAGE: 0.95 acres

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Residential, commercial

ZBA ACTION:

Z19-01: Variance granted to permit office use with conditions (TRC review and approval of vehicular access, parking; site improvements completed prior to occupancy)

PERMITS REQUIRED: Driveway Permit

WAIVERS REQUESTED: N/A for this case

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:

Bob Stowell, Engineer
Tom Toye, Owner

PLAN REVIEW:

Planning Comments:

- Water and Sewer Investment fees if applicable with W/S
- Please revise plan set to:
 - Add LLS, PE, LLA, and Architect signatures and stamps on each submission
 - Add fence along westerly property line
 - Remove 1 curb cut
 - Add planning file number P19-64
 - Provide architectural
 - Add abutter information and zoning district boundaries to T-2
 - Indicate utilities
 - Indicate snow storage
 - Indicate ROW width
 - Indicate egress width
 - Add more landscaping to front island
 - Add note about using existing lighting
 - Add note that any expansion to the use or building beyond this would need to come back for further review
 - Add or fix common notes 8, 10, 17, 23, 24, 26, 27, 28, 29, 31, 35, 38, 39, 40, 41

Police Department Comments:

- Will any residential component remain, or is this to be fully converted to office space?
- Could more be done with the swimming pool enclosure area instead of creating more impervious space?
- Confirm that pavement marking arrows will be added to site driveways
- Consider closing curb cut and moving parking to lessen parking lot area

Engineering Comments:

- Investigate and show possible protected left turn bay into the site.
- Remove one of the driveway entrances.

Economic Development Comments:

- Do we need two curb cuts on Durham Rd. so close to a lighted intersection?
- Is the outward appearance of the converted house going to change? Didn't see any renderings.



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Fire/Inspections Comments:

- Indicate structure entrances/exits on plan with accessible route to the accessible entrance .
- Provide a design note on plan indicating design compliance with applicable regulations(i.e. NH State building code w/ amendments, ANSI 117.1 etc.) and NH RSA 155-A :5.

Planning Board Comments:

- Screen fence with landscaping
- Removing shed?

Next Steps:

Re-submit for administrative approval.

Adjournment:

A motion to adjourn TRC was made at 11:46 by D.White and seconded by J.Maxfield. Vote: U/A