



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-56

Application Type: Site Plan Review
Applicant(s): Wentworth-Douglass Hospital
Owner(s): Weathervane Seafoods
Location: Stark Ave (Tax Map K, Lot 30-N)
Date: July 25, 2019

INTENT: To construct a 4,500 s.f. Urgent Care Facility with paved parking. A related CP application will also appear before the Planning Board.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.47 acres

ZONING DISTRICT: B-3

EXISTING LAND USE: Vacant commercial, parking lot

SURROUNDING LAND USE: Residential, commercial, vacant

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permit (wetland buffer)

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Chris Parker, Zoning
Jim Maxfield, Inspection Services
Sgt. Speidel, Police
Dave White, Zoning
Dan Barufaldi, Economic Development

Others:

Dave Fenstermacher, VHB
Emily DuBois, VHB
Dale Taglienti, e4h
Holly Santovasi, WD
Dave Soares, WD

Approval of 6/20/2019 Meeting Minutes

C.Parker moved to approve the minutes of June 20, 2019. D.White seconded. Vote: UA

PLAN REVIEW:

Planning Comments:

- Impact fees (\$4,140)
- Water and Sewer Investment fees
- Please revise application to include:
 - Letter from Eversource and Community Services regarding ability to provide service
 - Architectural renderings in color with materials indicated
 - Streetscape in plan set
 - Floor plans
 - Access easement documentation
 - Provide updated application
- Please revise plan set to:
 - Note WDH is buying the lot
 - Calculation of increase in impervious cover within the wetland buffer
 - Add stop bar in parking lot turning right into parking lot
 - Add security lighting on all 4 sides of building
 - Show bollards on streetscape
 - Add planning file number throughout (P19-56)
 - Add abutter information to NP-1
 - Add common site plan notes or indicate location of: 4, 5, 9, 17, 19, 23, 25, 27, 28, 29, 31, and 34
 - Revise to have full note 41
 - Engineer, LLS, Architect, CWS, and Landscape Architect to sign and stamp final plan set
 - Add flood hazard location
 - Add additional utility information (i.e. size/capacity)
 - Add contours 100' offsite
 - Add wetland buffer placards
 - Show ambulance entrance by identifying spaces opposite entrance for ambulance only
 - Revise parking calculation to indicate shared parking under the "allowed" section
 - Indicate more detail on dumpster? Who is designing?
 - Indicate project is on Stark Ave

Police Department Comments:

- Regarding the light pole to be removed from the bio-retention area, is it to be relocated elsewhere nearby? Lighting plan appears to be deficient in this particular area.
- Provide 2-sided R6-1 or R6-2 "One Way" signs at Weathervane entrance driveway



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- Add centerline markings to the two-way driveway between the facility and car wash
- Is there any room to increase drive aisles from 22' to 24'?
- WD Security and DPD to work together on alarms and calls

Fire/Inspections Comments:

- Provide location of FDC. Said location shall provide a continuous unobstructed path.
- Add hydrant along Dover Point Road
- Provide individual water supply shut off for suppression and domestic water
- Add a turning lane in the North bound lane of Dover Point Road on the south side of the entrance
- Document bus lane/fire lane
- Plans shall indicate design compliance with the required accessible regulations and NH RSA 155-A :5
- The subject property will be 130 Stark Avenue

Engineering Comments:

- Are there hoods in the catch basins?
- Will there be a gas service to anyone?
- Reconsider how will trash be handled
- Show Emergency generator and screen
- Note about evaluating the condition of the existing sewer service, before tie in
- Add headwall and rip rap at the existing outfall
- Note 12x6 tapping sleeve and gate
- Add a gate on the fire line outside the building
- Separate the water from the underground by 7 ft
- Trench detail and around the water and stone around the drain
- Manhole opening is to be 30"
- No cleanouts outside the building are shown so remove detail

Economic Development Comments:

- Indicate materials on renderings

Planning Board Comments: N/A

Next Steps:

Return for an informal TRC review before submitting for Planning Board.

TRC paused at: 11:05am