



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P15-56A

Application Type: Site Plan Amendment Review
Applicant(s): VMD Companies LLC
Owner(s): VMD Equities DVR LLC, c/o VMD Companies LLC
Location: Sterling Way (Tax Map 11, Lot 02)
Date: May 4, 2020

INTENT: To amend a previously approved site plan replacing a 2,930 sf bank with a 14,927 s.f retail store with drive thru, decreasing the medical office building from 66,000 s.f. to 40,176 s.f. and decreasing the amount of parking spaces from 382 to 334 spaces

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 8.80 acres

ZONING DISTRICT: B-3

EXISTING LAND USE: Mixed Use

SURROUNDING LAND USE: Residential, Commercial, and Spaulding Turnpike

ZBA ACTION:

- Variance granted May 21, 2015 to permit a building height of 55' and an assisted living facility in the B-3 (Z15-10)
- Variance granted February 16, 1984 for relief from definition of lot in order to construct an additional building on the lot (H84-6)
- Sign approved July 24, 1979 to allow existing Ramada sign to be raised from 30' to 40' (H79-17)

PERMITS REQUIRED: None

WAIVERS REQUESTED: N/A

ATTENDANCE: N/A by email

Planning Comments:

- Impact fees will be assessed (\$22,808)
- W/S investment fees
- Stamp and signature of PE, LLS, LLA, and architect needed on each plan submission
- Provide Letter to Serve from Eversource
- Is the Medical Office building part of Phase II or Phase III?
- Provide streetscape
- Revise plans to:
 - install the parking and drive isle between this building and the hotel
 - add aerial underlay on N-1
 - Indicate the boundary used for lighting calculations. Lower a few lumens so a waiver is not required
 - Add pole heights to lighting plan
 - Add or indicate location of common site notes: 5, 6, 13(replace note 2 on sheet C-101), 19, 22, 24, 26, 27, 28, 29, 30, 36, 37, 38, 39, 40, 41(needs revising)
 - Provide pedestrian connection from hotel to retail store via the MOB
 - Move notes regarding hours of operation limitations on drive thru and drive-thru user/review from C-103 to sheet C-101

Fire/Inspections Comments:

- Plan C-103 #13, Indicate the available snow storage for this site – these appear to have been relocated
- Plan C-103 #18, plan set shall indicate compliance w/ all applicable accessibility regulations. Edit IBC to 2015 edition and add reference to RSA 155-A:5 compliance. these appear to have been relocated
- Discuss the location of “No Parking Fire Lane” signs
- Clearly identify the location of all accessible parking signage
- Clarify the site lighting layout and operation w/ existing lighting
- Provide color elevation plans which coincide with this specific site
- Plan C-105, provide utility approval of the gas and electric utilities crossing at transformer location.
- FDC shall be located on street side of structure in accordance w/ NFPA 13.
- Clarify the traffic pattern throughout the site as it appears the direction arrows have been removed.



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- Clarify accessible route w/ bollard located in the middle of access aisle.

- Extend curbing at south end near loading area and add landscaping.
- Provide site specific elevation drawings.

Police Department Comments:

- Sheet C-103: Fire Lane signs facing the main road seem unnecessary and are not used throughout the rest of the site.

Engineering Comments:

- The drive-thru entrance should be closed up with curb and not just flush concrete.
- Who installs the left turn drive thru by others?
- Add a note to shut off and disconnect the 2inch stub left in the roadway.

Economic Development Comments:

Planning Board Comments: N/A

Next steps:

Submit revised plans addressing these latest comments with another TRC response letter by May 11th to be on the May 26th Planning Board agenda.