



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: March 5, 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 #: 2

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:

Members:

Jim Maxfield (Fire)
Dan Barufaldi (Economic)
Dave White (Engineering)
Elena Piekut (Planning)
Christopher Parker (Planning)
Frank Torr (Planning Board)
Sgt. Marn Speidel (Police)

Others:

Steven Mayer
Ari Pollack
Bob Clark
Sam Gregorio

Planning Comments:

- Impact fees will be assessed (\$22,808)
- W/S investment fees
- Add project file number to title block (P15-56A) on all sheets
- Stamp and signature of PE, LLS, LLA, and architect needed on each plan submission
- Provide Letter to Serve from Eversource
- Provide landscape O&M plan
- Revise plans:
 - Maintain previously approved medical office building footprint and reduce parking instead
 - Update B-3 Dimensional Regulations (new front setback)
 - Landscape requirements changed, confirm the landscape plan conforms. EG: Minimum 3.5" caliper
 - To include updated previous phasing plan
 - Darkest area in parking lot is too bright
 - Provide neighborhood plan
 - Add all common site notes
 - Need to show residential abutters
 - Move crosswalk to all way intersection, closer to front door.
 - Connect the two islands nearest to the Assisted Living project (second curb cut, off main loop), and add landscaping.
 - Provide pedestrian connection from hotel to retail store
 - Eliminate painted islands and replace with landscaped islands with curbing.
 - Add FFEs
 - Provide dumpster enclosure detail
 - Note hours of operation limitations on drive thru
- Revise architectural plans:
 - Provide Streetscape
 - Provide color architectural renderings
 - Meet architectural standard (153-14.I)
 - Use colonial style similar to Dunkin Donuts
 - No glass canopy over entrance
 - Does not fit in with existing project



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- Add some brick to better blend with existing buildings
 - Use bollards instead of plastic parking blocks for spaces facing the retail store
 - What is the height of the concrete sidewalk along south and east sides of retail store
 - Eliminate the driveway opening on the easterly corner of retail store lot, or convert it to one way in-only with reduced width
- Provide floor plan

Fire/Inspections Comments:

- Plan C-103 #13, Indicate the available snow storage for this site
- 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.
- Plan C-103, Identify the length of the drive thru queue. Provide no stacking signage location beyond discussed point.
- 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.
- Plans shall indicate the location of the FDC with applicable required note
- Plans shall include a turning template for Truck -1.

Police Department Comments:

- Relocate crosswalk to a point at or near the all-way stop intersection
- Add painted stop line to the fourth leg of the all-way stop intersection
- Painted islands at corners of the retail building (except at northerly drive-thru) should be actual raised islands with landscaping

Engineering Comments:

- No sewer cleanout needed
- Take the domestic off the 6 inch outside the building and install a gate for each
- Shift the crosswalk to the main entrance.
- Review the pumpstation for adequacy and provide a written letter of the findings
- Eliminate the sewer drop if possible
- There is a parking issue from the assisted care building. Try to address that.
- Provide an updated stormwater O&M

Economic Development Comments:

- Follow same architectural standard as the restaurant
- Provide more landscaping at rear facing medical office building

Planning Board Comments:

- Screen dumpster from view of medical office building
- Difficult to read existing buildings greyed out on all sheets

Next steps: Submit updated materials for staff review prior to final application. April Planning Board meeting dates are April 14th and 28th.

Adjournment: Dave White moved to adjourn at 11:53 am. Seconded by Jim Maxfield. Vote: U/A