



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P20-19

Application Type: Site Plan Review
Applicant(s): Mary Paola (DBA Little Lamb Nursery LLC)
Owner(s): Mary Paola and Stephen Slingerland
Location: 31 Tennyson (Tax Map 21, Lot 76)
Date: March 5, 2020

INTENT: Proposal is to increase the capacity of an existing daycare use by 6 children at 31 Tennyson. TRC is a condition of the zoning case Z20-02.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.23 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential and day care facility

SURROUNDING LAND USE: Residential

ZBA ACTION: Z20-02 Variance conditionally granted on 1/16/2020 for childcare increase enrollment 24 to 30 children

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:

Mary Paola
Steve Slingerland
Chris Wyskiel

Approval of February 27, 2020 Minutes:

Dave White moved to approve the minutes of February 27, 2020. Dan Barufaldi seconded. Vote: U/A

Planning Comments:

- Continue to ask parents to park three in a row
- Add employee parking requirements to employee handbook

Fire/Inspections Comments:

- A building permit will be required
- Provide a floor plan indicating childcare/shared spaces
- Clarify the accessible parking location
- Clarify the accessible route to the use
- Plan set shall include compliance w/ all required applicable accessible regulations and NH RSA-155A:5
- Indicate entrances/exits on site plan

Police Department Comments:

- What is the existing square footage of floor space qualifying as child care space per He-C 4002.21?
- What is the proposed square footage of floor space qualifying as child care space per He-C 4002.21?
- What is the square footage of the outdoor play area?
- What is the staff to child ratio for a Center Based Program if children are all awake and on premises?
- Install a No Parking Here to Corner sign on the south side of Tennyson, 20' from the stop sign at Henry Law (contact Facilities and Grounds Department)

Engineering Comments:

- Driving over Henry Law sidewalk will cause damage to City infrastructure

Economic Development Comments:

- Pleased to see increased childcare capacity in community

Planning Board Comments:

- Glad to see growing childcare services

Next steps: Dave White moved to approve the plan with the condition that the additional information required be provided to Sgt. Speidel, the Planning Department, and/or with the building permit application. Dan Barufaldi seconded. Vote: U/A.

TRC paused at: 11:05 am