



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P20-46

Application Type: Technical Review Only – Change of Use/Expansion
Applicant(s): RUHI LLC
Owner(s): RUHI LLC
Location: 221 Central Avenue (Tax Map 20, Lot 50)
Date: August 6, 2020

INTENT: Proposal is to renovate and expand existing garage/gas station to a gas station to add a convenience store w/two residential units on second floor

LOTS/UNITS PROPOSED: 2

AGENDA ITEM #: 2

ACREAGE: 0.45 acres

ZONING DISTRICT: Central Business District – General (CBD-G)

EXISTING LAND USE:
Vehicle Refueling and Recharging Station with two-bay auto service

SURROUNDING LAND USE:
Church, Residential, Office/Commercial, School

ZBA ACTION: N/A

PERMITS REQUIRED: None

WAIVERS REQUESTED:
None

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Dave White, Engineering
Dan Barufaldi, Econ. Development
James Maxfield, Fire/Inspections
Sgt. Marn Speidel, Police
Frank Torr, Planning Board

Others:

Patrick Bogle, Howard Stein Hudson

Planning Comments:

- The City collects Impact Fees and Water/Sewer Investment fees
- Please provide a landscape maintenance plan
- Per Architectural regs, building should have a masonry first floor (first 12 feet)
- Does NHDES require permit or approval for relocation of monitoring wells? Please clarify, providing a letter from NHDES if no permit is needed and correct contradictory note on plan.
- Please revise the plan to add:
 - File number P20-46 to all sheets
 - Merge sheets into one plan set
 - Common Site Plan notes 9 (none issued), 12 (Who certified n wetlands), 29 (PTAPP)
 - Update sheet 3, note 19 to 7' tall, add retaining wall note (27)
 - Update sheet 4 note 7 from Chapter 109 to 81
 - Update sheet 6 to remove note 3, and correct note 1 from Chapter 149 to 153
 - Update Zoning info to include frontage buildout, and the front build-to line
 - Update parking calcs to include SF of store
 - Lighting plan needs to meet regulations
 - Surveyor and engineers stamps/signatures
 - Dumpster fence should be wood, not chain link

Police Department Comments:

- Install sign sleeve(s) in new raised sidewalk along Court Street
- Install sign sleeve(s) in raised median along Hanson Street
- Stop sign at Hanson Street exit is unnecessary

Engineering Comments

- The concrete sidewalk detail should show 5 ft wide not 4 ft. We don't count the curb as part of the sidewalk. Correct detail.
- The depth of gravel should be 9 inches. Correct detail.
- An easement will need to be granted to the city for the sidewalk portion on Hanson.
- Confirm water and sewer service sizes and locations. TV existing sewer to evaluate condition, as replacing it now may be best.
- City requires street opening permits for work in street.
- Reevaluate walkway and swale as they appear to conflict.



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Fire/Inspections Comments:

- FDC shall be located toward the front of the building (Hanson Street side preferred).
- Submitted plan sheet 4 grading drainage and utilities does not appear to indicate water or sewer lines. Please clarify
- Water line shall have a separate gate/shut off for suppression line.

Economic Development Comments:

- Revise the look of the new building to reflect the New England village look in its appearance.

Planning Board Comments:

- Correct contradictory note regarding monitoring wells.
- Would like to see improved architectural design, as this lacks character.
- How old are fuel tanks? Have they been updated? Provide a letter certifying condition.
- Add more screening to dumpster and for residential abutters.

Motion:

F.Torr moved to table this item and require a second TRC meeting to review how comments have been addressed prior to Planning Board submittal. Seconded by D.White. Vote: U/A.

Next Steps:

Prepare a letter/narrative outlining how each of the above comments have been addressed. Email a PDF of updated plan set, and final TRC meeting can be scheduled with one-week notice. Bring a hard copy plan set for in-person review.

Adjournment:

Motion to adjourn at 11:23 made by D.White and seconded by D.Barufaldi. Vote U/A.