



Environmental and Planning Consultants

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Memorandum

To: Town of Dover Planning Board
From: Ashley Ley
Date: April 29, 2011
Re: Dover Village Plaza

AKRF, Inc. has reviewed the following documents and plans for the above referenced project:

1. Concept "C" Site Plan Expansion & Commercial Subdivision Plan, prepared by Rennia Engineering Design, PLLC, dated 4/13/11
2. Concept "C" Building Profiles, prepared by Rennia Engineering Design, PLLC, dated 4/13/11
3. Highway Improvement Concept Plan, prepared by Rennia Engineering Design, PLLC, dated 4/13/11
4. April 28, 2011 Balloon Test Photos, prepared by Rennia Engineering Design, PLLC

PROJECT DESCRIPTION

In response to comments from the Planning Board and its consultants, as well as further analysis of on-site soil conditions, the applicant has prepared a third concept plan. Concept C orients the building so that the front would be facing a parking area and Dover Village Plaza. The building is moved further from Route 22 than the previous Concept A, and additional landscaping is proposed.

COMMENTS

1. The concept landscaping plan is improved over the previous plans. The more natural layout of the proposed trees is preferred to the previous staggered formal rows. A more detailed plan will be required as the site plan review progresses.
2. The rear of the building will face northbound travelers on Route 22. As shown in the balloon test photos, the slope will not fully shield views of the rear loading dock or the roof top. As such, the rear façade should have a similar architectural treatment to the front of the building, a parapet should be used to shield views of roof-top mechanical equipment, and landscaping and possibly fencing should be used to buffer views of the loading dock and dumpster areas.
3. The balloon test photos should be used to create a few photo-simulations showing the actual building from Route 22. This will aid the Planning Board and ARB in determining the necessary height of a parapet, or other architectural features.