



To - PLANNING BOARD MEMBERS & CONSULTANTS

FROM- DAVE WYLOCK *Dave Wylock*

SUBJ - DOVER MOBIL SITE PLAN

DATE- SEPTEMBER 4,2012

After several planning board meetings and informal discussions with the applicant and his engineer on the above project, I would like to make the following comments about my concerns with the project.

I am not opposed to Dover Mobil, but I am not satisfied with the engineers presentations and demeanor. At times he displays an, "I KNOW BEST" attitude that I am not pleased with. While I have the highest respect for his profession I realize that if and when this project is completed he will not have to live with it, but this board and the people in Dover will. There are no second chances so lets get it right the first time so we are not subject to criticism later on.

The two areas of concern that I have as you probably know are, 1- the traffic pattern on the site and off route 55. 2- The engineers refusal to consider expanding the site to the south to open it up and become less congested. I would urge the board to take a strong stand on these issues and require the engineer to follow our suggestions.

Item #1--Route 55. The proposed two way traffic at this location will require vehicles entering this way to negotiate an approximately 180 degree turn to get in the drive in lane. Further, if there is a line up waiting for service, there will inevitably be problems with someone attempting to buck the line. The engineers response to this question was with a smirk something to the effect, "THEY WILL ONLY DO IT ONCE". This was an unacceptable response. My position is resolute that the road off route 55 be one way, exit only. I will not support approving this application if it includes two way traffic.

Item #2- Expanding the site. If the site were expanded in a southerly direction approximately 50-60 feet, the storm water basin might be pivoted to run in a east/west direction instead of as shown on the maps running in a north/south direction. The garbage enclosure could be relocated farther south eliminating any congestion with a garbage truck backing up to the dumpster during busy periods. The diesel island could also be relocated further south to allow the large trucks to be completely away from pedestrian and passenger vehicle traffic. As shown some of the larger trucks will have to

negotiate a turn in a confined space depending on what their destination is. In addition with this added space the truck drivers could park their vehicles to walk to the store to make a purchase or use the facility.

It is obvious that the engineer is trying at all cost to steer away from expanding the site for economic reasons, etc. This is not our problem. Our objective should be to require a site plan that is in the best interests of the people of Dover for many years to come. Anything less than that would show our board in a bad light.

Based on the foregoing I strongly recommend that the applicant come back to the board at our October 1,2012 meeting with an alternate site plan for us to review and compare with his current submissions. Your support in this matter will be greatly appreciated.