



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-66

Application Type: Site Plan Review
Applicant(s): Index Packaging Inc
Owner(s): Index Packaging Inc
Location: 150 Venture Dr (Tax Map D, Lot 9A)
Date: December 17, 2020

INTENT: To add a 57,000 s.f. addition to the existing building in one phase. Building will be warehouse, manufacturing and office space.

LOTS/UNITS PROPOSED:
N/A

AGENDA ITEM #: 2

ACREAGE: 9.29 acres

ZONING DISTRICT: IT

EXISTING LAND USE:
Industrial

SURROUNDING LAND USE:
Spaulding and Industrial

ZBA ACTION: None

PERMITS REQUIRED:
-NOI & SWPPP
-NHB
-NHDHR

WAIVERS REQUESTED:
Lighting & streetscape

ATTENDANCE:

Members:

Donna Benton, Planning
Christopher Parker, Economic Development
Elena Piekut, Zoning
Sgt. Marn Speidel, Police
Jim Maxfield, Inspection Services
Frank Torr, Planning Board
Dave White, Engineering

Others:

Chris Berry

Planning Comments:

- Appreciate the colored rendering
- *Provide:*
 - *Letters to Serve or email saying they're fine with the change due to less of capacity.*
- *Impact fees will be assessed*
- *W/S investment fees are applicable*
- *Stamp and signature of PE, LLS, and architect needed on each plan submission*
- Legal documentation/intent to record should one of the abutting lots sell
- *Revise plans:*
 - Add a provided column to zoning note
 - Add common site note 12 (flood hazard)

Fire/Inspections Comments: N/A

Police Department Comments:

- Previous comment regarding preserving trail access was not addressed. Is it feasible to hash out the parking space adjoining the trailhead in a manner similar to the hash-out space that protects the new proposed fire hydrant?

Engineering Comments:

- Reword the existing watermain easement to a 'utility easement'

Economic Development Comments:

- Access around the north side of the building with right-of-way for the water supply pipe that goes through there
- Planned access to the parcel that abuts DBIDA parcel on the right side of Innovation Way at the cul-de-sac

Planning Board Comments:

- *Add more plantings along side visible from Spaulding*

Next steps:

Submit for the January 26th, Planning Board meeting by January 5th, 2021.

Adjournment:

TRC adjourned at 11:30am.