



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P20-68

Application Type: Site Plan Review
Applicant(s): 33 Littleworth Road LLC
Owner(s): 33 Littleworth Road LLC
Location: 33 Littleworth Road (Assessor's Map G, Lot 6D)
Date: February 18, 2021

INTENT: To construct a 14x26' addition to the existing building and 60'x120' metal storage building

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 2.3 acres

ZONING DISTRICT: IT

EXISTING LAND USE: Moore's Crane

PROPOSED LAND USE: Same as existing

SURROUNDING LAND USE: Industrial, Residential

ZBA ACTION: None

PERMITS REQUIRED:

-NHDOT Driveway

WAIVERS REQUESTED:

-Landscape Plan
-Architect's signature

ATTENDANCE:

Members:

Donna Benton, Planning
Christopher Parker, Zoning
Jim Maxfield, Inspection Services/Fire
Alan Dews, Engineering
Sgt. Marn Speidel, Police

Others:

Tobin Farwell, Applicant's Rep
Hadley Moore, Owner

Approval of the 2/11/2021 Minutes:

C.Parker made a motion to approve the February 11, 2021 minutes. Seconded by Sgt. Speidel. Vote: U/A

PLAN REVIEW:

Planning:

- Water Investment Fees if tied in
- Impact Fees
- Pay balance of application fees
- Revise application acreage and area
- Discuss use of accessory storage building
- Provide:
 - Letters to Serve from Unifil and Eversource
 - Waiver justifications
- Revise plan to:
 - Planning file number P20-68
 - Wetlands reviewed? Expand on note on EC sheet
 - Add owner's signatures
 - Add professional signature and stamps
 - Add provided lot coverage to Zoning note
 - Show dumpster and screening on site
 - Lighting plan needs to be on site plan and meet the lighting standards including uniformity ratio and be dark sky compliant
 - Add transit section to TIA
 - Show how the fire truck can turn around (not just back up)
 - Indicate what the extra line in middle of pavement is
 - Provide additional screening along G/28-1-D
 - Add refueling station on site plan
 - List any permits needed
 - Confirm all items on the checklist and notes are on plan set

Engineering Comments:

- Show more detail of the utility connections (only gas and electric are shown)
- Show existing water, sewer and other utilities
- Will there be sewer and water to the new buildings? Can sewer be brought up from down the private road?
- Show the lighting and landscaping on the plan set
- Drainage analysis for the site
- It seems there is proposed parking over the leachfield area. What is the condition of the leachfield?
- Fuel tank should be brought up to code.
- How do the cranes or large trucks turnaround to exist the site?
- Label contours
- Add more erosion control
- Add a pavement detail
- Add City details for each utility



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Police Department Comments:

- Sheet C-1: Amend note 13 to remove the word "alarm". A security system shall be installed... (doesn't necessarily have to be alarmed if it meets other relevant security requirements)
- Sheet C-2: Are these existing Gas and Electric utilities coming in from Littleworth Road, or new proposed?
- Provide lighting plan for overall site, especially to property lines and residential abutters

Fire/Inspections Comments:

- Turning template shall indicate T1 mobility throughout the site.
- Indicate on the site plan vehicular/equipment throughout the site.
- Turning template indicates 16 x 36 addition whereas addition plans indicate 14x36. Clarify and edit as necessary
- Utilities shall maintain the required separation from one another -clarify design intent
- Site plan shall clearly indicate the paved area and gravel areas used as staging, laydown areas etc.
- Provide more detail regarding fueling dispenser area such as type, quantity etc.

Economic Development: N/A

Planning Board Comment:

- More landscaping needed

Next Steps:

Revise package to address these comments then come back for a second TRC then apply for Planning Board.

Adjournment:

C.Parker moved to adjourn the meeting at 11:10
Seconded by J.Maxfield. Vote:U/A