



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: October 22, 2020

INTENT: To add an addition to the existing building in one phase.

Initial request being reviewed was that the first building expansion phase would be 36,4000 s.f. manufacturing addition with additional loading docks and the second building expansion would include 11,500 s.f. addition. The existing parking lot will be reconfigured.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

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: Parking, lighting, streetscape

ATTENDANCE:

Members:

Donna Benton, Planning
Dave White, Engineering
Dan Barufaldi, Economic Development
Sgt. Speidel, Police
Jim Maxfield, Inspection Services
Elena Piekut, Zoning

Others:

Chris Berry

Approval of the 10/8/2020 Minutes:

D.White made a motion to approve the October 8, 2020 minutes.
Seconded by Sgt. Speidel. Vote: U/A

Planning Comments:

- Confirm area amount, layout, phasing on next plan
- Provide:
 - Stormwater management plan
 - Stormwater O&M
 - Letters to Serve
 - Letter from neighbor about lighting spillage
- Impact fees will be assessed
- W/S investment fees are applicable
- Stamp and signature of PE, LLS, and architect needed on each plan submission
- Do either side lots have easements over this lot?
- Is the generator being re-located?
- Revise plans:
 - Move site plan up before site specific soils plan
 - Confirm IT zoning dimensions
 - Name of abutters
 - Widths of existing and proposed easements and right of ways
 - Location of dumpster
 - Dates and permit numbers
 - Add project file number to title block (P20-66) on all sheets
 - Add colored building renderings
 - Add common site notes 7, 12, 31, 36
 - Retrofit parking lighting

Fire/Inspections Comments:

- Sheet 9 indicates Monday-Sunday 7am -6pm – revise as determined by TRC (consider Shady Lane)
- Number 3 of 18, Sheet 3 indicates the removal of generator- will generator be relocated
- Discuss options for adding an additional hydrant to west side of structure
- Sheet 9 Note 28 add -The existing structure suppression/sprinkler system shall also have the requisite improvements for the building classification and use group as well as the commodities stored



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Police Department Comments:

- Review north side loading dock for maneuverability/loading access
- Confirm property ownership and boundary to the north (highway) side. Sheet L-01 labels owner as 150 Venture Drive LLC, Sheet 9 (Site Plan) labels owner as Index Packaging.
- How will you preserve trail access?

Engineering Comments:

- Show the water main

Economic Development Comments:

- Truck trips with expansion considered?
- Building renderings/streetscape from Turnpike?

Planning Board Comments:

- Add more plantings along side visible from Spaulding

Next steps:

Submit for a second TRC one week in advance of TRC.

Motion:

TRC continued with a motion to let staff administratively sign off on 221 Central Ave expansion a no waivers are needed. Motion made by D.White. Seconded by: D.Barufaldi Vote: U/A.

Adjournment:

TRC adjourned at 11:08am by a motion made by D.White and seconded by Sgt. Speidel. Vote: U/A