



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-31

Application Type: Site Plan Review
Applicant(s): City of Dover
Owner(s): City of Dover
Location: Stonewall Drive (Tax Map H, Lot 58)
Date: May 6, 2021

INTENT: Proposal is to construct a 9,936 sq. ft. water treatment facility building

UNITS PROPOSED: N/A

AGENDA ITEM #: 2

ACREAGE: 57.28 acres

ZONING DISTRICT: IT

EXISTING LAND USE: Community Services

PROPOSED LAND USE: Community Services

SURROUNDING LAND USE: Residential Industrial, Bellamy River

ZBA ACTION: None

PERMITS REQUIRED: Industrial User Permit, Shorelands Permit, Groundwater Discharge Registration, Artificial Recharge, NHDES Design Approval

WAIVERS REQUESTED:
170-28.3: Groundwater Protection

ATTENDANCE:

Members:

Donna Benton, Planning
Christopher Parker, Zoning
Jim Maxfield, Inspection Services/Fire
Lt. Mark Collopy, Police
Dan Barufaldi, Economic Development

Others:

Max Kenney, Engineering
Gretchen Young, Owner's Rep
Tom Paige, Underwood Engineering

PLAN REVIEW:

Planning:

- Fees waived
- Security lighting?
- Provide:
 - Landscape O and M plan
 - Neighborhood plan with aerial underlay
 - Narrative explaining that traffic would be limited to City staff only so a Traffic Analysis is not applicable
- Revise plan to:
 - Add owner's signatures on final submission
 - Add professional signature and stamps on all submissions
 - Add Planning File # P21-31
 - Add materials to building elevations
 - Only provide Planning Board with plan sheets: 1-20, 30, 31
 - Confirm location of Common Site Plan notes, it appears the erosion notes are here, but not many others.
 - Did you consider renewable utilities (solar panels etc.)?
 - Fire lane needed? Width of accessway?

Fire/Inspections Comments:

- Fire hydrant location outside fence, preferably up front
- Show Fire department connection location
- Explain gravel drive and gravel parking area
- Note that the gravel roadway is accessible year round.
- Fire lane/No parking signs or is it gated at the end?

Police:

- Does this increase noise for the abutters, particularly loud mechanicals?
- Will there be security features, such as fencing and/or gates?
- Will there be surveillance that is consistent with other facilities for police access?

Engineering Comments: N/A

Economic Development: N/A

Planning Board Comments: N/A

Next Steps: Revise materials and submit for Planning Board.

Adjournment:

D.White moved to adjourn the meeting at 11:47 Seconded by J.Maxfield
Vote: U/A