



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-49

Application Type: Site Plan Review
Applicant(s): American DuraFilm Co Inc
Owner(s): DBIDA
Location: Innovation Way (Assessor's Map D, Lot 11-1)
Date: August 26, 2021

INTENT: To construct a 15,000 sf light manufacturing building with associated parking, and subdivide a portion of the lot to create a 3-acre lot. A CUP (P21-50) will be submitted for Planning Board.

UNITS PROPOSED: N/A

AGENDA ITEM #: 2

ACREAGE: 36.19

ZONING DISTRICT: IT/R-40

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Light Manufacturing

SURROUNDING LAND USE: Vacant, Industrial and Residential

ZBA ACTION: None

PERMITS REQUIRED:

-CUP for buffer

RELIEF/WAIVERS REQUESTED:

-153-14.C (5)(b): Waiver for entrance

-Needed for entire lot not to be surveyed

ATTENDANCE:

Members:

Donna Benton, Planning

Dave White, Engineering

Jim Maxfield, Inspection Services/Fire

Dan Barufaldi, Economic Development

Amanda Nolan, Zoning

Frank Torr, Planning Board

Others:

Jase Gregoire

Matt Henrick

David Choate

Robert Baldwin

Planning:

- Owner signature on app or letter of authority to sign
- Owner Signatures on Plans
- W/S Investment Fees
- Impact Fees (\$3,700)
- Innovation Way payment to Heine
- Consider Industrial TDR to reduce front setback and more building forward to avoid rear impacts
- Screen generator pad
- Provide:
 - Letters to Serve
 - Subdivision Plan
 - Traffic Impact Analysis
 - DBIDA Approval/Conditions
- Revise Plan Set to add:
 - Missing Common Site Plan Note # 33
 - Surveyor/Engineering Stamp and Signature
 - Proposed Project name and File # P21-49
 - Update waivers on sheet 4 (caliper no longer needed)
 - Add bollards or curb stops
 - Add stop sign to parking lot exit onto Innovation Way
 - Add total area of impact to plan set for CUP requests
 - Revise sheet 9 sheet name
 - Revise details on sheet 11 to "Accessible Parking"
 - Add security wall packs for security lighting on all 4 sides
 - Waiver needed to not show entire lot
 - Revise work hours

Engineering Comments:

- Change the utility layout to water, sewer, gas then uge
- Show the connection in the roadway of venture drive
- Show the road profile with utilities
- Have a level spreader at the swale outfall or plunge pool.
- Move the cbs into the roadway at the first driveway.
- Check for landscape conflicts with grading and utilities
- Is this the best back entrance layout? Can it be narrowed up? show truck movements.

Police Department Comments: N/A

PLAN REVIEW:



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- Verify work hours indicated on Sheet 4, Note 19, parcel abuts residential neighborhoods – No Sunday, 9-4 on Saturday
- Sheet 6 and A3.1 – indicate landing elevations as there appears to be an elevation change
- Sheet 8 – provide adequate separation of utilities
- Sheet 8 – FDC shall be located in a readily accessible location free from obstructions
- Sheet 17 – indicate compliance with access roads requirements of Chapter 18 of NFPA 1, 2015 edition
- Sheet 17 – revise turning pattern for apparatus
- Plan set shall indicate design compliance in accordance with accessibility standards.
- Show hydrant placement
- Consider regulations about mezzanine

Economic Development:

- Add architectural amenities
- Correct colors? Seems dark

Planning Board Comments:

- Screening of dumpster with plantings

Next Steps:

Revise plans, submit for second TRC. Revise plans and submit for Conservation Commission and then Planning Board.

Adjournment:

Jim Maxfield moved to adjourn the meeting at 11:35AM. Seconded by Frank Torr. Vote: U/A.

Fire/Inspections Comments: