



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-74

Application Type: Change-of-Use Review
Applicant(s): Bruckner Group USA, Inc.
Owner(s): 171 Watson Road of Dover Holding Corp c/o Cognia Inc
Location: 50 Education Way (Assessor's Map E, Lot 27-B)
Date: October 21, 2021

INTENT: Review a slight change in use at 50 Education Way from office to office/warehouse to office/warehouse/showroom tech center. There are no proposed improvements to the site. A related subdivision appeared before the Planning Board.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 9.025 acres

ZONING DISTRICT: IT

EXISTING LAND USE: Office/Warehouse

SURROUNDING LAND USE: Community Trail/Cochecho River, Residential, Office/Commercial

ZBA ACTION: N/A

PERMITS REQUIRED: None

WAIVERS REQUESTED: None requested

ATTENDANCE:

Members:

Donna Benton, Planning
Dan Barufaldi, Economic Development
Jim Maxfield, Inspection Services
Frank Torr, Planning Board
Dave White, Engineering
Marn Speidel, Police

Others:

Amelia DeGrace
Matt Sieverding
Ulrike Bauer
Bryon Forbes
Jeff Kevan
Alex Croteau
Mark Believeau

Approval of October 7 & 14, 2021 Minutes:

D.White moved to approve the minutes of October 7 & 14, 2021. F.Torr seconded. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Water and sewer investment fees if applicable
- Topo and natural features are N/A rather than waiver requests
- Provide memo instead of traffic analysis indicating how many trips expected, etc.
- Provide Letters to Serve
- Any revisions to drainage? Parking? Landscaping?
- Please revise plan set to:
 - Add planning file number P21-74

Police Department Comments:

- Describe the subdivision/intent
- No manufacturing

Engineering Comments: No comments

Fire/Inspections Comments:

- Provide the number of van accessible spaces
- Indicate the dimensions of parking spaces or provide typical plan detail
- Provide signage detail for accessible spaces
- Indicate how the accessible route is maintained
- Clarify if there is an automatic door opener
- Indicate the type of product in the showroom and the commodities to be stored in the warehouse. A review of the suppression system may be required to verify ability to function with fuel loading.
- Will rack storage be used in the structure.
- A BP may be required for a partial change of use
- Coordinate streetscape plan with floor plan

Economic Development Comments: No comments

Planning Board Comments: None

Motion: M.Speidel moved to allow the Director of Planning to administratively approve once comments above have been addressed. Seconded by D.White. Vote: U/A.

TRC paused at: 10:43am.