



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-14

Application Type: Site Plan Review
Applicant(s): Unitil
Owner(s): Hennessey Revocable Trust of 2008
Location: 55 Applevale Drive (Assessor's Map K, Lot 17-P-3)
Date: March 3, 2022

INTENT: To build a new natural gas regulator station.
Related LLA plan will appear before PB.

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.589± acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential with regulator station and removal of station

PROPOSED LAND USE: Residential with regulator station

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED:

WAIVERS REQUESTED:

-Traffic Impact Analysis
-Landscape Plan

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Jim Maxfield, Inspection Services/Fire
Lt. Speidel, Police
Frank Torr, Planning Board
Jill Semprini, Assistant City Engineer
Christopher Parker, Deputy City Manager

Others:

Bill Boulanger, Community Services
Amelia DeGrace, Assistant City Engineer

Mark DuBois, Unitil
Sheena Mason, Unitil
Matt Pelletier, Process Pipeline Services, Inc.
Tracey Sweeney, Unitil

Approval of the 2/24/2022 Minutes:

Christopher Parker made a motion to approve the February 24, 2022 minutes. Seconded by Frank Torr. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Impact fees
- Submit to PB for related LLA application
- Zoning reminder: Landscaping materials shall be required to provide a visual screen from any structures and storage within; proposed vinyl chain-link fence with privacy slats and arborvitae look appropriate.
- Provide proposed easement documents
- Will need driveway permit
- Revise plans to:
 - Add planning number P22-14
 - Confirm all applicable common notes are present
 - Indicate size of arborvitae

Business Development:

- How will the easement be abandoned?
- Will infrastructure remain in the easement, or removed
- Hawthorne address needs to be assigned

Engineering Comments:

- License contractor permits needed
- Row and Excavation fees in ROW
- Will need to reset curb

Police Department Comments: None

Fire/Inspection Services Comments:

- Hawthorne address
- Boundary limitations for hazard
- Generator size? Function?
- Group U construction type?
- Card or key access?
- Might need knox box outside of gate?
- Category 4 building?

Planning Board Comments: None

Next Steps: Planning Board

TRC Paused at: 10:44 AM