



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-18

Application Type: Site Plan Review
Applicant(s): Bluebird Self-Storage
Owner(s): Westfield, LLC
Location: 64 Littleworth Road (Assessor's Map G, Lot 2-2)
Date: May 12, 2022

INTENT: To construct a self-storage facility in two phases. Phase 1 is 3-stories with a building footprint of 46,100 sq. ft and a gross floor area of 138,300 sq. ft; the Phase 2 building will also be 3-stories with a building footprint of 31,000 sq. ft and a gross floor area of 93,000 sq. ft. (A related CUP application to go before the PB.)

UNITS PROPOSED: One storage facility

AGENDA ITEM #: 2

ACREAGE: 6.81± acres

ZONING DISTRICT: CM

EXISTING LAND USE: Vacant formerly farmland with residence

PROPOSED LAND USE: Internally accessed Self-storage facility

SURROUNDING LAND USE: Farm land, Residential, and Industrial

ZBA ACTION: Z22-01 (Variance for height - 3 story and operating hours.)

PERMITS REQUIRED: NHDOT Driveway, NHDES AOT

WAIVERS REQUESTED: CUP for wetland/wetland buffer impact

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Reid Amy, Business Development
Jim Maxfield, Fire/Inspection Services
Marn Speidel, Police
Jill Semprini, Engineering

Others:

Ken Mavrogeorge, City Engineer
Michael Asciola, Planning

Stewart Mitchel, SJM Management
Amy Sanders, PE, Fuss & O'Neil
Willy Brown, Bluebird Storage
Bill Goodison, Bluebird Storage

PLAN REVIEW:

Planning:

- Impact fees
- W/S Investment fees
- Revise plan:
 - To add owner's signature on final plans
 - Still need file # (P22-18) on elevation sheet and floor plan sheets
 - Add consecutive page #'s through plan set
 - Note variance and conditions – Add File # (Z22-01) to note also
 - Add permit numbers to cover sheet, as received
 - Remove sign from plan set – free standing and wall
 - Update common notes # 22 to read "Planning Director" in place of "Assistant City Manager"
 - Architectural renderings in color, indicate materials
 - Provide streetscape again for PB submission
 - Remove unnecessary layers from impact plan
 - Add abutter info to CD-104
 - Underground electric onsite? Please label.
 - Wetland buffer placards would be purchased from city
 - Show easement for emergency access to abutting lot

Engineering:

- Sewer line easement for City?
- CU-101: Swap sewer service and water service connection into building to avoid crossing the services.
- CU-101/CU-102: Cleanouts outside of the building are not permitted. Add a sewer manhole instead of the 45-degree bends near the building. Tap 6" sewer service directly into PSMH-7 to provide a continuous slope and eliminate the cleanouts and change in pipe size.
- Clarify if the 10" PVC at PSMH-7 is the sewer stub?
- CP-102: Verify if proposed grade is correct; appears to be an 18" drop off at the western side.
- CD-512: Typical Trench Detail – revise leaders to reference sewer line, and remove reference to sand blanket material.



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Police Department:

- Gated emergency access should be Knox box rather than electronic access
- Note on plan: future access / development agreement

Fire/Inspection Services: None

Business Development: None

Next Steps: Revise plans and submit full package including TRC response letter and submit for Conservation Commission and Planning Board review.

TRC Paused at: 11:19 am.