



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-47

Application Type: Site Plan Review
Applicant(s): Weave Filtration, LLC
Owner(s): DBIDA
Location: Quality Way (Assessor's Map D, Lot 11-7)
Date: August 18, 2022

INTENT: The applicant proposes a 23,125± s.f. light manufacturing facility / office building with associated parking. Affiliated CUP for wetland buffer impacts also to PB.

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 3.49± acres

ZONING DISTRICT: IT, Wetlands Protection District

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Manufacturing with Office Use

SURROUNDING LAND USE: Vacant, Office/Industrial uses

ZBA ACTION: None

PERMITS REQUIRED: AoT, CUP for wetland buffer, Industrial TDR

WAIVERS REQUESTED:

§153-14.H.(1) - Two (2) driveways;
§153-15. C. (2) Parking location (IT);
§153-14. D.(3)(a)[2] & [3] - EV readiness;
* IT Zone Parking Setback – Ind. TDR

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Amy Reid, Business Development
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
Marn Speidel, Police
Frank Torr, Planning Board

Others:

Michael Asciola, Planning
Jase Gregoire, Civilworks

Approval of the August 11, 2022 Minutes:

F. Torr moved to approve the August 11, 2022 minutes. Seconded by K. Mavrogeorge. Vote: U/A

PLAN REVIEW:

Planning:

- W/S investment fees
- Impact fees
- §153-14. D.(3)(a)[2] & [3] - EV readiness requirement (waiver lists station where only conduit is required)
- Revised Streetscape and Architectural plans and will need to be approved by DBIDA
- How does the design of the development meet the intent of §153-15 Design Standards for the IT District? Provide narrative.
- Reminder: Any deed related items will be reviewed by the City Attorney
- Interconnection between parcels - §153-14.J.(2) requires easements for future connection unless PB finds per J.(3)
- Revise Plan Set to include the following:
 - Consecutively number plan sheets throughout, including architectural and landscape plans
 - Owner's signature on final submission
 - Indicate 10% open land area per Industrial TDR and conservation area protected in future by conservation easement
 - Indicate where 33% of site shall be open space (footnote 4 on IT table)
 - Add two trees to rear back corner of site (by curve of driveway) to help mitigate amount of tree clearing on property
 - Intent to cut needed?

Engineering:

- Drainage Analysis: Identify the factor of safety applied to the porous asphalt infiltration rate.
- Sheet 8: Recommend adding stand-by power pump system.
- Stormwater Management System Inspection & Maintenance Plan: Per NHDES Stormwater Manual Volume 2 Section 4-3.4e, no winter sanding of permeable pavements is permitted.
- Sheet 17: Per DUC Rules and Regulations, Applicant to submit Emergency contacts for pump system after construction on an annual basis.

Police:

- No new comments all previous were addressed

Fire/Inspection Services: None



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Business Development:

- Is signage proposed off Quality Way? A co-located directional sign for all Quality Way businesses at Sixth St. may improve business visibility. To be discussed with DBIDA.

Planning Board:

- Would like to see the stones from the historic stone wall repurposed onsite and not used as fill.

Next Steps: Appear before the DBIDA for architectural review and revised plan set and application materials to reflect the TRC and DBIDA comments and submit for Planning Board review.

TRC Paused at: 10:44 AM