



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: July 7, 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 #: 2

ACREAGE: 3.49± acres

ZONING DISTRICT: IT, Wetlands Protection District

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Office Building

SURROUNDING LAND USE: Vacant, Office Buildings

ZBA ACTION: None

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

WAIVERS REQUESTED: Parking location (IT), Two (2) driveways

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Reid Amy, Business Development
Tom Abbott, Fire/Inspection Services
Ken Mavrogeorge, Engineering

Others:

Michael Asciola, Planning
David Choate
Joe Griffin, Civilworks
Jase Greoine, Civilworks

PLAN REVIEW:

Planning:

- Pay application fees
- W/S investment fees
- Impact fees
- Waiver needed for two (2) driveways
- Snow storage locations? (Site Note 5 on Sheet 4 states to be shown on plan, but not seen)
- Provide parking location waiver
- Provide porous pavement maintenance plan
- Traffic study missing in submittal
- Streetscape must match landscape plan or add note about trees not shown
- Any deed related items would be reviewed by the City Attorney
- Revise Plan Set to include the following:
 - Add Planning Board file #P22-47
 - Consecutively number plan sheets throughout, including: floor plans, streetscape, & landscaping
 - Zoning: Add provided column to note
 - Sheet 4 contacts: correct surname of City Engineer
 - Owner's signature on final submission
 - Update Note 12 on Sheet 4 to include dates (Common Note 34)
 - Update Note 13 on Sheet 4 to reference TDR File #.
 - Indicate sidewalk material
 - EV readiness
 - Indicate location of bike rack
 - Indicate 10% open land area per Industrial TDR and conservation area protected in future by conservation easement

Engineering:

- General: City Engineering Department will provide updated copies of the City of Dover Standard Details
- General: Label existing SMH in accordance with City of Dover numbering; SMH #3=4351 and SMH #4 = 4352.
- General: Remove details not applicable to project.
- General: Landscape Maintenance Document mentions 7 West Commercial Development. Check all documents for errant notes and applicability.
- Sheet 4: Please correct the spelling of the City Engineer's name and email address. Both are incorrect.
- Sheet 5: Proposed tree clearing is extremely close to property line. Review grading to see if some buffer to abutting property can be provided.



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- Sheet 6: Show granite curb within limits of right-of-way.
 - Sheet 6: Provide a sign identifying porous asphalt is present and that there are restrictions on deicing materials on porous surfaces as noted in the inspection and maintenance plan that is provided.
 - General: Provide a commitment to maintain stormwater and specifically the porous pavement that can be recorded at the registry of deeds.
 - Sheet 6: Per City of Dover Code Section 153-14.H(1), there shall be 1 driveway per 125' of road frontage and a minimum of 155' spacing between driveways. There does not appear to be 250' of road frontage and the two driveways are closer than 155'. A waiver from this requirement would need to be requested.
 - Sheet 6: Recommend adding at least one light pole to loading area.
 - Sheet 6: Provide details for the tip-down and ramp in front of the accessible parking spaces.
 - Sheet 13: The Sidewalk Apron detail is not applicable. Remove or revise for the tip down and ramp section in front of the accessible parking spaces.
 - Sheet 6: Show the locations of the proposed signage.
 - Sheet 6: Identify limits of heavy duty pavement and standard duty pavement with hatching.
 - Sheet 6: Recommend adding signage to restrict access to rear loading area to delivery vehicles only.
 - Sheet 7: Label parts of Wet Pond on Plan view (i.e., permanent pool, sediment forebay).
 - Sheet 7: Provide additional spot grades to ensure stormwater makes it to the sediment forebay.
 - Sheet 7: Show roof drain along office area in accordance with the drainage analysis.
 - Sheet 7: Add catch basins in the porous pavement area at the low points to allow water to drain in the event the porous pavement becomes clogged, or an intense rainfall occurs
 - Sheet 7: Note for pipe connecting PDMHA to PFES1 is cut-off.
 - Sheet 7: Proposed grading appears close to wetland but no flags are provided. Applicant to provide updated wetland flagging and clarify if a NHDES Standard Dredge and Fill Permit is required.
 - Sheet 8: Clarify how the water main size will be increased from the existing 4-inch to 6-inch.
 - Sheet 8: Call out valves on water lines
 - Sheet 8: Cleanouts outside of building are not permitted. Provide SMH where proposed cleanout is shown and where multiple services join together. Wastewater connection permit will be required.
 - Sheet 8: Proposed sewer from office area is shown as having a curve which is not acceptable.
 - Sheet 8: Relocate proposed (sewer) curb stop check valve closer/adjacent to pump station.
 - Sheet 8: Coordination is required with WWTP Industrial Pretreat Coordinator if force main is intended for industrial discharge.
 - Sheet 8: Confirm if stand-by power will be provided to building/pump system.
 - Sheet 10: Detail sheets include information on rare turtles. Please clarify if rare species have been identified on site.
 - Sheet 13: Please show locations of bollards and signage on plans.
 - Sheet 13: Is a bike rack proposed? If so, please show on the site plan or remove detail.
 - 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 14: Provide rip rap apron sizing for PFES1 and 2.
 - Sheet 17: Provide pump calculations, flow (gal/min) and pump curve for pump system.
 - Sheet 17: Revise Typical Lateral Installation detail for actual proposed conditions (SMH instead of 10" clay pipe).
 - Sheet 17: Emergency contacts shall be provided for pump system after construction is complete.
 - Sheet 20: Provide delivery truck turning movement for the situation where a truck is parked at each bay and a truck enters and tries to exit the facility.
 - Drainage Analysis: Identify the factor of safety applied to the porous asphalt infiltration rate.
- Police:**
- No signage is shown on the site plan
- Fire/Inspection Services:**
- Provide turnaround for front access road when length is 150' or greater
 - Correlate FDC between sheet 8 utility plan and A1.1
 - Confirm there is no standby generator for the proposed structure (proposed sewer ejector station)
 - Indicate the type of manufacturing in section 1 and 2 on A1.1. Will manufactured products be warehoused on site.



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- Provide a brief description of the raw materials for the manufacturing process.
- Sheet A3.1 – provide applicable handrails and guardrails at all stairways and correlate to elevation drawings



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Sheet R1 – show proposed HVAC equipment at front HVAC 8'x8' concrete pad.

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.

Planning Board: None

Next Steps: Pay application fees. Resubmit revised plans and application materials for second TRC, followed by Conservation Commission and finally Planning Board

TRC Paused at: 11:05 AM