



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-50

Application Type: Site Plan Review
Applicant(s): Storage Barn, LLC
Owner(s): TSB Properties, LLC
Location: Production Drive (Assessor's Map D, Lot 12-2)
Date: July 7, 2022

INTENT: To construct a series of five buildings totaling 12,000 sf for self-storage use and associated infrastructure on a vacant parcel on Production Drive. The development will require CUPs for wetland buffer impact and self-storage use.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3

ACREAGE: 4.24± acres

ZONING DISTRICT: IT, Wetlands Protection District

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Self Storage

SURROUNDING LAND USE: Vacant Land, Industrial/Manufacturing

ZBA ACTION: None

CUP & PERMITS REQUIRED:

- Wetlands Protection District
- Self-Storage Use
- EPA NOI & CGP

WAIVERS REQUESTED: None requested but landscape plan may be needed

ATTENDANCE:

Members:

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

Others:

Michael Asciola, Planning
Doug LaRosa, Civilworks
Mike Menary, Civilworks

Mark Philips
Jessica Smith

PLAN REVIEW:

Planning:

- Water investment fees (Sewer if tying in in future)
- Impact fees
- Front setback double per CUP criteria of IT along frontage, update setback lines
- Update applications- state CM Conservation and Conservation Overlay Zones, should be Wetlands Protection District
- Use CUP required for self-storage in IT District see IT table for restrictions/regulations
- Industrial TDR with setback relief indicated on application form
- No restroom facilities or waste water system? Site Note 16 and Utility Note 5 indicate city sewer service. Please clarify?
- Add the following to plan set:
 - LLS, CWS & LLA signatures and stamps
 - Owners signature
 - Wetlands Protection District to zoning note
 - Update wetlands delineation note to reference "in accordance with Chapter 170-27.1 of the Zoning Ordinance"
 - Update utility note 26 to reference §45.I.45-2
 - Common notes 4, 7, & 32
 - Include "with an error not greater than 1 in 10,000" to Site Note 1
 - Show snow storage areas
 - Retaining wall detail
 - Floor plans
 - Streetscape from Production Ave with additional trees and architecture that meets Chapter 149-14.L (8) (b)
 - Show communications conduit
 - Note to plan that no auto, RV, boat service/cleaning/wrapping/etc. will occur onsite
 - Note to plan that all vehicle/boat storage will be inside buildings
 - Add parking areas to plan
- Subdivision (P21-32) requires a future access easement to lot D-12-1 through either D-12 or the subject parcel from Production Drive. May need to amend (P21-32) and acquire CUP through the PB.
- Add additional landscaping or seek waiver
- Add notes indicating each of the applicable CUP criteria to be adhered to
- No self-storage use on ITE as an option, mini warehouse used

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- Architectural comments forthcoming after streetscape provided
- 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: Check narrative and other submitted materials for accuracy and applicability as there are references to other projects (see Landscape Maintenance document prepared by Ironwood LA). Must be project specific.
- General: Traffic Memorandum and Narrative list conflicting lot sizes. Clarify which is correct.
- General: Provide drainage analysis
- General: Review notes for accuracy and applicability
- Sheet 5: Permit summary indicates that a CUP is not required which conflicts with the Narrative. Please clarify.
- Sheet 7: Show snow storage.
- Sheet 7: Show granite curb within limits of right-of-way
- Sheet 7: Recommend entrance drive be reconfigured to be perpendicular to Production Dr. Waiver needed?
- Sheet 8: Tree clearing is shown against the property lines to the west. Recommend regrading the area to provide additional buffer and limit clearing in the wetland buffer.
- Sheet 8: Provide drainage pipe dimensions, material, and slopes.
- Sheet 8: Recommend installing deep sump catch basins with hoods, flowing to MH to eliminate need for sediment forebay and reduce impacts to buffer areas.
- Sheet 8: It appears that stormwater runoff is directed to the west and east and onto abutter properties. Revise grading to keep runoff onsite.
- Sheet 8: Driveway grade appears to be close to 10 percent. Please revise to have a less steep slope or clarify how the expected vehicles can navigate such a steep slope.
- Sheet 8: Retaining wall exceeds 7 feet in height. Provide fence on top of wall for fall protection.
- Sheet 8: Call out flared end sections on plan. It appears that two are required and only one is sized on sheet 13.
- Sheet 9: Add gate at tapping sleeve
- Sheet 9: Remove water shut off/curb box
- Sheet 9: Remove 90 degree bends from water main, use 45 degree bends or less
- Sheet 9: Orient hydrant to spill onto pavement
- Sheet 9: Recommend using 6" water main to feed hydrant.
- Sheet 9: Show thrust blocks on plan
- Sheet 9: Show diameter of existing water main
- Sheet 9: Will communication conduit be required onsite? If so, indicate locations on plan.
- Sheet 9: Transformer pad seems small. Provide detail and clarify size.
- Sheet 10: Blasting notes are provided. Clarify if blasting is expected, if it is not, remove note.
- General: Review details for accuracy and applicability including but not limited to the following:
- Sheet 11: Detail sheets include information on rare turtles. Please clarify if rare species have been identified on site.
- Sheet 12: Identify location of Chimney on plan view or delete from set.
- Sheet 12: Driveway cross section appears to show a 5 foot clear area for a sidewalk. Please clarify where this is on the plan.
- Sheet 13: Show location of bollards on plan.
- Sheet 13: Show locations of signs on plan.
- Sheet 17: Landscaping may obstruct site distance. Please clarify intent.
- Sheet 17: Landscaping is recommended to screen the storage facility from the roadway.
- General: Provide detail for retaining wall that notes that the design of the wall must be prepared by a professional engineer licensed in the state of NH.

Police:

- Review feasibility of a SB left turn lane on Sixth Street at Production Drive



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- TAM refers to Sixth Street as a “local street serving the City”. Sixth Street is an arterial.
- Do all of the proposed buildings look as depicted on Sheet EX-E? No office space at this site?

Fire/Inspection Services:

- Indicate the location and number of accessible units
- Finish grade plan to indicate flush entrance in applicable locations

- Indicate the type and volume of commodities stored (i.e. residential personal items, commercial storage, furniture etc.)
- Provide elevations and architectural drawings for each structure
- Indicate entrances/exits for all buildings
- Indicate if there will be business signage at Production Drive
- Provide “No Parking Fire Lane” signage along the perimeter access roads and “no unattended vehicle parking” around buildings
- Indicate if there will be a kiosk or location to conduct rental business on site or if it is remote
- Is there an intent for access control
- Plan set to include retaining wall type and construction detail with applicable guardrail specifications

Business Development:

- Signage proposed on production drive? Will be similar to the signage at their 385 Sixth St. location.
- What type of storage? Household, cars, boats, RVs all stored internally

Planning Board: N/A

Next Steps:

Revise plans and application materials including TRC response letter and resubmit for second TRC.

Adjournment:

R. Amy moved to adjourn at 12:03 PM. Seconded by K. Mavrogeorge.
Vote: U/A