



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: August 4, 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:

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

WAIVERS REQUESTED: None requested but landscape plan may be needed

PRIOR TRC: July 7, 2022

ATTENDANCE:

Members:

Michael Asciola, Planning
Natasha Kypfer, Zoning
Reid Amy, Business Development
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering

Others:

Steve Haight, Civilworks
Mike Menary, Civilworks
Jessica Smith
Mark Philips

PLAN REVIEW:

Planning:

- Water investment fees (Sewer if tying in in future)
- Impact fees
- Update site plan application, states CM Conservation and Conservation Overlay Zones, should be Wetlands Protection District
- No restroom facilities or waste water system proposed
- Add the following to plan set:
 - Include file number on each sheet, #P22-50
 - LLS, CWS & LLA signatures and stamps
 - Owners signature
 - Wetlands Protection District to zoning note 3 sheet 5
 - Rough floor plans indicating how many units in each building or size of units
 - Streetscape from Production Ave with additional trees and architecture that meets Chapter 149-14.L.(8)(b)
 - 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
 - Provided column to note 5 sheet 5 zoning
- 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 to entry of site or seek waiver Development within the IT District shall conform to design standards contained in Chapter 153, entitled Site Review, Chapter 153-15 –
 - Add note and label for tree retention/not cut areas;
 - Screen transformer; and
 - Add plantings along entrance drive.
- Screen transformer
- Add notes indicating each of the applicable CUP criteria to be adhered to
- Architectural comments forthcoming after streetscape provided

Engineering:

- Provide detail for granite curbing
- Add note to reflect that an easement is provided to the City to maintain the potable drinking water quality through the hydrant flushing program.
- Provide note that indicates utilities within the property are to be the responsibility of the property owner including the routine maintenance, replacement, repair, and inspection as needed.



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- Sheet 13: Identify on the plans where accessible parking spaces are located or remove details
- Sheet 7: Identify signage near the wooden guardrail at the northern corner of the paved lot.
- Sheet 7: Show granite curb within limits of right-of-way. Plan shows CCB in ROW.
- Sheet 8: Recommend a maximum storm drainage slope on pipes of 5%.
- Sheet 8: Provide outlet protection on the discharge from the wet pond.
- Sheet 14: Applicant to clarify how outlet structure is installed. The detail indicates that the bedding material is exposed in the permanent pool.
- Sheet 16: Applicant shall clarify if additional clearing is required to construct a 7 ft tall retaining wall.
- L1.0: 1 TC tree appears to be in conflict with the transformer pad. Verify with Utility that tree placement is ok or relocate tree.
- The City recommends that the applicant source out ductile iron piping, which is the City preferred material, in advance commencing construction.

Planning Board: N/A

Next Steps:

Appear before Conservation Commission on 8/8/2022 for CUP endorsement. Revise plans and application materials and resubmit for Planning Board review.

TRC Paused at: 12:11 pm.

Police:

- *Review feasibility of a SB left turn lane on Sixth Street at Production Drive*
- To clarify prior comment #1: am not asking whether Sixth Street S/B left turn lane is warranted, am asking to review feasibility. In other words, is there room to lay it out with adequate queue length within the existing curb-to-curb limits of the street, and if so, show what it would look like. Your schematic could then be utilized by City staff to implement it if deemed expedient by the City Engineer.

Fire/Inspection Services:

- No unattended parking signs on buildings 4 & 6

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