



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-55

Application Type: Site Review
Applicant(s): JSR, LLC
Owner(s): JSR, LLC
Location: Quality Way & Venture Drive (Assessor's Map D, Lots 11-5 & 11-5SND)
Date: October 27, 2022

INTENT: Proposal is for the construction of a 10,080 s.f. contractor storage bay/office facility consisting of four (4) separate bays with office space. A wetland impact CUP and LLA are also proposed as part of the development.

LOTS/UNITS PROPOSED: Four (4) commercial units, contractor bays/office space

AGENDA ITEM #: 1

ACREAGE: 1.99 ± acres total;
Lot 11-5: 43, 314± sf / 0.99± ac
Lot 11-5SND: 43,517± sf / 1.00± ac

ZONING DISTRICTS: IT District and Wetlands Protection District

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Vacant & Industrial

ZBA ACTION: None

PERMITS REQUIRED:

- Site Plan Approval
- Conditional Use Permit (Buffer)
- Lot Line Adjustment
- US EPA Notice of Intent

WAIVERS/RELIEF REQUESTED:

- §157-32-G.: NHDOT min 4%; 2-3.5% provided
- Relief to min lot coverage, front & side setbacks through Industrial TDR

PREVIOUS TRC: August 11, 2022

ATTENDANCE:

Members:

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

Others:

Chris Berry, Berry Surveying & Engineering

Approval of Prior Meeting Minutes:

F. Torr moved to approve the October 20, 2022 meeting minutes.
Seconded by: R. Amy. Vote: U/A.

PLAN REVIEW:

Planning:

- *Water and Sewer investment fees*
- *Impact fees*
- *Signatures needed on Site Plan Application forms > Did not see attached within EnerGov portal as "Owner Authorization" form*
- *Condo docs or lease with restrictions required as COA*
- *Revise sending areas if needed before City Council as COA*
- *Revise CUP narrative to add more detail about specific criteria and how they have been met*
- *Revise plan set to include:*
 - *LLS, CWS & LLA signatures and stamps on each submission*
 - *Owners signature to final*

Police: None

Engineering:

- Sheet 7: Provide spot grade on proposed dumpster pad to ensure drainage runs to catch basin in parking area.
- Sheet 11: *Previous Comment: Please add a note that the water service shall be tested in accordance with City of Dover Standards. New Comment: Note is 19 not 18.*
- Sheet 12: External cleanouts are not allowed by the City. Please indicate internal cleanouts for sewer.
- Sheet 24: Revise detail U8 to show compacted stone shall extend 12" above pipe.

Fire/Inspections Services: None

Business Development: None

Planning Board: None

Next Steps: This is on the 11/8/2022 Planning Board meeting. To reduce COAs, revise and submit by Monday, 10/31/2022.

Motion: J. Maxfield moved to allow administrative approval by the Planning Director for Trask Drive #P22-49 following their July 7, 2022 TRC meeting. Seconded by: K. Mavrogeorge. Vote: U/A.

Adjournment: R. Amy moved to adjourn at 10:39 am. Seconded by J. Maxfield. Vote: U/A.