



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0002

Application Type: Site Review
 Applicant(s): Rad Nichols, Cooperative Alliance for Seacoast Transportation (COAST)
 Owner(s): Rad Nichols, Cooperative Alliance for Seacoast Transportation (COAST)
 Location: 42 Sumner Drive (Assessor's Map H, Lot 35-C-4)
 Date: June 22, 2023

INTENT: To build a 28,700 sq. ft. vehicle storage building and 17,000 sq. ft. administration, operations, and maintenance building.

UNITS PROPOSED: 2 structures

AGENDA ITEM #: 2

ACREAGE: 6.39± ac

ZONING DISTRICT: CM

EXISTING LAND USE: Commercial
 Manufacturing

PROPOSED LAND USE: Additional vehicle storage, Office space

SURROUNDING LAND USE: Commercial
 Manufacturing, Residential

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES AoT

RELIEF/WAIVERS REQUESTED:

- CUP, §170-27.1, G.d.iv
- Waiver from interior landscaping §153-13.A.(12)
- Waiver for streetscape §153-13.A.(17)

PREVIOUS TRC: 4/6/2023

ATTENDANCE:

Members:

Donna Benton, Planning
 Natasha Kypfer, Zoning
 Marn Speidel, Police
 Jim Maxfield, Fire/Inspection Services
 James Burdin, Business Development
 Ken Mavrogeorge, Engineering

Others:

Ben Clark, CMA Engineers
 Chris Chiaramonte, CMA Engineers
 Rob Doyle, Architect
 Rad Nichols, COAST

PLAN REVIEW:

Planning:

- Please note Secondary Groundwater Protection District, §170-28.3
- Reminder: Impact fees and Water and sewer investment fees if applicable*
- Thank you for revising traffic memo
- CUP and waiver narratives will need to be submitted
- Please provide letters to serve
- Confirm lot coverage is 17% per Note 6, Sheet C-2
- Revise plans:
 - Planning file number SITE-2023-0002 on lower right
 - Keep 2x2" space on lower right
 - Owner's signatures on the final plans
 - Impact plan or show CUP areas? A narrative will need to address criteria
 - LLA to sign and stamp landscape plan
 - Revise TRC response as streetscape was not provided
 - Provide neighborhood plan (Section 153-13.A(16))
 - Darkest spot in parking lot should be between 0.3 and 0.5 fc.
 - No light should encroach onto abutting parcels
 - Combine civil and architectural plan sets into one package

Engineering:

- General Comment: Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page. <https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
- General: Please review and modify details to comply with City of Dover Standard Details. Engineering can provide Standard Details to include in the plan.
- Sheet C-1: Note added about vacuum testing of sewer structure but video inspection of sewer mains would be needed too. The note should also note that the test results shall be provided to the City.
- Sheet C-2: Provide additional detail on the Fuel Storage including spill prevention/containment and emergency action plan. Coordinate with Environmental Project Manager, Gretchen Young, to be sure required information is provided.
- Sheet C-2: Electric vehicle charging station are called out across the parking lot which conflicts with the comment response letter.
- Sheet C-3: Show locations of thrust blocks.
- Sheet C-3: Narrative mentions a future sewer connection. It is not apparent where this is. Please identify on C-3.



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- Sheet C-3: SMHs are noted as having sumps. Please clarify what the intent of a SMH sump.
- Sheet C-4: *Previous Comment: Clarify how long narrow sediment forebay will flow towards the two treatment bays on the northern side of the site. It appears that there is room to shift the treatment bays to the south and create a more traditional sized forebay.*
New Comment: City Engineer met with Designer and discussed potential revisions to the stormwater basin.
- Sheet C-4: Provide at least one spot grade in the center of the large pedestrian area between buildings.
- Sheet C-4: Retaining wall exceeds 4 feet in at least one area requiring a building permit.
- Sheet D-5: Drainage Pipe: Revise trench detail to meet City standard. Stone backfill must be placed above pipe.
- Sheet T-2: Truck wheel path at rear of site is outside of the paved surface.
- Sheet Drain-2: Check area boundaries for NW-1 and SW-7. Ensure the boundaries follow high points.
- Drainage Report: The report states that the stormwater design complies with Dover standards. Applicant shall review the section 153-14 of the Dover Code and clarify how the design meets the City's requirements.

contain minimum standards regarding the proximity to property lines and adjacent structures.

Business Development:

- No additional comments regarding the design. We would be happy to assist with finding a new user for the existing administrative office location when those personnel are relocated to the proposed development.
- Neighborhood plan
- Impacts to service?

Planning Board: N/A

Next Steps: Revise and schedule an informal TRC

Pause TRC at: 11:46 am

Police:

- Verify gate access for Polic & Fire access

Fire/Inspection Services:

- *Indicate location of the FDC on the revised utility plans.*
- *C-2 and C-3 clarify the electric vehicle charging station locations. There appears to be a conflict between sheets 7 and 8*
- *Indicate the accessible route to the EV charging stations.*
- *Plans shall include design note for compliance with applicable accessibility regulations and NH RSA 155-A:5*
- *Indicate the type of fueled vehicles which will be serviced.*
Previous response was interpreted as gasoline, diesel and potentially LP, NG.
- *Discuss fuel dispensing and bulk fuel storage*
- Fuel Storage shall be in compliance with applicable NFPA and ICC documents. These documents