



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0004

Application Type: Site Review
 Applicant(s): Norman Kotoch, NAK Management & Consulting, LLC
 Owner(s): MHC 155 (Dover NH) LLC
 Location: 56 Sixth Street (Assessor's Map 31, Lot 99)
 Date: June 29, 2023

INTENT: Proposal is to construct a 37,930 s.f. two story climate-controlled self-storage facility, where a 59,450 s.f. four-story storage building previously existed.

UNITS PROPOSED: 1 building

AGENDA ITEM #: 2

ACREAGE: 1.806± ac / 78,657± sq. ft.

ZONING DISTRICT: CBD-MU

EXISTING LAND USE: Self-storage facility, 4 buildings in total (fifth building was recently demolished)

PROPOSED LAND USE: Add (1) self-storage facility building

SURROUNDING LAND USE: Commercial, Residential

ZBA ACTION: Z83-21: Variance granted

PREVIOUS TRC: 5/25/2023

PERMITS REQUIRED:

CUP - §170-20.B. for CBD-MU, replace previously existing (demolished) 4-story storage building with a 2-story self-storage facility

RELIEF/WAIVERS REQUESTED:

§153-13.A(17) – Color rendering of streetscape
 §153-13.A(19) – Traffic Impact Analysis
 §153-13.E(1) – Lighting Plan
 §153-17.C. – Parking, proximity to front property line

ATTENDANCE:

Members:

Natasha Kypfer, Zoning
 Erin Bassegio, Planning
 Tom Clark, Planning Board
 Jim Maxfield, Fire/Inspection Services
 James Burdin, Business Development
 Jill Semprini, Engineering

Other:

Rick Lundborn, Fuss & O'Neill
 Norm Kotoch, NAK Management and Consulting LLC

PLAN REVIEW:

Planning:

- *Reminder: Impact fees, Water/ Sewer Investment fees if applicable*
- *Provide owners signature page of application*
- More detail on “thin brick veneer English style”, or possible separate CUP for architectural standards. Suggest providing narrative of how architecture meets standards for PB
- Lighting plan or waiver?
- *Revise plans:*
 - *Owner's signatures on the final plans*
 - *PE, LLS, LLA signature & stamp on the plans*
 - *Replace “town” with “City”*

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 Comment: change “handicap” references to “accessible” where applicable throughout documents.
- General Comment: Coordinate with Community Services (Engineering Department) for latest City Standard Details.
- EX-101:
 - Remove, what appears to be, pavement patch repairs near existing storage buildings.
 - Recommend legal agreement for offsite drainage to CB14722 if not already in place.
- CP-101
 - Recommend structural evaluation of retaining wall if not already completed.
- CS-100:
 - Remove existing parking space line work.
- CS-101:
 - Relocate accessible parking space. Per Code Section 153-17c, no parking or paving, except for entrances/exits, shall be permitted within 10 feet of any front property line.
 - Confirm location of gate keypads; appear to be on passenger side of vehicles.
 - Clarify parking to visit office for new customers.



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- Concerned with swing gate near existing storage building; if not accessible by general vehicles, how do vehicles turn around?
Additionally, 13' around existing building is narrow for two-way traffic flow
 - Confirm access to storage spots in southern building that are outside of lift gate (from Grove St).
 - CG-101:
 - Remove existing tree line; similar comment for other proposed plan views.
 - CU-101:
 - Provide access agreement for city to access water shutoffs, or provide separate water service off of water main.
 - Recommend tying water service into existing 6" gate installed in 2021 (east of proposed tap)
 - Cut and cap existing 4" water service (west of proposed tap)
 - Provide two valves to separate hydrant and service line.
 - Provide anchor tee for hydrant.
 - Label pipe size to hydrant
 - Confirm size of fire service
 - Show gate valve at the fire service, don't show as water shutoff as shown for the domestic service.
 - CE-101:
 - Concerned with location of construction entrance; need curb cut in sidewalk, conflicts with those using storage facility, path of construction vehicles from construction entrance to site, prevention of public from accessing site via construction entrance
 - City has upcoming project to reconstruct Grove St in this location
 - LP-101
 - Remove check dam from landscaping plan
 - CD-503:
 - Show concrete 6" all around granite curb
 - CD-504:
 - Reserved Parking – Van Accessible Sign; sign to be 7' from ground
 - CD-507:
 - Revise typical trench detail to show pavement wearing coat extending 12" beyond pavement base coat on each side.
 - CD-508:
 - Curb boxes shall be Erie-style
- Fire/Inspection Services:**
- Provide verification of the structural integrity of existing retaining wall to remain
 - Relocate hydrant to North side of entrance
 - Sheet CD 503 revise "handicap" language to "Accessible" at van striping detail.
- Police:** N/A
- Business Development:**
- We acknowledge the applicant's response memo regarding uses on site. No additional comments.
- Planning Board:** N/A
- Next Steps:** Revise and submit for July 25, 2023 Planning Board.
- Adjournment:**
J. Maxfield moved to adjourn the meeting at 11:28 am. Seconded by T. Clark. Vote: U/A