



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2023-0005

Application Type: Site Review Amendment
Applicant(s): Dewberry Engineers, Inc.
Owner(s): Giri Dover 200, Inc.
Location: 200 Sterling Way (Tax Map 11, Lot 2-4)
Date: June 29, 2023

INTENT: Proposal is to install three (3) Electric Vehicle Charging Stations in parking lot, totaling twelve (12) chargers.

UNITS PROPOSED: n/a

AGENDA ITEM #: 1

ACREAGE: 2.6± acres

ZONING DISTRICT: C

EXISTING LAND USE: Hotel, Parking lot

PROPOSED LAND USE: Addition of EVSE in parking lot

SURROUNDING LAND USE: Commercial, Spaulding Turnpike, Residential

ZBA ACTION: None

RELIEF/WAIVERS REQUESTED:
N/A

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:

Matt Tilden, Dewberry Engineers

Approval of minutes from June 22, 2023:

T. Clark moved to approve the June 22, 2023 minutes. Seconded by J. Burdin. Vote: U/A.

PLAN REVIEW:

Planning:

- Provide letter to serve, Electric Utility
- Confirm this meets Dover's EVSE regulations, §153-14.D.(3)(c)(4)
- Lighting plan or details for new fixture
- Revise plan to add:
 - Planning File # WAIV-2023-0005
 - Confirm all common notes are added
 - Add parking common note and discuss how this impacts parking overall
 - Utility boxes will need to be screened – Arborvitae?
 - Consecutive pages numbers

Engineering:

- GN-1:
 - Site Work Notes 1.3F and 1.3G: water, sewer, and drainage utilities shall not be relocated or removed without notifying the City prior to any work.
- C-1:
 - Show limits of existing subsurface drainage, and label.
- C-2:
 - Label existing light, and indicate if it is to remain or be removed
 - Confirm existing curb is granite.
- C-3:
 - Confirm proposed work and permanent structures will not impact existing subsurface drainage.
 - Recommend providing bottom of wall elevations
 - Confirm if existing granite curb in front of charging units is to remain or be reset.
 - Evaluate location of proposed accessible parking space.
 - Confirm if proposed curb is to be granite to match existing, or will be concrete as noted.
 - Recommend showing radius of proposed curbing
- C-4:
 - Detail 3: confirm if charging unit is to be flush as shown, or if there will be a curb reveal as shown in the elevation views and to match existing conditions.
- C-5:
 - Recommend accessible parking signage to meet MUTCD requirements for R7-8 and R7-8p. Clarify "Disabled Access Sign".



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- Show/indicate where on bollard accessible signs will be placed; height of signs from pavement.
- Detail 7: confirm existing and proposed curb is to be granite

Fire & Inspections Services:

- Submitted stamped plans shall include the standard note detail for design compliance with applicable accessible regulations and NH RSA 155-A :5
- Provide reach ranges on charger details
- G-1 and C-5, Clarify curb height with bituminous grade height
- Provide confirmation to service from Electric utility.

Police: N/A

Business Development:

- Do you anticipate the primary users of the superchargers will be pass-through traffic on the Spaulding or people otherwise visiting the hotel/retail on site?
- Has the placement of the chargers been discussed with the businesses on site to find an appropriate balance between easy access and high visibility for charging users and relocating parking for their other customers?
- Do you see any opportunities to incorporate information about Dover into the project to encourage pass-through chargers to explore the city beyond exit 8? (e.g. URL or QR code for a visitor landing page, etc.)

Planning Board:

- Other vehicles besides Tesla?

Next steps: Revise and submit, with narrative with answers, for second full TRC.

Pause TRC at: 11:04 am