



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0012

Application Type: Site Review
 Applicant(s): Jared Lusk, Nixon Peabody LLP / Verizon Wireless
 Owner(s): Lionel R. Jr. & Kristina L. Paradis
 Location: 180 Tolend Road (Tax Map F, Lot 2)
 Date: September 7, 2023

INTENT: Proposal is to construct and operate a 104' wireless telecommunications facility at the subject property.

UNITS PROPOSED: 1 Telecommunication Tower

AGENDA ITEM #: 1

ACREAGE: 55.96± ac.

ZONING DISTRICT: IT, R-40

EXISTING LAND USE: Residential, Farmland

PROPOSED LAND USE: Addition of 1 Telecommunications Tower

SURROUNDING LAND USE: Residential

ZBA ACTION:

- ZONE-2023-0035, Variance granted for location of tower

PERMITS REQUIRED:

- FCC License

WAIVERS REQUESTED: n/a

ATTENDANCE:

Members:

Donna Benton, Planning
 Natasha Kypfer, Zoning
 Tom Clark, Planning Board
 Marn Speidel, Police
 James Burdin, Business Development
 Ken Mavrogeorge, Engineering

Others:

Jared Lusk, Nixon Peabody LLP *Virtual
 Chip Freddette, Verizon Wireless *Virtual

Approval of minutes from August 31, 2023:

J. Burdin moved to approve the August 31, 2023 minutes. Seconded by T. Clark. Vote: U/A.

PLAN REVIEW:

Planning:

- Provide copy of license to Planning staff.
- Provide letter to serve from electric company
- Double side materials next submission
- Public safety impact fee will be invoiced
- Confirm no wetlands within 100' radius
- Revise plans:
 - Owner's signatures on the final plans
 - Professional stamps on the final plans
 - Add file number to plan set, SITE-2023-0012
 - Confirm inclusion of all common notes
 - Add dates and numbers of federal permits
 - Reference ZBA Case on plan
 - Provide rendering of tower
 - Add label for underground electric

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>
 - Provide detail for Construction site signage per the Construction guidelines.
 - Recommend providing 1 sf of snow storage per 10 sf of pavement to be cleared. Verify snow storage meets or exceeds this recommendation or provide note to remove excess snow when storage areas are filled.
 - There are locations on the pole for future antenna to be attached. Do you have entities reserved for those spaces? If not, would you be willing to discuss, with the City, attaching an antenna for City services?
 - Project appears to disturb more than 20,000 sf of area and result in more than 4,000 sf of new impervious area and thus would require a stormwater management plan (153-14.2.a.2). Materials did not include a drainage study to review.
 - Provide drainage study that shows compliance with 153-14.A.3.b



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- What is the condition of the existing gravel driveway and will it be improved for emergency access?
- Is any lighting around the base of the tower proposed?
- Sheet T-1:
 - General Note 7: A driveway off of Tolend Road would need a driveway permit from the City of Dover not the NHDOT. Is a second driveway being permitted?
- Sheet A-1:
 - Has a wetland scientist visited the site to delineate wetlands?
- Sheet A-2:
 - Is the compound surface sufficient for vehicle access?
 - What types of landscaping are proposed? We could not find the types of plants on the plan sheets.

Business Development:

- The proposed location does not appear to negatively impact business operations and appears to close an important coverage gap.
- Business Development has received public testimony in support of this application.

Planning Board:

- The application indicates the area of parcel to be 60' x 60'; i.e. 3,600 sq. ft. rather than 360 sq. ft. – Please correct

Next Steps:

Revise and add to materials, resubmit with narrative outlining how each comment was addressed for another TRC.

Adjournment:

K. Mavrogeorge moved to adjourn the meeting at 11:12 am. Seconded by M. Speidel. Vote: U/A

Police:

- The police department supports this project for the anticipated improvements to public safety in telecommunication coverage
- Confirming no illuminated beacon at top of tower?
- Amend final paragraph of Exhibit B project description to comment on any potential visual impact to abutters. Description states, "*Project will not create any detriment to adjoining properties or change the character of the neighborhood.*" But there is no information pertaining to visibility. Will the 104' pole be visible from Ezras Way, Susannah Drive, Columbus Avenue, Tolend Road, or Littleworth Road?

Fire/Inspection Services:

- Provide supporting information to show compliance with Fire Dept. access.
- Provide a turning template for T-1
- Detail for underground electric?
- All season, all weather access