



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0002

Application Type: Site Review
Applicant(s): Future Automation, LLC
Owner(s): Dover Business Industrial and Development Authority (DBIDA)
Location: Quality Way (Assessor's Map D, Lot 11-8)
Date: March 21, 2024

INTENT: Proposal is to construct a light manufacturing facility consisting of two buildings, 25,000 square feet and 10,000 square feet, each with office space, parking, and associated infrastructure. (SITE-2024-0002) *[This item was previous heard by the Planning Board Technical Review Committee on February 15, 2024.]*

UNITS PROPOSED: None

AGENDA ITEM #: 1

ACREAGE: 8.61± ac.

ZONING DISTRICT: IT

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Light Manufacturing

SURROUNDING LAND USE: Light Manufacturing, Residential

ZBA ACTION: None

PERMITS REQUIRED:

- CUP for §170-27.1, Wetland Protection District
- NH DES Wetlands Permit and Alteration of Terrain

WAIVERS REQUESTED: None requested.

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Marn Speidel, Police
Ken Mavrogeorge, Engineering
James Burdin, Business Development

Others:

Erin Bassegio, Assistant City Planner
Abigail Gilbert, Office of Business Development
Joseph Griffin, Civilworks NE
Michael Menary, Civilworks NE
David Choate, Colliers

Approval of minutes from March 14, 2024:

J. Burdin moved to approve the March 14, 2024 minutes. Seconded by M. Speidel. Vote: U/A.

PLAN REVIEW:

Planning:

- *Reminder: Impact fees, Water and sewer investment fees*
- *Add PE stamp to TAM*
- IT Requirements:
 - *A majority of the parking spaces shall be located to the side or rear of the buildings. Waiver needed as intent of the regulation is to shield parking with building.*
 - IT Zoning Table, Footnote [14]: Solar/Green Roof Standard:
 - All buildings must be solar ready
 - Commercial and mixed use buildings that are 25,000 sq ft or more must also incorporate solar panels and/or a green roof on at least 30 percent of the roof area.
- Revise plans:
 - *Discuss pedestrian connectivity, potentially between buildings, potentially adding sidewalk in-between buildings and to Quality Way. Potential striping between buildings to enhance connectivity?*
 - *Trees within landscape plan require a minimum of 3" caliper or waiver requested and granted.*

Engineering:

- General Comment:
 - *Previous Comment: Applicant shall provide an easement to the City along the private drives within the property to allow for access and operation of the water infrastructure (hydrants and shut offs) to maintain water quality. New Comment: Response indicates a new note was added but it cannot be found on sheet 4. Please clarify where this is.*
- Sheet 6:
 - Remove references to ICC (Integrated Concrete Curb) in front of the 25,000 sf building.
- Sheet 9:
 - Show a gate valve on the tees that serve the individual buildings. The valves should be installed with anchor tees at the connection to the main.



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- Make sure that the fire service has its own gate valve so that the domestic and fire can be isolated from one another.
- The pump stations appear to have check valves internal to the station. What is the purpose of a second check valve in the road?
- Gate valves for hydrant assemblies shall be anchored to the main.
- Call out how the force main will tie into the existing SMH. The plans show a fernco connection which is different than the detail which shows it using the stub as a sleeve. The City would prefer the stub be removed and the force main tie directly into the MH.

- Sheet 20:
 - Please confirm that the integrated guardrail on the retaining wall is crash rated for vehicles.
- Sheet L-1:
 - *Previous Comment: Snow storage areas conflict with landscaping. Recommend storing snow in areas where landscaping won't get in the way.* **New Comment: Landscape plan L-1 in the site plans is from November and does not reflect the changes in the response to TRC comments. Please provide the latest plan.**

- Suggested striping on driveway for pedestrian use, 4' for pedestrian lane, 13' for each vehicle lane.

Fire/Inspection Services:

- Inspection Services does not have any comments for the Quality Way structures as previous comments have been answered.

Business Development:

- *This application requires architectural review and endorsement by the Dover Business and Industrial Development Authority (DBIDA) prior to review by the Planning Board*
- The next DBIDA meeting will be April 2. Please confirm with Business Development staff by Thursday, March 28 if you wish to be on the agenda.

Planning Board:

- None.

Next Steps: Revise plans to add items mentioned in comments. Submit plans for review at April 2nd DBIDA meeting and April 8th meeting of the Conservation Commission.

Adjournment:

P. Crouser moved to adjourn at 10:47 a.m. Seconded by: K. Mavrogeorge. Vote: U/A.

Police:

- Applicant's response to February 15, 2024 Police comment #9 is inaccurate. A sidewalk runs the entire length of the south side of Quality Way and terminates at the cul-de-sac. The police department would like to see a connection to this sidewalk. If there are other reasons why a sidewalk is not feasible, please elaborate on those.