



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: February 15, 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)

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
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
James Burdin, Business Development
Tom Clark, Planning Board

Others:

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

Approval of minutes from January 25, 2024:

J. Burdin moved to approve the January 25, 2024 minutes. Seconded by K. Mavrogeorge. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder: Impact fees, Water and sewer investment fees
- Provide Letter to Serve from Eversource
- 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.
- Revise plans:
 - Add Planning file number, SITE-2024-0002
 - Add Wetland buffer placards every 35'
 - Principal buildings in commercial or industrial uses shall be lighted on all sides for security.
 - Clarify lighting foot candles (lessen font size, clarify decimal placement). Seems pretty bright.
 - Change "handicap" to "accessible"
 - Confirm curb material
 - Discuss pedestrian connectivity, potentially between buildings, potentially adding sidewalk in-between buildings and to Quality Way.
 - Trees within landscape plan require a minimum of 3" caliper
 - Add second bike rack for 10,000 sf. building
 - Change site construction hours to preclude work on Sundays or federal holidays

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>
 - Confirm that the plans are tied into the City's GIS coordinate system (NAD83 NH State Plane in feet) and topography is on the NAVD88 datum.

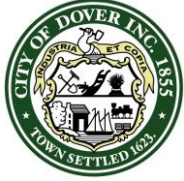


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- Change “handicap” references to “accessible” where applicable throughout documents.
- Emergency contacts shall be provided for pump system after construction is complete.
- Applicant shall provide an easement to the City along the private drives within the property to allow for access and operation of the water infrastructure (hydrants and shut offs) to maintain water quality.
- Sheet 6:
 - Show the location of the building egresses
 - Does retaining wall on main entrance require guardrail?
 - How is the bike rack mounted? It appears to be in the grass. It appears that a bikes might be close to doors in the parking space. Include bike rack at second building.
- Sheet 7:
 - Show labels for contours on main drive and grading outside of paved surfaces.
 - Show spot grades on top and bottom of retaining wall on main entrance.
 - Recommend adding a DMH at the end of PP7 where it changes direction to provide access for maintenance.
 - How will the wetland be prevented from flowing directly into parking area?
- Sheet 9:
 - Show both fire and domestic services.
 - Add notes calling out hydrants, fittings, and water main sizes and connections.
 - Identify how the proposed force mains, water, and electric conduit cross the drainage (below or above?).
- Call out how the force main will tie into the existing SMH.
- Sheet 13:
 - Remove Trench Patch Detail as it conflicts with Dover standard.
 - Is a 6 inch pad for the dumpster sufficient? Recommend a minimum 12” concrete pad be provided.
 - Note in Utility trench references Public Service specifications. Please check that the correct document is noted (Eversource).
- Sheet 14:
 - Provide bike rack pad detail.
 - Depth of embedment for guardrail seems insufficient. Please confirm depth is sufficient for behind a retaining wall.
 - Detail calls out Monolithic concrete curb but plans show integrated concrete curb. Recommend coordinating terms.
- Sheet 15:
 - Add note to box culvert detail that a stamped design shall be provided by a professional engineer.
- Sheet 16:
 - Show class of water main in water service detail.
- Sheet 17:
 - Provide detail/spec on anti-seep collar
 - Provide detail on how the force mains are joined. Recommend providing the ability to isolate each station.
 - Please confirm that the common force main can handle both pump stations running at the same time.
- Sheet L-1:
 - Snow storage areas conflict with landscaping. Recommend storing snow in areas where landscaping won't get in the way.
- Landscape O&M
 - Snow Storage section prohibits dumping snow storage on stormwater basin. This appears to conflict with the site plan. Please revise snow storage to meet the recommendations of the O&M plan as low level plantings may be in conflict.



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Police:

- Sheet 4, Dover Note 22: site construction hours should probably exclude Sundays due to proximity to Quail Drive residential
- Zoom out the Neighborhood Plan to provide more context
- At 10,000 SF building, is there an accessible route behind the proposed EV charging station?
- Will your workforce create more demand for EV stations?
- Do the proposed dumpster locations interfere with loading dock doors?
- Confirm bike rack location
- Lack of employee amenities outdoors for break time
- Campus walkability – particularly between the two buildings – seems lacking
- Would like to see a connection to existing Quality Way sidewalk
- Clarify Architectural plans and site plans near FDC to ensure there is clear unobstructed access.

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
- DBIDA meetings occur on the first Tuesday of the month. Please confirm with Business Development staff if you wish to be added to the agenda by the Thursday prior to the meeting
- The plans, renderings, and landscape plan seem generally attractive and suitable for the location in Enterprise Park

Planning Board:

- None.

Next Steps: Revise plans to add items mentioned in comments. Resubmit for second TRC.

Fire/Inspection Services:

- Submitted plans shall be stamped by a NH professional designer
- Clarify the width of the sidewalk at the EV charging stations
- Detail sheet should include an EV charger detail
- Revise references to “handicap” to “accessible”
- Clarify if the sewer pumping stations classification (i.e. class I div I).
- Clarify a control panel location with alarm
- Classify the generator type and clarify fuel type
- Provide a general description of the building use classification(s)
- Indicate types and quantities of commodities to be stored inside.
- Plans to indicate ingress/egress locations.
- Exterior landings to be no greater than 1/2” elevation change (drop for LS code compliance)
- Are there any equipment pads on the exterior.

Adjournment:

J. Maxfield moved to adjourn at 11:05 a.m. Seconded by: M. Speidel.
Vote: U/A.