

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0010

Application Type: Site Plan
Applicant(s): Del Sol Dover, LLC
Owner(s): Del Sol Dover, LLC
Location: Crosby Road (Assessor's Map G, Lot 2-1)
Date: August 29, 2024

INTENT: Proposal is to construct one (1) 9,600 square foot warehouse building with associated parking and infrastructure and an 807' paved extension of Crosby Road. (This project proposes a related minor (3-lot) subdivision which would appear before the Planning Board).

UNITS/LOTS PROPOSED: Two (2) new lots and one (1) existing lot as part of a related minor subdivision.

AGENDA ITEM #: 1

ACREAGE: 20.80± acres before subdivision, proposed acreage following subdivision:

- Assessor's Map G, Lot 2-1B (Lot 1)= 362,325 s.f. (8.32 acres)
- Assessor's Map G, Lot 2-1 (Lot 2)= 267,845 s.f. (6.15 acres)
- Assessor's Map G, Lot 2-1A (Lot 3)= 219,168 s.f. (5.03 acres)

ZONING DISTRICT: CM

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial, Warehouse

SURROUNDING LAND USE: Commercial, Industrial Park

ZBA ACTION: None.

PERMITS REQUIRED:

City of Dover CUP, NHDES Alteration of Terrain

WAIVERS REQUESTED:

§153-13A(12), Landscape Plan prepared by LLA
§153-13A(17), Streetscape Renderings
§153-14K(1)(b), Parking Location

ATTENDANCE:

Erin Bassegio, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering

Craig Chabot, Fire Department
Reid Bickley, Business Development

Others:

Steve Haight, Civilworks NE
Joe Griffin, Civilworks NE
Chad Kageleiry, Owner/Applicant
Nick Mourgenos, Mourgenous Lawn Care

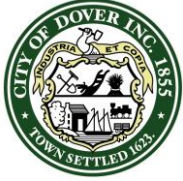
Approval of minutes from August 8, 2024:

R. Bickley moved to approve the August 8, 2024 minutes. Seconded by K. Mavrogeorge. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder: Impact fees, Water and sewer investment fees
- Include letters to serve when received.
- Include proposed use of structure in the narrative.
- Parking lot lighting in front is too bright and lighting for rear parking appears to be inadequate.
- Clarify via floorplan industrial/office space to verify parking calc. Also, 9600 / 9800 sf. discrepancy
- Perimeter landscaping is required for rear parking lot
- Revise plans to include:
 - Planning file number: SITE-2024-0010
 - Ensure renderings and plans match accurately
 - Recommend more architectural features to dress up building
 - Add note to plan: "Landscaping bond or other form of security acceptable to the city for a period of 3 years after certificate of occupancy is issued to ensure landscaping is maintained or replaced if needed"
 - Clarify note 22 about Saturdays for construction hours
 - How long will lay down area be used? Any screening or security?
 - Add screening on SE side behind laydown area
 - Add security lighting to 4th wall.
 - Add wetland buffer placards along 50' wetland buffer
 - Solar readiness required



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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/governments/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
- Plans for the 807' Crosby Road extension were not provided for review until late Wednesday. Review comments may result in changes to roadway layout. Review comments for roadway will be provided at subsequent TRC.
- Drainage analysis not reviewed in totality due to potential impacts of comments.
- 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.

Sheet 5:

- Demolition plan is inconsistent with existing conditions plan as it shows proposed improvements not yet constructed.

Sheet 6:

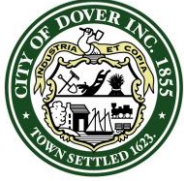
- Reconstruct Crosby Road from the intersection with Faraday Drive. Reconfigure private drive to Lot G/1-E to be perpendicular to Crosby Road to define the primary road.
- Show proposed extension of Crosby Road as proposed as part of the site plan set.
- Confirm if the proposed industrial use will need to be coordinated with the City's Industrial Pretreatment Coordinator.
- Comment on the intended use for the proposed gravel laydown area.
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Sheet 7:

- Regrade Crosby Road from the intersection of Faraday Drive to slope towards Bioretention Pond 1.
- Confirm elevation 93.75' near start of stone lined conveyance swale.
- Design engineer shall certify stormwater management system has been constructed in accordance with the approved plans (Dover Notes #41 on sheet 4); please note that this applies to the grading.
- The City has hired an engineering consultant to evaluate the existing stormwater system within the Crosby Road Industrial Park, including roadside swales and culverts along Crosby Road. Ultimately the design consultant will make recommendations for stormwater improvements. It is imperative that this project not negatively impact the existing stormwater system.

Sheet 8:

- Show proposed water main and sewer main in Crosby Road as proposed linework.
- City is concerned with the size of the proposed water main and sewer main, and requests the developer to provide anticipated future build-out/demand.
- Water and sewer connections not consistent with the will serve request. Note that one meter and bill will be provided per one tap, and one sewer service can be provided per one water service.
- City recommends performing a test pit in Crosby Road at the intersection with Faraday Drive to locate existing water main; water main may be on other side of SMH 2875 as currently shown.
- A stainless-steel tapping sleeve shall be used to connect the proposed watermain in Crosby Road to the existing water main.
- Use a stainless-steel tapping saddle and curb stop to connect the 2" service to the water main; a gate is not required.
- Confirm if a fire service is required.
- Add a new SMH at the end of the existing stub off of SMH 2875; an existing property is currently tied into the existing stub.
- Wye the 6" sewer service into the sewer main, and do not connect into PSMH2.



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- Recommend providing additional separation from the sewer service to the proposed transformer.
- Provide invert elevations of the sewer service.
- Note material type of utilities.

Sheet 9:

- Provide lighting for the parking area behind the building.

Sheet 17:

- Provide test pit data prior to construction to determine if a permeability liner is required.
- BIO 3 is not shown on the plans.

Sheet 18:

- BIO 3 is not shown on the plans.

Sheet 19:

- Remove details not necessary to construct the project.
- All valves shall open left (counterclockwise)

Police:

- Sheet 9: consider better security lighting for the rear lot and gravel lay down area.
- Sheet 8: minor note, proposed gas stub shows to be coming off the water line.

Inspection Services:

- Is this scheduled to be a multiple occupancy structure?
- Indicate use(s) of proposed structure
- Discuss continuation of Crosby Road and proposed building address. Should this application be in the system as Crosby Road.
- Discuss the ability to maintain accessible route along 5' wide sidewalk along front
- Sheet 6 & 8 Clarify accessible route from EV charger to front walkway
- Sheet 8 Ensure adequate separation between utilities. on right side and provide minimum working space as required.
- Note 22 has M-F working hours, are Saturday/Sunday hours permitted.

Fire Department:

- No comments.

Business Development:

- The traffic memo had a helpful overview of the anticipated use of lot 2 by multiple contractor businesses. Is this still the intent? Adding this description to the overall project memo would help to clarify the intent of development on lot 2.
- Site plan depicts 4 building bays/front walks, while architectural renderings of the front and rear elevations show 3 front entrances and 5 rear man-door/overhead pairs, respectively. Would location and number of entrances change depending on how building is demised? Please clarify or update for consistency.
- Building architecture is very simple, even by industrial standards. Adding design details to entrances along the front elevation could increase overall visual appeal and help visitors (clients, new employees, deliveries, first responders) with wayfinding. Revisions may not be necessary for successful operation by a contractor, but could increase the variety of potential users in the long run.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above, submit for Conservation Commission review, and a second informal TRC.

Pause TRC at: 11:26 a.m.