



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0011

Application Type: Site Plan
Applicant(s): Chauvin Arnoux, Inc.
Owner(s): Chauvin Arnoux, Inc.
Location: 15 Faraday Dr. (Assessor's Map G, Lot 1-L)
Date: August 29, 2024

INTENT: Proposal is to construct one (1) 2,356 square foot storage building.

UNITS/LOTS PROPOSED: N/A

AGENDA ITEM #: 2

ACREAGE: 18.30± acres

ZONING DISTRICT: CM

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Commercial, Warehouse

SURROUNDING LAND USE: Commercial, Industrial Park

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: None.

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:

Bruce Yohr, Chauvin Arnoux

PLAN REVIEW:

Planning:

- Discuss use for structure and access to structure.
- Reminder (if applicable): Impact fees, Water and sewer investment fees
- Ensure wetland buffer is not being impacted.
- Any lighting proposed?

Engineering:

- Clarify if any proposed utilities will be needed for the new building.

Police:

- How this proposed building factor into any potential future plans for the rest of the site, to include potential extension of Faraday Drive?

Inspection Services:

- Building shall remain 10' from property line or be of applicable fire resistive rating.

Fire Department:

- No comments.

Business Development:

- The building is architecturally simple, but it is partially screened by the primary structure, has limited visibility from the road, and is consistent with the design of rear portions of surrounding industrial buildings that are not intended to be "customer-facing".
- No further comments or questions at this time.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above...

Motion: J. Maxfield moved to have the Planning Director sign these plans approved administratively once comments above have been addressed. Seconded by: K. Mavrogeorge. Vote: U/A

Adjournment: J. Maxfield moved to adjourn the meeting at 11:35 a.m. Seconded by K. Mavrogeorge. Vote: U/A