



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review - Concept
Applicant(s): FW Webb
Owner(s): Eileen Cecchetti and Gail Cappuccilli
Location: 218 Knox Marsh Road (Assessors Map H, Lot 40-B)
Date: July 21, 2011

INTENT: Site plan for 67,500 square foot warehouse/distribution facility

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 10.8 Acres

ZONING DISTRICT: Hotel/Retail District (B-4)

EXISTING LAND USE:
Single Family Home

SURROUNDING LAND USE:
Multi-family residential and industrial uses

ZBA ACTION: Need variance for warehouse use

PERMITS REQUIRED:

- NHDOT Driveway Permit
- NHDES Shoreland Permit
- NHDES Alteration of Terrain Permit

WAIVERS REQUESTED:

ATTENDANCE:

Linda Merullo – Planning Board
Steve Bird (Planner)
David White (Engineering)
Dan Barufaldi (Economic Development)
Mark McLeod, HL Turner Group
Andrew McBeth, JM Coull, Inc.
Attorney Tom Keane

Planning Comments:

- Is it one or two lots? Lot merger needed
- Parcel is located in the Secondary Groundwater Protection District, so there is a 20% lot coverage limitation, compliance with Performance Standards in 170-28.3-F and the Development Review Model has to be completed
- Conservation Commission review is required
- Need Traffic Impact Assessment and Analysis
- Look at separation of truck traffic from passenger vehicles
- Landscaping in front of building
- Will side lot tree canopy be affected?
- Review need for a turning lane
- Parking spaces on west of building seem grayed out
- Storage area in PSNH easement needs approval from PSNH
- Architectural rendering needed
- Streetscape plan needed
- Number of employees?
- What do self serve and showroom building uses mean?
- Show interconnection to adjacent parcel
- Parking calculation should reflect various uses in building
- Parking spaces are less than required, Conditional Use Permit may be needed
- Grading plan needed
- Utility plan needed
- Landscaping plan needed
- Show zoning dimensional requirements provided in note
- Suggest a meeting with City Engineer and Dean Peschel to discuss drainage and wellhead issues

Engineering Comments:

- Hours of operation?
- Consult with NHDOT on deceleration lanes and left turn lanes
- Check on capacity for water and sewer
- Consider advantages of flipping the building layout

Police Department Comments:

-

Fire/Inspections Comments:

- Building has to have sprinklers
- Building has to meet fire codes
- Mark fire lanes
- Show fire connection on building

Economic Development Comments:

- How high will the outside storage racks be and will the East side of the building storage area be shielded from street view?



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review - Concept
Applicant(s): FW Webb
Owner(s): Eileen Cecchetti and Gail Cappuccilli
Location: 218 Knox Marsh Road (Assessors Map H, Lot 40-B)
Date: July 21, 2011

- PSNH easement (100' wide) is impinged upon by the 8' link fence surrounding the rear storage area. Is that a problem?
- Number of employee parking spaces anticipated?
- Since most of the customer traffic will come in pickups or box trucks (plumbing contractors and clients), are the parking spaces large enough. Some are 20'X10', but others are 20'X8'.
- Any landscaping in the front (street side) of the building?

Planning Board Comments:

- Need heavy screening/landscaping along Knox Marsh Road
- Move parking to rear of building
- Consider porous pavement
- What is the need for the two rows of side area parking?
- How many employees will be working at any one time?
- Reduce the entire front row parking closest to Knox Marsh Road.
- Could loading dock area be moved to rear of building
- Need to find out how often deliveries are made and if there are multiple trucks at once.
- Heavy landscape screening abutting Knox Marsh Road.