



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review  
Applicant(s): MSC Civil Engineers & Land Surveyors, Inc.  
Owner(s): The New Meadows, Inc.  
Location: 1 Lilac Lane (Assessor's Map H, Lot 35-D)  
Date: August 11, 2011

**INTENT:** Site Plan review for the construction of 18,500 square feet of storage units in three buildings and 57 parking spaces.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 2

**ACREAGE:** 78 acres

**ZONING DISTRICT:** Hotel/Retail  
District – B-4 and Suburban Density Multi-residential - RM-SU

**EXISTING LAND USE:** Paved area in this section & multi-family units on remainder of lot

**PROPOSED LAND USE:** Cold storage units

**SURROUNDING LAND USE:** Multi-family units and commercial and industrial buildings

**ZBA ACTION:** Variance granted for the proposed use by ZBA on 5/20/2010.

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:**

- Waiver to requirement to submit a drainage analysis
- Waiver to requirement to submit a Traffic Impact Assessment and Analysis
- Waiver requirement to have 5% interior landscaping in parking lot

**ATTENDANCE:**

Linda Merullo – Planning Board  
Marcia Gasses – Planning Board  
Chris Parker (Planning Director)  
Steve Bird (Planner)  
David White (Engineering)  
Tom Clark (Inspection/Fire Department)  
Matt McCormack MSC Civil Engineering

### Planning Department Comments:

- Add plan number P11-38 to title block on all sheets
- Correct Map number on application from 4 to H

#### Sheet C-2

- Expand coverage of neighborhood plan to include the buildings on the north side of Knox Marsh Road

- Show city trail easement

#### Sheet C-3

- Is it feasible to construct a path from the excess parking area to the residential units?
- Will outside storage of boats, campers and vehicles be allowed in parking lot?
- Delete TRC box in lower left corner from sheet
- Location of sign?
- Dumpster is recommended

#### Sheet C-7

- Reduce lighting to conform to Chapter 149-14-E – minimum lighting level in the parking lot has to be reduced to 0.3 foot-candles

### Police Department Comments:

- Is there any proposed business sign for the end of Lilac Lane?
- How close is the threshold for signaling the intersection of Knox Marsh and Lilac/Sumner?

### Fire/Inspections Comments:

- Indicate fire lane at area by the 9 spaces and ends of buildings

### Economic Development Comments: None

- Are you aware of flooding issues with Knox Marsh Brook? Is the drainage sufficient?
- Review landscape plan and enhance as looking towards Knox Marsh Road.

### Planning Board Comments:

- Is there an office in the building?
- Label 9 parking spaces as short term parking not for vehicle storage

### Engineering Comments:

- Update plan note regarding operation and maintenance plan
- Four foot cover on sump on DMH #1 and catch basin #8
- Questioned the need for a security fence