



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review  
Applicant(s): FW Webb  
Owner(s): Eileen Cecchetti and Gail Cappuccilli  
Location: 218 Knox Marsh Road (Assessors Map H, Lot 40-B)  
Date: October 27, 2011

**INTENT:** Site plan for 65,000 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:** Variance granted by ZBA on 9/15/11 for warehouse use

**PERMITS REQUIRED:**

- NHDOT Driveway Permit
- NHDES Alteration of Terrain Permit
- City of Dover Conditional Use Permit

**WAIVERS REQUESTED:** None

**ATTENDANCE:**

Marcia Gasses – Planning Board  
Chris Parker (Planning Director)  
Steve Bird (Planner)  
Tom Clark (Building Official)  
Dave White (Engineering)  
Dan Barufaldi (Economic Development)  
Mark McLeod, HL Turner Group  
Andrew McBeth, JM Coull, Inc.  
Mike O’Shea, FW Webb  
Gary Green – Planning Board

**Planning Comments:**

- Lot merger has to be on original form – not reduced
- Any way to consolidate Existing Condition plans?
- Add neighborhood plan
- Add legend to CSP sheet
- 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 per 170-28.3-G
- Need to go back to Conservation Commission in November
- Look at separation of truck traffic from passenger vehicles
- Review need for a turning lane with DOT
- Storage area in PSNH easement needs approval in writing from PSNH
- Suggest a meeting with Dean Peschel to discuss wellhead issues
- Lighting plan must comply with Chapter 149-14-E with in parking lots
- Impact fees will be assessed for Police and Fire
- Water and sewer investment fees required
- Need written justification for reduction in parking CUP

**Engineering Comments:**

- The tapping sleeve shall be stainless steel. Please call out the size i.e. 12 x 8 SS tapping sleeve and gate
- Install a gate and curb stop on the water services just outside the building
- There should be a minimum of 6 ft. of separation between the gas and water
- Recommend adding a hydrant off your proposed service line
- Add note to discontinue the existing water service at the main.
- Will review the drainage and OM plan
- CB #2 and #7 should have hoods and 4 ft. sumps
- Try to achieve 3 ft. of cover over the drainpipes. Minimum of 2.5 ft. Anywhere the drainpipe has less than 2 ft. of cover RCP pipe is recommended.
- Concerned about the possible vehicle conflicts on Route 155 if a left turn lane is not installed.

**Police Department Comments:**

- Are 2 site driveways absolutely necessary? If so, then both the west and east driveways should get the same treatment for left turn arrivals.
- Traffic Impact Assessment Appendix G, Auxiliary Turn Lane Warrants Analysis, uses 50 mph as 85<sup>th</sup> percentile. Is this based on recorded data or are you using the posted speed limit as the 85<sup>th</sup> percentile?



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### **Fire/Inspections Comments:**

- Building has to meet fire codes
- Mark fire lanes
- Relocate fire connection on building to a more accessible location

### **Economic Development Comments:**

- Asked for explanation of landscaping proposed

### **Planning Board Comments:**

- Consider using pervious pavement in the front parking lot

Project is on the November 9, 2011 agenda.  
Need revised plans by 11/2/11.