



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P12-31

Application Type: Site Plan Review
Applicant(s): Comcast
Owner(s): Karen Caswell
Location: 410 Sixth Street (Assessor's Map E, Lot 29)
Date: October 11, 2012

INTENT: Site plan review for the construction of a 1,796 square foot facility with five parking spaces for service and maintenance of communication equipment. Existing house and garage would be removed.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 1.03 Acres

ZONING DISTRICT: Executive Technology Park District (ETP)

EXISTING LAND USE: Single Family House

SURROUNDING LAND USE: Single family houses, office buildings and industrial buildings

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: Waiver requested to Chapter 149-13-A-17, which requires the submission of a colored streetscape rendering

ATTENDANCE:

Dennis Ciotti – Planning Board
Tom Clark (Fire Department)
Rebecca Jalbert (Fire Department)
Steve Bird (Planning Department)
Chris Parker (Planning Director)
Dave White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dana Lynch – Civilworks
Dave Choate
Dan Lepin - Comcast
Bill Hogan - Comcast

Planning Comments:

- Add local plan number P12-31 to all sheets
- Add engineer stamp and signature to appropriate sheets

Sheet 1:

- Add abutter to list – D-13C

Sheet 2:

- Revise note #8 to add FIRM panel number and map date and fix spelling

Sheet 3:

- Issue with generators at front of building per 149-14.1, B-5; relocate to the side or request waiver

Engineering Comments:

- Sewer main can be discontinued at property line
- Consider having bathroom in building

Police Department Comments:

- If work in Sixth Street is impacting area near Venture Drive/Sixth Street intersection, this would be a good time to shorten Sixth Street northbound left turn lane to accommodate large vehicles

Fire/Inspections Comments:

- Confirmed that the concrete panels are precast
- Confirmed that

Economic Development Comments:

- How much noise will the generators produce (decibels)?
- Would the generators be better placed at the rear of the building to gain more distance from the closest resident abutter?

Planning Board Comments:

- Reduce traffic impacts when demolishing buildings
- Confirmed that Sixth Street will have to be crossed by electric line
- Confirmed that the fire suppression system is gas