



CITY OF DOVER

## TECHNICAL REVIEW COMMITTEE NOTES FILE: P13-50 & 51

Application Type: Site Review – TRC Only  
Applicant(s): TF Moran, Inc.  
Owner(s): PSNH  
Location: Dover Point Road and Drew Rd. (Assessor's Map K, Lot 25A & Map I, Lot 23)  
Date: October 3, 2013

**INTENT:** Removal of two electric distribution sub-stations and replacement with pad mounted transformers

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

**AGENDA ITEM #:** 2

**ACREAGE:** 0.42 and 2.77 acres

**ZONING DISTRICT:** B-3 and R-40

**EXISTING LAND USE:** Electric sub-stations

**PROPOSED LAND USE:** Same

**SURROUNDING LAND USE:** Single family houses;  
Cemetery, automobile dealership, multi-family units

**ZBA ACTION:** N/A

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

**ATTENDANCE:**

Tom Clark (Fire Department)  
Tim Corwin (Planning Department)  
Steve Bird (Planning Department)  
David White (Engineering)  
Marn Speidel (Police Department)  
Nick Golon – TF Moran  
Patrick Pinault - PSNH

**Planning Comments:**

- Property is on Dover Point Road – update plan name

**Engineering Comments:**

- Add additional bollard in center off of Drew
- Consider abandoning existing driveway and replacing with new driveway in front of proposed transformer. In the alternative, ensure adequate off-site parking and vehicle access over the existing improved area to avoid parking on the street for maintenance and repairs.

**Police Department Comments:**

- Coordinate with Police Department prior to start of construction to plan equipment delivery/truck route
- Consider additional security measures such as fencing
- Consider posting “private property” or “no trespassing” signage

The Committee unanimously approved a motion to approve the plan, with the suggested changes, and to not require Planning Board review and approval.

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