



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-12

Application Type: Site Plan Review
Applicant(s): South Dover Storage Solutions, LLC
Owner(s): South Dover Storage Solutions, LLC
Location: 68 Rutland Street (Tax Map 15, Lot 62)
Date: March 20, 2014

INTENT: Site plan to construct a 35,000 square foot, 3 ½ story storage building with a manager's office and 10 parking spaces.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 4.13 Acres

ZONING DISTRICT: Restricted Industrial District (I-1)

EXISTING LAND USE: Vacant industrial building

SURROUNDING LAND USE:
Single family homes, duplexes, multi-family units, and commercial buildings

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to Chapter 149-15-C, which requires that paving be a minimum of five feet from a side property line

ATTENDANCE:

Christopher Parker (Planning)
Steve Bird (Planning)
Tom Clark (Fire Inspections)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Kevin McEneaney
Paul Connelly
Rick Foster
Peter Sullivan

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Need floor plans and architectural renderings
- Need streetscape plan
- Need Traffic Impact Assessment and Analysis
- Need Conditional Use Permit for reduced parking
- Need written waiver request
- Need storm water management maintenance and operation plan

Sheet 1:

- Bold property lines on subject parcel on tax map sketch

Sheet 2:

- Revise note #3 to delete rezoning reference
- Revise note #7 to state that wetlands delineation was done in accordance with Chapter 170-27.1
- Show location and size of existing utilities
- Revise note #4 to add that an employee apartment is proposed
- Identify symbols along northern property line
- Identify 20% slope Conservation District

Sheet 3:

- Add parking calculation to note #12
- Add common note #20 regarding security system
- Why is there re-grading in the northern section of the lot?
- Show covered loading roof
- Add engineers stamp and signature

Police Department Comments:

- Note that security alarm will not be audible.
- Is there a future use planned for the rear parcel?
- Sheet 3, note 34 (snow storage): describe how, or show where
- Add note that there will be no outside storage of vehicles
- Truck routes for demolition work needs to be determined

Engineering Comments:

- The proposed electric should be from the existing pole. All underground and not setting a new pole.
- Is the sewer service shown new or existing?
- Existing utilities should be discontinued. Water discontinued at the water main.
- Show the existing water main in the street and show the tie in. Note a 6x6 stainless steel tapping sleeve and gate.
- Add a gate at the tee going toward the future use area. Restrain the tee and gate and install one full length of pipe with the cap.
- Provide a drainage analysis.
- There seems to be no proposed treatment of stormwater.



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Fire/Inspections Comments:

- Indicate fire lane location
- Indicate adequate Fire Department apparatus turn-around

Economic Development Comments:

- Building appearance need to be detailed – what material, etc.
- Aesthetics is important

Planning Board Comments:

- Confirmed that the windows will be real
- Confirmed that bollards will be installed at loading docks
- Move dumpster location to get more parking spaces
- Need detailed demolition plans for building
- Remove sign from building rendering