

CITY OF DOVER

## TECHNICAL REVIEW COMMITTEE NOTES - P14-30

Application Type: TDR Review  
 Applicant: The Storage Barn, LLC  
 Owners: The Storage Barn, LLC/Jeffrey A. & Diane I. Weeden  
 Location: 385 & 387 Sixth Street (Tax Map D, Lots 15 & 16)  
 Date: May 29, 2014

**INTENT:** Applicant proposes to construct approximately 147,500 square feet of storage warehouse space in 17 structures with a 2,400 square foot office and manager's apartment, with associated access and 232,000 square feet of paved area.

**LOTS/UNITS PROPOSED:** Applicant proposes to merge the existing lots and to subdivide the merged lot into three new lots.

**AGENDA ITEM #:** 1

**ACREAGE:** 32.4 Acres

**ZONING DISTRICT:** Hotel/Retail (B-4) District

**EXISTING LAND USE:** 385 Sixth Street – Vacant; 387 Sixth Street – Residential

**SURROUNDING LAND USE:** Commercial and Residential

**ZBA ACTION:**

- Variance granted on February 20, 2014, with conditions, to permit a self storage facility (Case Z14-04)

**PERMITS REQUIRED:** NH DES  
Alteration of Terrain Permit

**WAIVERS REQUESTED:**

- Ch. 149-13.A(20) – traffic impact analysis
- Ch. 149-14.D(5)(g) – pervious materials
- Ch. 149-14.J(2) – parcel interconnection

**ATTENDANCE:**

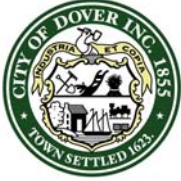
Christopher Parker (Planning)  
 Steve Bird (Planning)  
 Tom Clark (Fire Inspections)  
 Marn Speidel (Police Department)  
 Dan Barufaldi (Economic Development)  
 Dennis Ciotti – Planning Board  
 Mark Phillips  
 Jonathan Ring

**Planning Comments:**

- The TDR plan should be submitted as a separate sketch plan for initial Planning Board review per Ch. 170-27.2.(4). The lot line adjustments and subdivision applications may be considered contemporaneously by the Planning Board. The Planning Board will review and provide a decision on the TDR waiver requests within thirty (30) days. Following this decision, the application for site plan approval (together with the non-TDR waiver requests and Conditional Use Permit for a reduction in parking) will be reviewed in accordance with the standard plan review process and subjected to all applicable development regulations, except as provided for by any approved TDR waivers.
- Provide additional information/justification in narrative form for the request to reduce the wetland buffer setbacks using TDR for the following improvements:
  - Detention ponds
  - Buildings including Building C and “Stable”
  - Roadways including those adjacent to Building C, the “Barn” and “Stable”, and Building Q

Staff is concerned that the extent of the incursion into the setback is extraordinary and significantly more intense and expansive than previous incursions approved by the Planning Board for other projects. Moreover, the presence of the wetland buffer was specifically cited in the variance application and at the hearing (as reflected in the meeting minutes) as a reason to grant the use variance. Asking for a waiver from the buffer, therefore, appears to be at odds with the justification for the variance. At a minimum, staff recommends that the applicant present the TDR sketch plan to the conservation commission to review the wetland buffer impacts prior to Planning Board review.

- Conformance with the TDR landscaping requirements set forth in Ch. 170-27.2.F(6) will be evaluated as part of the site review subsequent to Planning Board decision on TDR waiver requests
- Calculate total area of wetland buffer impact and include this calculation with the narrative for the TDR request
- Reconsider waiver request from the pervious materials requirement - installing pervious materials would help to alleviate the need for proposed wetland buffer encroachments
- Provide additional information/justification in narrative form for the request to reduce minimum frontage and lot size using TDR
- Need signed authorization letter from Jeffrey & Diane Weeden
- In the owner blocks throughout, identify which lot is associated with each owner
- The Sheet 2 lot line adjustment plan may be considered contemporaneously with the TDR waiver request. Comments on Sheet 2 are set forth below.



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- Provide existing conditions plan with lot line adjustment plan set
- Remove proposed lot lines for subdivision; show lot line adjustment only
- Add "Planning Department File No. P14-26"
- Correct formatting to meet Registry of Deeds recording requirements
- Need metes and bounds
- Need lot line adjustment application form
- Why is lot line adjustment necessary if the subject properties are merged as part of the proposed subdivision plan?
- Will need lighting plan
- \*\*\*\*\*TJC NOTE – NEED TO REVIEW PLAN FOR COMPLIANCE WITH COMMON SITE PLAN NOTES AND SITE REVIEW CHECKLIST\*\*\*\*\*
- Neighborhood plan is too dark and unreadable
- "Cochecho" should be spelled correctly throughout with a second "h"
- Impact fees and water and sewer investment fees will be assessed
- Need floor plans including a breakdown of the space to be allocated (a) for the office area and (b) for the manager's accessory dwelling unit
- Confirm who is designing the "storage barn" and their professional designation
- Correct Tax Map to "D" throughout ("D-1" is incorrect)

### *Preliminary General Land Development Plan Comments (will be reviewed in more detail following decision on TDR waiver requests):*

- Separate lot line adjustments, subdivision, and site plan into separate plan sets each with its own cover sheet and notes (future staff comments will likewise be compiled separately for each).
- Update Conditional Use Permit application for reduction in number of required parking spaces – i.e. remove request for wetland buffer encroachments as these will be evaluated as part of the TDR request (the CUP will be evaluated subsequent to Planning Board decision on TDR waiver requests)
- Will need to clarify whether and for what a CUP is being applied for with respect to the Conservation District
- Will need to relocated snow storage to areas outside of the wetland buffer as snow storage in the wetland buffer is expressly prohibited (Ch. 170-27.1.G(1)(c)(iii))
- Written request for waivers will require additional supporting data in order to meaningfully evaluate
- Will require peer review of drainage analysis
- Will need Traffic Impact Assessment and Analysis

### Sheet 3:

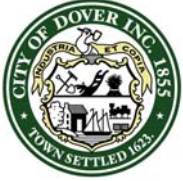
- Revise subdivision note 1 to read: "The intent of this plan is to consolidate Tax Map D, Lots 15 & 16 and subdivide into three (3) lots" (the remainder of the current note should be deleted)
- Add Common Subdivision Plan Notes 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 16, 23, 24, 25, and 26
- Identify the Tax Map on the Jeffrey & Diane Weeden parcel as Tax Map "D", not "D-1"
- Will the 20 ft. right-of-way across "Lot 2" be extinguished? If so, remove from plan
- Show lot merger on separate plan - Sheet 3 should depict the subdivision only and should included in a separate plan set
- Need subdivision application form
- Hatch the TDR sending area to provide greater clarity
- Provide draft covenant deed for TDR area
- Under Plan References: reference the lot line adjustment plan (P14-26)
- Indicate how much open space is provided for each lot (10% minimum is required)
- With respect to the reduced area dimensions, provide a table showing for each lot (Lot 1, 2 and 16) the required lot size, the requested lot size, the frontage required, and the frontage provided

### Sheet 4:

- Revise site plan note 1 to identify the storage facility as a "self storage facility", not a "storage warehouse facility"
- Show only proposed property boundaries

### Sheet 7:

- Identify the lot associated with the proposed sign depicted at the entrance
- Check the match line – should read "Sheet C3", not "Sheet C2"



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### Sheet 8:

- Add note: "No outside storage permitted"
- Add note: "Buffer is no cut/no disturb and is to remain in its natural state"
- Provide calculations for minimum required parking:
  - Provide calculation for self storage - based on the estimate in the waiver letter of 1100 or 1200 storage units, only 110 or 120 parking spaces respectively would be required
  - Provide parking calculation for accessory dwelling unit (a minimum of 2 spaces is required)
  - Provide calculation for "office" and provide separate calculation for the self storage facility office if separate from the proposed leasable office space
- Parking space near Building Q located too close to side property line – a min. setback of 10 ft. for parking spaces is required
- Check the match line – should read "Sheet C3", not "Sheet C2"
- Note 5 – add in variance conditions of approval
- Be consistent in tabbing notes
- Note 23 – update to provide that Conditional Use Permit is required for wetland buffer encroachments; be consistent in referencing the lots – change reference to Lot 3 to Lot 16

### Sheet 9:

- Remove sign from entrance area
- Clarify plans for front lots – cutting 12 ft. of grade?
- \*\*\*\*TJC NOTE – DW to check as to whether overlap of snow storage with drainage areas is a concern\*\*\*\*

### Sheet 11:

- Remove right-of-way to Lot D-15
- Add wetlands buffer

### Sheets L-1 and L-2:

- Show minimum required interior landscaping of 5% as required by Ch. 149-14.G(1)

- Show perimeter landscaping around entire property per Ch. 170-27.2.F(6), and in conformance with Ch. 149-14.G(2)
- Overlay snow storage areas with landscaping to show conflicts
- Overlay drainage improvements with landscaping to show conflicts

### Police Department Comments:

- Is there a lighting plan?
- Will you be proposing a gate, or is there public access 24/7?
- Concerned about gas service line crossing W and S lines
- What is the purpose of gas service for Building C?

### Engineering Comments:

- \*\*\*\*TJC NOTE – go through old TRC memos and pull out common comments made by other departments and add to memo\*\*\*\*\*

### Fire/Inspections Comments:

- Add no parking fire lane signs and provide striping on aisles

### Economic Development Comments:

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### Planning Board Comments:

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