



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 utilize the Transfer of Development Rights performance standards to (a) merge the existing lots and to subdivide the merged lot into three new lots and (b) to construct approximately 147,500 sq. ft. of storage warehouse space in 17 structures with a 2,400 sq. ft. office and manager's apartment, with associated access and 232,000 sq. ft. 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)

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: None for TDR request

TDR WAIVERS REQUESTED: Wetland buffer, minimum lot area, minimum lot frontage

ATTENDANCE:

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

Planning Comments:

- The TDR plan should be submitted as a separate sketch plan for initial Planning Board review per Ch. 170-27.2.E(4). The Planning Board will review and provide a decision on the TDR waiver requests within thirty (30) days. Following this decision, the applications merger, subdivision, and 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.

- Calculate total area of wetland buffer impact and include this calculation with the narrative for the TDR request
- Conformance with the TDR landscaping requirements set forth in Ch. 170-27.2.F(6) will be evaluated as part of the site plan review subsequent to Planning Board decision on TDR waiver requests
- Reconsider site plan 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
- The Sheet 2 lot line adjustment plan may be considered contemporaneously with the TDR waiver request. Comments on Sheet 2 are set forth below.

Sheet 2:

- Provide existing conditions plan with lot line adjustment plan set
- Remove proposed lot lines for subdivision; show lot line adjustment only



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- Add "Planning Department File No. P14-26"
- Need metes and bounds
- Need lot line adjustment application form
- Issue of dwelling unit being allowed

- Will require peer review of drainage analysis
- No comments on TDR waiver request. Will reserve additional comments on subdivision and site plans.
- Turn around templates for large trucks
- Connections to parcel to the north

Preliminary Land Development Plan Comments (will be reviewed in more detail following decision on TDR waiver request(s)):

- Provide separate plans sets, to accompany each separate application form, for:
 - lot line adjustment
 - subdivision/TDR
 - site plan

Each plan set should include its own cover sheet and notes (future staff comments will likewise be compiled separately for each plan set)

- 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 waiver request
- Will need to clarify whether and for what a CUP is being applied for with respect to the Conservation District
- Will need to relocate 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 need traffic impact assessment and analysis
- Will need lighting plan

Fire/Inspections Comments:

- No comments on TDR waiver request. Will reserve comments on subdivision and site plans.

Economic Development Comments:

- While Economic Development supports the 3 separate lot scenario, as presented, there is no support for requested waivers being granted for a minimal return of 5 jobs.

Planning Board Comments:

- What changes were made based on the feedback received at the TRC conceptual review? The plans appear to be the same as when originally presented.
- Do not support waiver for pervious pavement at this scope
- Concerned about amount of wetland buffer impact
- Traffic study is needed
- Accessory dwelling unit size issue
- Would like to see secondary access
- Will need conservation commission review

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Police Department Comments:

- No comments on TDR waiver request. Will reserve comments on subdivision and site plans.

Engineering Comments: