

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-50

Application Type: Site Plan Review
Applicant(s): Global Inventory Management, LLC
Owner(s): Global Inventory Management, LLC
Location: 120 Industrial Park Drive (Tax Map G, Lots 4D)
Date: July 31, 2014

INTENT: Site plan to an 8,500 sq. ft. addition of warehouse space with 22 parking spaces

LOTS/UNITS PROPOSED: n/a

AGENDA ITEM #: 1

ACREAGE: 2.17 Acres

ZONING DISTRICT: Rural Restricted Industrial (I-2)

EXISTING LAND USE: Industrial

SURROUNDING LAND USE: Industrial, Office, and Residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Christopher Parker (Planning)
Tim Corwin (Planning)
Dave White (Engineering)
Tom Clark (Fire Inspections)
Dan Barufaldi (Economic Development)
Gary Green – Planning Board
Ken Berry – Berry Surveying & Engineering
John Byron – Global Inventory Management

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Need floor plans and architectural renderings
- Need lighting plan – inventory existing and show proposed – all sides of building require illumination
- Need stormwater operation and maintenance plan

Cover Sheet:

- Change “Tax Map Sketch” to “Neighborhood Plan” and correct Map Number to “G”
- Remove “Minor” from plan title
- Add Planning File No. 14-50

Page 2:

- Note 8: remove “Front (Littleworth)” setback reference
- Note 12: update to read “Sheet 4 of 4”

Page 3:

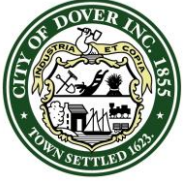
- Show existing building area
- Show width of existing driveways
- Show utility poles to be relocated
- Depict sewer line location

Page 4:

- Add and/or identify proposed contours
- Show erosion control features
- If proposing dumpster, clarify location of dumpster pad; or add note that solid waste disposal shall be managed through bag and tag and metal waste shall be disposed of at the Recycling Center
- Show width of proposed driveway access and reduce to no more than 32 ft.
- Show relocation of utility poles
- Identify proposed loading bays
- Show required interior parking lot and parking lot perimeter landscaping
- Show snow storage
- Correct location of setback lines
- Add note regarding existing and proposed number of employees for existing use

Police Department Comments:

- Provide suitable screening for the dumpster (if providing)
- Identify break in the westerly row of parking spaces (loading bay?)
- Identify location of the existing abandoned utility pole, and add note that applicant will work with PSNH to coordinate the removal of the pole
- Add note that no upgrades are proposed to the westerly driveway and loading dock area



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-50

Application Type: Site Plan Review
Applicant(s): Global Inventory Management, LLC
Owner(s): Global Inventory Management, LLC
Location: 120 Industrial Park Drive (Tax Map G, Lots 4D)
Date: July 31, 2014

Engineering Comments:

- Add note that roof line of addition will match slope of existing building
- Note that rear gutter system will be relocated to rear of addition
- Address parking lot, site, and roof stormwater runoff; consider swales to the east of the parking lot and to the west of the building and/or drainage structure for parking lot

Fire/Inspections Comments:

- Chapter 109 requires sprinkler system for buildings over 12,000 s.f. Applicant to follow up with Inspection Services/Fire Department to discuss options.

Economic Development Comments:

- None

Planning Board Comments:

- None

T.Clark made a motion to approve the plans with the conditions discussed, and to not require Planning Board review, seconded by D. White. The motion was approved unanimously.

Applicant to provide the Planning Department with four (4) copies of the final plans.