



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-31

Application Type: Site 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: September 11, 2014

INTENT: Applicant proposes to construct approximately 140,000 sq. ft. of storage warehouse space in 17 structures with a 2,400 sq. ft. office and manager's apartment, with associated access and 185,000 sq. ft. of paved area.

LOTS/UNITS PROPOSED: n/a

AGENDA ITEM #: 3

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)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Mark Phillips
Jessica Smith
Jonathan Ring
Jeff Hyland

Planning Comments:

- The Planning Department does not support the waiver request from the pervious materials requirement
- Will need Traffic Impact Assessment and Analysis
- Impact fees will be assessed
- Water and sewer investment fees will be assessed
- Provide floor plans including a breakdown of the space to be allocated (a) for the office area and (b) for the manager's apartment
- Provide stormwater operation and maintenance plan
- Provide architectural covenants as required by Sec. 170-27.2.F(5)
- Correct/update lot numbers, addresses, and property owner information throughout
- Lot line adjustment and subdivision plans must be recorded prior to final approval of the site plan; need extension request

Cover Sheet:

- "Cochecho" should be spelled correctly with a second "h"
- "Town of Dover Planning Board" should be "City of Dover Planning Board"
- The Sheet Index incorrectly identifies the sheet numbers of the landscape plan set

Sheet OV1:

- Add subdivision plan reference

Sheet C2:

- Remove Notes 10 – 17
- Add Common Site Plan Notes 9, 15, and 16
- Add subdivision and lot line adjustment plan references

Sheet C3:

- Remove sign from entrance area
- Remove snow storage area from the east side of Building C
- Show fire lanes

Sheet C4:

- Lot area in Note 3 does not equal the lot area shown in the title block
- Add Common Site Plan Notes 2, 3, 7, 14, 17, 18, 19, 20 and 31
- Add note re: TDR approval
- Add note that residence shall be located on 2nd floor only and not a stand alone unit and shall be accessory to the storage use
- Add note re: garbage removal
- Add note: "No outside storage permitted"
- Add note: "Buffer is no cut/no disturb and is to remain in its natural state"
- Note 1: replace "storage warehouse" with "self storage"
- Note 2: add required setbacks



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- Note 3: Provide calculations for minimum required parking, include calculation of parking requirements for accessory apartment and office use, and reference CUP application for reduction of required spaces
- Note 3 – correct reference to lots 15 and 16 – confirm total lot size
- Note 5 – add in variance conditions of approval
- Note 14 – remove “unless a variance is otherwise requested”
- Note 17 – clarify this sentence: “Building dimensions and areas to be outside of masonry, unless otherwise noted.”
- Be consistent in tabbing notes
- Add note that the lease limits what is allowed to be stored

Sheet C6:

- Add Common Site Plan Note 27

Sheet C8:

- Add Common Site Plan Note 24

Sheets L-1 – L-4:

- Show perimeter landscaping around entire property per Ch. 170-27.2.F(6), and in conformance with Ch. 149-14.G(2)

Sheet N1:

- Neighborhood plan is too dark and unreadable

Police Department Comments:

- Add fire lanes and signs
- Clarify directional flow of traffic

Engineering Comments:

- Review moving driveway to other side of front building
- Review 16 foot aisle for travel with parking
- Lot 1 is small
- Show water and sewer stubs for front lots
- Show sewer service for office
- Will review drainage study
- Will provide a list of comments on details sheets

Fire/Inspections Comments:

- Submit truck template for review and approval, using T1 template

Economic Development Comments:

- Concern about fire truck access

Planning Board Comments:

- Check parking calculations
- Confirmed that 2 story storage building will have interior access
- Concerned about porous pavement in cu-de-sac

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