



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-03 & 04

Application Type: Site Plan Review
 Applicant(s): Summit Land Development/H53 Mast Road, LLC
 Owner(s): H53 Mast Road, LLC
 Location: Mast Road (Tax Map H, Lot 53)
 Date: January 8, 2015

INTENT: Site Plan Review to construct a 268,998 s.f. industrial warehousing/manufacturing building with 183 parking spaces, road, and infrastructure

UNITS PROPOSED: n/a

AGENDA ITEM #: 1

ACRES: 35.88 acres (proposed Lot H-53)

ZONING DISTRICT: I-4 and R-40

EXISTING LAND USE: vacant gravel pit

SURROUNDING LAND USE: gravel pits, municipal facilities, commercial, residential

ZBA ACTION: None

PERMITS REQUIRED:

- CUP for reduced parking
- CUPs for manufacturing use and for impervious coverage in excess of 20% in the Groundwater Protection Zone
- CUP for Conservation District/steep slope impacts

WAIVERS REQUESTED: 149-14.D.1 parking requirements (CUP required)

ATTENDANCE:

Members:

Christopher Parker (Planning)
 Steve Bird (Planning)
 Dave White (Engineering)
 Sgt. Marn Speidel (Police)
 Tom Clark (Inspection Services)
 Dennis Ciotti – Planning Board

Others:

Gretchen Young (Engineering)
 Rebecca Jalbert (Inspection Services)
 Chad Kageleiry
 Eric Weinrieb
 Cory Belden
 Tom Severino

No audio recorder was available for this meeting.

Approval of Prior Meeting Minutes of November 20, 2014

White made a motion to approve the minutes, Bird seconded. Vote: Unanimous

Planning Comments:

P15-03

Cover Sheet:

- Add Dover Planning Board File P15-03
- In title, replace “Site Review Plans” with “Right-of-Way Plans”
- Correct Parcel ID to read “Assessor’s Parcels H-53 and H-58”
- Remove Lot Line Adjustment Plan from index and set
- In index, rename “Overall Site Plan” to “Overall Right-of-Way Plan”

Sheet C-1:

- Right-of-way requires waiver from 1000 ft. maximum dead end street length (155-33.J)

Other:

- Consider eliminating redundant roadway utility sheets

P15-04

- Impact fees and water and sewer investment fees will be assessed
- Provide traffic impact analysis
- Provide neighborhood plan
- Provide streetscape plan
- Provide building architectural plan
- Provide floor plans
- Conservation Commission review required per Groundwater Protection requirements and for Conservation District impacts
- Compliance with 170-28.3.G (Development Review Model) required prior to issuance of building permit
- CUP required for reduced parking per 149-14.D(4)(a)
- Address approved gravel pit reclamation plan for subject property (P13-09)
- Plan should reference agreement and include site plan re: remediation of damage to Lot H-56 (owned by the City of Dover); a bond will be required to ensure that this work is completed

Cover Sheet:

- Add Dover Planning Board File P15-04
- Remove “(connecting to Mast Road)” from title
- Correct Parcel ID number

Existing Conditions Plan:



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- Show zoning boundaries including Conservation District areas
- Use post-lot line adjustment and subdivision property boundaries
- Note 6: Add reference to Groundwater Protection Zone and Conservation District

- Add note re: wetland delineation

Sheet C-1:

- Waiver required from 149-14.D(5)(f) which requires an investigation into the use of pervious materials for parking lot
- Add sheet showing improvements in context of full site
- Depict fire lane
- Provide dumpster and loading area screening per 149-15.A
- Add Common Site Plan Notes 13, 14, 15, 17-20, 22, 24, 26, 28, 30 and 31
- Add note re: development agreement
- Note 1: clarify whether the plan is being submitted for approval of all development phases and how many phases are planned
- Note 5 indicates the lot area is 35.0 acres conflicting with Note 3 which gives a lot area of 35.88 acres
- Note 5 indicates a provided parking setback of 37 ft; the site plan shows a setback of 39 ft.
- Note 5: remove "(75 ft. if building is 150 ft. or more from a residential district)" language from the max. building height
- Note 5: provide correct impervious calculation (includes paved areas)
- Note 6 provides parking calculations for "manufacturing"; any office portion? Clarify note 1 which indicates the building is commercial and industrial.
- Note 6: replace waiver reference with required CUP
- Note 7: remove the word "potentially"
- Depict impacted Conservation District/steep slope areas

- Remove business sign

Sheet L-1:

- If site plan is for approval of all phases, plan should show entire project
- Along the "future phase" parking lot, demonstrate compliance with 149-14.G(2)(a) (perimeter landscaping)

Lighting Plan:

- Provide photometric report
- Provide lighting to the rear of the future expansion building and temporary lighting to the rear of the Phase 1 building

Police Department Comments:

P15-03

- What type of street light is proposed for cul-de-sac? Can you include it on the site lighting plan?
- How far does the sidewalk extend along Stonewall Drive? Hard to determine between the two matching sheets.
- Provide contribution toward, or arrange for upgrade, of Durham/Mast intersection to create dedicated left turn lane for Route 108N. At the traffic signal, incorporate a flashing yellow arrow for permissive mode left turns on the Route 108 approaches.

P15-04

- "Site Lighting Plan" sheet, light type A4 is shown in key but doesn't appear on the plan.

Fire/Inspections Comments:

P15-04

- Gravel access drive around building could impact calculations for fire code – consider paving it
- May need more than one fire department connections in building

Engineering Comments: (see attached memo)

Planning Board Comments:

P15-04

- Reclamation of land needs to be addressed
- Intersection concerns for large trucks

Adjournment: Clark made a motion to adjourn, White seconded.

Vote: Unanimous

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