

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-43

Application Type: Site Plan
Applicant(s): Geoff Aleva, PE
Owner(s): Bob McGuire
Location: 50 Crosby Road (Tax Map G, Lot 31-1)
Date: August 6, 2015

INTENT: To construct 12,000 sq.ft. building with 21 parking spaces

UNITS PROPOSED: One

AGENDA ITEM #: 3

ACRES: 34 acres

ZONING DISTRICT: Rural Restricted Industrial (I-2)

EXISTING LAND USE: Industrial

PROPOSED LAND USE: Steel industrial building for contractor office and storage

SURROUNDING LAND USE: Industrial uses and vacant land

SERVICES: Existing municipal water and sewer

ZBA ACTION: None

PERMITS REQUIRED: Confirm with Community Services that an amended driveway permit is not necessary

WAIVERS REQUESTED: Article IV 149-13.A(12) (Landscaping Plan)

ATTENDANCE:

Members:

Christopher Parker (Planning)
Elena Piekut (Zoning)
Dave White (Engineering)
Dan Barufaldi (Economic Development)
Marn Speidel (Police)
Dennis Ciotti (Planning Board)
Tom Clark (Building/Fire)

Others:

Geoff Aleva (Engineer)
Gretchen Young (Engineering)
Donna Pohli (Planning)
Rebecca Jalbert (Building/Fire)

Plan Review

Planning Comments:

- Once a tenant is identified, a second TRC will be needed based on use to make sure technical requirements are met
- Impact fees and water and sewer investment fees will be assessed
- A waiver must be granted from landscaping requirements
- Include an architectural rendering sheet
- Include project file number and tax map and lot information on each title block
- Add the plan file number (P15-43)
- Include a lot plan with abutter information, property line dimensions and bearings
- Confirm whether an amended driveway permit is necessary
- Stamp and signature of the LLS in addition to the PE

Sheet L1:

- Add a note indicating the intent of this plan
- Add parking calculation based off of the new parking requirements
- Add "White Pine" in front of "Tree" on legend
- Include a note that exterior lighting shall be cut out type fixtures per Chapter 149-14-E and shall provide lighting directly on site only
- Add a note that the parcel is served by municipal water and sewer
- Show handicap access

Detail Sheets:

- Number the details on applicable pages
- Include further information on the dumpster enclosure detail

Sheet L3 :

- Include post construction information in the stormwater and erosion related notes

Planning Board Comments:

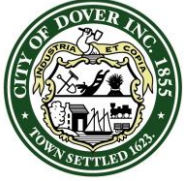
- Update the application for one 12,000 s.f building

Engineering Comment:

- Please indicate how the runoff from the roof area will be collected and conveyed

Police Department Comments:

- Be realistic about use/assignment of the handicapped space
- Provide markings on other paved areas to preserve fire access and restrict overflow parking



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-43

Application Type: Site Plan
Applicant(s): Geoff Aleva, PE
Owner(s): Bob McGuire
Location: 50 Crosby Road (Tax Map G, Lot 31-1)
Date: August 6, 2015

- Note how you'll control "overflow" parking
- Be aware of loading location

Fire/Inspections Comments:

- Ensure turnaround for fire department apparatus and add template to plan
- Note regarding sprinkler system and that all build out scenarios will comply with Chapter 109 of the City Code

Economic Development Comments:

- DBIDA will decide on covenant at September meeting

Adjournment:

Motion to adjourn by Dennis Ciotti and seconded by Dave White. Vote U/A.

S:\Department\Planning\Planning_Share\Planning Board\TRC\2015 TRC\Minutes\8-06-15\2015.08.06_PlanningTechnicalReviewCommittee.Aleva.Crosby.Minutes.docx