

**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P14-80

Application Type: Site Plan Review  
Applicant(s): Future Automation  
Owner(s): APW Properties, LLC  
Location: 127 Venture Drive (Tax Map D, Lot 11)  
Date: November 20, 2014

**INTENT:** Site Plan Review to construct a 4,800 sq. ft. light manufacturing building with 10 parking spaces.

**UNITS PROPOSED:** n/a

**AGENDA ITEM #:** 1

**ACRES:** 2.44 acres

**ZONING DISTRICT:** Assembly and Office (I-4) District

**EXISTING LAND USE:** Industrial

**SURROUNDING LAND USE:**  
Industrial

**ZBA ACTION:** None

**PERMITS REQUIRED:** Conditional Use Permit for wetland buffer impact

**WAIVERS REQUESTED:**

- 149-13.A(12) requiring a landscape plan
- 149-13.A(15) requiring a colored architectural plan
- 149-13.A(17) requiring a colored streetscape rendering
- 149-13.A(20) requiring a traffic impact assessment and analysis

**ATTENDANCE:**

**Members:**

Christopher Parker (Planning)  
Tim Corwin (Planning)  
Dave White (Engineering)  
Sgt. Marn Speidel (Police)  
Dan Barufaldi (Economic Development)  
Tom Clark (Inspection Services)  
Gary Green – Planning Board

**Other:**

Dana Lynch

**Approval of Prior Meeting Minutes of October 9, 2014**

T. Corwin made a motion to accept the October 9, 2014 draft meeting minutes, seconded by D. Barufaldi. U/A

**Planning Comments:**

- Provide lighting plan
- Provide erosion and sedimentation control plan
- Provide updated stormwater management and operation and maintenance plan
- Impact fees and water and sewer investment fees will be assessed
- Provide floor plans

Sheet 1:

- Under General Note 1- indicate what will be manufactured (refer to I-4 District Table of Use list of permitted uses)
- Add Dover Planning Board File P14-80
- Remove “Sheet 6” from Table of Contents
- Revise location plan to a scale of 1” = 3,000 ft.

Sheet 2:

- Show existing parking spaces
- Indicate site access/driveway width
- Note 10: indicate that the plan layout is consistent with the setbacks approved for the 1998 plan
- Provide surveyor stamp and signature

Sheet 3:

- Remove existing contours
- Show proposed gas line, if applicable
- Provide separate utilities plan
- Need engineer stamp and signature
- Add Common Site Plan Notes 5, 9, 11, 14, 15, 17, 18, 19, 22, 24, 25, 26, 27, and 30

**Economic Development Comments:**

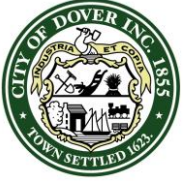
- None

**Police Department Comments:**

- None

**Fire/Inspections Comments:**

- Lighting is required on all four (4) sides of each building
- Add at least two (2) “Fire Lane” signs on the westerly side of the driveway



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- A separate address for the new building is not required

### Engineering Comments:

- Provide conduit typical – number of conduit, type, size; provide trench detail
- Improve the 12” outlet/culvert of detention basin; show detail on pond; show inverts
- Determine size of existing water line
- Water service – indicate what type
- Sewer service – indicate size, type, and minimum slope
- Provide rip rap depression at off north side of pavement on the east side of the proposed building
- Provide detail of swale construction
- Add stone drip edge to proposed building

### Planning Board Comments:

- Existing detention pond must be maintained in accordance with the updated stormwater operations and maintenance plan

T.Clark made a motion to approve the plan with the conditions and changes discussed and to not require Site Plan approval by the Planning Board, seconded by D.Barufaldi. U/A

### Adjournment

D.Barufaldi made a motion to adjourn, seconded by G. Green. U/A

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