

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: February 25, 2016

INTENT: 12,000 sq. ft. building (7,000 sq. ft. gym use) with storage in the remaining 5,000 sq. ft. with 15 parking spaces

UNITS PROPOSED: One

AGENDA ITEM #: 1

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:

Donna Benton, Planning
Elena Piekut, Zoning
Marn Speidel, Police
Jim Maxfield, Building/Fire
Dave White, Engineering

Others:

Bob McGuire, Owner/Applicant
Dorrie McGuire

Approval of 1/21/16 Meeting Minutes

Motion to approve January 21 meeting minutes by Dave White and seconded by Marn Speidel. Vote U/A.

Plan Review

Planning Comments:

- Include a lot plan with abutter information, property line dimensions and bearings
- Include an architectural rendering sheet/photo
- Applicant shall confirm with Building Official that the accessible parking space complies with ADA regulations
- Applicant shall revise traffic analysis to add description of road way, sight distance, trip distribution, and public transit sections
- The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department

Planning Board Comments:

- None

Engineering Comment:

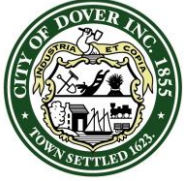
- None

Police Department Comments:

- Have Building/Fire Department verify building addresses
- Install a sign in driveway indicating building addresses
- Install a sign indicating where overflow parking is located
- Show/install a "fire lane no parking" sign between each overhead door or show which ones will allow parking for this use and stripe the fire lane area

Fire/Inspections Comments:

- Indicate entry door on site plan
- Indicate accessible path of travel
- Accessible parking will have to be relocated
- Fire lane striping to be indicated on plan
- Indicate Fire Department Connection
- Need to be able to turn fire apparatus around, coordinate with the Fire Department to create a plan to the satisfaction of the Fire Department
- Mark utility closet and storage area in the floor plan



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- Extend sidewalk to Emergency Exit Door
- Collaborate with Building/Fire Department regarding stick built vs. aluminum studs

Economic Development Comments:

- None

Adjournment:

Motion to adjourn by Marn Speidel and seconded by Dave White. Vote U/A.

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