



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-09

Application Type: Conditional Use Permit Review
Applicant(s): Fish Lips Holding Co. LLC
Owner(s): 33 Littleworth Road LLC
Location: 38A & 38B Littleworth Rd. (Tax Map G, Lot 4G-1)
Date: February 22, 2018

INTENT: Conditional Use Permit to construct a 24' wide paved driveway to the site from Industrial Park Drive, removal of the connecting access drive from the abutting lot, and removal of pavement areas.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 2.73 acres

ZONING DISTRICT: I-2

EXISTING LAND USE:

Commercial/Industrial

SURROUNDING LAND USE: Industrial, Commercial, and Residential

ZBA ACTION: None

PERMITS REQUIRED:

-NHDES Wetlands

-Dover Conditional Use Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Members: Elena Piekut, Planning/Zoning
Donna Benton, Planning
Dave White, Engineering
Marn Speidel, Police
James Maxfield, Inspections/Fire
Frank Torr, Planning Board
Dan Barufaldi, Economic Development

Others: Steve Haight, Civilworks
Matt Randall, Civilworks

Approval of 2/8/18 Meeting Minutes

Frank Torr moved to approve the minutes of February 8, 2018. Dave White seconded. Vote: U/A.

PLAN REVIEW:

Planning Comments:

- Submit copy of NHDES Wetlands permit will be a recommended condition of approval
- Stormwater plans to the satisfaction of the City Engineer
- Please revise plan to:
 - Indicate file number P18-09 on all sheets
 - Add applicant and owners signatures
 - Add parking calculation based on existing vs. proposed parking.

Police Department Comments:

- Change address of property to an Industrial Park Drive address. I understand you may need to rename the LLC. Will defer to Building Official.

Fire/Inspections Comments:

- A new address will be assigned
- Provide turning template for T1
- Add accessible (van) parking signage
- Add fire lane signage along 30' and 56' radii
- Plans shall reflect design compliance with applicable accessible regulations and NH RSA 155-A:5

Engineering Comments:

- Show the watermain on this plan. Our records indicate it goes down the easement.
- Install an RCP pipe in the right of way of Industrial Park Road instead of HDPE
- Smh 1 is mismarked and should be smh 2.
- Remove any overlapping pavement onto this property from the other property.
- Will there be or is there a maintenance agreement with the abutting properties for the common drainage system?
- Develop an operation and maintenance plan for the drainage system/detention pond
- Please clean out the existing drainage pond.
- Add a note on page 5 detail for the road cross section that fabric may be required under the gravel based on site conditions.



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Economic Development Comments:

- Was concerned about brush pile

Planning Board Comments:

- Project is a good improvement

Next Steps:

CUP is on March 13th Planning Board agenda.
Full site plan review is not required.

Dave White moved to approve. Frank Torr
seconded. Vote: U/A