



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P18-64

Application Type: Site Plan Review
Applicant(s): Lilac Garden LLC
Owner(s): Lilac Garden LLC
Location: Lilac Lane (Tax Map H, Lot 35-D)
Date: December 13, 2018

INTENT: To construct a trash compactor site at Lilac Garden. The construction consisted of additional impervious area and 4,495 s.f. of disturbance within the 50' wetland buffer.

UNITS PROPOSED: N/A

AGENDA ITEM #: 2

ACREAGE: 50.52 acres

ZONING DISTRICT: RM-SU

EXISTING LAND USE: Multi-Family Residential

PROPOSED LAND USE: Same as existing

SURROUNDING LAND USE: Residential,
Commercial/Industrial, vacant

ZBA ACTION:

Z10-04: Variance granted on 5/20/10 to construct three buildings to house 93 storage units

H77-7: Variance granted on 6/2/1977 to construct a barn

PERMITS REQUIRED: CUP for Wetland Protection District

WAIVERS REQUESTED: None requested but one needed for driveway width

ATTENDANCE:

Members:

Donna Benton, Planning
Dave White, Engineering
Dan Barufaldi, Economic Development
Elena Piekut, Zoning
Sgt. Speidel, Police
Lee Skinner, Planning Board
Jim Maxfield, Inspection Services

Others:

Hannah Giovannucci, TF Moran
Chris Rice, TF Moran
Steve Fee, Applicant
Chris Parker, Planning

Approval of 11/29/2018 Meeting Minutes (3 sets)

D.White moved to approve the minutes of November 29, 2018. E.Piekut seconded. Vote: U/A

PLAN REVIEW:

Planning:

- 8' fence is the max height
- Add taller screening around the compactor
- Supply detail/elevation of compactor
- Revise plan set to:
 - Add note to indicate the current use plan is not effected by the addition of the trash compactor area as it's outside of the Current Use areas
 - Reduce brightness of area to meet regulations
 - Add Planning File # P18-64
 - Add owner's signatures
 - Add PE signature and stamps
 - Add wetland buffer placards along southwesterly buffer line
 - Add sign about recycling center

Engineering Comments:

- Confirm compactor design (open vs. closed)
- Consider pedestrian access
- Move second light post closer to compactor

Police Department Comments:

- Confirm safety/security aspects

Fire/Inspections Comments:

- Provide dimensions of trash compactor and confirm height of fence will completely screen the compactor.
- Provide elevation drawings (including front and side vies) of the proposed installation.
- Is there a location for recyclables to be placed.
- Clarify the accessible route to the compactor with heights and reach ranges.
- Provide accessible parking space in accordance with applicable accessibility regulations.
- Site plans shall indicate confirmation of design has been reviewed for and complies with all applicable accessibility regulations. (i.e. '09, IBC Chapter 11 w/ NH Amendments and ANSI) in accordance with NH



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RSA 155-A: 5.

- In accordance with the State adopted building code fences greater than 6' require a building permit. Place a note on the plan: Building permit required to be obtained from Inspection Services prior to fence installation.
- The electrical and mechanical components shall be protected from physical damage (left side of compactor).

Economic Development:

- Would like to see elevation of compactor
- Concerned about access to unit

Planning Board Comments:

- Recycling option should be on site

Next Steps: Submit for Conservation Commission review and then Planning Board review for the CUP and waiver.

Adjournment: A motion to adjourn TRC was made at 11:38 am by D.White and seconded by J. Maxfield. Vote: U/A