



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-67

Application Type: Site Plan Review
Applicant(s): 46 Venture Drive Properties LLC
Owner(s): Hussey Manufacturing Technology, LLC
Location: Venture Drive (Tax Map D, Lot 11-2)
Date: September 26, 2019

INTENT: To construct a 15,000 s.f. commercial building with 13,500 s.f. of retail space and 1,500 s.f. of office space with associated parking (26 parking spaces including 2 HCA spaces) and other pavement. A related CUP will appear before the Planning Board for the 2,660 s.f. of impact within the slopes greater than 20%. A related LLA plan will also appear before the Planning Board.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 2

ACREAGE: 5.16 acres

ZONING DISTRICT: I-4

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Industrial and vacant

ZBA ACTION: None

PERMITS REQUIRED:
-CUP for steep slope impact

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Chris Parker, Zoning
Dave White, Engineering
Dan Barufaldi, Economic Development
Sgt. Speidel, Police

Others:

Jase Gregoire, CivilWorks NE
Steve Haight, CivilWorks NE

PLAN REVIEW:

Planning Comments:

- Impact fees
- Water and Sewer Investment fees
- Please revise application to include:
 - Letter from Eversource regarding ability to provide service
 - Proof that DBIDA approves architectural
- Please revise plan set to:
 - Superimpose site plan on neighborhood plan
 - Remove LLA plan and submit as separate plan
 - Revise existing conditions to presume LLA is approved
 - Add planning file number throughout (P19-67)
 - Add common site plan notes or indicate location of: PTAP, wall, fence, and elevation
 - Add topo note and title reference note to sheet 8
 - Add security lighting around the building
 - Revise streetscape to indicate lights to appear as those on sheet 16
 - Engineer, LLS, Architect, CWS, and Landscape Architect to sign and stamp final plan set
 - Indicate a minimum 3.5" caliper
 - Indicate materials on architectural
 - Add wetland buffer placards
 - Add note about reusing stonewall along Venture Drive
 - Remove site note 11 on sheet 5 which is duplicated

Police Department Comments:

- Site review application lists this project as 13,500 s.f. retail space, plus 1,500 s.f. office space. Traffic Assessment calculates trip generation based on "light industrial, land use 110" code. Is this appropriate?
- Contribute toward Venture/Sixth intersection improvements (to provide better truck turning radius)
- Remove crosswalk on detail sheet as it's not needed at entrance

Fire/Inspections Comments:

- Provide a proposed location for the pad mount electrical transformer and pad
- Is a generator being proposed- if so locate on utility plan
- If gas is to supply structure locate on utility plan and screen
- Indicate location of FDC
- Provide "No Parking Fire Lane" signage along the front parking lot.



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- Provide accessible aisle and parking detail .
- Provide the codes/standards used for accessibility design and that plans are in accordance w/ NH RSA 155-A:5.
- Provide elevation plans and identify sprinkler/mechanical rooms on floor plan.

Engineering Comments:

- Landscape plan and utility/grading plan conflict
- Increase landscaping along Venture Drive where so wooded today

Economic Development Comments:

- B & W rendering insufficient.
- Building shown is stark with no architectural amenities. Needs improvement.
- Needs accurately colored renderings and list of materials used.

Planning Board Comments: N/A

Next Steps:

Submit for Planning Board when ready

TRC paused at: 11:39am