



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-26

Application Type: Site Plan Review
Applicant(s): Northern Pool & Spa
Owner(s): 29 Littleworth Road LLC
Location: 29 Littleworth Road (Tax Map G, Lot 6)
Date: March 28, 2019

INTENT: To build a 11,728 s.f. office and warehouse with improved access, parking areas, and stormwater treatment.

LOTS/UNITS PROPOSED: 1 apartment, commercial/warehouse

AGENDA ITEM #: 1

ACREAGE: 4.5 acres

ZONING DISTRICT: I-4

EXISTING LAND USE: Vacant land

SURROUNDING LAND USE: Residential, commercial, industrial, and railroad

ZBA ACTION:

H67-18 Variance Granted

Z97-14: Variance granted on 6/19/97 to maintain used car sales places

PERMITS REQUIRED: -NHDOT Driveway

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

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

Others:

Peter Paul, Owner
Brian Nielsen, Engineer

PLAN REVIEW:

Planning Comments:

- Impact fees (Retail is \$1.58/s.f., Office is \$0.92/s.f., Whse is \$0.08/sf)
- Water Investment fees (Contact W/S Department)
- Combine plans, architectural, and floor plans into one set
- Application indicates office and warehouse- should include residential apartment
- Please revise application to include:
 - Letter from Eversource regarding ability to provide service
 - Building materials on elevations for all sides of all buildings
 - Provide floor plans for each level
- Please revise plan set to:
 - Move garages so they are not seen from street
 - Add dumpster and screening
 - Indicate parking as a maximum not “required” in note 8 on sheet 1.2
 - Match streetscape and elevations
 - Add more screening
 - Add abutter across from railroad
 - Add planning file number throughout (P19-26)
 - Note private waste removal
 - Ensure that the landscaping was created using the revised landscape regulations from 2018.
 - Provide compliant neighborhood plan
 - Add common site plan notes: 9, 16, 17, 18, 22, 26, 38, 29, 30, 31, 34
 - Add width of egress
 - Add note about tying into Dover GIS
 - Where are the rest of the parking spaces?
 - Show rest of parking on plan including landscape and lighting sheets
 - Add topography 100' off site
 - Revise zoning dimensional requirements note to add provided column
 - Revise lighting plan to make entrance less dark
 - Provide neighborhood plan with aerial underlay
 - Provide landscaping operation and maintenance plan
 - Confirm landscaping meets the new requirements
 - Engineer, LLS, and Landscape Architect to sign and stamp final plan set
 - Add FFE

Approval of 3/21/2019 Meeting Minutes

D.White moved to approve the minutes of March 21, 2019. D.Barufaldi seconded. Vote: UA



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- Add fire lanes
- Add previous zoning variance information
- Add uniformity ratio to lighting plan
- Add owners signatures
- Note signage regarding visibility and noise will be installed and used during any earthwork, to the satisfaction of the City Engineer.

- Plan sheet 4.2 accessible parking detail shall indicate minimum accessible aisle width.
- Plan shall indicate how the accessible route will be free and clear of obstructions
- Site plans shall indicate design compliance with applicable accessible regulations and NH RSA 155-A:5.
- Plan sheet 1.2, note 22 shall indicate “Building Official” as opposed to Building Inspector

Police Department Comments:

- Expand the neighborhood plan to better show the surrounding area
- Sheet 1.2, note 8: states that 22 spaces are required, but only 9 shown on plan
- Sheet 1.2, note 24: regarding reference to NHDOT driveway permit...provide the issue date and permit number. Was it based on this plan?
- Why do the bay doors have to face Littleworth Road; can't the layout be flipped 180 degrees?
- Traffic Impact Assessment Report: Perform a traffic count in this area to determine design speed, not merely the posted speed limit. The design speed is presumed to be 45-50 mph. Compare AASHTO requirements to the available sight distance (450') to the south. The police department has a concern regarding available sight distance to the south.
- Investigate the possibility of bringing site driveway off the adjacent north parcel (access drive to Pace Industries) instead of Littleworth.

Engineering Comments:

- Match the landscaping plan to the grading plan

Economic Development Comments:

- Renderings should reflect colors, materials, and new building orientation

Planning Board Comments:

- Add landscaping along private road and railroad bed
- No city sewer nearby?
- Utilities underground?
- Screen transformer and dumpster

Next Steps:

- Revise the plan to address these TRC comments and come back for a second TRC.

Motion to adjourn TRC at 11:12am by J.Maxfield and seconded by D.Barufaldi. Vote: U/A

Fire/Inspections Comments:

- Provide a truck 1 turning template through the site.
- Provide fire hydrant on same side of Littleworth Road.
- Plan 2.1 Utility plan appears to indicate only 1 water line into the building.
- Indicate location of FDC
- Plans shall indicate building entrances and exits including sprinkler room location/access.
- Provide “No Parking Fire Lane” signage along rear of building