



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: May 2, 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
Chris Parker, Economic Development
Sgt. Marn Speidel, Police
Jim Maxfield, Inspection Services
Elena Piekut, Zoning

Others:

Peter Paul, Owner
Brian Nielsen, Engineer
Ken Wood, Engineer

Approval of 4/18/2019 Meeting Minutes
C.Parker moved to approve the minutes of April 18, 2019. J.Maxfield seconded. Vote: UA

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)
- No residential unit anymore?
- Combine plans, architectural, and floor plans into one set
- Please revise application to include:
 - Letter from Eversource regarding ability to provide service
- Please revise plan set to:
 - Match streetscape to the landscape plan
 - Add more screening along southern boundary and show existing trees from sheet 1.2 on landscaping sheet
 - Provide compliant neighborhood plan (with abutter info)
 - Add common site plan notes: 9, 17, 18, 22, 26, 28, 34
 - Revise note 8 to better match common site plan note 11, note 10 to common note 13, 17 to common note 29
 - Revise lighting plan to meet the regulations (darkest spot in parking lot should be between 0.3 & 0.5)
 - Engineer, LLS, and Landscape Architect to sign and stamp final plan set and owners to sign final plans (as a condition of approval)

Police Department Comments:

- Confirm that new DOT Driveway permit is based on the revised access shown at TRC meeting
- Amend traffic impact report and plan to show 15 mph
- Provide written documentation that you reached out to Pace Industries requesting shared driveway

Fire/Inspections Comment:

- Provide a truck 1 turning template through the site

Engineering Comments:

- If using the existing water service, don't need to go out into the roadway
- The drainage is good

Economic Development Comments: None

Planning Board Comments: None

Next Steps: Submit revised plans and narrative explaining how these comments were addressed to Planning Department on by Planning Board deadline.

TRC paused at: 10:50am.