



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-57

Application Type: Site Plan Review
Applicant(s): White Birch Ammo, LLC
Owner(s): White Birch Ammo, LLC DBA White Birch Armory & 74 Industrial Park LLC
Location: Industrial Park road (Tax Map G, Lot 3A-1)
Date: July 25, 2019

INTENT: To construct a 24,100 s.f. commercial building with retail, office, warehouse space and an indoor shooting range with a parking lot with 61 parking spaces. A related CUP application will also appear before the Planning Board.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 2

ACREAGE: 8.09 acres

ZONING DISTRICT: I-2

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Industrial, Residential, vacant

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permit (wetland buffer)

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Chris Parker, Zoning
Jim Maxfield, Inspection Services
Sgt. Speidel, Police
Dave White, Zoning
Dan Barufaldi, Economic Development

Others:

Steve Haight
Sean Manning
Dave Gaurd

PLAN REVIEW:

Planning Comments:

- Impact fees (\$17,362)
- Water and Sewer Investment fees
- Please revise application to include:
 - Letter from Eversource regarding ability to provide service
 - Easement deed, etc. for 50' ROW easement and note on plan
- Please revise plan set to:
 - Indicate dumpster location and screening
 - Revise all references to Map G not G-1
 - Add security lighting on all 4 sides of building
 - Add planning file number throughout (P19-57)
 - Add common site plan notes or indicate location of: 9, 24, 27, 28, and 29
 - Engineer, LLS, Architect, CWS, and Landscape Architect to sign and stamp final plan set
 - Add flood hazard location
 - Indicate a minimum 3.5" caliper
 - Add wetland buffer placards
 - Confirm darkest spot in parking lot is between 0.3 and 0.5fc
 - Remove signage from streetscape
 - Remove duplicate notes

Police Department Comments:

- Regarding exterior door near the end of rifle firing range: is this emergency exit only? Label as service entrance only
- Remove metal guardrail from sheets A3.1 and A3.2

Fire/Inspections Comments: None

Engineering Comments:

- Add a note about the limit the amount of clearing to keep trees
- Add 4 trees along the boarder along the south side
- I would prefer circulation thru the parking lot which would mean the removal of 4 spaces. Is this possible?
- Show one foot contours in parking lot and road area
- Note CCB along roadway
- Crown driveway
- Type of roof?



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- Can you drop the roof runoff to the south side instead of the north side?
- Please add a catchbasin on the south side of the driveway at the end and tie into a new catch basin on the proposed drainline.
- Do some grading along Industrial Park Road along the edge ie create a swale to handle the water along the frontage.
- Can the swale on the south side tie into the pond?
- Show gas on utility sheet
- Add note on sheet 0 details- fabric may be needed under the roadway or parking lot as requested by the engineer per site conditions.
- Do not use sealant in joints on sidewalk. Use fiberboard instead of any plastic fillers

Economic Development Comments:

- Are these renderings accurate for color?
- Can you make changes to make it appear less dark, drab and foreboding?

Planning Board Comments: None

Next Steps:

Come back for an unofficial second TRC before submitting for Planning Board

Motion to adjourn TRC at 11:27am by C.Parker and seconded by D.White