



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-69

Application Type: Site Plan Review
Applicant(s): Holgate Limited Partnership
Owner(s): Holgate Limited Partnership
Location: 136 Industrial Park Drive (Tax Map G, Lot 14-F)
Date: September 26, 2019

INTENT: To build an 880 s.f. addition to an existing commercial building plus an additional 890 s.f. of parking paved area.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 3

ACREAGE: 0.84 acres

ZONING DISTRICT: I-2

EXISTING LAND USE: Industrial (Air Gas)

SURROUNDING LAND USE: Industrial and vacant

ZBA ACTION: None

PERMITS REQUIRED: N/A

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
- Why is the area denoted as wetlands being mowed currently?
- Please revise plan set to:
 - Add planning file number throughout (P19-69)
 - Add common site plan notes: 13, 14, 15, 17, 20, 22, 29, 41
 - Engineer, LLS, and CWS to sign and stamp final plan set
 - Add additional landscaping along front of building
 - Indicate the accessible parking
 - Indicate dumpster location?
 - Add width of entrance along Industrial Park Road
 - What is the existing lighting on site?
 - Screen existing outdoor storage
 - Better indicate new asphalt and tree removal, walkway, lawn area

Police Department Comments:

- What landscape improvements are proposed to replace those that are to be removed?
- How will on-site parking be configured to maintain access to the proposed addition?

Engineering Comments:

- The parking area needs to be better allocated to service the workers and customers.
- The additional paved area doesn't seem to enhance the amount of parking so I don't think it is needed.
- More trees need to be added to the site. Both along Littleworth Rd and along Industrial.
- It seems that the workers park on the street and not on the property.





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Fire/Inspections Comments:

- Clarify accessible parking spaces with access aisle
- Provide applicable accessible signage.
- Provide accessibility note with accessibility guidelines used as well as NH RSA 155-A :5.
- Provide the industrial usage of the building

Economic Development Comments:

- Need accurate color renderings, list of materials.
- Are these wetlands on the east side of the property?

Planning Board Comments: N/A

Motion:

D.White moved to not send this to Planning Board and to approve at the TRC level once comments above have been addressed. Seconded by Sgt. Speidel. Vote: 4-0-1 with C.Parker abstaining.

Adjournment:

A motion to adjourn TRC was made at 11:52am by D.White and seconded by C.Parker. Vote: U/A