



CITY OF DOVER

## TECHNICAL REVIEW COMMITTEE NOTES – P20-23

Application Type: Site Plan Review  
Applicant(s): DBS Holdings, LLC  
Owner(s): DBS Holdings, LLC  
Location: Crosby Road (Tax Map G, Lot 1M)  
Date: June 4, 2020

**INTENT:** To construct 2 industrial/commercial buildings consisting of 16,100 s.f. for warehouse and office space for 8 units and a parking area with eight (8) internal and fifteen (15) parking spaces

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 2

**ACREAGE:** 3.83 acres

**ZONING DISTRICT:** Commercial  
Manufacturing

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE:** Industrial,  
Commercial

**ZBA ACTION:** None

**PERMITS REQUIRED:** Conditional Use  
Permit

**WAIVERS REQUESTED:** 153-14 B (3)  
UGE

### ATTENDANCE:

#### Members:

Christopher Parker, Planning  
Jim Maxfield, Inspection Services  
Dan Barufaldi, Economic Development  
Sgt. Speidel, Police  
Dave White, Engineering  
Elena Piekut, Zoning

#### Others:

Doug LaRosa, Civilworks  
Dave Sullivan, Owner

### Planning Comments:

- Impact fees will be assessed \$2,044
- W/S investment fees are applicable
- Stamp and signature of PE, LLS, and architect needed on each plan submission
- Update all references to site regulations from 149 to 153
- What steps can be taken to reduce the wetlands buffer impacts? The wetlands ordinance requires that the applicant demonstrate need, avoidance and minimization.
- Revise plans:
  - Indicate wetlands buffer placards placed once every 50'
  - Update zoning to indicate new Commercial Manufacturing zoning district
  - Add project file number to title block (P20-33) on all sheets
  - To include the proposed site plan on the neighborhood plan
  - To correct the parking calculations to indicate "allowed" parking and note the max is 19, not 22.
  - Note what the concrete pads are on the back of the buildings
    - If they are landings, show doors on the elevations.
  - Consider flipping the parking and building, so the parking is in the buffer, not the buildings.
  - Replace the OHE with UGE on Crosby Rd.
  - To update lighting table to indicate Uniformity ratio, and meet min and max requirements
  - Dumpster screening needs to be solid not chain link with privacy slats. Consider placing both dumpsters in one location.
  - Revise the landscape plan so all trees are min 3.5 – 4" caliper and meets requirements of site regs.
  - Add a fire lane parallel to Crosby Road in front of units 1 - 5
  - Add common site plan notes 24, 27, 28 and 29
  - Add full language of common site plan notes 39 and 40

### Fire/Inspections Comments:

- Clarify the installation of the OHP across Crosby Road.
- Clarify the UGE distribution on utility plan and provide the location of the padmount transformer
- Water meters appear to be located on exterior of building
- Clarify water supply to stand alone structure



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- Indicate location of FDC
- Identify accessible parking and signage for the structures.
- Provide accessibility design compliance statement regarding all applicable accessibility regulations and w/ RSA 155-A :5.
- Discuss the installation of No Parking Fire Lane along building

### Police Department Comments:

- Add a note on the plan that there is no overflow parking on Crosby Road?
- Sheet 4, General Note 1: correct address for DBS Holdings

### Engineering Comments:

- Explain the drainage, and add stone edging
- UGE vs OH?
- Is there any industrial pretreatment required on the sewer?
- Show the water and sewer size and type
- Hydrants? Condition of existing ones
- Condition of the existing water main?
- Should there be individual water services to each unit? For shut off from nonpayment.
- Follow our trench details..12 inches of stone over the sewer now
- Hinged lids on the sewer MHs. Neenha

### Economic Development Comments:

- Are the colors in the rendering accurate? The renderings look bland.
- Happy to have some smaller start up/ accelerator spaces being built.
- Need better landscaping on the side of the building. Some architectural amenities to break up the flat large walls would be appreciated.
- Could the parking be in the back of the building rather than the front?

### Planning Board Comments:

- N/A

**Next steps:** Resubmit for second TRC before Planning Board submission. PB could be July 28.

D.White motion to adjourn at 12:07, second by J.Maxfield. UA