



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-33

Application Type: Site Plan Review
Applicant(s): DBS Holdings, LLC
Owner(s): DBS Holdings, LLC
Location: Crosby Road (Tax Map G, Lot 1M)
Date: September 10, 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: None

ATTENDANCE:

Members:

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

Others:

Doug LaRosa, Civilworks
Dave Sullivan, Owner
Steve Haight, Civilworks

TRC resumed meeting at 11:15 am.

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
- Revise plans:
 - Revise the landscape plan so all trees are min 3.5 – 4” caliper and meets requirements of site regs.

Fire/Inspections Comments:

- Revise accessible parking in front of unit 3

Police Department Comments:

- Provide a narrative of how parking will be monitored and applicant will work with PD if needed

Engineering Comments:

- Follow our trench details. 12 inches of stone over the sewer now
- Change the detail sheet 12
- Remove the note for an 8 x 6 reducer
- Add a note calling out 8 x 6 T

Economic Development Comments:

- 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.

Planning Board Comments:

- N/A

Next steps: Scheduled for Conservation Commission on September 14th. Could appear before Planning Board October 13th.

D.White moved to adjourn at 11:34, second by M.Speidel. Vote: U/A