



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P20-44

Application Type: Site Plan Review
Applicant(s): Quantum Real Estate Group, LLC
Owner(s): Quantum Real Estate Group, LLC
Location: Littleworth Road (Tax Map H, Lot 29-A-3)
Date: August 6, 2020

INTENT: Proposal is to construct 30,000 sq. ft. of self-storage facilities.

LOTS/UNITS PROPOSED: 0

AGENDA ITEM #: 1

ACREAGE: 3.974 acres

ZONING DISTRICT:
Commercial Manufacturing (CM)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:
Residential, Agricultural,
Commercial

ZBA ACTION:
Z17-12, variance granted to permit 35' front setback
Z19-04, variance granted with conditions to permit self-storage facilities

PERMITS REQUIRED:
- Conditional Use Permit

WAIVERS REQUESTED:
None

ATTENDANCE:
Members:
Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Dave White, Engineering
Dan Barufaldi, Econ. Development
James Maxfield, Fire/Inspections
Sgt. Marn Speidel, Police
Frank Torr, Planning Board

Others:

Bob Stowell, Tritech Engineering and Owner

Approval of July 9, 2020 Meeting Minutes DWhite moved to approve the meeting minutes of July 9, 2020. D.Barufaldi seconded. Vote: U/A

Planning Comments:

- The City collects Impact Fees and Water Investment fees
- Note that units will not be climate controlled nor intended for motor vehicle storage.
- Evaluate anticipated sign location; will a freestanding sign be proposed in wetland buffer? If so, note this during CUP review.
- Note hours of operation as per ZBA approval
- Please revise the plan:
 - Add file number P20-44 to all sheets
 - Add “provided” column to zoning note
 - Provide parking calculation
 - Add common site plan notes 36 and 38
 - Abutting area listed as C is CM zone as well.
 - Add to note 14 to indicate that I-2 zone became CM zone
 - Ensure space for PE/LLS stamp and signature, and approval stamp
 - Indicate any provisions for solid waste disposal
 - Update and check all Ch. 149 references, now Ch. 153
 - Indicate wetland buffer placards to be placed along buffer edge, one per 50'
 - Indicate one-way traffic flow around site
 - Indicate whether/how Map H, Lot 29-A-2 will share driveway and/or utility access
 - Indicate snow storage areas
 - Move SP-2 notes 24 and 28 to SP-1
 - Correct SP-1 note 6 reference to Ch. 58—now Ch. 45
 - Correct SP-1 note 19 reference to Ch. 109—now Ch. 81
 - Provide uniformity ratio on lighting plan
 - Note that there is no vested residential use

Police Department Comments:

- Page SP-2, note C16: ensure that electronic gate is installed with Knox Box controls for public safety access at all hours

Engineering Comments

- There is currently no water line on that stretch of Littleworth Road. Design driveway to allow access and utilities to other lots.
- Review ability of vehicles to turn around at gate.



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Fire/Inspections Comments:

- Clarify the access road and utilities on lot 29A-2
- Turning template indicates the site is very tight for T-1. Refer to northwest, southwest, and southeast corners of template. Revise as necessary.
- Indicate site access beyond gate with and without utility power. Fire Department prefers a siren release gate with manual bypass.
- Indicate the size and type of kiosk structure. Will any waste disposal be provided at kiosk?

Economic Development Comments:

- Consider if a self-storage facility is the highest and best use of the property. The buildings do not provide a significant increase to the tax base and provide little or no job growth. The lots in the front of the property will stay vacant unless tied to a time frame following the storage build.

Planning Board Comments:

- Clarify cross easements for driveway/utilities
- Review screening for residential abutters

Next Steps:

Submit revisions for Planning Board review, first opportunity being September 8th meeting.