



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P20-60

Application Type: Open Space Subdivision Review
Applicant(s): 54 BRR, LLC
Owner(s): 54 BRR, LLC
Location: 54 Back River Road (Tax Map I, Lot 6)
Date: October 8, 2020

INTENT: To develop an affordable housing community with 44 detached, 384 s.f., one-bedroom single-family dwellings

UNITS PROPOSED: 44

AGENDA ITEM #: 2

ACREAGE: 7.162 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and River

ZBA ACTION: None

PERMITS REQUIRED: AOT, Shoreland, CUP, and SWPPP

WAIVERS REQUESTED:
153-14.D: Parking TBD

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Zoning
Jim Maxfield, Fire/IS
Sgt. Speidel, Police
Dave White, Engineering
Frank Torr, Planning Board
Dan Barufaldi, Economic Development

Others:

Mike Sievert
Max Schrappier
Robbi Woodburn
John and Maggie Randolph
Erin and Tim Davis
Chris Parker

PLAN REVIEW:

Planning:

- Water and Sewer Investment Fees
- Impact Fees (\$391,380)
- Any steep slopes? CUP needed? Show calculation on plan
- Will the open space be deed restricted to prevent further development?
- Reach out to Postmaster about mail kiosk
- Provide :
 - Rental agreement/lease regarding HUD rental rates and draft of deed restriction on low-rental
 - Traffic Impact Analysis and Parking Study
 - Lighting Plan
 - Landscaping Plan that meets regulations (ie min 3.5"-4" caliper and shrubs/plantings)
 - Landscaping Operation and Maintenance Plan
 - Letters to Serve
- Revise plan to:
 - Add note about ride-sharing, shuttles, etc.
 - Finalize renderings (ie add shed, color palate, beams, pavilions removed, etc)
 - Indicate how cars maneuver mail/dumpster
 - Add visitor parking by existing house
 - Add owner's signatures
 - Add professional signature and stamps
 - Correct Map from I-2 to I
 - Add more screening around middle two units between the northern two units
 - Provide a road name, which ends in "Drive"
 - Add the distance between the units
 - Consider relocating the attached sheds to the rear of the units
 - Change note 31 from required parking to allowed
 - Stripe spaces next to crosswalk to allow for site distance
 - Consider the value of the crosswalk in the project
 - Move sidewalk to parking lot side and bring to Back River Road
 - Widen and Pave sidewalk/walkways
 - Add proposed plan to neighborhood plan
 - Reduce from 3 curb cuts to 2
 - Indicate the plan # is P20-60 on all title blocks
 - Add note about or show proposed trails
 - Add notes about the 30' no cut, no disturb buffers remaining
 - Relocate the walking paths off the accessory driveway to be opposite each other
 - Add common site plan notes 9, 17 and 29
 - Add Accessible parking spaces



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- Add a note regarding the use of the existing home
- Remove pool if it has been removed
- Update Neighborhood plan to show the project

Engineering Comments:

- Consider wider walking paths to allow drop off-of groceries, handicap drop off and emergency vehicle access
- Relocate the two middle houses to make a nice common that could be left open or broken up with grading and trees
- Move sidewalk along the parking side vs the non-parking side

Police Department Comments:

- Correct note 22 on Sheet C-101 pertaining to site construction hours
- Traffic Assessment Memorandum?
 - When submitted, be sure this covers potential impact on BRR/Route 108 signals and how you will help mitigate
- Means/method of solid waste disposal?
- None of the units appear to be ADA accessible, no accessible parking is provided
- Lack of sufficient guest/overflow parking is a concern
- Snow storage?
- How will the existing home be used as a community space for the development?
- Change site driveway of existing home to access via new proposed road.
- How will residents access open space? Any steps or pathways to riverfront proposed?

Fire/Inspections Comments:

- Provide a proposed street name

- Clarify the distance between adjacent structures and projections
- Provide apparatus turnaround
- Several structures appear to be located beyond the permitted distance from the access road.
- Discuss the choice of the stone dust path and how this will be maintained.
- Add unloading zone at mail kiosk
- Classification of wastewater disposal system tying into Municipal Sewer line
- Add “No parking/fire lane” signs
- Discuss utilities
- Snow storage?
- Review alternative power source for wastewater pumping
- Clarify future use of existing SF unit
- Address overall accessibility of site (ie mailbox, recycle/waste, van spaces)

Economic Development:

- Who is your target audience?
- Discuss winter maintenance
- Policy for vacant units (ie snow birds, students)

Planning Board Comments:

- Back-up generator needed
- Hazardous waste?
- Snow storage?
- Fire suppression
- Where are the mechanicals?
- Salt management to be included in Maintenance Plan
- Emergency access to Red Barn feasible?
- Re-use stonewall
- How are buildings constructed-onsite or pre-fab?

Next Steps:

Resubmit for a second full TRC before going to Conservation Commission and Planning Board.

Adjournment:

D.White moved to adjourn the meeting at 12:26pm Seconded by J.Maxfield
Vote: U/A