



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-71

Application Type: Site Plan Review
Applicant(s): Michael Khavari
Owner(s): Karen A. Towle, Trustee and James B. Towle & Karen A Towle Revocable Trust
Location: Leather's Lane (Tax Map I, Lot 4A)
Date: October 8, 2020

INTENT: To create a 40 unit private condominium subdivision with a main road and 3 spurs. Previous TDR request was approved up to 45 units.

LOTS/UNITS PROPOSED: 40 units

AGENDA ITEM #: 1

ACREAGE: 15.9 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Residential, Bellamy River

ZBA ACTION:

PERMITS REQUIRED: Conditional Use Permit

WAIVERS REQUESTED: N/A

ATTENDANCE:

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

Others:

Steve Haight
Michael Khavari
FX Bruton
Stephen McKinney

Approval of October 1, 2020 Minutes:

F.Torr moved to approve the October 1, 2020 TRC meeting minutes.
D.White seconded. Vote: U/A.

Planning Comments:

- Provide HOA docs which include:
 - Language about private roadway and conversion process
 - The calculation used to determine the reserve amount in the treasury
 - Maintenance of the Open Space, 15'/30' no cut/no disturb buffer around the boundary, no limited common areas, roadway and other common obligations.
 - That prior to converting the ownership and maintenance obligations from the developer to the Association, the Engineer of Record shall meet with the Association and review maintenance obligations, including stormwater, open space and roadway maintenance
- Impact fees will be assessed \$355,800
- W/S investment fees are applicable
- Condition of approval: Prior to the last CO being issued, the Engineer of Record shall meet with the Association and review the as-builts for the project.
- This property is in current use, and if developed will be receiving a land use change tax. Provide a revised current use map.
- Revise plans:
 - Signature of Owner
 - Add Stamp and signature of PE, LLS, and architect needed on each plan submission
 - Add street names, all ending with "Drive" and labeled "Private" or request waiver and replace "Dogwood"
 - Add common subdivision note 14
 - Add TDR setbacks.
 - Revise site note 2 on sheet 4 to include that the roadway is private and per 157-47B there are no City services provided unless the roadway conforms with public road specifications and the Planning Board has reviewed and agreed to amend the approval to allow a public roadway.
 - Revise the Site Construction Sign note on page 4 to indicate that it shall also indicate that the roadway is private and is intended to remain private with no City services performed on the roadway



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- Revise the Site Plan sheets to indicate the presence of a 30' no cut/no disturb buffer per TDR. The 15' should only be used where absolutely necessary and not be the entire site. Provide plan to Planning Staff and add a note to the plan "Applicant will work with City Staff post construction to replace any plantings as necessary to meet the intent of the 15' no cut no disturb buffer"

Fire/Inspections Comments:

- Replace "Dogwood" name
- Lane/Circle requires waiver

Police Department Comments:

- Add note that trash toters will be used rather than dumpsters
- May need to contribute to Route 108 improvements based upon Traffic Study

Engineering Comments:

- Submit roundabout design at minimum for this project and maybe they either build it or contribute to it if its viable.
- Concerned about some drainage
- There are still issues with separation of utilities.
- Curb box locations need to be shown and if in pavement then use roadboxes.
- The sidewalk and sign detail don't meet city spec

Economic Development Comments: N/A

Planning Board Comments: N/A

Next steps:

Revise plans for Planning and Engineering. 10/13 Conservation Commission. 10/27 Planning Board meeting if plans are acceptable to staff.

TRC paused at 11:04am