



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: September 17, 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 #: 3

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:

Christopher Parker, Planning
Jim Maxfield, Inspection Services
Chief Breault, Police
Alan Dews, Engineering
Elena Piekut, Zoning
Frank Torr, Planning Board

Others:

Donna Benton
Michael Khavari
Steve Haight
FX Bruton

Planning Comments:

- The 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, 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.
- Is there any active recreation?
- Revise plans:
 - To correctly note the property is Map I lot 4A
 - Signature of Owner
 - Add Stamp and signature of PE, LLS, and architect needed on each plan submission
 - Update project file number to title block (P19-74A) on all sheets
 - Add street names, all ending with "Drive" and labeled "Private"
 - Add common subdivision notes 14, 15, 30, 31 and 32
 - Correct TDR setbacks.
 - Revise neighborhood plan to show the project.
 - Revise the landscape plan so all trees are min 3.5 – 4" caliper.
 - 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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- Add a note to the Site Plan sheets directing the reader to the general notes sheet.
- ID TDR calculation and lots, if restricted sized lots are to be used, otherwise add a note that the project is using the TDR option to not size restrict.
 - Staff can provide example language if needed.
- Revise the Site Plan sheets to indicate the presence of a 30' no cut/no disturb buffer per TDR.
- Remove the errant Map I lot 4B from sheet 7 (lower right corner)
- Revise sheet 14 to reduce overlap of text.
- Fence in rendering.
- Define solid waste collection measures. No dumpsters are shown.
- Sheet 4, Note 15: commercial vehicle route during construction shall not utilize Mast Road or Spruce Lane
- Extend reconstructed sidewalk to connect from proposed roadway to Back River Road (430' additional beyond what you are already proposing). It is currently in poor condition.
- Consider traffic calming measures along straightaway of proposed private roadway.
- Private road names?
- Assume conversion of intersection of Leathers, Rosanna, Katie, and Fords Landing Way to an all-way stop include details (stop lines, new stop signs) as addendum to Sheet 23. Staff will present this to a future TAC meeting.

Fire/Inspections Comments:

- Provide an accessible route to the mail kiosk. Indicate on plan and provide detail elevation of kiosk.
- Submit street names for private roads.
- Nearest proximity of structure 21'

Police Department Comments:

- Back River Road northbound traffic queue at Route 108 intersection during AM and PM peak are untenable under current conditions. Traffic Memo makes no mention of this intersection, focusing solely on the Back River/Mast/Leathers intersection. From the TAM, Back River currently has 458 northbound cars during AM peak (55% of 833). Your trip generation analysis indicates you would add 30 additional departures during AM peak, the majority of which will be right turns northbound on Back River. This increases the traffic queue on Back River northbound at Route 108 by 4.5% to 5%. How do you proposed to help mitigate this?

Engineering Comments:

- The engineer should investigate installing a small roundabout at the intersection of Back River and Leathers Lane.
- Revised the plans to:
 - Reconstruct the sidewalk from Back River to this project.
 - Add detectable warning panels on sidewalks on Leather's Lane
 - Show the grading on the utility plans or the utilities on in the background of the grading plan
 - Update the electrical to provide a min 7 feet of separation between water/sewer/drain and gas and UGE.
 - Water line changes
 - Spec stainless steel tapping sleeve and gate
 - Foster gates to tees where anchor tees aren't used
 - Place curb boxes at right of way line and out of pavement if possible. If in pavement use a road box
 - Place hydrants or blow offs at end of mains
 - Add gates at each branch.
 - Spec size of side branches
 - Sewer line changes
 - No sewer services into smh
 - Stormwater changes
 - Add some catchbasins at key points (on corners)
 - Look at waterflow off Leathers Lane. Catchbasins may be needed here.
 - When did they start installing gates on gas services?



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Economic Development Comments:

- Are colors and materials accurate? Look dark

Planning Board Comments:

- TBD

Next steps:

Revise the plans and schedule second TRC to review. Cons Com will need to review on 10/13 before Planning Board on 11/10.

Adjournment:

Motion to adjourn at 12:46pm made by F.Torr. Seconded by J.Maxfield.
Vote: U/A