



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-18

Application Type: Major Subdivision Review
Applicant(s): Lawrence E & Cheryl J. Mulcahy
Owner(s): Lawrence E & Cheryl J. Mulcahy
Location: 71 Glenwood (Tax Map D, Lot 20)
Date: December 17, 2020

INTENT: To subdivide one lot into 7 lots.

LOTS/UNITS PROPOSED: 6 new lots

AGENDA ITEM #: 1

ACREAGE: 2.66 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Residential
and Spaulding Turnpike

ZBA ACTION: H76-13, denied variance to
permit gravel excavation

PERMITS REQUIRED: State subdivision
permit

WAIVERS REQUESTED: N/A

ATTENDANCE:

Members:

Donna Benton, Planning
Christopher Parker, Economic Development
Elena Piekut, Zoning
Sgt. Marn Speidel, Police
Jim Maxfield, Inspection Services
Frank Torr, Planning Board
Dave White, Engineering

Others:

Chris Guida

Approval of the 10/29/2020 Minutes:

F.Torr made a motion to approve the October 29,
2020 minutes. Seconded by D.Benton. Vote: U/A

Planning Comments:

- Provide draft easement deed for stormwater access and maintenance
- Provide draft deed for lots 6 & 7 with wetland buffer restrictions
- Impact fees will be assessed
- Water investment fees are applicable
- Stamp and signature of PE & LLS needed on each plan submission
- Provide HOA documents as a condition of approval at Planning Board
- Revise plans:
 - Revise note 31 to seven feet
 - Provide more detail regarding fence and landscaping along western project boundary
 - Extend fence further down abutting property line
 - Revise hours of construction note to indicate no Sunday hours on sheet 4
 - Update zoning to both R-12 and Commercial (400' off Glenwood)
 - Confirm landscaping meets latest regulations and how it should be maintained
 - Move street trees to private property lots

Fire/Inspections Comments:

- All comments have been addressed

Police Department Comments:

- Confirm signs are visible from both sides of the road (when vehicles enter and leave) so a total of 4 signs but on two posts

Engineering Comments:

- The drainpipe from hw 6 to cb 1 should not be laid level. There needs to be some slope on it. Perhaps it would be better served to install an outlet structure instead of a headwall. The headwall should angle more to align with the roadway and the grade between the roadway and top of headwall may be an issue.
- What is the proposed invert into 1107 from cb1?
- It appears the inverts in cb1 are mislabeled. Invert out 183.7 IB1 and inv out 183.8 cb1107.
- Who will maintain the infiltration basins?
- There should be another catchbasin installed at approximately 6+70 left to catch the water before it tries to follow the cul-de-sac.
- Correct sidewalk detail to be 5 ft wide and not include the curb.
- Asphalt sidewalks should be 2.5 inches of asphalt and 9 inches of crushed gravel.



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- All cones and slab top openings shall be eccentric.
- On the tee detail- we use anchor tees or foster adapters to attach gates to tees.
- An access way shall be placed for extension of access and utilities to the adjacent lot.
- Show roadway stationing on all sheets
- How do you address the stormwater that runs down Glenwood. The city has experienced icing problems where flow crosses a side street.
- An inlet analysis should be done on the grate by Glenwood due to the long run of 450 feet. A double grate or high flow grate may be needed.

Economic Development Comments:

- *What colors/materials are you considering?*

Planning Board Comments:

- All comments have been addressed

Next steps:

Submit plans on January 5th for the January 26th Planning Board meeting.

TRC paused at 11:11am.