



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: January 14, 2021

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

UNITS PROPOSED: 44

AGENDA ITEM #: 1

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, Inspections/Fire
Dave White, Engineering
Dan Barufaldi, Economic Development
Sgt. Marn Speidel, Police

Others:

Chris Parker
Max Kenney
Mike Sievert
John and Maggie Randolph
Robbi Woodburn

Approval of the 12/17/2020 Minutes:

D.White made a motion to approve the December 17, 2020 minutes. Seconded by J.Maxfield. Vote: U/A

PLAN REVIEW:

Planning:

- *Water and Sewer Investment Fees*
- *Impact Fees (\$391,380)*
- CUP will go to Conservation Commission then Planning Board
- *Reach out to Postmaster about mail kiosk*
- Keeping existing house? Road goes through it? Revise and note.
- Traffic study-
 - How was the 1.41 and 1.18 COVID-19 adjustment factor found?
 - Did this analysis considered 40 additional units off Leathers Lane?
- *Provide:*
 - One combined plan set with engineering, landscape, lighting, architectural renderings in one package
 - *Draft Rental agreement/ lease regarding HUD rental rates and draft of deed restriction on low-rental*
 - *Letters to Serve*
 - *Waiver requests for lighting and landscaping*
- *Revise plan to:*
 - *Add note about ride-sharing, shuttles, etc.*
 - *Add note about deeded conservation space*
 - *Finalize renderings (ie add shed, color palate, beams, pavilions removed, etc)*
 - *Indicate how cars maneuver dumpster*
 - *Add visitor parking by existing house*
 - *Add owner's signatures*
 - *Add professional signature and stamps*
 - Provide different road name
 - *Consider relocating the attached sheds to the rear of the units*
 - *Reduce from 3 curb cuts to 2*
 - Where is the PTAPP note?
 - Revise spelling of owner of Lot 6C-6
 - Fix Map numbers on Red Barn to I not I-2
 - Provide easement between neighboring open space
 - Can plantings along the Red Barn Drive side, be moved to the top of the hillside on Red Barn to take advantage of the elevation and enhance the screening
 - Add note on plan that should this develop ever be turned into condominiums then Planning Board approval would be necessary

Engineering Comments:

- Use SMHs on the dead end of the services instead of cleanouts
- Show the inverts of the existing SMH in Back River Rd
- I assume this gravities to the proposed SMH that the FM ties into
- Note outside drops on plan view at the smhs



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- On C504 change sewer MH invert to show brick masonry only. Not concrete under the shelf
- Show Neenah hinged covers
- The city requires the stone to extend over the pipe on the sewer trench typical
- Bed the FM in stone also
- The HOA must have a maintenance agreement in place for the sewer pump station
- The pump station must have a transfer switch and outlet to tie a generator into it for emergency use
- Have a downward tee or wye into the pump station for the gravity flow
- Show drainage lines on the utilities plan
- The sewer/drain line may have a conflict from cb6 and smh2
- Include in the drainage report the pre/post volume
- Show UGE on the plans
- Will there be gas? That will need to be shown
- Use DI for the 6inch main to the hydrant. You can use HDPE for the rest after the hydrant.
- Spec CTS (copper tubing size) poly for 3/4 to 2 inch services
- Install curb boxes to each unit. Show them behind the curb line or sidewalk where possible
- Spec 12x6 stainless steel tapping and gate in Back River Road
- Isolate the side mains with gate valves and install a main gate after the first set of gates and after the hydrant
- Water details
- Hydraulic analysis on 6 inch sewer
- 2x2 sign post
- Stones under manholes
- Flood valves?

Police Department Comments:

- Lack of sufficient guest/overflow parking remains a concern. (Concern about future overflow onto Back River Road)
- Traffic Impact Analysis:
 - Page 8: What is the source of the COVID-19 adjustment factors applied?
 - Page 20: intersection capacity analysis summary for NH108/Back River Road is based on turning movement counts from October 2020. Even with COVID adjustment factors, this cannot duplicate the pre-COVID conditions.
 - During AM peak, this intersection does not operate at LOS C or A for Route 108 NB Thru, Route 108 SB Thru, or Back River Road queues. It's already at F for these approaches.

Fire/Inspections Comments:

- Provide alternative street name as there is already a Cottage Drive. Revise stamped plan set
- Discussion regarding standby power source for the dwelling units waste water in utility loss of power scenario.
- Provide revised building plans
- Signage at Fire Access "No Parking Area Maintain 20' Fire Access" or similar
- Add accessibility note
- Detail accessible parking

Economic Development:

- Are true color renderings available for the units? Will they all be the same or will designs vary?

Planning Board Comments:

- *Back-up generator needed*
- *Hazardous waste?*
- *Snow storage?*
- *Fire suppression*
- *Where are the mechanicals? Show utility closet on floorplans*
- *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?*



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Next Steps:

Resubmit full Planning Board package by February 1 (CC deadline) for February 23 meeting. Attend Conservation Commission meeting on 2/8/21.

Adjournment:

D.Barufaldi moved to adjourn the meeting at 11:21am Seconded by D.White. Vote: U/A