



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P21-25

Application Type: Major Subdivision Review  
Applicant(s): Zeland Schwartz Revocable Trust  
Owner(s): Zeland Schwartz Revocable Trust  
Location: 26 ½ Bellamy (Assessor's Map H, Lot 14D)  
Date: April 22, 2021

**INTENT:** To subdivide one lot into five and increase residential units from 3 to 5 via a TDR subdivision (two being existing residential structures). A related CUP application will also appear before the Planning Board.

**UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 2

**ACREAGE:** 3.71 acres

**ZONING DISTRICT:** R-20

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Residential

**SURROUNDING LAND USE:** Residential,  
School, Bellamy River

**ZBA ACTION:** N/A

**PERMITS REQUIRED:** NHDES Shoreland  
Permit, CUP for steep slope and 100' Conservation  
District

**WAIVERS REQUESTED:**

- (1) Traffic Impact
- (2) Block Length and Dead end streets
- (3) Road width

**ATTENDANCE:**

**Members:**

Donna Benton, Planning  
Christopher Parking, Zoning  
Lt. Mark Collopy, Police  
Dave White, Engineering  
Jim Maxfield, IS/Fire  
Frank Torr, Planning Board

**Others:**

Max Kenney  
Steve Haight  
Jase Gregoire

**PLAN REVIEW:**

**Planning:**

- Water Investment Fees if tied in
- Impact Fees (\$35,580)
- TDR Fee (\$26,804)
- Combine into three waivers
- Provide draft Homeowners Association documents to include road, stormwater, buffer space, street tree, conservation district maintenance, and private road requirements
- Review to ensure street tree/landscape requirements are met
- Revise plan to:
  - Planning file number P21-25
  - Professional signatures stamps on all submissions
  - Owners' signatures
  - Use clear imagery under neighborhood plan
  - Indicate soil types
  - Have Assessor approve lot numbers
  - Common subdivision notes: 12, 27, 28, 31
  - Sheet 7 General note 6, and Site note 14 are duplicates
  - Revise sheet 7 to call out Subdivision notes, not site
  - Sheet 8, indicate if existing treeline along southerly lot line will remain
  - Sheet 9 TDR Calcs conflict with subdivision plan
  - Sheet 17, use "Dead End" not "No Outlet" sign
  - Is lot 2 driveway 5' from property line?
  - Wetlands reviewed?
  - Indicate 30' no cut no disturb buffer around exterior

**Engineering Comments:**

- Drainage concerns discussed with Civil Works already
- Camera the existing sewer line to see if it's in acceptable condition to reuse
- Recommend funding the waterline down the road instead of along the river
- Concerned about the runoff down the driveways. Please address this.
- Do more investigation of what utilities exist in the Bellamy Road
- Add water shut offs to each home
- Add no parking signs on roadway and at end
- No trees over utilities
- We will need to work with Eversource to find out how to service this subdivision



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- Fix bituminous sidewalk detail. 9" crushed gravel and 2.5 inches thick

### Police Department Comments:

- Project notes there being 2 residential structures, but the plans show Lot 1 as having an "Existing Wood Frame Building" and Lot 2 is an "Existing Wood Frame House." It sounds like both are currently in residential use, but is this the case for Lot 1?

### Fire/Inspections Comments:

- Provide No Parking Fire Lane signage for both sides of the road.
- The existing garage detached garage and single family dwelling currently referred to as 26 1/2 Bellamy Road will require new addresses to be assigned by the Building Official.
- Provide information regarding the repair of the retaining wall.

### Economic Development: N/A

### Planning Board Comment:

- Stabilize river bank-concern about retaining wall
- Sheet 7, note 22 eliminate
- Advisory about proximity to Bellamy Park and Schools
- Note first structure to be converted
- No parking on street
- Street trees
- Leave granite in place

### Next Steps:

Connect with NHDES and then submit for second (can be informal) TRC before Planning Board.

### Adjournment:

C.Parker moved to adjourn the meeting at 11:33 am. Seconded by J.Maxfield. Vote: U/A