



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-43

Application Type: Open Space Subdivision Review
Applicant(s): Settlement on 6th LLC
Owner(s): Settlement on 6th LLC
Location: Sixth Street (Assessor's Map B, Lot 5)
Date: August 12, 2021

INTENT: To subdivide one lot into 16 (including 3 open space and 3 TDR). A related CUP application will also appear before the PB.

UNITS PROPOSED: 13 Single family (3 via TDR purchase at 1,400 s.f. max)

AGENDA ITEM #: 2

ACREAGE: 19.30 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, and vacant

ZBA ACTION: None

PERMITS REQUIRED:

- CUPs for wetland buffer
- NHDES AOT
- NHDES Wetland Impact Permit
- NHDES Sewer Discharge Permit
- US EPA NOI and SWPPP
- NHB
- NHDHR

RELIEF/WAIVERS REQUESTED:

- None requested but 30' buffer relief needed

ATTENDANCE:

Members:

Donna Benton, Planning
Dave White, Engineering
Jim Maxfield, Inspection Services/Fire
Lt. Mark Collopy, Police
Chris Parker, Economic Development
Amanda Nolan, Zoning

Others:

Chris Berry, Applicant's Engineer

PLAN REVIEW:

Planning:

- Will need revised current use map or pay tax
- Treat as an open space subdivision utilizing TDR
- Consider making lots 5-9 and 5-8 duplex each and reducing units by losing lots 2, and 10
- Water and Sewer Investment Fees
- Impact fees (\$8,895 x SF unit)
- CUP will go to Conservation Commission then Planning Board
- Provide yield plan and cost analysis
- Include public transit on traffic analysis
- If board voted no on TDR, which three units would be lost?
- Provide:
 - Letters to Serve
 - COA documents to review
- Revise plan to:
 - Add owner's signatures
 - Add professional signature and stamps
 - Include calculation to confirm each lot has no more wetlands buffer than allowed and that 170-27.D is factored in.
 - Indicate what access is to? RG maintenance?
 - Lots 1 and 2 should share driveway
 - Encroachment will need to be removed
 - Add lot sizes to sheet 9 as well
 - Fix title block street name spacing on Sheet 19
 - Increase lot size to open space #4?
 - OSS buffer of 50' and 100' apply
 - Remove shed encroachment before plans are signed
 - Clearer aerial on sheet 1 possible?
 - Add "no cut no disturb" to 50' perimeter buffer callouts
 - Confirm grading and drainage easement for lots 6 & 7 are not in buffer
 - Can stormwater treatment on OS 2 be changed to not cut into buffer?
 - Will need permit numbers eventually
 - Show wetland buffer placards to be installed every 25 feet rather than 50
 - On sheet 52 move Blandings turtle down with other turtles?
 - Waiver needed– 50' buffer to 30' TDR or less

Engineering Comments:

- Investigate gravity sewer to the RR easement or Cottonwood
- Move no outlet sign closer to the entrance.



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- Check the invert grades on cb1 and 2. They are the same
- Suggest adding another cb at 7+10 to realign pipe to give more room for other utilities
- Move the water into the row around sta 700
- The drainline is too close to the easement line by lot 5-7
- Concerned about ice build-up on the roadway since the entire cul-de-sac drains toward the center. Could we maintain the crown and add another cb online?
- Can the maintenance roads have a gravel base with a loam and gravel top coat to grow grass on?
- Stagger trees around easement by lot 8 and 9
- Should the FM take two 45 bends then have the cleanout manhole?

Next Steps:

Revise plans, submit for second TRC. Revise plans and submit for Conservation Commission and then Planning Board.

Adjournment:

Chris Parker moved to adjourn the meeting at 12:13 p.m.. Seconded by Dave White.

Vote: U/A

Police Department Comments:

- None

Fire/Inspections Comments:

- Sheet 9 Note 10 indicate the lots to be TDR
- Sheet 17 TDR note top right appears to imply two TDR units whereas the calculated units appears to be three from sheet 9.
- Clarify UGE and pedestal for UGE to pole lights
- Clarify compliance with NFPA 1 Chapter 18 access road requirements.

Economic Development: N/A

Planning Board Comments:

- Garbage/recycling
- Provide rendering of model home
- Maintenance plan should include low salt