



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-64

Application Type: Site Review
Applicant(s): Diamond Capital LLC
Owner(s): Diamond Capital LLC
Location: 71 and 73 Rutland Street (Assessor's Map 14, Lots 17 & 17A)
Date: October 14, 2021

INTENT: To merge two lots, retaining existing two structures and constructing eight townhouse style units.

UNITS PROPOSED: 8 units

AGENDA ITEM #: 2

ACREAGE: 1 acre

ZONING DISTRICT: Gateway

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Church

ZBA ACTION: None

PERMITS REQUIRED:

-NHDES AOT?
-US EPA NOI and SWPPP?

WAIVERS:

-Landscape plan prepared by NH Landscape Architect.

ATTENDANCE:

Members:
Steve Bird, Planning
Jim Maxfield, Inspection Services
Dave White, Engineering
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:

Amelia DeGrace, Engineering
Jackson Kaspari, Planning
Sarah and Mike Savage
Joe Peznola
Josh Lanzetta
Nick Couturier

PLAN REVIEW:

Planning:

- Impact fees
- Sewer and water fees
- Treat as one project including existing two homes
- Passive and active recreation fees per Chapter 170-15
- Trash? –Toters? Where placed on garbage day?
- Tandem parking counts as 1 space. Provide justification for providing only one space per unit and no visitor spaces or add parking.
- Provide lot merger
- Postmaster about mail kiosk?
- Provide condo docs as COA
- Revise Plans to:
 - Add Planning File number P21-64
 - Add Common Plan notes: # 1, 6, 7, 9, 10, 12, 13, 18, 19, 20, 24, 25, 26, 30, 31, 34, 35
 - Revise site work hours to no Saturday, no Sunday, and no federal holidays
 - Add Signature and stamps on each submission
 - Add Owners signatures on final plans
 - Add Neighborhood Plan/abutters info
 - Add Lighting Plan that meets regulations
 - Snow storage location
 - Indicate bike rack on floor plans or in note on site plan as indicated in narrative
 - At least 5% of the parking needs to be EV ready
 - Have MA RLA still sign/stamp landscape plan
 - Add stop bars and signs per traffic analysis
 - Replant grass strip along Rutland Street
 - Wet pond shown on streetscapes
 - Add materials and colors to architectural drawings
 - Combine into one set. Reduce size of civil plans and staple together
 - Indicate width of Abbey Lane pavement
 - Add sidewalk to Abbey Lane
 - Add fence or screening along retaining wall?
 - Add tree next to new building along Abbey
 - Screen transformer
 - Note about unit count and not able to convert single family dwellings into duplexes in future
 - Confirm road length meets regulations
- Provide:
 - Letters to serve



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- HOA documents

Engineering Comments:

- There seems to be a lack of cover over the sewer main
- You will need a manhole on Rutland for the sewer tie in
- Can you tie into the existing sewer that serve the existing buildings below?
- I believe there is an existing water main on Abbey
- There will be a 2inch tap off the main not a tee and a road box will be needed over the curb box in the roadway
- You will need curb boxes for the 1 inch services
- A yard hydrant may be needed to flush the main.
- Have you considered just running the 4 inch in and tapping off that for the services?
- Can you convert the wet pond to a rain garden to reduce possible insect breeding area?
- Why do you run the roof drainage thru the ponds?
- Explain the maintenance drainline out of the pond?
- Will the pool be removed as part of this project?

Police Department Comments:

- Lack of proximate overflow/guest parking is a significant concern for this project. This plan not only provides none, but it further reduces or eliminates public overflow parking for abutting properties on Abbey Lane (per TAM recommendations). Evaluate how to preserve/maximize available overflow parking.
- Widen site driveway off Abbey Lane to provide visitor parking

- Will existing buildings – particularly at 73 Rutland – be rehabilitated? The proposal makes no reference.
- How is refuse proposed to be stored and collected?

Fire/Inspections Comments:

- Indicate if these will be constructed as townhouses or Apt. building.
- Indicate the location of the FDC on the site plan.
- Clarify site compliance with City of Dover Ordinance and NH Fire code for access roads greater than 150' in length.
- Indicate the distance from the rear boundary line and the types of material used.
- Private Road name and development name

Economic Development:

- Concerned about parking and snow removal
- Proposed building materials and colors are nice

Planning Board Comments:

- Why would we not allow Saturday work hours?
- Provide screening of transformer
- Make sure rendering matches landscape plan
- Material used for rear fence?
- Rehab the existing houses

Next Steps:

Revise plans and create bulleted narrative of how each comment above has been addressed and then Planning Board.

Adjournment:

White moved to adjourn at 11:56 am. Seconded by Torr. Vote: 5-0