



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-65

Application Type: Site Review
Applicant(s): Knox Marsh Development LLC and Dove Development Group LLC
Owner(s): Knox Marsh Development and Gary & Kim Bates
Location: 51 & 65 Bellamy Road (Assessor's Map H, Lots 46 & 50)
Date: October 28, 2021

INTENT: To construct a residential TDR project to total 31 units including 13 single family houses, one duplex, and 4 4-unit buildings, with 47 surface parking spaces plus garage spaces. A related LLA plan will also appear before the Planning Board. Four units of the new 31 total were previously approved in March 2021.

UNITS PROPOSED: 31 units

AGENDA ITEM #: 1

ACREAGE: 7.79 acres between 2 lots

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, and Industrial

ZBA ACTION: Z96-06 Variance granted on 4/18/1996 to allow 2 principle buildings on one lot

PERMITS REQUIRED:

-NHDES AOT
-US EPA NOI and SWPPP
-NHB
-NHDES Sewer Discharge

WAIVERS: N/A

ATTENDANCE:

Members: Donna Benton, Planning
Jim Maxfield, Inspection Services
Dave White, Engineering
Dan Barufaldi, Economic Development
Marn Speidel, Police
Frank Torr, Planning Board
Others: Chris Berry
Robert Baldwin
Dave and Bob Paolini
Don Chandler

Approval of Minutes from October 21, 2021:

J.Maxfield moved to approve the October 21, 2021 TRC minutes.
D.White seconded. Vote U/A.

PLAN REVIEW:

Planning:

- Impact fees
- Sewer and water fees
- TDR request to PB on 11/9
- Passive and active recreation fees per Chapter 170-15
- Previous approval would be null and void if this becomes approved. Credit for previous TDR payment (\$17,870)
- Revise note 10 on sheet 13 to include variance granted
- Provide:
 - Condo docs
 - Letters to serve
 - Draft Easement language
 - Lot line adjustment application
- Private trash pick-up for multifamily? –Toters? Where placed on garbage day?
- Have you considered shortening spur off Sophie or narrowing to a shared drive?
- Condos or rentals?
- Mail delivery?
- Revise Plans to:
 - Revise TDR note on Sheet 13. “The proposed R-40 yield allows for 9 units by right. The remaining 22 units are to be purchased utilizing TDR for a total of 31 units. X of which will be the HUD rental rate. The previous approvals for 4 units will become null and void but the payment will be credited.
The Planning Board approved the use of the TDR which includes additional units per chapter 170-27.2 and relief to the abut a rear lot line from 30’ to 10’ within the single family lots, a TDR subdivision rather than OSS and 30’ buffers instead of 50’.”
 - Add Planning File number P21-65
 - Revise site work hours to also include no federal holidays
 - Note 38 sheet 13, typo “Bellamy”
 - Add Signature and stamps on each submission
 - Add Owners signatures on final plans
 - Overlap on title block on sheet 14
 - Screen transformer in front of unit 6
 - Add uniformity ratios for parking lots to sheet 28.



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- Add common lighting note to sheet 28. Use residential part of the lighting table in regulations.
- Bike rack?
- EV readiness? 5% of new multi-family parking spaces
- Flag pole and structure shown in streetscape to be used? Add to plan and review lighting for flag and adjust lighting plan accordingly.

Engineering Comments:

- I am concerned about the parking spaces not being deep enough and the vehicles may block the sidewalk
- Are crosswalks and DWP needed on the private road for the sidewalks?
- Move the stop sign and no outlet signs
- I am concerned about possible overflows out of the ponds. We will review the drainage report in depth
- Discuss watermain tap in Bellamy
- Use flowable fill under ac mains
- Use square sign posts in row
- The roadway details pavement thickness don't match.

Police Department Comments:

- Traffic Impact Analysis (p.6) discusses a proposed crosswalk from the subject parcel to the sidewalk across the street, but plans do not show any detail. Do not install a marked crosswalk. However, the terminus of your sidewalk should include a tip-down and curb cut, and should correspond with a tip-down and curb cut that you install on the opposite side of the street. In other words, create the pedestrian connection, but do not provide a marked crosswalk here.
- Did you investigate the feasibility of bringing the new roadway directly off Cold Springs Road instead of creating a new intersection at Bellamy Road?

- How is refuse proposed to be stored and collected?

Fire/Inspection Services Comments:

- Clarify Sophie Drive ending at Map H Lot 47-A
- Expand on information regarding sheet 7 note 26
- Indicate the location of the accessible parking at the four multifamily structures
- Indicate the accessible route throughout the site and location of tip downs, etc.
- Plan notes on sheet L-02 shall be legible
- Clarify all utility installations for the proposed structures on sheet 29 of 47
- Indicate the location of the FDC at each four unit building
- Indicate a separate gate for domestic and suppression line at each four unit structure.
- Indicate location of sprinkler room
- Indicate recycle and waste disposal locations
- Clarify the location of accessible parking with van spaces throughout the site
- Provide a plan detail including the parking space dimensions with accompanying access aisle.
- Consider relocating the pole light at the four vehicle parking space at the circle and identifying the area in front of the area as snow storage.
- Multifamily structures consisting of four or more units are required to be type B units. Provide accessible route locations.
- Provide a site street view.
- Will review floorplans and elevations

Economic Development:

- Will review elevations and streetscape

Planning Board Comments:

- Consider lowering the elevation
- Existing duplex proposed to tie into sewer?

Next Steps:

Revise plans and create bulleted narrative of how each comment above has been addressed and return for a second TRC

Adjournment:

D.White moved to adjourn at 10:59 am. Seconded by D.Barufaldi

Vote: U/A