



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-10

Application Type: Subdivision
Applicant(s): Stonearch Development Corp.
Owner(s): Mulcahy L., George T., Lutsk D., Barnes D., and Eugene A. & Donna L. Sgrignuoli
Location: Between 53 & 65 Tolend Road and 22 Sun Hawk Lane (Assessor's Map E, Lots 65-1 & 65-A)
Date: March 3, 2022

INTENT: To construct 29 new duplex buildings and convert an existing single family to a duplex to total 60 units. A related lot line adjustment and CUP applications will also appear before the PB.

Chris Berry, Berry Surveying & Engineering
Brian O'Neill, Stonearch Development
John O'Neill, Stonearch Development
Scott O'Neill, Stonearch Development

UNITS PROPOSED: 60 (59 new)

AGENDA ITEM #: 2

ACREAGE:

Lot 65-1 = 31.87± acres
Lot 65-A = 12.55± acres

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential, SFR and Vacant Land

PROPOSED LAND USE: Residential, duplexes

SURROUNDING LAND USE: Residential, Wetlands Overlay

ZBA ACTION: None

PERMITS REQUIRED: NHDES Wetlands Permit, Army Corps. Permit under the PGP, NHDES AoT Permit, NHDES Subsurface Permit, NHDES Shoreland Permit, NHDES Water Systems, EPA Notice of Intent and SWPPP

WAIVERS REQUESTED: Road Entrance Grade; 40' OSS Buffer

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Jim Maxfield, Inspection Services/Fire
Lt. Speidel, Police
Frank Torr, Planning Board
Jill Semprini, Assistant City Engineer
Christopher Parker, Deputy City Manager

Others:

Bill Boulanger, Community Services
Amelia DeGrace, Assistant City Engineer

PLAN REVIEW:

Planning Comments:

- Impact fees
- Water investment fees
- Letter of authorization? Owner's signatures on application?
- Prefer easement for conservation area
- Thanks for including LLA and CUPs
- Provide:
 - Letters to Serve (from city for water and possible sewer)
 - HOA documents or rentals? Plan set or deed note that if changed it is required to come back to PB.
- Revise plan:
 - Page 1 of "Tolend Road, Waiver Request" appears to be missing
 - Confirm spelling of last names
 - Note about converting to a public road
 - Planning file number P22-10
 - Sht. 4 is missing sig. and page #
 - Add wetland buffer placards
 - Indicate snow storage
 - How is the front door of each unit accessed externally?
 - Considered a tot lot or exercise equipment
 - Consider sewer tie in
 - Type of tree along street?

Engineering Comments:

- Evaluate if the subdivision can connect to City sewer.
- The shared leach fields are a concern; especially in close proximity to the river. The preference would be to have individual leach fields.
- The City of Dover is regulated under the NPDES Total Nitrogen General Permit, and therefore must reduce the total amount of nitrogen coming from all non-point sources in the watershed. It has been found that septic systems contribute approximately 30% of the total non-point source nitrogen loading in the Great Bay Watershed. This proposed development, with the additional impervious area and new septic systems, particularly within the close proximity to the river, will increase the nitrogen loading that Dover must account for and offset in other areas. In order to reduce the loading from this project, we ask that the applicant including proper stormwater management to mitigate nitrogen



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loading from stormwater and that the applicant include advanced treatment septic system technologies available for onsite wastewater treatment. An example of such a treatment is called SludgeHammer.

- Generators are preferred instead of the emergency storage tanks. Provide detail on pump chamber for 24-hour storage.
- The power source for the pump stations and air systems should not come from the residences; the power source should be independent.
- Water main bends a bit much
- The gravity sewer is recommended to be 8" rather than 6". DUC approval may be required.
- The water line should be looped back to the existing water at Sun Hawk Lane (8")
- Water services should enter into each unit; not two services entering into the same unit.
- Be consistent with dimensions (ex. 1.5" vs 2" on plan vs file)
- Upgrade the Sun Hawk Lane for emergency access.
- Pg 1 Dumps out onto Tolend Road on notes
- City sleeve or stockade granite needed?
- GIS plans

Police Department Comments:

- Sheet 21: show the Unit Numbers on this page to correspond with the phasing notes
- Add "No Outlet" signs on Theodore @ Tolend, Theodore @ Sun Hawk
- Justify location of benches and barrel near Units 19-22 or relocate to a point close to intersection of Theodore/Liam (see next note)
- Upgrade Sun Hawk Lane from proposed emergency access road to full access road. It can be narrower than 24' - and one-way ingress from Atina is acceptable – but it must accommodate school bus ingress to come in via Sun Hawk and exit via Theodore. School bus stop should be planned for intersection of Liam/Theodore, not out at Tolend Road.
- Confirm refuse collection will be private

- Traffic Impact Analysis: DPD concurs with the conclusions pertaining to turning warrants and sight distance. Please evaluate and upgrade "intersection ahead" warning signs (W10-1 series) for both Tolend Road approaches.

Fire/Inspections Comments:

- Access for services into Sun Hawk
- 4' separation between units?

Business Development:

- Note Sun Hawk is a private road
- Will it need to be upgraded to 20' wide?
- What is the material of the sidewalk?
- Sheet 17: Note that the errant shape is the existing shed (which would be removed, if YP was built)
- How is the Emergency Access road controlled?
- Appreciate overall design and layout of two family units.
- Are there 2 parking spaces in the garage and on the driveway per unit?
 - Is there enough turning space to backout of one side and turn, if cars are parked in the adjacent spaces?

Planning Board Comments:

- Note 66 buried propane tanks
- Documentation between City / no snowplowing in front of gate
- Deed notation @ private drive
- Screen transformers rather than note
- Consider sewer disposal
- Renderings accurate?

Next Steps: Revise and resubmit for second TRC.

Adjournment:

Jim Maxfield moved to adjourn the meeting at 11:36 am. Seconded by Lt. Speidel. Vote: U/A