



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 & 73 Rutland Street (Assessor's Map 14, Lots 17 & 17A)
Date: April 14, 2022

RECORDING NOT CAPTURED DUE TO TECHNICAL ISSUE

INTENT: To retain the two current structures, as well as commence new construction of 8 townhouse style units in a single building.

UNITS PROPOSED: 8 units

AGENDA ITEM #: 1

ACREAGE: (1± acre Total)

Lot 17: 0.54± acre

Lot 17A: 0.46± acre

ZONING DISTRICT: Gateway

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Church

ZBA ACTION: None.

PERMITS REQUIRED: NHDES AOT?

RELIEF/WAIVERS REQUESTED:

-Landscape plan prepared by NH Landscape Architect

-Road length

ATTENDANCE:

Members:

Donna Benton, Planning

Natasha Kypfer, Zoning

Jim Maxfield, Fire/Inspection Services

Marn Speidel, Police

Frank Torr, Planning Board

Amelia DeGrace, Assistant City Engineer

Others:

Joe Peznola P.E., Hancock Associates

Michael Asciola, Planning

Erin Bassegio, Planning

Ken Mavrogeorge, City Engineer

Approval of Prior Meeting Minutes:

F. Torr moved to approve the April 7, 2022 meeting minutes.

Seconded by: M. Speidel Vote: u/a

PLAN REVIEW:

Planning:

- Impact fees
- Sewer and water fees
- EV readiness in parking lot or grass areas?
- No further work should occur before pre-con meaning plans have been signed by PB Chair
- Waiver needed for dead end road length less than 500'.
- Backyard requires more separation §170-15.2.C.
- Provide:
 - Letters to serve
 - Condo documents as COA – Declaration should say “City of Dover”
 - Lot merger form – To be COA
 - Passive & Active rec fees per Chapter 170-15 as COA
 - More detail in target market or how tandem spaces would work to justification on parking calculations. Tandem parking counts as one space
- Revise Plans to:
 - Revise site work hours to add in no Saturday hours as well
 - Add Neighborhood Plan with abutters info

Engineering:

- Previous Engineering comments were addressed, see additional comments below

New Engineering Comments:

- General: Coordinate all work within the ROW with Dover Community Services
- General: Engineering acknowledges that City of Dover Standard Details were added to the plan, however the City is in the process of revising some of the included details. Engineering will provide revised Standard Details to include in the plan.
- Sheet 3: Reconfigure tip-downs to be ADA compliant – the detectable warning field are too far from the edge of sidewalk



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 & 73 Rutland Street (Assessor's Map 14, Lots 17 & 17A)
Date: April 14, 2022

RECORDING NOT CAPTURED DUE TO TECHNICAL ISSUE

- Sheet 4: Note indicates that sewer structures have not been opened and sewer connections and inverts have not been verified – verify prior to submitting plans for Planning Board approval
- Sheet 4: Shift mail kiosk so it is not located on storm drain, slope, or storm basin
- Sheet 5: Check grading of sidewalk as it appears to show low curb reveal
- Sheet 5: Check grading at driveway entrance – avoid directing water toward Abbey Ln
- Sheet 5: Confirm the existing catch basin immediately upstream of the proposed doghouse DMH is in good condition and label the tie-in elevation
- Sheet 6: Increase legibility of landscaping/plantings on plan
- Sheet 8: Rain Garden Cross Section – move 3"-3/8" pea gravel to above reservoir and below filter per NHDES Env-Wq 1508.07 (g); confirm slope and grading
- Sheet 9: NHDOT Curb Ramp Configuration – check ramp configuration options, Type 1 ramp does not work for this location without reconfiguring the sidewalk
- Sheet 9: Post Hydrant – use Kupferle Eclipse #2 Yard Hydrant (open left)

- Decks need to be separated by 4' from firewalls on rear of townhouse

Business Development: None

Planning Board: None

Next Steps: Revise the plans and review with Engineering and Inspection Services then submit to Planning Board for Site Plan Review

TRC Paused at: 10:54 AM

Police Department:

- Tighten up the 20' parking buffer closer to your site driveway, your layout shown is longer than needed

Fire/Inspection Services:

- Discuss recreation and outdoor cooking areas, gas and charcoal grills require 15' setback from building per Town regulation. Building Official to investigate electric grill alternative.
- Plans to indicate hydrant color, yellow required