



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P06-25F

Application Type: TDR Site Plan Review
Applicant(s): Heron Bay Partners, LLC
Owner(s): Heron Bay Partners, LLC
Location: Cielo Drive (Assessor's Map H, Lot 4)
Date: April 28, 2022

INTENT: Construction of fifty-five (55) (55+ age restricted) residential townhouse units in a series of nine (9) buildings. Fifty-one (51) of the units are to be achieved by acquiring Transfer Development Rights (TDR). The proposal is to amend a previously approved Site Plan Approval dated December 20, 2011 allowing a total of seventy-two (72) residential units (single family homes, duplexes, and triplexes) and seventy-two (72) congregate care units between two buildings. To date sixty-nine (69) of the residential units have been constructed. The seventy-two (72) congregate care units between two buildings would be substituted for the newly proposed fifty-five (55) age restricted residential units.

LOTS/UNITS PROPOSED: 55 Residential Units

AGENDA ITEM #: 1

ACREAGE: 34.44± acres

ZONING DISTRICTS: Innovative Technology District and Secondary Groundwater Protection District

EXISTING LAND USE: SFH and Duplex Residential Condominium Development with Club House

SURROUNDING LAND USE: Retail, Residential, Industrial, Vacant, Utility Easement

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES AOT, Sewer Discharge, DWGB Permits;
- Natural Heritage Bureau (NHB);
- Department of Historical Resources (DHR);
- US EPA NOI & SWPPP

WAIVERS REQUESTED: N/A

ATTENDANCE:

Members:

Donna Benton, Zoning
Reid Amy, Business Development
Tom Abbott, Inspection Services
Marn Speidel, Police

Amelia DeGrace, Engineering
Michael Asciola, Planning

Others:

Chris Berry, Berry Surveying & Engineering
David Paolini, Heron Bay Partners, LLC

Approval of April 21, 2022 Minutes:

R. Amy moved to approve the April 21, 2022 TRC Minutes.
Seconded by M. Speidel. Vote: U/A.

PLAN REVIEW:

Planning:

- Proposal will include a subdivision
- Provide a narrative regarding how this project utilizes/meets zoning provisions including RCM, TDR, and previous site plan
- Impact, W/S investment and recreation fees
- Add EV readiness
- Windsor Way ok with IS/911? Too similar Wyndbrook?
- Why porous pavement? Maintenance plan needed
- Add stop sign to new road/Cielo intersection
- Revised HOA docs needed
- Revise Plans to:
 - Add wetland scientist's stamp and date of delineation along with others again
 - Add owner's signature block
 - Remove Saturday from site construction work hours allowed – note #17
 - Add website address <https://unh.edu/unhsc/ptapp> to note #24
 - Have a second access point? *Topography and concerns over existing stormwater management infrastructure located in potential access point discussed.*
 - Show onsite snow storage areas

Police Department:

- Evaluate Durham/Mast intersection to determine whether a dedicated NB left turn lane (from Route 108 onto Mast Road) would fit into existing curb-to-curb constraints. Provide a conceptual design/layout to NHDOT and Dover City Engineer.
- Sheet 10: check/correct note 19
- Sheet 10, note 32: no on site snow storage?



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P06-25F

Application Type: TDR Site Plan Review
Applicant(s): Heron Bay Partners, LLC
Owner(s): Heron Bay Partners, LLC
Location: Cielo Drive (Assessor's Map H, Lot 4)
Date: April 28, 2022

- Sheet 10, note 25: does this refer to ongoing maintenance of the porous pavement?
- Sheet 20, note 15: correct location to "Mast and Durham Roads"
- General concern: does adding roof runoff on top of regular infiltration increase the potential for icing in porous pavement area?

Engineering:

- General: Provide additional access point from Cielo Dr to accommodate emergency vehicles and loop water main – *Looping can be addressed, elevation is an issue with additional access point*
- General: Check notes and place appropriately – some are notes are redundant, some are on unintuitive plan sheets
- General: The City is in the process of revising the City of Dover Standard Details – Engineering will provide revised Standard Details to include in the plan
- General: All valves and hydrants shall open left (counterclockwise)
- General: Check spelling of notes.
- Sheet 3: Existing pump station labeled as "effluent pump station" – confirm whether this is a sewer pump station
- Sheet 4: Confirm whether SMH 0+95 is an air release
- Sheet 10: Check notes – Clarify references to an expansion of an existing building (Note 19)
- Sheet 10: Note 32: "Snow shall be removed to an approved location" – clarify where this location is
- Sheet 11: Ramp is noted at 12:1. Please revise to show 1:12 or maximum slope as a percentage.
- Sheet 11: Provide different hatches for porous and non-porous pavement.
- Sheet 11: Revised plans to show concrete at curb ramps as indicated in details
- Sheet 11: Bicycle rack is placed close to sidewalk – confirm that bicycles will not block sidewalk – *May need to rotate rack 90°*
- Sheet 12: Add MUTCD sign R4-7 (Keep Right) at eastern nose of island
- Sheet 13: Identify the top and bottom of the proposed retaining wall. The high and low sides of the wall appear to change as you move from north to south.
- Sheet 13: Confirm that the retaining wall can be constructed as shown without impacting the existing ADS stormtech system.
- Sheet 13: Provide catch basins at low points – if porous pavement is clogged, or an intense rainfall occurs, water still needs to drain
- Sheet 13: Note 11: revise second sentence to read "Limit of grading should not be expanded without consulting the Design Engineer and receiving approval from City of Dover"
- Sheet 13: Check grading – some grade lines indicate no curb reveal
- Sheet 14: Provide elevations for proposed DMH #1
- Sheet 15: Include elevations for existing drainage structures to remain
- Sheet 19: Clarify notes regarding existing and proposed sediment forebay location
- Sheet 19: Will existing headwall south of units 45 & 46 be removed?
- Sheet 19: 10'x10' decks appear to overhang the pond. Will posts be located within the side slopes of the pond?
- Sheet 21: Provide pump station calculations to confirm it is sized appropriately
- Sheet 21: Confirm there is an existing generator for the pump station
- Sheet 21: For units sold as condos, a domestic water service and sewer service shall be provided for each unit (detail on Sheet 33 indicates "Unit Sewer Service")
- Sheet 21: 5' of cover is required for water main
- Sheet 21: Increase legibility of water service lines
- Sheet 25: Increase legibility of lighting plan
- Sheet 26: Increase legibility of General Plant Maintenance Guide
- Sheet 36: Swing of fire truck appears to encroach on unit driveways.
- Stormwater Management Report: Please provide backup for how the Tc was calculated for the porous pavement. 732 minutes seems excessive for a 12-inch filter. – *Will provide info from UNH*



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P06-25F

Application Type: TDR Site Plan Review
Applicant(s): Heron Bay Partners, LLC
Owner(s): Heron Bay Partners, LLC
Location: Cielo Drive (Assessor's Map H, Lot 4)
Date: April 28, 2022

- Stormwater Management Report: Please provide O&M Plan for porous surfaces including schedule of inspections and maintenance.

Fire/Inspections Services:

- Is an active HOA?
- hydrant maintenance back to 2014 has not been paid for - winterizing hydrant
- The street suffix shall be Drive for a private road per ordinance.
- Indicate if these are to be constructed as townhouses defined by State building and Fire codes or multifamily dwellings.
- Coordinate architectural drawings with site plans.
- Discuss a revised private road configuration where Cielo Drive terminates to the Hannaford access road as discussed during the conceptual meeting with Community Services
- Work Hours should indicate no Saturdays, Sundays and Federal Holiday hours
- Waste water pumping station shall indicate compliance of NFPA 110 Level II system
- The pumping station shall indicate the classification of the area (i.e. class I division I, also see NFPA 820 for reference) with a plan detail and location of pump controller(s)
- Include communication, alarm type (audible/visual) and how system is monitored for operation. At building permit call back information shall be provided.
- Identify the backup power supply type (i.e. diesel generator) for the waste water pumping station within the plan set.
- Include the required amount of fuel storage and duration of fuel supply under load.
- Discuss the reserve capacity of the waste water pumping station without back up power
- Pump Station should have a means to connect a portable standby source
- Revise single vehicular ingress and egress to provide a secondary ingress and egress as previously discussed during conceptual meeting.

Business Development:

- Pedestrian access to Hannaford Supermarket? *Sidewalks and cross walks provide access*

Planning Board: N/A

Next Steps: Revise plans to address identified issues and resubmit for TRC

Adjournment:

R. Amy moved to adjourn at 11:04am. Seconded by M. Speidel.
Vote: U/A.