



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-27

Application Type: Residential Site Plan Review
Applicant(s): Knox Marsh Development, LLC
Owner(s): Knox Marsh Development, LLC
Location: 36 & 38 New Rochester Road (Assessor's Map 39, Lots 104 & 105)
Date: May 12, 2022

INTENT: To create an eight (8) unit single family residences (SFR) condominium development serviced by a 300' roadway off of New Rochester Rd. The plan calls for the construction of six (6) additional single family residences on two (2) properties (to be merged) currently containing a single family residence each. The applicant also seeks two CUPs for frontage buildout and lot coverage.

LOTS/UNITS PROPOSED: 6 New, 2 Existing

AGENDA ITEM #: 1

ACREAGE: 1.57 ± acres

ZONING DISTRICTS: Gateway / R-12 Medium-Density Residential Zoning Districts and Secondary Groundwater Protection District

EXISTING LAND USE: Two Single Family Residences on individual parcels

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES Sewer Discharge, DWGB Permits;
- US EPA NOI
- CUPs – Min. Lot Coverage & Frontage Buildout
- Voluntary Lot Merger

WAIVERS REQUESTED: Road Length & Width

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Reid Amy, Business Development
Jim Maxfield, Fire/Inspection Services
Marn Speidel, Police
Jill Semprini, Engineering

Others:

Ken Mavrogeorge, City Engineer

Michael Asciola, Planning
Chris Berry, Berry Surveying & Engineering
Robert Baldwin
Dave Paolini

Approval of May 5, 2022 Minutes:

R. Amy moved to approve the May 5, 2022 TRC Minutes.
Seconded by J. Maxfield. Vote: U/A.

PLAN REVIEW:

Planning:

- Impact fees, W/S investment fees and recreation fees
- Proposal will include a voluntary lot merger, street length and width waiver and CUPs for min lot coverage & frontage buildout
- Electric vehicle supply equipment (EVSE) and dedicated charging spaces – 5% required – applicant expressed waiver may be sought
- Amend sheet #10 Design note 4.) to change date to 4/14/2022
- HOA Docs needed and must reference O&Ms for Stormwater, Landscaping, Porous Pavement, and Trash and calculation for the reserve.
- COI lifetime maintenance of proposed 6' white vinyl fence, add to HOA docs
- Landscape front of existing SFRs on New Rochester to blend with proposed plantings along new roadway
- Revise sidewalks, eliminate internal and locate to New Rochester Rd, widen roadway to accommodate parking on one side, add parking signage accordingly
- Revise Plan to:
 - Remove "subdivision" from title block on sheet 7
 - Benches and trash cans not necessary on Copper. Relocate benches to New Rochester Road (City standard)
 - Add permit numbers
 - Granite bound in driveway? – Will be nail in pavement
 - Is one of the driveway spaces tandem to garage? If so, revise parking calculation and no CUP needed.
 - Show snow storage areas
 - Indicate sidewalk material



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- Add note that garages will have 240V electrical outlets for future EV charging
- Common plan notes to add:
 - File #P22-27 & P22-28
 - Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal.
<https://www.unh.edu/unhsc/ptapp>
 - The site layout is designed in compliance with applicable accessibility regulations. The proposed structure will be also be designed in accordance with applicable accessibility regulations. (i.e. IBC, ANSI-117.1) and NH RSA 155-A:5.
 - Is private road note on there?

Police Department:

- Construct roadway wide enough to accommodate one side parking, reduces potential for overflow on nearby streets.
- Eliminate internal sidewalk and add internal on-street parking on one side and add parking signage

Engineering:

- 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: Note that an existing drain line is located on the east side of New Rochester Rd
- General: City shall be granted a utility easement for the water and sewer line. Coordinate dimensions with Community Services.
- General: Indicate slope of sidewalk in cross-sections or details
- Sheet 8: Note 14 - As-Builts are required
- Sheet 8: Restripe Copper Lane/ New Rochester Rd intersection per NHDOT Standard Plan PM-9

- Sheet 8: Extend sidewalk along Copper Lane to New Rochester Rd and along frontage of New Rochester Rd
- Sheet 8: Move “No Parking Fire Lane” sign near mail kiosk to center of turn-around
- Sheet 8: Consider adding “No Parking Fire Lane” at end of Copper Lane (Station 3+17) to prevent obstruction of fire truck from turning around
- Sheet 8: Snow storage at the end of Copper Lane has been identified within the inlet and outlet of the drainage pipe, and on the sediment forebay. Locate snow storage according to NHDES recommendations.
- Sheet 8: Evaluate relocation of existing driveways from New Rochester Rd to Copper Lane due to proximity of existing driveways to new road. – Turnarounds could be added
- Sheet 9: The low points of the road are located at the entrances to the driveways at Lot 104-1 and Lot 104-6; evaluate if ponding and icing will be a concern. Consider providing catch basins at low points in the event the porous pavement is clogged or an intense rainfall occurs; water will still need to drain
- Sheet 13: Note 13 – detectable metallic underground tape shall be labeled appropriately
- Sheet 13: Show UGE line type as bold to indicate proposed. Does UGE include power, cable, and telephone?
- Sheet 13: Sewer services for Lot 104-1 and Lot 104-2 shall be SDR 35 and not SDR 21.
- Sheet 13: Locate water line (and services) and sewer to eliminate the need for insulation and bends in water line; 5’ of cover is required for water line, and should have a constant slope.
- Sheet 13: Sewer manhole is required at connection of proposed 8” sewer line to existing 12” VCP
- Sheet 13: There appears to be a duplicated hydrant near Lot 104-3; please remove if not necessary
- Sheet 14: Cross-sections don’t appear to match proposed conditions on Sheet 9
- Sheet 21: Confirm stationing of Typical Roadway Sections



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- Sheet 23: Sewer manhole covers shall be Liftmate R-1743-LM or approved equal with 90 deg hinge
- Stormwater Management Report: Please provide backup for how the Tc was calculated for the porous pavement. 616 minutes seems excessive for a 12-inch filter.
- Evaluate lighting at Copper Dr. New Rochester Rd. intersection

Fire/Inspections Services:

- Edit table of contents as sheet 13 is utility and 14 is cross section
- Private roads shall have a Drive suffix
- Locate No Parking fire lane signage on both sides of the road or increase road width for one side parking
- Indicate area of snow storage
- Electric utility requires meters to be accessed from driveway side
- Sheet 13 indicates two hydrants – one without water piping- revise as needed.

Business Development: None

Planning Board: None

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

TRC Paused at: 10:56 am.