



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: June 30, 2022

INTENT: Construction of fifty-six (56) (55+ age restricted) residential townhouse units in a series of eight (8) buildings. Fifty-two (52) of the units are to be achieved by acquiring Transfer Development Rights (TDR). The proposal is a 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-six (56) age restricted residential units. The proposed plan will subdivide the current parcel.

LOTS/UNITS PROPOSED: 56 Residential Units (4 previously approved/52 new TDR)

AGENDA ITEM #: 1

ACREAGE: 34.44± acres / proposed SD 9.6±acres + 24.84±acres

ZONING DISTRICTS: IT 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: -§157-32.G: Road grade within 75' of an intersection

ATTENDANCE:

Members:

Michael Asciola, Planning
Natasha Kypfer, Zoning
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
Christopher Parker, Business Development

Others:

Chris Berry, Berry Surveying & Engineering
Dave Paolini

Approval of Prior Meeting Minutes:

J. Maxfield moved to approve the June 23, 2021 meeting minutes. Seconded by: C. Parker. Vote: U/A.

PLAN REVIEW:

Planning:

- Impact, W/S investment and recreation fees reminder
- Proposal includes a subdivision application and waiver request to site plan
- Is there a market (or other project) for immediate back yard to be drainage infrastructure. Seems close and should be noted in deed/lease/on plan what is allowed, not allowed, etc. to be clear to future residents
- Provide a narrative regarding how this project utilizes/meets zoning provisions including IT, TDR, previous site plan, and Secondary Groundwater Protection Zone,
- 30' TDR buffer or waiver? Prior plan has a "buffer" around original parent parcel of 100' or 50'
- Must have 5% EV readiness (6 needed / 2 provided)
- Very limited useable outdoor common areas provided
 - Could benches be added near sidewalk along Cielo Dr.?
 - Picnic table area/outdoor gathering area?
 - Could additional bike rack be added near parking lot?
 - Confirm landscape plan and streetscape match including types of trees, etc.
- Porous pavement maintenance plan to be recorded at SCRD with Stormwater Management Plan
- Revised HOA docs needed, how are already built units HOA affected? Memo to explain
- Add architectural features/windows to ends of townhouses
- Revise Plans to add owner's signature and combine into one set. Remove architectural drawing sheets that are inaccurate and have RA sign/stamp.

Police:

- Previous police comment #1 remains: 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.
- All other previous police comments have been addressed satisfactorily.



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- From the new proposed 18-space parking lot, consider constructing a footpath directly to Windsor Drive (or else the users will likely do it themselves).
- Justify the location of benches and trash receptacles at the rear of the secondary parking lot with respect to the behaviors of the residents. Is this actually a likely destination spot, given that there is no sidewalk connection? Is there room to construct a small dog park here? This could be a nice amenity for the residents.
- General: Provide a sign identifying porous asphalt is present and that there are restrictions on deicing materials on porous surfaces.
- General: Provide a commitment to maintain stormwater and specifically the porous pavement, that can be recorded at the registry of deeds.
- General: Recommend reduction in size of porous pavement in accordance with UNH SWC recommendations.

Engineering:

- 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 Engineering to send CAD details.
- Sheet 13: Provide catch basins at low points – if porous pavement is clogged, or an intense rainfall occurs, water still needs to drain Addressed in Windsor Drive. Applicant to clarify if basin is needed to prevent runoff from flowing off parking lot and towards closest building.
- Sheet 13: Check grading – some grade lines indicate no curb reveal Applicant to review grading along new proposed curb cut on Cielo Drive.
- Sheet 21: Provide pump station calculations to confirm it is sized appropriately. Not Addressed.
- Stormwater Management Report: Please provide O&M Plan for porous surfaces including schedule of inspections and maintenance. Not provided.
- General: Show wastewater pump station on all plan views and proposed screening.
- General: Indicate on the plans how power is fed to the generator?
- General: Clarify Units 53 to 56 are on a separate parcel and whether a utility easement(s) are required for drainage, sewer, and wastewater pump station.
- General: Proposed transformer is located directly on property line.
- General: Submit annual report on wastewater pump station including list of emergency contacts to City.
- General: Change handicap to accessible
- General: Inspect and certify the ADS stormtech unit is sufficient to accept additional flows and is functioning properly. Submit report to City Engineer.
- General: Identify what is specified infiltration rate is for porous pavements and the supporting test pit information.
- General: Wastewater connection permit is required
- General: Identify tees along water line

Fire/Inspections Services:

- Inspection Services to meet as indicated for items 8, 9, 10, 11, 12, 13 and 14 in Berry Surveying June 9, 2022 response letter.
- Suggest relocating the proposed EV stations in the adjacent lot adjacent to the accessible access aisle to provide accessibility to the charging feature.
- Clarify accessible route from accessible parking space from adjacent parking lot into site

Business Development:

- Would like to see age restriction removed to provide inclusive housing option for all, housing needed for all ages
- Will new HOA have access to existing clubhouse? Limited access may be offered
- 2005 CUP likely needing to be amended
- Potential to add dog park area, would Eversource easement be possible location?
- New HOA should be clearly informed of their infrastructure obligations and reserves and private road regulations

Planning Board: N/A

Next Steps: The applicant shall review and develop drainage and stormwater management plans in consultation with and to the satisfaction of the Engineering Department.



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Additionally, the applicant shall meet with Inspection Services to address the issues raised in the June 9, 2022 response letter to the satisfaction of Inspection Services.

Revise plans to address identified issues and resubmit Planning Board review.

Adjournment:

C. Parker moved to adjourn at 12:30. Seconded by J. Maxfield.
Vote: U/A.