



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: August 4, 2022

INTENT: To create 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: §157-32.J - Road Length & Width

PREVIOUS TRC: May 12, 2022

ATTENDANCE:

Members:

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

Others:

Dave Paolini, Knox Marsh Development
Chris Berry, Berry Surveying & Engineering
Robert Baldwin, Central Falls Realty

Approval of July 7, 2022 Minutes:

R. Amy moved to approve the July 7, 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 readiness – 5% required – can be inside garages
- HOA Docs needed and must reference O & Ms for Stormwater, Landscaping, Porous Pavement, and Trash and calculation for the reserve – applicant requests as COA
- COA lifetime maintenance of proposed 6' white vinyl fence, add to HOA docs
- Revise Plan to:
 - Add permit numbers
 - All professional stamps and signatures
 - Owner's signature
 - Add note that garages will have appropriate electrical outlets for future EV charging
 - Update caliper size to 3" min on Sheet 25 Note 19
 - Add light detail
 - Clarify provided side setbacks in provided column
 - Change cover sheet ToC sheet #s - Landscape Plan 15 to 16 and Lighting Plan 16 to 15

Police Department:

- If feasible, construct sidewalk with grass strip between curb and walkway for consistency with the opposite side of the street. Abutters were very vocal on this issue during design of the easterly sidewalk. PS pole 7/15S may need to be relocated.
- Would like to see sidewalk extended to Hotel Drive intersection

Engineering:

- Sheet 7 of 27: Revise note 12 to reflect that the easement to the City shall be to maintain the potable drinking water quality through the hydrant flushing program and access to individual unit curb boxes.



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- Sheet 7 of 27: Provide note that indicates utilities within the Private Drive are to be the responsibility of the HOA including the routine maintenance, replacement, repair, and inspection as needed.
- General Comment: Applicant should evaluate whether centering Copper Drive between the existing driveways is possible.
- Sheet 8 of 27: Provide Striped crosswalk at Copper Drive Intersection.
- Sheet 8 of 27: Provide ADA warning panels at curb ramps across Copper Dr.
- Sheet 8 of 27: Provide a sign identifying porous asphalt is present and that there are restrictions on deicing materials on porous surfaces as indicated in the I&M Manual.
- Sheet 9 of 27: Add note to plan to coordinate utility work within New Rochester Rd with the City of Dover Community Services Department to avoid conflicts with 10" raw water line. A PDF of the as-built for this line is provided.
- General Comment: The City recommends that the applicant source out ductile iron piping, which is the City preferred material, in advance commencing construction.

Fire/Inspections Services:

- Review documents did not include elevation or building plans

Business Development: None

Planning Board: None

Next Steps: Revise plans to address identified issues and resubmit for Planning Board Review.

TRC Paused at: 10:52 am.