



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P22-78

Application Type: Site Review  
Applicant(s): Stonearch Development Corp.  
Owner(s): 59 Tolend Rd, LLC and Eugene A. & Donna L. Sgrignuoli  
Location: Between 53 & 65 Tolend Road and 22 Sun Hawk Lane (Assessor's Map E, Lots 65-1 & 65-A)  
Date: January 12, 2023

**INTENT:** To construct 104 townhouse units, 44 units (24 HUD, of which obtained via TDR), and over 5 Phases. Related OSS, CUP, LLA, and TDR applications also to be heard by Planning Board.

**UNITS PROPOSED:** 102 single-family attached, and 1 duplex (104 units)

### AGENDA ITEM #: 1

**ACREAGE:** Total = 44.41± ac  
Lot 65-1 = 31.87± ac  
Lot 65-A = 12.54± ac

**ZONING DISTRICT:** R-20

**EXISTING LAND USE:** Residential and Vacant Land

**PROPOSED LAND USE:** Residential, duplexes

**SURROUNDING LAND USE:** Residential, Wetlands Overlay

**ZBA ACTION:** None

### PERMITS REQUIRED:

NHDOT Excavation, NHDES Wetlands, Army Corps. under the PGP, NHDES AoT, NHDES Sewer Discharge, NHDES Shoreland, NHDES DWGB, EPA Notice of Intent & SWPPP, NHB, and DHR

- CUPs: Wetland Buffer Impacts, Wetlands Area Impact, and >20% Slope for Contiguous Area

### RELIEF/WAIVERS REQUESTED:

- Variance
- Waiver from §157-32.G., Intersection Grade
- Waiver from §157-21.F.(4), 40' OSS Buffer Red.

### ATTENDANCE:

**Members:** Donna Benton, Planning  
Natasha Kypfer, Zoning  
Tom Abbott, Inspection Services/Fire  
Marn Speidel, Police  
Frank Torr, Planning Board  
Ken Mavrogeorge, City Engineer  
Reid Amy, Business Development

### Others:

Chris Berry, Berry Surveying & Engineering  
Kevin Poulin, Berry Surveying & Engineering  
Brian O'Neill, Stonearch Development  
John O'Neill, Stonearch Development  
Scott O'Neill, Stonearch Development  
Ryan Crosby, Dover Housing Authority  
Jason DeWildt, SUR Construction

### Approval of minutes from December 1, 2022:

R. Amy moved to approve the December 1, 2022 minutes. Seconded by M. Spiedel. Vote: U/A.

### PLAN REVIEW:

#### Planning:

- Reminder: Impact fees, Water & Sewer investment fees, TDR fees
- Variance needed for townhouses. Provide proof that buffering/screening will hide development from Tolend Road/neighborhood homes, Sunhawk, etc.
- Ensure subdivision plat meets regulations
- Clearly outline CUP requests and how the criteria are met.
- Provide draft deed restrictions
- Easement language for conservation / trail area?
- "Riverside Estates" development name, other options?
- Clarify Sun Hawk Lane's directional pattern
- Provide permission from NHDOT about Sun Hawk
- Provide more details about the driveway walls
- Provide bench detail
- Provide Letters to Serve (for water and gravity sewer extension)
- Add no cut, no disturb notes for the treeline
- Own or rent? Or rent to own? Provide narrative to ensure TDR compliance for HUD restricted units
- AOT permit status?
- Add note that private development trash pick up includes waste bins throughout site
- Yield plan (Sheet 18), Note 7 on R-20 sheet is triggered?
- Indicate the yield plan is realistic – losing 7-9 units because 9 units on west side may not receive a CUP for yield
- Explain OSS vs. TDR buffer
- Generator for pump stations?
- Atina residents notified?
- Easement on private roads for access to trail parking
- Revise plans:



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- Planning file number P22-78
- Owner's signatures on the final plans
- Remove or relocate units 36-40 and revise 31-45
- Add sidewalk near unit 45 to connect to crossing by unit 30
- Any chance of connecting to trail by unit 87? Provide additional public parking
- Rendering of unit 62-64 and other building types
- Provide bike rack near trail parking
- Bus route/stops?
- Indicate upland percentage
- Add more landscaping (both shrubs and trees)
- Wiring for EVSE in garages?
- Plan for grill space?
- Move transformer screening to ROW side not parking side near Unit 20 or any others
- Add note about private road and what it would take to apply for acceptance by City Council.
- Site Plan Common Notes: revised template published 11/2022, please see and update #8 and #22
- Ensure buffering/screening behind units 1-19 so not visible from Tolend Rd.
- Label public trail parking and number of spaces
- General Comment; Add note or revise plan to show how the City's easement, that is turned over as part of this project, is accessed by the public and City. Clarify how trail and public parking for trail is maintained. If trail is intended to be maintained by the City, ensure maintenance width is a minimum of 5' wide and accessible by City vehicles.
- Sheet 2; Site Plan Note #12 – Delete the phrase "If a street is proposed for city acceptance." As all of the roads are noted as private.
- Sheet 2; Site Plan Note #13 – add the phrase "and communication companies" after Eversource
- Sheet 2; Site Plan Note #21 – Change title from Assistant City Manager to Director of Planning and Community Development
- Sheet 2; Site Plan Note 26 – Revise the second sentence to note that Plans are to be submitted to engineering...
- Sheet 2; Utility Note #59 and #60 - Change reference to Dover DPW to Community Services.
- Sheet 2; Utility Note #74 – Revise note to indicate 1.5' of vertical clearance and 10 feet of horizontal clearance between water and sewer.
- Sheet 2; Utility Note #81A – Clarify if that BMPs are Erosion Control BMPs
- Sheet 3 – Add note indicating snow shall be removed from the property and disposed of in accordance with all local, state, and federal regulations once identified snow areas are full.
- Sheet 2; Required Blasting and Excavation – Please note that the Fire Department shall be notified prior to any blasting activities.
- General Comment: Provide radii at corners of pull offs adjacent to pavement and 1:1 taper.
- General Comment: Provide typical detail for brick or concrete driveway wall. Clarify how this wall would impact snow removal activities. It looks like the wall heights can be as much as a foot. Will this be a tripping hazard? Could these be vegetated instead?
- Sheet 26; There appears to be a stop bar that crosses the entire road on Sunhawk Drive. Please clarify if Sunhawk is a one way road. If Sunhawk Dr is closed to traffic (it is gated), should the DNE signs be moved to the stop bar?
- Sheet 27; How are units to be accessed if there is a crash gate? Will an easement be needed from the DOT to travel across Sunhawk Dr?

### Engineering:

- General Comment: Revise the narrative to indicate that the road is to be private.
- General Comment: Narrative and plans call out Adult recreation outdoor exercise areas. Please identify what these are and provide details.
- General Comment: Size of fire protection line is indicated as being designed by the architect in the narrative. Please note that the size of the fire suppression line should be sized by a fire suppression engineer. Calculations should be provided to Community Services and Inspection Services prior to the start of construction.



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- Sheet 29; Check edge of pavement behind unit 65 near STA 61+00. There appears to be a curve that is out of place. Clarify the intent of this curve.
- General Comment; Provide minimum 4 feet of cover over drainage pipes.
- General Comment; Slope of Theodore Drive exceeds 7.5% in the vicinity of Units 37 & 38. If the sidewalk along the drive is intended to be an ADA accessible route, the grading should be revised to provide periodic rest areas and crosswalks that are below maximum ADA slope requirements.
- General Comment; NHDES Stormwater Manual recommends a 3 ft diameter riser for gravel wetland inlets. Clarify if such a riser is provided or engineering judgement as to why it is not needed.
- Sheet 65; Adjust viewport to show entire limits of proposed water main construction.
- General Water Comment; Add note to coordinate location of water valves with Community Services. Typically gate valves shall be located within water main, on the uphill side, at each hydrant location.
- General Comment: Provide blow offs/air release valves at all high points of the water main
- General Comment; Roadway Cross Sections; consider swales on each side of cut slopes to prevent water from sheeting onto road and sidewalks.
- General Comment; Additional sewer comments may arise during the wastewater connection application review after the location of the sewer extension is agreed to.
- Sewer Extension Comments:
  - The City would prefer the proposed sewer tie into the sewer main in Washington St at SMH 4386 due to its greater capacity to serve than the route currently proposed. If this alignment is pursued, the City will want to see an analysis of the existing siphon on Fourth St and limitations identified, if any.
- In order to tie into the Washington Street line, the existing clay pipe between SMH4386 and SMH3285 would need to be reconstructed and lowered. Currently the majority of that run is 12 inch which would provide capacity for future expansion down Tolend in addition to serving the proposed project.
- If the Applicant intends on tying into SMH4385, a capacity analysis of the downstream sewer main from SMH4385 to SMH 3241 in Fourth St. will need to be provided and limitations identified, if any.
- General Comment; Clarify how outlet structures of gravel wetland is to function as it appears the bottom of the system is below the invert.
- General Comment; Add a note provide the City an easement to access waterline and hydrants to maintain water quality.
- General Comment; Please clarify the intent of secondary storage tank at Pump Station #1 if there is a backup generator provided.
- Drainage Study Comments:
  - Total areas for existing and proposed analysis do not match. Please revise.
  - Provide additional detail on how volumes are reduced from the stormwater management system without proposing infiltration. In fact there is a waiver from groundwater recharge.
- Confirm that volume below lowest outlet of the gravel wetland structures are not factored into model.

### Police Department:

- Police department does not support an emergency access gate from Sun Hawk. Remove gate to provide full access and see bullet #2 below.
- Either pave/construct Sun Hawk to 20' width, allowing for full access (one-way in is okay), or reconfigure the internal roadway layout to ensure a school bus can navigate in and out via Theodore. Proposed "school bus waiting" parking spaces near Tolend are insufficient.
- Traffic Impact Analysis should take a closer look at the level of service for the Columbus/Littleworth intersection, particularly during the AM peak hour with added trips from the project



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site. This is the most direct route toward Dover Middle and High Schools. This intersection already tends to back up in the AM.

- Would prefer that the term "Riverside Estates" is not used for this development; potential for E-911 confusion.
- Add appropriate Intersection Ahead symbol warning signs (MUTCD W1-10) on the Tolend Road approaches.
- Columbus Avenue impact

- Add sewer to narrative that it is available i.e. MOU to City
- Move unit near Spaulding

**Next Steps:** Resubmit for second TRC. Following TRC approval, Zoning Board of Adjustment first for Variance, and then to Planning Board.

**Adjournment:**

F. Torr moved to adjourn the meeting at 11:18 am. Seconded by K. Mavrogeorge. Vote: U/A

**Fire/Inspection Services:**

- Indicate if there is a central mail center.
- Clarify if the structures are to be constructed as townhouse or apartment buildings
- Provide a separate water shut off for the domestic and the suppression
- Indicate if there are alternative power sources for the three waste water pumping stations.
- Is plan set designed in accordance to NFPA 820 for municipal waste water
- Add a fire hydrant off Liam Drive at unit 69- see sheet 65.
- Provide an alternative to the post hydrants at the end of Amelia Drive. See sheet 139 detail U-102
- Provide guardrail details
- Provide retaining wall construction details TOW and BOW elevations on plan set.
- Sheet 111 verify Dover Fire Truck 1 dimensions indicated in plan set.
- Vehicular access from Theodore Drive through Sun Hawk to be unrestricted access road constructed to support T-1.

**Business Development:**

- Increase HUD units
- Increase parking at trailhead; will residents use it as overflow?

**Planning Board:**

- Add arrangement between DHA & Dev. to narrative
- Note private road in narrative