



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SUBD-2023-0005

Application Type: Open Space Subdivision
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: July 20, 2023

INTENT: To propose a 27-lot subdivision with 2 open space areas.

UNITS PROPOSED: 27 LCAs (29 overall)

AGENDA ITEM #: 2

ACREAGE: Total = 44.42± ac

Lot 65-1 = 31.87± ac

Lot 65-A = 12.55± ac

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential and vacant land

PROPOSED LAND USE: Residential, duplexes

SURROUNDING LAND USE: Residential, Wetlands Overlay

Previous TRC: May 18, 2023

ZBA ACTION: ZONE-2023-0014

PERMITS REQUIRED:

NHDES Wetlands, Army Corps. under the CGP, NHDES AoT, NHDES Subdivision, NHDES Shoreland, NHDES DWGB, EPA Notice of Intent & SWPPP, NHB, and DHR

RELIEF/WAIVERS REQUESTED:

- Waiver from §157-32.G., Intersection Grade; 3 locations
- Waiver from §157-21.F.(4)., 40' OSS Buffer Red., 1 location

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Marn Speidel, Police
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
James Burdin, Business Development

Others:

Chris Berry, Berry Surveying & Engineering
Kevin Poulin, Berry Surveying & Engineering
John O'Neill, Stonearch Development
Scott O'Neill, Stonearch Development

PLAN REVIEW:

Planning:

- Reminder: Impact fees, Water investment fees
- Provide reserve calculation to be reviewed by City Engineer and Planning Director
- Provide HOA and easement docs
- Draft easement for trail to be reviewed and eventually brought to Con Com and City Council
- Ensure snow storage areas between driveways won't impact sight distance
- Provide sight distance plan on Tolend Road. AASHTO Standards for 40MPH vs. actual traffic speeds
- Trail parking easement area-how many cars could fit outside of wetland buffer?
- Recommend using 29 units in traffic study
- Response to §157-32.A.; road widths and parking restricted to one-side
- Site plan app not needed
- Confirm balance of lot sizes are *contiguous* uplands in open space provided
- Update narrative regarding LLA & Variance
- Revise plans:
 - Revise yield plan for single family if single family units are intended.
 - Add Planning file number SUBD-2023-0005
 - Owner's signatures on the final plans
 - Professional stamps on the final plans
 - Revise Plan Note #10 on Sheet 2 to reference approved ZONE-2023-0014
 - Confirm no septs within 75' of a wetland
 - NHDES Subdivision approval/lot size?
 - Note Variance granted and LLA reference plan
 - To add private road note
 - Private trash pick up?
 - Provide open space calc note.
 - School bus pick up on Tolend?
 - Replace some of the picnic tables with bocce court
 - Screen transformers
 - Include material of sidewalk
 - Tree details?
 - Revise Note 38 on Sheet 2, from "duplex" to "2-family dwelling" to mirror verbiage in the zoning



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Engineering:

- General Comment: Add note that Design Engineer of record or shall provide signed letter to City Engineer certifying that the stormwater management system and utility infrastructure have been installed in accordance with approved plans.
- General Comment: It is strongly recommended that the Applicant submit a detailed breakdown of proposed HOA costs for annual maintenance and replacement of private infrastructure including backup as to how the fees are estimated.
- General Comment: Applicant should make sure that emergency contact information is in the HOA documents and posted publicly near the pump stations.
- General Comment: Who will be responsible for maintenance of the trail? If the City is to maintain the trail, the path should be at least 5 feet wide.
- General Comment: Recommend that no parking signs say no parking this side of road rather than fire lane.
- Sheet 2: Note 72 states minimum slope for 4-inch pipe but 6-inch is provided.
- Sheet 3: Revise snow storage note to correct misspelled word, "shall".
- Sheet 45: Note indicates that additional evaluation for a liner will be needed during construction. Applicant to provide copies of test pits used to determine whether low permeable liner is needed.
- Sheet 57: Connection to water main in Atina does not call out stainless steel tapping sleeve which contradicts the TRC response.
- Sheet 79: Driveway grade has not been revised. Waiver request still in application. Please clarify if there is a revision intended.
- Sheet 90: Detail C14 has been updated. Does the concrete pad sit on native earth or stone? What are the pad dimensions? It appears that the bike rack would extend through the concrete pad. Please clarify.

Police Department:

- Per response note #8 to Planning and #6 to Engineering: on which side is parking proposed to be restricted, and where are signs located? Could not locate on Site Plans.
- Provide a tip-down at terminus of the sidewalk at Tolend Road. This should correspond with a residential driveway on the opposite side.

Fire/Inspection Services:

- Sheet 27 – Mail kiosk above curbing?
- Sheet 35 – Sun Hawk width?
- Sheet 79 – Driveway note

Business Development:

- Prior comments were information-only and have been acknowledged. No new comments.

Planning Board: N/A

Next Steps: Unofficial TRC or work directly with departments, then apply to the Conservation Commission.

Adjournment:

M. Speidel moved to adjourn the meeting at 11:30 am. Seconded by K. Mavrogeorge. Vote: U/A