



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0005

Application Type: Site Review
Applicant(s): Horizons Engineering Inc.
Owner(s): Zeland Schwartz Trustee, The Zeland Schwartz Revocable Trust
Location: 36 Olive Meadow Lane (Assessor's Map A, Lot 45-A-2)
Date: August 17, 2023

INTENT: Proposal is to build 32 individual units through Transfer of Development Rights (TDR).

UNITS PROPOSED: 32 units

AGENDA ITEM #: 2

ACREAGE: 25.1± ac.

ZONING DISTRICT: R-40, Wetland Overlay District, Conservation District

EXISTING LAND USE: Child Daycare

PROPOSED LAND USE: Residential, Affordable/Workforce Housing Development (HUD FMR-rated)

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: TBD

RELIEF/WAIVERS REQUESTED: TBD

PREVIOUS TRC: July 13, 2023

ATTENDANCE:

Members:

Members: Donna Benton, Planning
Tom Clark, Planning Board
Marn Speidel, Police
James Burdin, Business Development
Jill Semprini, Engineering

Other:

Maggie Randolph
John Randolph
Mike Sievert

PLAN REVIEW:

Planning:

- Reminder: Impact fees, Water/Sewer Investment fees if applicable
- TDR approval and fees as applicable
- Amending existing easement area? Who are the easement holders? Have they signed off on the change? Could you move that unit and avoid altering existing easement?
- Letters to serve?
- *Photometric report is missing, §153-14E(1)(b)[2] (provide a lighting plan that meets the regulations)*
- Revise plans to add:
 - Owner's signatures on the final plans
 - PE, LLS, LLA signature & stamp on the plans
 - EV readiness?
 - Landscape O&M Plan
 - Landscape plan to meet regulations
 - Revise note 49 to include the calculation, the number of units, and Fair Market HUD Rental Restrictions
 - EV readiness?
 - Revise spelling typos

Engineering:

- General Comment: Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page. <https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
- Narrative Comments:
 - A more comprehensive narrative has been provided. Please add additional detail on all of the proposed utilities and stormwater management at the site.
 - There is a reference to each new building having a small front porch but one is not shown on the Architectural plan.
 - There is mention of future walking trails. Please indicate where these future trails could be located.
- Drainage Report Comments:
 - The report states that the stormwater design complies with Dover standards. Applicant shall review the section 153-14 of the Dover Code and clarify how the design meets the City's requirements.



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- Project appears to exceed 100,000 sf of disturbance and will require NHDES Alteration of Terrain permit. Please provide copy of complete application when submitting to NHDES.
- Section 4 Pre-development conditions references Back River Road and Bellamy River neither of which are near this proposed development. Please review and revise accordingly.
- The calculations provided both are titled POST. Please provide the pre-development calculations.
- Please site reference for the percent removal rates for TN, TP, and TSS for the proposed Stormwater Management System.
- Please provide the calculations as to how the WQV is calculated.
- Provide backup data showing the rainfall amount shall be based on current extreme precipitation estimates obtained from the Northeast Regional Climate Center.
- Provide backup data showing how the infiltration rate was obtained in accordance with Section Env-Wq 1504.14.
- The proposed infiltration basin appears to have been located in areas with less than desirable infiltration rates. Provide backup showing that infiltration in this area is permissible and not prohibited by the requirements of the NHDES (in particular 1508.06(a)).
- Revise design so that the post-development peak rate runoff does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events as required by the code.
- Provide backup data showing elevation of ESHWT was taken into consideration for infiltration basin design including test pit results. Per the code, seasonal high-water table elevations must be accounted for in all BMP design criteria.
- The appendices are empty. Please provide missing documents including but not limited to Pre and post-development watershed plans.
- General Comment: Multiple plans note that the lot would be served by Municipal Water and Sewer. While they receive municipal services, please add a note that the sewer force main infrastructure within Olive Meadow is private.
- General Comment: Plan set scale is too small to see much detail. Recommend showing additional notes or larger scale plans.
- Traffic Impact Study:
 - Right turn warrant analysis was not provided. Provide analysis to show if deceleration lane is warranted.
 - Left turn warrant analysis, Figure 2-5 uses 30mph as 85th percentile but report notes that police provided a value much higher. Please clarify if the higher value changes the result.
- C100.1:
 - Extend proposed city easement to extents of the project and the water stub provided.
- C101:
 - Coordinate name of roads with IS. Cooper Drive name may cause confusion with recent Copper Drive Development.
 - Provide stop bars and stop signs at the end of the one way “mini drives”
 - Provide one way signage on both ends of the “mini drives” in accordance with MUTCD.
 - Provide crosswalk across “Cooper Drive” to connect the two sidewalks.
 - ADA spaces are called out on the plan. Please show ADA compliant pavement markings and signage.
 - Identify all curb radii.
 - Show proposed light pole bases.
 - Plan notes a shed to be removed. Will the sidewalk connect the development to the childcare facility?
 - Applicant to provide copy of written easement for water system maintenance to City Attorney for review prior to CO.
 - Two recreation areas are on slopes. What types of recreation is expected in these locations?
 - Show the limits of tree clearing.



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- Could additional dumpsters be located closer to the individual units or the community building?
- Snow storage area appears to be blocked by guardrail. Does owner have equipment to move snow up and over?
- Snow storage does not seem to be at the end of Cooper Dr which would be a likely spot to move snow.
- C102 (Grading):
 - Number of catch basins provided appears insufficient for the amount of impervious. Provide calculations showing basins do not overtop and pipes are appropriately sized. Appendix E not included in the Energov documents.
 - Several pipes leaving catch basins do not have lengths or slopes identified. Please label all pipes.
 - Show finish floor elevations on the proposed buildings.
- C103 (Utility):
 - Has Eversource or Communications companies commented on the existing infrastructure in Olive Meadow's ability to handle the additional load? Will work within the roadway be necessary?
 - Provide at least two gate valves and anchor tees at hydrant locations.
 - Waterline in the loop road shows a curve. Is this constructable without fittings?
 - Provide additional separation between water main and buildings. Does not appear to be enough room in the event of a repair to work.
 - Provide gate valve on the stub for future connection.
 - Backup generator appears close to building unit 6. Confirm proper separation is provided.
 - Inv(I)(B) on SMH 05 appears to be less than 2 feet above the invert out of the structure. Per Env-Wq 704.16, Invert differences greater than 6 inches and less than 24 inches shall be eliminated by adjusting the sewer slope.
- C103.1:
 - Add City SMH numbers to the plan. Coordinate with Community Services to obtain.
 - Recommend flattening the slope on the gravity sewer line or adding additional structures to provide proper cover and aide in connecting abutters to the system.
 - SMH 13's rims differ between the plan and profile.
 - SMH 12's rims and inverts differ between the plan and profile.
 - Extend gravity sewer to top of hill to avoid another air release in the FM.
 - There may be a conflict between the proposed gravity sewer and the existing force main. How will the existing force main remain in operation until the gravity line is constructed?
 - If keeping the existing force main in Olive Meadow, show the connection into SMH12.
- General Comment: Engineering requests a letter certifying the tie in locations or discharge points for all sump pumps and roof leaders for existing and proposed structures on the property will not connect to the sewer.
- C200:
 - Trucks appear to cross onto driveways. Please provide additional detail.
- C502:
 - Pipe Outlet Protection Detail calls out protection for 18" outlets but C102 shows the outfalls as 12". Please clarify which size pipe is provided.
- C507:
 - Typical Drain Manhole detail has note that refers to notes 5 and 6. Unclear where these notes are.
 - Typical Drain Manhole detail has note that calls out frame and grate. Manhole shall have solid cover with DRAIN marked in the top.
 - Typical Catch Basin detail should have an oil separator hood on the outlet pipe.
 - Typical Valve Connection detail: All valves and hydrants shall open left (counterclockwise)



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- Per 157-40 of the Dover code, provide minimum 3 feet of cover over drainage pipe. Modify design as appropriate.
- General Comment: Emergency contacts shall be provided for pump system after construction is complete.
- General Comment: Applicant shall provide an operation and maintenance plan for the pump station.
- General Comment: Photometrics Plan should be provided.
- General Comment: Recommend providing concrete pad and detail for expanded trash area.
- Pump Station Design Calculations:
 - Narrative mentions the buildings have 2-4 bedrooms. Please identify the number of bedrooms per unit.
 - Childcare facility has been omitted from the design loads calcs but should be included.
 - Clarify if appliances are taken into account for the design load.
 - Provide Figure 3-2 that is cited in the calcs.
 - Calcs indicate a 3 inch FM is proposed which contradicts the plans and details which show a 4 inch FM.
 - The proposed pumps do not appear to be adequate for the proposed use. The calculations should be revised based on a FM tying into a SMH at the top of the hill.

Fire/Inspection Services:

- Proposed street names: Sage too close to Gage, Cooper too close to Copper
- Indicate location of accessible parking spaces throughout; Not noted?
- Plans to indicate design and construction conformance to applicable accessibility regulations; Reference NH RSA 155-A:5.
- Plans set to include design compliance with NFPA 820 for waste water disposal system; Was note added?

- Sheet C 505 Plan set detail to include the hazardous location classification and applicable boundaries (i.e. Class I div. I); Turning template to be shown using Dover T-1 Truck

Police:

- Much of labeled snow storage area appears inaccessible due to guardrail
- Is dumpster proximity to Unit 1-11 workable? Likely to result in stopping/queuing of residents' vehicles while passing through
- Traffic Impact Study: in left turn warrant analysis, Figure 2-5 input variable uses 30mph as 85th percentile. Will correcting this input variable change the result?
- No right turn warrant analysis included. It is reasonable to assume that 80%-90% of traffic entering will be from the east. Could this meet a threshold for a deceleration lane?
- Potential public safety concern with use of Cooper Drive as road name.
- Will elementary school bus access the entire site? Middle and high school buses will likely not.

Business Development:

- *The proposed residential use, including the use of TDR at this location, appears generally consistent with the residential zoning and character of the area – existing properties along Olive Meadow Lane are undersized for the R-40 zone, existing vegetation on the subject and abutting parcels would likely screen abutters from impacts of increased density, and any such impacts are unlikely to exceed those of the Spaulding Turnpike or uses in the IT zone.*
- *Business development supports the proposal to retain the existing child care center as part of this development. We encourage the applicants to approach site buildout in a way that minimizes and/or proactively communicates potential impacts to the operators.*
- C101 shows new fence around daycare play area. How much area are they losing?

Planning Board:

- What is the overall road length? Is FD ok?

Next Steps: Meet with Dover Engineering, address remaining comments/missing items. Come back on 8/24/23 for another TRC.

Adjournment:

M.Speidel moved to adjourn the meeting at 11:58 am. Seconded by T.Clark. Vote: U/A