

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0007

Application Type: Site Review
Applicant(s): Knox Marsh Development, LLC
Owner(s): Robert Baldwin
Location: 34 New Rochester Road (Tax Map 39, Lot 103)
Date: October 12, 2023

INTENT: To construct 5 two-family structures (10 units in total) with the single-family dwelling to remain on the property.

UNITS PROPOSED: 10, plus existing (11 in total)

AGENDA ITEM #: 1

ACREAGE:

Existing = 0.47± ac.
Post Lot Merger = 93,953± sq. ft.

ZONING DISTRICT: G

EXISTING LAND USE: Single-family residence

PROPOSED LAND USE: Add 10 residential units

SURROUNDING LAND USE: Residential,
Willand Pond

ZBA ACTION: None

PERMITS REQUIRED:

- EPA NOI
- NHDES Sewer Discharge Permit

WAIVERS REQUESTED:

- Drainage pipe
- Minimum illumination levels

ATTENDANCE:

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

Others:

Kevin Poulin, Berry Surveying & Engineering
Robert Baldwin, Knox Marsh Development

Approval of minutes from September 21, 2023:

J.Burdin moved to approve the September 21, 2023 minutes. Seconded by: M.Speidel.
Vote: U/A.

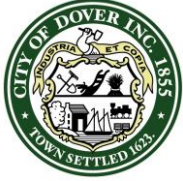
PLAN REVIEW:

Planning:

- CUPs for lot coverage, frontage build out, front build to line, impervious area in secondary groundwater district. Thanks for narratives/applications
- Reminder: Impact fees, Water & Sewer investment fees
- Provide updated HOA documents as a COA
- Lot merger as a COA
- Revise road name on all sheets (See sheet 9 possibly others)
- Active and passive rec fee as a COA
- Contribute towards sewer modeling
- Sidewalk contribution
- Revise plans:
 - Owner's signatures on the final plans
 - Professional stamps on the final plans
 - Lighting seems very bright?
 - No chain link fence or vinyl fence in Gateway
 - Porous pavement maintenance plan?
 - Add street trees
 - Add egress/curbcut dimensions
 - Confirm and label totter locations

Engineering:

- General Comment:
 - Provide a commitment to maintain stormwater and specifically the porous pavement, that can be recorded at the registry of deeds. Confirm that the language in the Owner Certification is sufficient for recording with the City Attorney's Office.
 - 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. Engineering supports this as a condition of approval.
- Sheet 6 of 27:
 - Check leader calling out the porous sign. It looks like it's pointing to the wrong spot.
 - Provide accessible charging station
- Sheet 21 of 27:
 - Detail C15 has a note referencing detail C15. Please revise reference to C14 (?).
 - Provide detail showing the porous pavement sign.



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- Sheet 24 of 27: Detail U18 should read “less than 6’ cover sewer (pavement)”
- General Comment:
 - Community Services received a proposal from a City prequalified consultant to expand the City’s sewer model into this area of the City. The City requests that the Applicant either provide a fee of \$500 per proposed unit to offset a small portion of the fees for the sewer assessment. If the assessment shows that there is a capacity issue, the Applicant would need to contribute to the recommended capacity upgrades.

Planning Board:

- N/A

Next Steps: Revise plans and update TRC response letter. Schedule informal TRC.

Pause TRC at: 11:08am

Police:

- Sheet 6, note 48: amend this note to ensure the HOA isn’t limited by this language to replace the fence with a different suitable type in the future if it so chooses.
- Lamps at rear of Copper Drive parking area appear to impede snow removal and may be apt for damage depending on size of pole and base. No detail was provided for these fixtures.
- White vinyl perimeter fence detail shows 17.5” open slats extending down from the top of the 6’ fence. This may be inconsistent with Sheet 14, lighting plan, which shows an adjacent 5’5” lamp not shedding any light beyond the fence.

Fire/Inspection Services:

- *Clarify site access compliance with NFPA 1 Chapter 18 for Copper Drive.*
- *Sheet 6 - Elevation plans do not appear to provide accessibility to EV charging stations*
- Discuss additional snow storage areas

Business Development:

- None