

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SUBD-2023-0006

Application Type: Major Subdivision
Applicant(s): Diamond Capital, LLC
Owner(s): Diamond Capital, LLC
Location: 42 Long Hill Rd. (Assessor's Map D, Lot 10)
Date: January 4, 2024

INTENT: To construct a 34-lot subdivision, 6 purchased through TDR. Related CUP applications (2) also to be heard by the Planning Board.

UNITS PROPOSED: 34 single-family detached units (including existing single-family home)

AGENDA ITEM #: 1

ACREAGE: 11.01± ac.

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential with Equestrian use

PROPOSED LAND USE: Residential subdivision

SURROUNDING LAND USE: Residential and Recreation

ZBA ACTION: None.

PERMITS REQUIRED:

- NHDES AoT, EPA Notice of Intent & SWPPP
- CUP: Wetland Buffer Impacts

RELIEF/WAIVERS REQUESTED:

- CUP, waiver from § 157-45, Sidewalks
- CUP, disturbance within 50' wetland buffer
- Additional 6 units granted conditionally via TDR by Planning Board on 3/28/23

ATTENDANCE:

Members: Donna Benton, Planning
Paul Crouser, Zoning
Ken Mavrogeorge, Engineering
Jim Maxfield, Inspection Services/Fire
Marn Speidel, Police
James Burdin, Business Development
Tom Clark, Planning Board

Others:

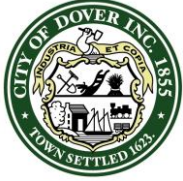
Erin Bassegio, Planning
Steve Haight, Civilworks NE
Jase Gregoire, Civilworks NE
F.X. Bruton, Esq.
Mike Savage, Diamond Capital LLC
Sarah Savage, Diamond Capital LLC
Paul Battis, Abutter
David Abbott, Abutter

Approval of minutes from November 30, 2023 and December 21, 2023: M. Speidel moved to approve the November 30, 2023 and December 21, 2023 minutes. Seconded by J. Burdin. Vote: U/A.

PLAN REVIEW:

Planning:

- TDR approval was clear that the six additional units were a max and could be reduced. After seeing fully engineered plan, staff recommends reducing unit count to avoid CUP and to ensure full 30' visual buffer (meaning not to include drainage), add sidewalks or parking. Several lots have no backyards and are future property owners are likely to naturally encroach in buffer areas based on this design.
- Open space still required in R-12 over 5 acres, waiver request needed
- Prefer no age restriction for housing. You can target an audience without restricting to that audience.
- Reminder: Impact fees, Water and sewer investment fees
- Provide narrative on CUP criteria.
- Draft easement to be reviewed and accepted by City
- Provide letters to serve
- Recommend Advance Traffic Analysis per 157-10.D(2)
- Revise plans:
 - Add Planning file number, SUBD-2023-0006
 - Show contours 100' off property
 - Add note about public street acceptance. Move Eversource lines out of ROW
 - Consider shared driveways to reduce curb cuts
 - Active and passive recreation- upgrades to park?
 - Add Wetland buffer placards every 35'
 - Add visual buffer placards every 35'
 - Add contiguous uplands area on lots 12,13, and 14
 - Confirm lot numbering by City Assessor
 - Block length requirement for stub?



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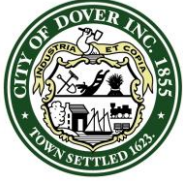
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- Architecture and floorplans can be improved
- Remove swale from buffer
- Street lights? Provide lighting plan. Recommended for intersections; distance between subsequent lights will depend on specs of street light.
- Add sidewalks on inner and Long Hill as this is walkable to bus route and urban core.

- If the roadway is intended to be a publicly accepted right of way please add note(s) that:
 - Applicant shall submit copies of submittals for all materials to be installed within City of Dover controlled right of ways for informational review prior to installation.
 - Submittals shall indicate conformance with City of Dover requirements.
 - Materials required to be submitted include but are not limited to piping, structures, aggregates, pavement, or other materials that could be accepted by the City upon completion.
 - Submittals shall be submitted to the City Engineer, or their designee.
- Applicant shall provide a submittal for all proposed street signs to the Community Services Department (Facilities, Grounds, and Cemeteries Division) for approval prior to installation. The sign submittal shall meet MUTCD Requirements.
- Street signs must be installed at the start of construction at the construction access road.
- Confirm that driveways, including any flares, are not within five feet of a side property line.
- Recommend providing a horizontal gridlines and elevations on the profiles for easier reading.
- Profile sheets should include a plan view for reference.
- Call out granite curb within right of way.
- Show snow storage areas that would be accessible by City vehicles. Recommend providing 1 sf of snow storage per 10 sf of pavement to be cleared. Verify snow storage meets or exceeds this recommendation or provide note to remove excess snow when storage areas are filled.
- Sewer manhole covers shall be Liftmate R-1743-LM or approved equal with 90 deg hinge
- The City recommends that the applicant source out ductile iron piping, which is the City preferred material, in advance commencing construction.

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. It is anticipated that an updated document may be in place by the time this project goes to construction. Applicant shall abide by the document adopted at the time of the precon.
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
 - Add note that Design Engineer shall provide signed letter to City Engineer certifying that the stormwater management system has been installed in accordance with approved plans.
 - The Dover Standard Notes have been updated including a new link for the UNH PTAPP portal. Coordinate with Planning to get new notes.

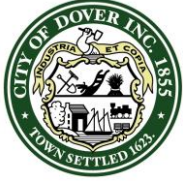


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- Engineering requests a letter certifying the tie in locations or discharge points for all sump pumps and roof leaders for existing structures on the property.
- The report states that the stormwater design complies with Dover standards. Applicant shall review the section 153-14 of the Dover Code and clarify how the design meets the City's requirements.
- Proposed tree clearing is extremely close to property line. Review grading to see if some buffer to abutting property can be provided.
- How will the City gain access to the wet pond for maintenance?
- Applicant shall provide an operation and maintenance plan for the pump station.
- Applicant shall provide pump station design calcs and design plans for pump station.
- Provide a photometrics plan and location of street lights.
- If Blasting and Excavation are required, please note that the Dover Fire Department shall be notified prior to any blasting activities and that a blasting permit from the Dover Fire Department must be obtained.
- City would prefer a sewer design without a pump station. Possible options include bring sewer through adjacent properties to Strafford Rd.
- Will natural gas be provided to the homes? If so, where would it be installed within the ROW?
- Engineering does not support the waiver request from providing sidewalks inside the subdivision especially given the proximity to the City park.
- Engineering requests the Applicant contribute \$500 per proposed unit for an ongoing sewer study within Central Ave that collects sewer from this area.
- Engineering strongly recommends an advance analysis of traffic impacts to the Old Rochester Rd and New Rochester Rd intersections with Long Hill Rd based on historical knowledge of crashes at these locations.
- Sheet 5:
 - Note 8 appears to be incomplete.
 - Utility easements on D-10-14, 15, 13, and 12 should extend to the back of the lots.
 - Utility easement around the proposed swale is shown. Who is responsible for maintaining this easement? Who is the easement to the benefit of? There does not appear to be any notes describing it?
- Sheet 7:
 - General Note 7 appears to be incomplete.
 - Grading Note 16: Placards shall be installed prior to construction, maintained through construction and maintained following construction.
 - The legend is missing information.
- Sheet 11:
 - Show finish floors on the grading plan.
 - Engineering does not support providing a cul-de-sac for D-10-21, 22, and 23 due to winter maintenance activities.
 - Provide connections for each lot's roof leaders to connect directly into the drainage system.
- Sheet 12:
 - Show finish floors on the grading plan.
 - Provide dimensions for the rip rap apron on plan view or a note referring to the detail for dimensions.
- Sheet 13:
 - Relocate proposed driveway for Lot D-10-24 so that it is away from the intersection of the road.
 - It appears that a deck on the back of Lot D-10-24 and D-10-33 encroaches in the setbacks.
 - Provide sewer inverts at each structure.
 - Sewer Services within the Row should be 6 inch. Lateral can be reduced to 4 inch outside the ROW.

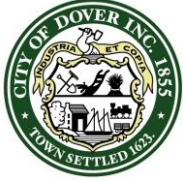


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- Provide location of riser pole to transition utilities from overhead to below ground.
 - Provide call outs for communication conduits.
 - Provide sewer in Long Hill Rd for D-10-1, D-10, and D-10-2 not in the backyards.
 - Water service within the ROW shall be copper to the curb stop. $\frac{3}{4}$ " service to the house must be copper or CTS.
 - Change the symbol for the curb stop.
 - Sheet 14:
 - Pipe 11 from the headwall is missing on this plan.
 - Please provide a water service to Lot D-10-14 rather than two electric services.
 - Please provide water service to lot D-10 PS rather than two sewer services.
 - Provide sewer inverts at each structure.
 - Please remove private utility services from the proposed utility easement.
 - Show proposed easements on this plan.
 - Sheet 15:
 - Add street labels to the offsite improvement plans.
 - Show matchlines for the viewports.
 - Show sawcuts for driveway crossings.
 - Proposed forcemain seems very close to the utility poles and edge of road. The edge of the road will need to be reconstructed. Add note to coordinate with Eversource on work close to the utility pole.
 - Provide detail for FM tie into SMH 3425 or call out the invert to be rebuilt.
 - Sheet 26:
 - The permanent pool of the wet pond is 5 feet deep. Provide a fence to protect people/kids from falling into the pond.
 - Sheet 28:
 - Generator should be a CAT.
 - Provide pump station calculations that would be submitted for the sewer connection permit.
 - Design should show SCADA coordination and programming.
 - Sheet L1.0:
 - The driveway for Lot D-10-33 may have site distance issues due to landscaping. Please clarify how sight lines will be maintained.
 - Applicant shall avoid landscaping within City easements or on top of utilities.
 - Drainage Analysis:
 - Recommend assuming an additional 200 sf of impervious area for a shed and patio for each property in drainage calculations.
 - Calculations for the wet pond show volume being accounted for below the lowest invert without infiltration being factored. Revise the calculations to only account for volume above the lowest invert (above the permanent pool) or model infiltration into native soils.
 - If infiltration is assumed then clarify how the wet pond will maintain a permanent pool?
 - Stormwater I&M Plan:
 - The document reads as though the residents or a property manager will be responsible for the maintenance of the system. If the road becomes public, does the Applicant expect the City to maintain the system?
- Fire/Inspection Services:**
- Confirm Naples Way is a public street.
 - Could not locate signage No Parking this side signage.



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- Has the USPS been contacted for delivery services- potential kiosk?
- Clarify criteria for the individually selected four TDR lots
- Provide the classification of the waste water pumping station and determine the classification of the interior and exterior (i.e. Class I Div. I).
- Utility plan did not appear to include any street lighting- clarify design intent
- Provide data to clarify the omission of pedestrian sidewalks within and along Long Hill Road. There would seem to be additional pedestrian traffic to the dog park, and other amenities/destinations in the area.
- Sheet 9 indicates the relocation of a barn structure to owners property, indicate the proposed location.
- Additional street name for cul-de-sac?

Police:

- Clarify disposition of the white vinyl fence along property frontage. Traffic Impact Assessment recommends removal or relocation to improve sight distance. Demolition sheet labels it as "to be relocated", but it is hard to discern where from the plan set.
- Proposed utility pole on the project side at Long Hill / Naples intersection should have a street lamp. This is likely to be a school bus stop for middle and high school aged children.
- Any other street lamps proposed within the site? Sheet 7, Utility note 6 states, "See electrical drawings and details for outdoor lighting conduit location." But we are unable to locate these in the plan set.
- Project narrative refers to the traffic analysis by Civilworks NE which "concludes that the development will have minimal impact on the existing traffic stream on Long Hill Road." However, we cannot find this conclusion documented anywhere in the Traffic Impact Assessment. The TIA appears to be missing content between pages 2 and 3, or at least a

conclusion. How does the project's trip generation (320 average weekday) compare to the volumes on Long Hill Road?

- A project of this scale is likely to generate additional pedestrian activity in the area. While we do not object to the waiver request for a sidewalk within the site, we would like to see a sidewalk connection from this site or from Philip Street to Old Rochester Road, where additional connection can be made to sidewalks on the east side of Long Hill to reach the nearest COAST public transit facility. The project is already excavating along the north side of Long Hill for the proposed sewer line, so the north side may be a logical option. An alternative is to provide a sidewalk along the south side where the recreation/dog park abuts this site.

Business Development:

- The proposed residential use and density, including use of TDR at this location, appears generally consistent with the residential zoning and character of the area. The proposed lot sizes match the overall development pattern in the R-12 zone in this area.
- Prefer no age restriction for housing.

Planning Board:

- Recommendation for sidewalks in the plan.
- Provide justification for CUPs and sidewalks.

Next Steps:

Revise materials accompanied with a response letter and resubmit for a second TRC.

Adjournment:

J. Burdin moved to adjourn at 11:16am. Seconded by: K. Mavrogeorge.
Vote: U/A.