



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2024-0010

Application Type: Site Plan Amendment
Applicant(s): Summit Land Development, LLC
Owner(s): Pointe West, LLC
Location: 40 Pointe Place (Assessor's Map K, Lot 19)
Date: July 18, 2024

INTENT: The applicant previously received Planning Board approval for a Site Plan for the subject parcel on July 28, 2020. Two lots have been developed as proposed and the applicant is now proposing to change the remaining lot from one mixed-use building with 60 residential units to four (4), two-story residential buildings totaling 32 units.

UNITS PROPOSED: 32 units (60 units originally proposed with 10,000 s.f. of non-residential)

AGENDA ITEM #: 3

ACREAGE: Lot C=3.45± acres

ZONING DISTRICT: IT, RCM Overlay

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Mixed-Use

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: None.

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering
Craig Chabot, Fire Department
James Burdin, Business Development

Others:

Erin Bassegio, Assistant City Planner
Chad Kageleiry, Applicant/Owner

PLAN REVIEW:

Planning:

- Updated lighting and landscape plans or narrative needed.
- Narrative revised to explain removal of commercial space and how it doesn't impact previously approved CUPs or DA.

Engineering:

- How would these connect into the sewer and water systems? Previously the larger building had one water connection where we would expect each of the standalone buildings to have a service that is sub metered internally.
- If water is extended to the last (northernmost) unit it would make sense to loop it to the existing water main in the adjacent drives.
- For sewer it would seem that a new sewer connection permit would be required with the NHDES.
- Will the lighting plan change now that there are walkways between the structures?
- How are the buildings tied into the drainage system?

Police:

- Who will maintain the proposed gravel access road and gravel parking area during winter, given that it is earmarked as overflow parking for Tax Map K, Lot 19?
- Does the proposed change of access to this public parking area impact the Development Agreement?
- Police request that you provide and maintain a connection between your site driveway and the gravel parking area as per the original plan, in addition to – or in lieu of – widening and extending the gravel driveway.

Inspection Services:

- Fire Department connection locations?
- Dumpster screening/detail the same as previous approval?
- EVSE readiness on site?

Fire Department:

- No comments.



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Business Development:

- The proposed amendment appears equally suitable for this site as the original approval and contributes to the diversity of housing stock within the development.
- The 2020 preliminary lot layout plan identifies lot C as a mixed-use building (commercial square footage not specified), but the design memorandum only appears to speak to revisions to residential units. Can you speak to the decision to eliminate the commercial space?

Planning Board:

- N/A

Next Steps: Any remaining items above will become Conditions of Approval for the Planning Board amendment request.

Adjournment: J. Burdin moved to adjourn the meeting at 12:19 p.m.
Seconded by M. Speidel. Vote: U/A