



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0008

Application Type: Site Plan Amendment
Applicant(s): Brian Slovenski
Owner(s): Brian Slovenski
Location: 306 Dover Point Rd. (Assessor's Map L, Lot 111)
Date: August 1, 2024

INTENT: The applicant previously received Planning Board approval on January 23, 2024 for the purchase of four (4) additional TDR units. The applicant is now in their site plan review and proposes to demolish two (2) existing structures and construct two (2), two-family dwellings and one (1) single family dwelling.

UNITS PROPOSED: 5 units (including 4 TDR units)

AGENDA ITEM #: 1

ACREAGE: 1.64± acres

ZONING DISTRICT: R-20 (Riverfront Residential Overlay, Conservation District)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION: None.

PERMITS REQUIRED: NHDES Shoreland Permit

WAIVERS REQUESTED: None.

ATTENDANCE:

Paul Crouser, Zoning
Erin Bassegio, Planning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering
Craig Chabot, Fire Department
Reid Bickley, Business Development
Tom Clark, Planning Board

Others:

Jase Gregoire, Civilworks NE

Approval of minutes from July 25, 2024:

R. Bickley moved to approve the July 25, 2024 minutes. Seconded by K. Mavrogeorge. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder: Impact fees, Water and sewer investment fees
- Letter to serve for city utilities
- Front setback not listed on plan – seems exactly 20'
- Lighting plan?
- Footings for rear deck appear to be very close to 100' Conservation District
- 5-24 units necessitates 24' internal road width
- ROW widening or improvements (5-24 units = 30')?
- Note the existing plantings along the property border on the landscape plan and include any correspondence with abutters opposed to new plantings along the property border.
- Providing any active or passive recreation for residents?
- Revise plans to include:
 - Planning file number (SITE-2024-0008)

Engineering:

- General Comments:
 - 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>
 - Show existing sewer force main on all plan sheets.
 - Show existing sewer and OHW on all plan sheets; not shown on sheets 7 and 8.
 - City requests utility easement for the sewer main located within the private property adjacent to Dover Point Rd.
 - 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.

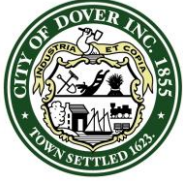


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- Community Services requests to be copied on all correspondence with NHDOT regarding this project.
- Provide description of how trash will be picked-up; no dumpster pads are shown on the project site.
- Provide a lighting plan.
- Show location of common mailbox, and provide proof of coordination with postal service on location.
- Provide turning template for emergency vehicles within parking area.
- Comment on applicability of an AoT permit within the Shoreland Protection Zone.
- Sheet 7 Site Plan
 - Recommend improving existing asphalt drive for additional usage, and for emergency vehicles.
 - Recommend connecting proposed parking area to existing 304 Dover Point Rd asphalt drive to the north; located on the subject parcel.
 - Based on historical knowledge, recommend reviewing if erosion is evident within the steep slopes.
- Sheet 8 Grading, Drainage & Erosion Control Plan:
 - Define berm elevations; recommend showing dash line of top of berm with elevation.
 - Northeastern berm of rain garden 1 is in close proximity to the property line; provide more separation or recommend obtaining an easement.
 - Show where proposed emergency outflows are intended to go.
 - Recommend squaring the proposed rainguardian 3 to proposed rain garden 1.
 - Recommend replacing existing 12" driveway culvert with 15" pipe.
 - Contour north of Building 1 incorrectly labeled as 40; should be 44.
- Extend proposed grading contours beyond limits of disturbance; specifically around Building 3.
- Sheet 9 Utility Plan
 - Since only one water main is proposed into the building, the City will provide only one billable water meter for the entire building. If each unit is intended to be sold, then individual water services are required.
 - A tap and saddle can be used in lieu of the tapping sleeve for a 2" service.
 - Recommend relocating 2" tap on the existing main away from the existing sewer main and force main.
 - Recommend maintaining 2" water service to Building 3, or using a valve to reduce to 1".
 - Recommend adding a yard hydrant for the 2" service line.
 - Recommend tapping individual sewer services from the existing sewer main.
 - Sewer connection permit review will be required if PSMH1 is to be installed.
 - Sewer shall be 8" between existing (SMH1053) and proposed structure (PSMH1).
 - Move PSMH1 to the north; upstream of existing SMH1053.
 - Rebuild invert of existing SMH1053.
 - Clarify who owns the utility pole that the underground utilities will be pulled from.
- Sheet 14 Details:
 - Recommend a Geotech to review and approve the pavement section.
 - Will the Typical Pavement Section be used at the proposed pave walkways?
- Sheet 15 Details:
 - Show detail for proposed emergency outflow.
 - Show applicable elevations (rim, inverts, sumps, etc.) for the rain guardians.
- Landscaping Plan:
 - Ensure landscaping does not conflict with existing sewer main.
- Stormwater Management Narrative:
 - Per Dover Code Section 153-14.A(3)(f)[2][m], demonstrate that there are no adverse impacts to the



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aquatic habitat as a result of the increased post-development runoff volume.

- Some sections note that information will be included when applicable. Please note in each section if it is applicable and if the required information has been provided.

Police:

- Would these units be for sale or rent?
- Traffic Assessment Memorandum dated 5/31/24 refers to a final product of 6 new single family housing units, whereas all other plans appear to show 5.
- Doesn't the shared driveway to the south need to be widened, at least to the point of access for the new units?
- Did you consider bringing the access for Building 3 from the northerly driveway?
- PD requests that Building Official assign street addresses that eliminates the use of 306A, 306B and 306C accessible from different driveways. Consider a private street name for the southerly driveway, to be used for the new units and for the existing 306C property.

Inspection Services:

- McEneaney Plan indicates ROW to L/11B- should this read L/111B?
- Clarify the ROW indicating "for Lot L11B. Is the ROW for access to L/111?
 - Provide deed and/or easement for access ROW.
- Discuss creating a private access road name to address some of the 911 discrepancies. L/111B will also need to be readdressed.
- Provide proposed names for the ROW.
- Indicate the width of the ROW and if any improvements are proposed.
- Driveway longer than 150' appears to require fire apparatus turnaround.
- Clarify if one pad mount transformer is to serve all three structures.

- Is there a garbage disposal facility or containers provided by owner? (93-9)

Fire Department:

- The numbering in this area of Dover Point Road is very confusing and creates issues for emergency response. A new street name should be incorporated due to the lack of available Dover Point Road addresses.
- The proposed plan is to utilize the existing gravel roadway for access to the added parking areas. Does this existing roadway meet the minimum width requirements and is the condition adequate enough to support fire apparatus?
- What is the proposed turnaround for fire apparatus if parking area is greater than 150' from the roadway?
- The turn onto the driveway for building 3 does not look feasible with a tower ladder (Truck 1).
- Potential emergency vehicle-only, all season access on northerly driveway?
 - Provide turning template for this option.
 - Updated easement would be needed for this access point.

Business Development:

- Streetscape renderings are attractive and present architecturally as single-unit dwellings. No further comments at this time.

Planning Board:

- Typo note: EnerGov application shows the estimated construction value for the project at \$200 million.

Next Steps: Revise plans per comments above and resubmit for second TRC meeting.

Adjournment: P. Crouser moved to adjourn the meeting at 11:16 a.m. Seconded by J. Maxfield. Vote: U/A