

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: October 3, 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. *[This item was previously heard on Thursday, August 1, 2024]*

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:

Donna Benton, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering

Others:

Erin Bassegio, Assistant City Planner
Jase Gregoire, Civilworks NE

Approval of minutes from September 26, 2024:

K. Mavrogeorge moved to approve the September 26, 2024 minutes. Seconded by M. Speidel. Vote: U/A.

PLAN REVIEW:

Planning:

- Letter to serve for city utilities.
- All other prior comments were addressed.

Engineering:

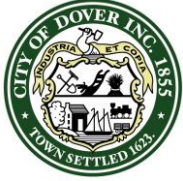
- All prior comments were addressed.

Police:

- Verify with DOT that widening driveway is permissible.
- *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:

- Should plans indicate the current owner of 306C as Gagnon Realty Trust, LLC.?
- Proposed Private Drive appears to be 16' wide. Indicate how this complies with NFPA 1 minimum access road dimensions and load truck load imposed.
- Revise proposed Windy Terrace private street name to have a Drive suffix as required by Dover's private street name ordinance.
- Sheet 18 indicate the % slope of SFD slope associated with the turning template. Provide "Fire Lane No Parking" signage along T-1 template access lane.
- Driftwood Drive as primary proposed street name, followed by Windy Drive.



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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:

- No further comments at this time.

Planning Board:

- Suggestion for no Saturday construction hours.

Next Steps: Revise plans per comments above and submit for November 12, 2024 Planning Board.

Adjournment: J. Maxfield moved to adjourn the meeting at 10:44 a.m. Seconded by P. Crouser. Vote: U/A