

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0012

Application Type: Site Review
Applicant(s): 5 Sherman Street, LLC
Owner(s): 5 Sherman Street, LLC
Location: 103 Court St. (Assessor's Map 19, Lot 8)
Date: November 14, 2024

INTENT: Maintain an existing single-family home, construct an additional two-family dwelling and four (4) new single-family homes for a total of seven (7) dwelling units. *[This item was previously heard on September 5, 2024 and September 26, 2024]*

UNITS PROPOSED: Seven (7) units including one (1) existing unit, two (2) additional units allowed per base density, and four (4) TDR units

AGENDA ITEM #: 2

ACREAGE: 1.20± ac.

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Cemetery

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: §153-14.D.6(a) and §153-14.D.6(b), requiring an aisle width of 22' or 24', where an aisle width of 20' is being proposed.

ATTENDANCE:

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

Others:

Erin Bassegio, Assistant City Planner
Rob Baldwin, Applicant/Owner
Bob Stowell, Trittech Engineering

Approval of minutes from November 7, 2024:

K. Mavrogeorge moved to approve the November 7, 2024 minutes. Seconded by P. Crouser. Vote: U/A.

PLAN REVIEW:

Planning:

- *Reminder: Water and sewer investment fees*
- *Provide City of Dover letter to serve when received.*
- Thank you for revising the design to provide more buffer with the exception of the pavement. Please label a bit more clearly on the plan. Thank you for providing a thorough narrative regarding the neighborhood context.
- If possible, please update portal application to current unit count request.
- Planning and City Attorney's staff will review HOA/condo documents.
- Thanks for providing reserve calculation.
- Revise wording for rear setback line.
- Add leader note about distance from cemetery meeting RSA 289:3.III.
- Snow storage areas still seem a bit inadequate.

Engineering:

- General Comment:
 - Update HOA documents to talk about private sewer and water maintenance and how that will be accounted for.
- SP-11:
 - Sewer manhole detail is not consistent with the City standard. City of Dover uses plastic steps in SMHs.

Police:

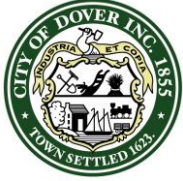
- Update unit count on sheet SN-1.

Inspection Services:

- Previous comments addressed.

Fire Department:

- *Yard hydrant is no longer an issue as it has been changed to a fire service hydrant on a 6" main.*
- *Truck 1 turning template is not within the confines of the curbed area in two locations and appears to get into a walkway in another. See attached.*



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Business Development:

- Previous comments addressed.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above and resubmit for Planning Board.

Adjournment: P. Crouser moved to adjourn the meeting at 11:26 a.m. Seconded by K. Mavrogeorge. Vote: U/A.

DRAFT