

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0015

Application Type: Site Review
Applicant(s): Knox Marsh Development LLC
Owner(s): 5 Sherman Street, LLC
Location: 1 Cold Springs Rd. (Assessor's Map H, Lot 47-A)
Date: November 21, 2024

INTENT: Proposal is to construct eight (8) single-family homes, a four-unit residential building, and maintain an existing single-family home for a total of 13 units. The project includes a TDR request to purchase the four (4) multi-family units with HUD-restricted rental rates and the eight (8), 1,400 s.f. single family homes and a request for relief from TDR setbacks.

UNITS PROPOSED: 13 units including 11 TDR units

AGENDA ITEM #: 2

ACREAGE:

Existing acreage:

Tax Map H, Lot 47-A: 2.71± ac.

Tax Map H, Lot 46-DRV: 0.42± ac.

Acreage following proposed merger of Lots 47-A and 46-DRV: 3.12± ac.

ZONING DISTRICT: R-40, Conservation District

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None.

PERMITS REQUIRED:

City of Dover CUP §170-27C, Disturbance within the Conservation District, areas of slope greater than 20% for greater than 2,000 s.f.

City of Dover CUP §153-14D(1), 30 parking spaces where 25 are allowed

NHDES Alteration of Terrain, NHDES Sewer Discharge, EPA NOI

WAIVERS REQUESTED: None.

ATTENDANCE:

Donna Benton, Planning

Erin Bassegio, Zoning

Jim Maxfield, Inspection Services

Ken Mavrogeorge, Engineering
Marn Speidel, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Rob Baldwin, Applicant/Owner

Chris Berry, Berry Surveying & Engineering

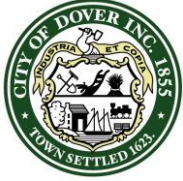
PLAN REVIEW:

Planning:

- Reminder: Water and sewer investment fees
- The subject property is within the Secondary Groundwater Protection District, please confirm all regulations have been reviewed and met and add note to plan.
- Would like to see distances from homes to parent boundary lines
 - Significant impact to TDR 30' buffer to the East. Minor impacts to South (>20% slope area seems to be predominantly in buffer). Please elaborate on how that can or cannot be avoided.
- Clarification of septic vs. sewer
- Have individual driveways been considered for parking?
- 4-unit structure seems a bit excessive or out of place but also appreciate the HUD-restriction.
- Thank you for providing lot merger request (which will be a CoA) as lot would need to be merged with Sophie/Banner lot since subject lot has zero frontage – PB can waive down to 40', not 0.
- Thanks for providing HOA documents, staff will review with Legal team.
- Include calculation of open space provided on subject lot (pre-merger).
- Discussion to continue with staff regarding pedestrian crossing of Bellamy.

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/cit>



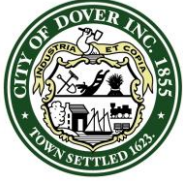
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[y-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf](#)

- Have you discussed with the owner(s) of Cold Springs Dr. a connection at the rear of the property to provide access to the ballfields?
- Applicant shall provide an easement to the City along the private drives within the property to allow for access and operation of the water infrastructure (hydrants and shut offs) to maintain water quality.
- Since only one water main is proposed into the building, the City will provide only one billable water meter for the entire building.
- Applicant shall provide an operation and maintenance plan for the pump stations.
- Applicant will need to obtain a sewer connection permit from NHDES.
- Applicant must provide either standby power or confirmation that each pump station meets requirements of the NHDES.
- The City recommends that the applicant source out ductile iron piping, which is the City preferred material, in advance commencing construction.
- **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.**
- Sheet 1 of 36:
 - Can Sophie Dr be extended to connect into Cold Springs Rd?
 - Would recommend paving the remainder of Cold Springs Rd to the ball fields.
- Sheet 2 of 36:
 - Note indicates that a municipal sewer and water will be provided as well as septic and a well. Recommended extending sewer and water to the existing buildings.
 - Note 36 should be revised to include backflow preventers on Fire Lines.
 - Revise note 41 to show that the backflow preventer must be tested prior to Certificate of Occupancy.
 - Revise note 46 to indicate that sump pumps must not be tied to the sewer.
 - Recommend modifying Sophie Drive to connect into Cold Springs Dr and formalizing a plowing agreement to keep Cold Springs Rd clear.
 - Utility note 3. Check spelling of “runoff”.
- Sheet 3 of 36:
 - Note 12 indicates no wetlands are present on site. The topography shows shallow depressions where the pool and skating rink are. Please provide existing spot grades and comment on the evaluation of these areas.
 - There is a gate at the end of Cold Springs Road that should be identified.
- Sheet 10 of 36:
 - Extend proposed pavement to the end of Sophie Dr.
 - The grading looks like Sophie Dr may be able to connect to Cold Springs Rd so that the area of the pond overflow can be restored back to natural conditions?
 - Recommend paving to the end of the parcel across Cold Springs Rd for emergency access to the ballfields.
- Sheet 12 of 36:
 - Grading appears to cross over the property line. Does temporary easement for construction and slope
- Sheet 14 of 26
 - Rather than installing pump stations, can you run gravity sewer to Sophie Dr?
 - Provide hydrant at the end of the water main near the existing barn and provide 6 inch CLDI main rather than 4 inch.
 - Recommend looping the water line back out to Sophie Dr.



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- Are easements required for the force mains across lots?
- Recommend SMH where the 2 inch FM transitions to 3 inch for maintenance.
- Sheet 21 of 36:
 - Recommend additional street light on Sophie Dr.
- Sheet 31 of 36:
 - Hydrant shall be factory plugged.
- Sheet 32 of 36:
 - Provide check valve assembly inside the pump station chamber.
 - Saddles should be stainless steel.
 - Pump Station alarm panel should be inside each private residence.
 - Can the pump stations vent back to the structures rather than to the yards?
 - Provide a Sch40 to SDR35 PVC rubber ring type coupling on exterior of the pipe.
- Sheet 33 of 36:
 - Recommend standardizing size of septic tanks, pumps and force mains.

Police:

- Streetscape renderings do not appear to show the curbs and sidewalks as raised, but the plan set labels these as raised granite curbs. Confirm that the project uses granite curbs, not bituminous.
- Evaluate whether a crosswalk at Bellamy Road and Sophie Drive is warranted, in light of traffic volumes of Bellamy, pedestrian accessibility to the sidewalk on the opposite side of Bellamy, and the combination of this proposed project and that of Banner Drive.

Inspection Services:

- Existing road width of Cold Springs?
- Pump stations Class I?

Fire Department:

- N/A

Business Development:

- Project narrative does not appear to address TDR criteria. Please provide TDR narrative.

Planning Board:

- No comments.

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

Adjournment: J. Maxfield moved to adjourn the meeting at 11:21a.m. Seconded by K. Mavrogeorge. Vote: U/A