

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – TRAN-2022-0002

Application Type: Transfer of Development Rights
Applicant(s): 6th, LLC
Owner(s): 6th, LLC
Location: 77-79 Sixth Street (Assessor's Map 35, Lot 1)
Date: December 5, 2024

INTENT: Proposal is to purchase two TDR units with intent to construct a new two-family residential structure and maintain an existing two-family structure.

LOTS/UNITS PROPOSED: Two (2) new units proposed through TDR

AGENDA ITEM #: 1

ACREAGE: ±0.26 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: None.

ATTENDANCE:

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

Others:

Scott Drapeau, Applicant/Owner
Anthony Sillitta, Applicant/Owner

Approval of minutes from November 21, 2024:

J. Burdin moved to approve the November 21, 2024 minutes.
Seconded by T. Clark. Vote: U/A.

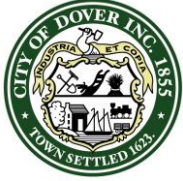
PLAN REVIEW:

Planning:

- Rear setback is 30', not 15'.
- 30' TDR buffer relief would need to be sought as proposed-thank you for providing neighborhood context in narrative.
- Narrative needs more detail on how it meets TDR ordinance (ex: Master Plan consistency).
- Is the proposed garage large enough for parking? Labeled as 10' wide.
- Appreciate compliance with underlying lot coverage.
- What is the fence height? Recommend the fence be extended to the northern side.
- Will these units be size-restricted to 1000 square feet?
- Any thoughts on what the building will look like or a streetscape to help Planning Board understand visually?
- Recommend using more than one plan sheet so plan is less busy or provide a colored rendering version.
- Dover PB signature box can be removed, please provide the 2x2" space on bottom right corner.
- Any lighting proposed?
- Any additional landscaping proposed?

Engineering:

- General Comment:
 - 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>
 - The City would like to have an easement granted by the Applicant for drainage from City owned properties across the property or a contribution towards planned water connection work from Hough Street.



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Police:

- How will the new proposed pavement on the Horne Street side be distinguished from the existing sidewalk? The plan appears to show a 5' gap, but it's not clear what is in that gap.
- How will underground electrical and cable access be accomplished? Is a new utility drop pole proposed?
- Given the removal of a portion of pavement, will there be any walkway to connect to the rear entry stairs of the existing units?
- Is all runoff from new proposed impervious surfaces to flow to the Sixth Street catch basins?
- Consider constructing raised curb along the Horne Street property line to keep runoff from Horne Street from sheeting across property.
- Clarify accessibility of parking spaces, potentially include angled parking spaces.

Inspection Services:

- Clarify vehicular access from Sixth and Horne Street.
- Clarify edge of pavement for parking areas.
- Indicate front of proposed structure for addressing.
- Recommend multiple plan sheets for clarity.

Fire Department:

- Confirm access points for first responder access and addressing.

Business Development:

- Recommend reviewing the narrative criteria in 170-29G(8). Current narrative speaks to consistency with surrounding neighborhood, but does not speak to consistency with the Dover Master Plan. If relief is sought from TDR setbacks or other standards, please explain why the need for relief is due to a feature other than the increased density.

Planning Board:

- Expand on previous arrangements that were not possible on this property to justify relief being requested as part of the TDR request.

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

Paused TRC at: 10:58 a.m.