

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – COND-2024-0023, COND-2024-0027

Application Type: Conditional Use Permit
Applicant(s): Heath J. Todd, Trustee, Heath J. Todd Revocable Trust
Owner(s): Heath J. Todd, Trustee, Heath J. Todd Revocable Trust
Location: Back Road (Assessor's Map M, Lot 104)
Date: December 5, 2024

INTENT: Proposal is for two (2) Conditional Use Permits (CUPs) to create an access drive to the developable portion of the lot where a single home and accessory structures are proposed to be built and to construct a patio, patio path, and access to a proposed tidal docking structure.

The proposed access drive will create 8,880± square feet of permanent impacts to the wetlands and 29,176± square feet of permanent impacts to the 50-foot wetland buffer. The proposed patio, patio path, and access path will create impacts to the Conservation District totaling 1,110± square feet of permanent impact and 73± square feet of temporary impact.

UNITS PROPOSED: One (1) unit

AGENDA ITEM #: 2

ACREAGE: 26.02± acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Vacant, Eversource Easement

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Cochecho River

ZBA ACTION: None.

PERMITS REQUIRED:

- Two (2) City of Dover CUPs
- NHDES Alteration of Terrain, Individual Sewage Disposal System, Dredge and Fill, Shoreland Permit, and Construction General Permit

WAIVERS REQUESTED: None.

CONSERVATION COMMISSION: Reviewed and endorsed on 8/12/24.

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:

Donna Benton, Planning Director
John Lorden, Beals Associates

PLAN REVIEW:

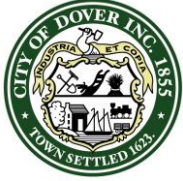
Planning:

- Ensure drainage meets city regulations to the satisfaction of the City Engineer.
- Request relief from the 5-foot side boundary driveway setback, required by § 157-50C(3), or provide a detailed narrative describing any hardships for review and potential acceptance by the Community Services Director.
- Has a lot line adjustment been considered to meet setbacks?
 - Provide something in writing that abutting property owner does/doesn't have interest in LLA.
- Reminder: Copies of the NHDES Alteration of Terrain, Individual Sewage Disposal System, Dredge and Fill, Shoreland Permit, and Construction General Permit will need to be submitted to the Planning Department.
- Provide plan and impact calculation changes since Conservation Commission endorsement for staff review.

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>

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- Add note that Design Engineer shall provide signed letter to City Engineer certifying that the stormwater management system has been installed in accordance with approved plans.
- Coordinate with CS on additional permits if work within the road is required.
- Coordinate with CS for septic permit review.

Police:

- Is a Back Road street address proposed for this property? Ensure driveway is well-marked for assigned address, especially if a street mailbox is not intended.

Inspection Services:

- Will the house be served by well?
- Septic system will need to be approved.

Fire Department:

- Fire access isn't ideal, recommend a fire suppression system in the house or a cistern.

Business Development:

- No comments.

Planning Board:

- Shoreland permit for entire plan including proposed house?

Next Steps: Revise plans per comments above and resubmit for Planning Board pending an updated review by the Conservation Commission.

Paused TRC at: 11:22 a.m.