



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES FILE: P10-50C

Application Type: Amended Major Open Space Subdivision  
Applicant(s): Changing Places, LLC  
Owner(s): Changing Places, LLC & Temple Israel of Dover, Inc.  
Location: Olive Meadow Lane (Assessor's Map A, Lots 45A-2, 45A-4, 45A-5, 45A-6 and 45A-7)  
Date: February 9, 2012

**INTENT:** Reconfigure four lots into six lots

**LOTS/UNITS PROPOSED:** Two additional single family house lots

**AGENDA ITEM #:** 1

**ACREAGE:** 2.923 Acres

**ZONING DISTRICT:** R-40

**EXISTING LAND USE:**  
Temple and single family houses

**SURROUNDING LAND USE:**  
Single Family Residential

**ZBA ACTION:** None

**PERMITS REQUIRED:**  
None

**WAIVERS REQUESTED:**

- Waiver to Chapter 155-22-F to allow a reduction in the external buffer from 50 feet to 30 feet for three lots

**ATTENDANCE:**

Marcia Gasses – Planning Board  
Robert Stowell – Tri-Tech  
Doug Larosa – Tri-Tech  
John O'Neill - Changing Places, LLC  
Tom Clark (Fire Department)  
Rebecca Jalbert (Fire Department)  
Steve Bird (Planner)  
Chris Parker (Planning Director)  
Dave White (Engineering)  
Marn Speidel (Police Department)  
Dan Barufaldi (Economic Development)  
Mary Ellen Humphry (Rochester Ec. Dev)

**Planning Comments:**

- Impact fees and water and sewer investment fees will be assessed
- Add Planning File Number P10-50C to sheets
- Add Surveyor's stamp
- Revise Open Space Easement document
- Revise sheet S-1 to delete dashed line on the north side of map A, lot 45
- Need revised HOA documents
- Revise the waiver request to correct the number of lots

**Engineering Comments:**

- Need new drainage study
- Revise the force main calculations
- Show street trees
- Repair cul-de-sac

**Police Department Comments:**

- Correct map and lot on Conroy lot
- Show street light at intersection of Olive Meadow/Sixth.

**Fire/Inspections Comments:**

- Verify fire hydrant location
- Identify which side of the street parking is allowed
- Refer to conditions of approval for requirements of Temple sign
- When will the sign & address post for the Temple be moved?

**Planning Board:**

- Discuss any changes to original conditions of approval with Planning Board

**Economic Development Comments:**

- Show house locations on plan