



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P11-13

Application Type: Site Plan Review
Applicant(s): STF Development
Owner(s): STF Development
Location: Durham Road/Route 108 (Assessor's Map I, Lot 18-1)
Date: April 14, 2011

INTENT: Site plan to add 11, 3 bedroom units within 2 condominium buildings

LOTS/UNITS PROPOSED: 11 multi-family units

AGENDA ITEM #: 1

ACREAGE: 9.18 Acres

ZONING DISTRICT: Low-Density Residential District (R-20) and Suburban Density Multi-Residential (RM-SU)

EXISTING LAND USE:
4-unit multi-family

SURROUNDING LAND USE:
Multi-family Residential/Single Family

ZBA ACTION: None

PERMITS REQUIRED:
NHDES Wetlands Permit
Conditional Use Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Linda Merullo – Planning Board
Tom Clark (Fire Department)
Rebecca Jalbert (Fire Department)
Steve Bird (Planner)
David White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Chris Berry – Berry Surveying & Engineering
Jim Schulte
Bob Paolini
Dave Paolini

Planning Comments:

- Need on-site recreation per Chapter 170-15
- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Add Planning File Number to on all sheets
- Correct zoning district reference to RM-SU on all sheets
- Need Standard Traffic Impact Assessment and Analysis
- Need 33 parking spaces for 11 new units, only 32 shown
- Need bicycle rack for two bicycles
- Add sidewalk out to Durham Road
- Consider waiver for reduced road width
- Need architectural renderings of the buildings
- Missing common site plan notes #1, 10-14, 17-19, & 21-30.
- Need to resolve wetland violation
- DES Alteration of Terrain Permit required

Sheet #1

- Add minimum lot size, frontage and density to note #5
- Add missing flood map information to note #13

Sheet #3

- Add buildings and parking lots for site to neighborhood plan

Sheet #4

- Explain soil symbols

Sheet #5

- Fix three spelling errors in notes
- Remove luminaire schedule
- Add road name

Sheet #6

- Remove luminaire schedule
- Does dumpster area include recycling
- Consider pervious pavement

Sheets #14 & 15

- Change title of sheets to be Landscape Plan

Sheet #16

- Revise lighting plan to comply with Chapter 149-14-E-2

Engineering Comments:

Police Department Comments:

- Change proposed No Parking sign to No Parking Fire Lane
- Add 2 more No Parking Fire Lane signs on north side, second section
- Signs for emergency turnaround?

Fire/Inspections Comments:

- Are the "No Parking" signs also going to be Fire Lane signs?



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- Will need to add additional Fire Lane/No Parking signage between two buildings

Planning Board Comments:

- Use pervious pavement in lieu of a detention pond
- What is the total amount of impervious pavement?

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