



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P10-50

Application Type: Major Subdivision
Applicant(s): Changing Places, LLC
Owner(s): Temple Israel of Dover, Inc.
Location: 515 Sixth Street (Assessor's Map A, Lot 45A-2)
Date: January 6, 2011

INTENT: Subdivide 1 lot into 6 lots

LOTS/UNITS PROPOSED: 5 single family house lots and one lot for the temple

AGENDA ITEM #: 1

ACREAGE: 30.225 Acres

ZONING DISTRICT: R-40

EXISTING LAND USE:
Temple

SURROUNDING LAND USE:
Single Family Residential

ZBA ACTION: None

PERMITS REQUIRED:
None

WAIVERS REQUESTED:
• Survey of entire lot

ATTENDANCE:

- Linda Merullo – Planning Board
- Robert Stowell – Tri-Tech
- Doug Larosa – Tri-Tech
- John O’Neill
- Tom Clark (Fire Department)
- Rebecca Jalbert (Fire Department)
- Steve Bird (Planner)
- Chris Parker (Planning Director)
- David White (Engineering)
- Marn Speidel (Police Department)
- Dan Barufaldi (Economic Development)
- Dale Drake - Abutter
- Jeff Bean - Abutter

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed

T-2:

- Add Haven Farm to neighborhood plan

S-1

- Need Surveyor’s stamp
- Need updated Current Use Plan for Assessing Office
- How is open space going to be preserved?
- Temple sign would be made a nonconforming off-site sign, relocate to new driveway at end of Olive Meadow Lane
- Parcel A will need a lot line adjustment plan that includes Map A, lot 45, before subdivision is processed.
- Consider doing private road
- If road is public then City would be looking for a contribution to Community Services Vehicle Capital fund
- Small 0.345 acre open space is not practical, combine with lot #4 and place restriction on building on that portion
- Show overflow parking area for the Temple
- Add note stating that there will no further subdivision
- Add note to require sign posted on-site that identifies developer and contractor contact information

S-3

- Show 20% slope areas
- Label 50 and 100 foot buffers as no cut, no disturb, provide sample deed language.
- Require wetland buffer on lot #5 to be marked in the field to prevent landowner encroachment
- In lieu of sidewalk on Olive Meadow and Sixth Street, City would consider contribution to Community Trail at Watson Road.
- Road width of 24 feet is required or ask for waiver

C-1

- Need Engineer’s stamp
- Ownership of cul-de-sac island?

Engineering Comments:

- Add trench patch detail with road fabric, 4 inch min. pavement thickness
- Relocate hydrant to end of cul-de-sac and install a line gate
- Show a drainage easement and swale from the driveway culvert for lot 45A2.5
- Change note 18 to specify ‘water and drainage’ not all ‘utilities’
- Add flared end or headwall on all driveway culverts
- Include a detail on roof drain infiltration
- On sheet C3, detail 9-add note to gravel shoulder to grade and change 2” hot bituminous to “existing” hot bituminous.

Police Department Comments:



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- Can't find corresponding location of Note C-20 on plans.
- Is C-22 supposed to be C-21?
- Street light at entrance should be relocated to the existing pole

Fire/Inspections Comments:

- Fire would prefer wider roadway
- Address for Temple lot will change

Planning Board:

- Asked about Bean driveway changing to come off of new road
- Concerned about no sign for the Temple at Sixth Street

Economic Development Comments:

- Entrance onto Sixth St. is very close to an existing drive on abutting property.