

**TECHNICAL REVIEW COMMITTEE NOTES
KAB REALTY MANAGEMENT
JANUARY 17, 2008**

PRESENT: Bob Stowell, Barry Gier, Bill Goldstein

STAFF: Eric Hagman, Dave White, Steve Bird, Tom Clark.

Bob Stowell gave presentation.

Planning

1. Are they apartments or condos?
2. Conservation Commission suggest pervious pavement?
3. Number of bedrooms? Answer 2/unit
4. Recreation areas to be shown on plan
5. Concerned with number of parking spaces
6. Show hydrant locations
7. Supply restrictions from Note 13, Sheet Ex .1
8. Specify number of units on note 1
9. SP-1
10. Supply parking calculations note
11. Supply floor plans for multi-family buildings
12. Supply elevations of town houses
13. Need Conditional Use Permit
14. Consolidate 2 driveways into one
15. Needs 5% interior landscaping calculation
16. Woody to address traffic impact
17. Driveways exceeds maximum width
18. Needs justifications for intrusion into wetlands buffer
19. Show height of light poles
20. Confirm Max illumination of 5.5 FC
21. Show buildings lights on plan.
22. Confirm max building height = 40'
23. Talk to Planning Director re: scheduling

Police

After a review of the site plan we were provided, we are requesting that our comments be recorded and read into the record, as follows:

- 1) The police department has a concern about the total number of parking spaces provided. This site plan provides exactly the minimum (124) required for the proposed number of units (62). This includes 6 handicapped spaces (5 is the required minimum). The lack of any overflow/guest parking, in our experience, may have an adverse effect on the nearby Dover Housing Authority or may cause the travel/access lanes within the complex to be obstructed. Parking is not permitted on Whittier Street.

- 2) No fire lanes are shown on the plan. We will defer to the fire department for an opinion as to where fire lanes (if any) should be located – of particular concern is emergency access to proposed building #3. If DFD recommends fire lanes on the property, our further recommendation is that the affected areas be marked with both pavement markings and signs, and that the signs be clearly marked “No Parking Fire Lane” instead of just “No Parking”. Basic “No Parking” signs are insufficient as they are not enforceable by the police department on private property; fire lanes are enforceable if appropriately marked.
- 3) Access from Whittier Street shows two separate driveways, each marked to allow egress and ingress. This increases the potential for conflict between motorists turning in and out. We recommend that the access be simplified; for example, one way in and one way out.
- 4) The proposed name of the complex, “Whittier Place”, is a concern. In the immediate vicinity we already have Whittier Street, Whittier Falls Way, and Whittier Hill. There is too much potential for confusion in emergency response and E-911 call recording using this name.

Fire Department

1. Need fire lanes marked and posted with signs
2. Buildings to be sprinklered

Engineering

1. Needs fence/guard-rails at retaining wall
2. Relocate street lights.
3. Supply landscaping along Whittier St.
4. Has concerns re: sidewalk connectivity
5. Consider crosswalk
6. Illuminate intersection
7. Look at aligning driveway with Hampshire Circle
8. Contact PSNH & Northern Utilities re: utility availability.
9. Extend water line further across to Whittier St.
10. Add hydrant:
11. Place gates at water tees
12. Plan shows 4” copper, should be 2”.
13. Bring sewer up middle of street
14. Inadequate cover over sewerline
15. Needs 8” sewer line, not 12”,
16. Sewer (6”) and B into main, not manhole
17. Supply flow to calculate impact on pump station
18. Reinstate drainage flow along Whittier St.
19. Concerned about drainage into river
20. Supply analysis of flow from outlet to river.
21. Consider land transfer for future bridge realignment