

CITY OF DOVER

## TECHNICAL REVIEW – NOTES FILE: P09-16

Application Type: OSS Subdivision Review  
Applicant(s): John and Caroline McGlone, 25 Piscataqua Rd, Dover NH 03820  
Owner(s): John and Caroline McGlone, 25 Piscataqua Rd, Dover NH 03820  
Location: 25 Piscataqua Rd, Dover NH 03820  
Date: June 18, 2009

**INTENT:** Subdivide one lot into 5

**LOTS/UNITS PROPOSED:** 5

**YIELD PLAN LOTS:** 8

**AGENDA ITEM #:** 1

**ACREAGE:** 10.69

**ZONING DISTRICT:**  
R-40

**EXISTING LAND USE:**  
Single Family Home

**PROPOSED LAND USE:**  
One existing and four new Single Family Homes

**SURROUNDING LAND USE:**  
Single Family Home

**ZONING HISTORY:** Zoned R-40 in 1979

**ZBA ACTION:** N/A

**PERMITS REQUIRED:**

- None

**WAIVERS REQUESTED:**

- Existing house to remain in buffers
- ROW width
- EOP Width

**PRESENT:**

- Steve Bird
- Tom Clark
- Rebecca Jalbert
- Dave White
- Marn Speidel
- Dan Barufaldi
- John Berry
- Michael Whitney
- Don Philbrook
- Beverly Philbrook

**Planning Comments:**

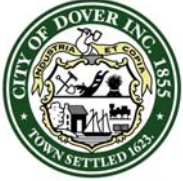
- Add that Hidden Valley Drive is a private road to all sheets
- Add project number P09-16 to the title box on all sheets.
- Provide a digital version (pdf) of the plan.
- Provide a neighborhood plan, with a 500' radius
- Impact Fees will be assessed at the following rate:
  1. Recreation \$1,184
  2. Police \$276
  3. Fire \$530
  4. Schools \$3,654
- Detail "contiguous upland" and "wetlands" and "frontage" on Yield Plan lots.
- Add a title sheet
- Provide Homeowners Documents for review
- List private road as a separate lot (to be owned by the homeowners association) needs Map and Lot ID
- ID the 50' and 100' no cut/no disturbed buffers
- Provide sample language for the deeds listing no cut restrictions
- Add note stating that buffers will be staked prior to land disturbance.
- Locate David Tuttle Lane
- Add "Open Space" to Subdivision in title box
- Correct the spelling of the owner's name
- Why is ROW configured that way at Piscataqua Rd?
- Road name? Must end in "Drive"
- Legend: wetlands and exterior buffer should be different style
- See list of waivers to the left
- Driveway needs to follow regs for 5+ lots, or seek waivers
- Rework/remove existing driveway into road
- Show all season safe sight distance
- Hammer head needs to be 24' wide

**Engineering Comments:**

- Provide a copy of the drainage report
- Put the driveways onto the plan
- Consider a cul-de-sac as opposed to a hammerhead design
- At station 1, there is a low point in the road where water will collect. Something needs to be done with the water.
- Consider paving the road instead of using gravel. If the road remains gravel, the water will wash the gravel away

**Police Department Comments:**

- Provide for lighting at intersection of Piscataqua Road, but with a meter to make the electricity billable to Homeowners Association
- Show the sight distance at Piscataqua Road
- Install City-conforming street sign and City-conforming supplemental "PRIVATE" placard at Association's expense



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- Are you demolishing the existing building on what is proposed as Lot 124 to make room for the new private roadway?
- Will Lot 124 have driveway off private way, or a new driveway off Piscataqua?

### Fire/Inspections Comments:

- Submit proposed road name for approval prior to inclusion on plat
- Is the road size 20 feet?
- Be sure the turnaround is appropriate size for fire department apparatus
- Houses must be located within 150 ft of 20 ft roadway or they will have to be sprinklered

### Economic Development Comments:

- None

### Other Comments: