

CITY OF DOVER

TECHNICAL REVIEW – NOTES FILE: P10-18 & 19

Application Type: Open Space Subdivision
 Applicant(s): Christine Estes
 Owner(s): Same
 Location: 240 Long Hill Road
 Date: April 1, 2010

INTENT: Subdivide 1 lot into 9 lots

LOTS/UNITS PROPOSED: 9 Lots

AGENDA ITEM #: 1

ACREAGE: 17.268 Acres

ZONING DISTRICT: R-40

EXISTING LAND USE:

Single family home

SURROUNDING LAND USE:

Single Family Residential and Religious Establishment

ZBA ACTION: None

PERMITS REQUIRED:

Conditional Use Permit
NHDES State Subdivision Approval
NHDES Wetland Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Albert Estes
Jim Schulte
Doug LaRosa
Robert Stowell
Dan Barufaldi (Economic Development)
Rebecca Jalbert (Fire Department)
Steve Bird (Planner)
Chris Parker (Planning Director)
David White (Engineering)
Marn Speidel (Police Department)

Planning Comments:

Cover Sheet:

- Need Perimeter Landscape Plan (155-36F)

Y-1

- Add the 75-foot septic system setback and the 75-foot well radius
- Rename term “Countable Buffer”?
- Add Plan number P10-19 to the plan set.
- Note #8 –Rear minimum setback is 30-feet

EX-1

- Locate the septic system
- Conservation District not Distrect
- Note #8 – Rear Minimum setback is 30-feet

S-1

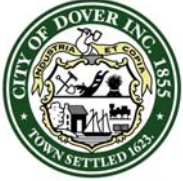
- Use the same table shown on sheet Y-1
- Reflect the 50-foot No Cut Buffer
- Request a waiver for the No Cut Buffer usage to avoid wetlands.
- The proposed road encroaches into the 50-foot buffer in 3 locations
- Reflect the preservation of the 50 & 100 foot vegetation buffer?
- Have road name approved By Tom Clark.
- Cross hatch driveway locations.
- Why not ask for a waiver to do a Conventional Subdivision?
- Note #8- Minimum Rear set back is 30-feet
- Note #20 – Open Space not Spave

S-2

- Conservation District not Distrect
- Note #8 – Minimum Rear setback 30-feet.

C-1

- Correct building envelope to show the 100-foot No Cut Buffer on lot 51-9-1
- Association documents regarding open space?



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Engineering Comments:

- Straighten out road layout.
- Label trees on a Landscaping Plan
- Show well & septic areas
- Show test pits and provide test pit data
- Letter of credit for the first building Permit.
- Remove new street lights pole at entrance and use existing pole.
- Underground utilities.
- Meeting with Engineering Department regarding drainage and box culvert.
- Remove existing culverts and replace with swales at the same grade.
- Sheet C-7 needs to be detailed for conduits and guardrail
- Headwall is too close to roadway.
- C-5 stone treatment dimensions are needed
- Guardrail treatment?

Police Department Comments: None

Fire/Inspections Comments:

- Several house locations are beyond the 150 foot requirement to a 20 foot roadway and will require additional fire protection.
- Need to ensure the cul-de-sac is wide enough for apparatus turn around

Economic Development Comments: None