



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P10-26

Application Type: Major Open Space Subdivision
 Applicant(s): Stephen Wood
 Owner(s): Woodwind Farm/Cocheco Waters LLC
 Location: Wisteria Drive/Gulf Road (Assessor's Map N, Lot 8A)
 Date: May 13, 2010

INTENT: Lot Line Adjustment & Subdivide
1 lot into 6 lots

LOTS/UNITS PROPOSED: 6 Lots

AGENDA ITEM #: 1

ACREAGE: 9.23 Acres

ZONING DISTRICT: R-40

EXISTING LAND USE:
Single Family Home

SURROUNDING LAND USE:
Single Family Residential

ZBA ACTION: Granted Variance to allow relief from the requirements for 150 ft. City Street frontage (Z09-15 12/09/09)

PERMITS REQUIRED:

- Conditional Use
 - Driveway crossings
 - Grading within buffers

WAIVERS REQUESTED: None

ATTENDANCE:

- Steve Woods (Owner)
- Steve Michaud (Owner's Agent)
- Tom Clark (Fire Department)
- Chris Parker (Planning Director)
- David White (Engineering)
- Marn Speidel (Police Department)
- Dan Barufaldi (Economic Development)

Police Department Comments:

- Label "Woods Road" as Kings Highway?

Fire/Inspections Comments:

- Lots 2, 3 and the house on lot 5 need to have 20 foot driveway or be sprinklered structures.

Economic Development Comments: None

Planning Comments:

Cover

- Rename subdivision to an original name
- Give neighborhood plan its own sheet – enlarge area
- Update reference plans to include Childs subdivision
- Update plan number to 10-26 (all sheets)
- NHDES Wetlands Permit #
- NHDES Subdivision Permit #

Lot Line

- Document the legal authority to do an LLA with the open space

Open Space Subdivision

- Submit an updated Current Use Plan
- Update lot compliance table showing percent of lot that is wetlands buffer
- Review calculations for Lot 1 in table
- Get lot ID assignments from Assessor's Office
- Check the lot ID for lot N-8A2
- Demonstrate how subdivision does not violate conditions of Childs lot subdivision
- Yield plan is for 21 lots, subdivision is for 5. Create concept plan for build out of phase II.
- Review abutter information for correctness
- Add note regarding no cut/no disturbing of wetlands buffer
- Identify 20' easement over Kings Highway to lot N-8A2

Yield Plan

- Update lot compliance table showing percent of lot that is wetlands buffer
- Show phase lines
- Show cul-de-sac, not hammer head
- Show steep slope symbol on legend
- Document intent of how many lots are shown

Engineering Comments:

- Review driveway culverts
- Conditional Use Permits needed for driveways and buffers