



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P10-21

Application Type: Driveway off Pacific Landing
Applicant(s): Gary Allen
Owner(s): Gary & Carol Allen
Location: 163 Tolend Road (Assesors Map E, Lot 49A)
Date: May 27, 2010

INTENT: To obtain a Conditional Use Permit to construct a driveway within the Wetland Protection District and Conservation District.

AGENDA ITEM #: 4A

ACREAGE: 17.94 Acres

ZONING DISTRICT: R-40

EXISTING LAND USE:
None

SURROUNDING LAND USE:
Single Family Residential

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Gary Allen (Owner)
Ken Berry (Berry Surveying)
Linda Merullo (Chair)
Chris Parker (Planning Director)
Bruce Woodruff (Planning)
Michele Alexander (Planning)
Dave White (Engineering)
Rebecca Jalbert (Fire Department)

Economic Development Comments: None

Planning Comments:

Cover

- Housing siding was a personal preference
- Correct spelling in Cochecho
- Add plan number to title box, on all plans
- Disturbance more than one acre. Needs a notice of intent (needs copy). Needs to go to Planning Board for site review.
- Need legend for specification of dash lines
- Why is Pacific Landing house shown if not built yet?
- Will house share access easement?
- Label 20 foot easement, with land and correct location
- Remove unneeded construction details from sheet E-101
- Consider mitigating tree loss in Conservative District by planting young trees near Horne Book.

Engineering Comments:

- Consider switching to either an open bottom boxed culvert or a closed one embedded with native material bottom
- Stake end of silt fence (B. Woodruff to site review to see if trees need to be restored)
- Move silt fence back away from actual construction area. Add erosion protection to Horne Brook itself
- Go to more grass swale bottoms in lieu of rip-rap
- Install rip-rap at end of wing walls
- 3 foot needed of silt fence for wall construction
- DES will most likely ask for erosion protection downstream (not reflected on plans)
- Needs to have plan for erosion protection at crossing

Fire/Inspections Comments:

- Driveway must be 20 feet wide all the way to the structure
- Check to see if Fire Trucks can negotiate the 12% grade or possibly bottom out
- Applicant will pick up site review application and check with Jean Glidden on scheduling
- Planning will contact Dave Price to make sure he is satisfied with regard to DES order compliance
- Need to coordinate conservation commission board schedule