

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE – P06-25D NOTES

Application Type: Site Plan Review
Applicant(s): Heron Bay Partners LLC
Owner: Heron Bay Partners LLC
Location: Mast Road, Cielo Dr. and Grapevine Dr. (Assessor's Map H, Lot 4)
Date: September 9, 2010

INTENT: Proposed 72 Congregate Care Units within 2 Structures & 74 Residential Housing Units, consisting of Single Family, Duplex & Triplex Structures (63 units approved in 2007)

LOTS/UNITS PROPOSED:

74 residential units and 72 congregate care units

AGENDA ITEM #: 2

ACREAGE: 33.73 Acres

ZONING DISTRICT:

B-4/I-4/RCM Overlay District

EXISTING LAND USE:

20 single family homes and clubhouse

SURROUNDING LAND USE:

Retail store, single family homes and gravel pits

ZBA ACTION: N/A

PERMITS REQUIRED: NHDES Site Specific Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Linda Merullo (Chair)
Chris Parker (Planning)
Steve Bird (Planning)
Tom Clark (Building Inspection)
Marn Speidel (Police Department)
Bill Simon (Police Department)
Dave White (Engineering)
Gary Green (Planning Board)
Michele Alexander (Planning Intern)
Nick Golon (TF Moran)
Bob Paolini
Dave Paolini

Planning Comments:

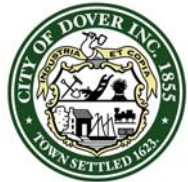
- Plan set needs to be updated to reflect new owner and applicant
- Update resource list on cover
- Only include plan sheets that have changed
- Update plan notes
- Conditional Use Permit updated in April, 2010 was for only 9 more residential, not 11. Delete two units
- Concerned about removal of trees behind the congregate care units
- Does parking plan comply with new parking requirements of 3 spaces per triplex?
- Address removal of tree buffer near clubhouse
- New NHDES Site Specific Permit needed
- Have phasing plans and percentages of residential and non-residential been updated?
- Include recent traffic counts and amended LOS analysis from the model and the capacity differences in traffic study
- Existing conditions plan does not show existing conditions as of today
- Impact fees for new units and congregate care
- Water and sewer investment fees
- Status of 2nd driveway onto Mast Road – per Note #24 on sheet #7
- Need congregate care documents to prove that elderly services will be provided

Engineering Comments:

- Keep sidewalk on same side of the road
- Triplex parking doesn't make sense, look at revising
- Construct stone dust path around top of detention area
- Landscaping between triplex area and existing units to the north is needed
- Will review the drainage plan and utilities in more detail

Police Department Comments:

- Is there visitor parking for triplex units in Phase 2R-B?
- Can a visitor park in front of garage doors in triplex / duplex units, or is that deterred by design?
- Golf cart access from residences to all commercial phases, including 2C?
- Look at improving the northbound left turn at Rte 108/Mast intersection



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Fire/Inspections Comments:

- Provide access to Fire Department connections for sprinkler system
- Maintain appropriate road width
- Sheet 17 of 47 – please correct notes to read 2003 Life Safety Code and 2009 IBC and IRC
- Floor plan for duplex doesn't match plan layout
- Add fire lanes around congregate care buildings

Planning Board

- Consider use of pervious pavement for sidewalks and parking lots

Economic Development Comments:

No Comment

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Partners.doc