



**CITY OF DOVER**

**TECHNICAL REVIEW COMMITTEE NOTES FILE: P10-50**

Application Type: Major Subdivision  
 Applicant(s): Changing Places, LLC  
 Owner(s): Temple Israel of Dover, Inc.  
 Location: 515 Sixth Street (Assessor's Map A, Lot 45A-2)  
 Date: December 16, 2010

**INTENT:** Subdivide 1 lot into 7 lots

**LOTS/UNITS PROPOSED:** 6 single family house lots and one lot for the temple

**AGENDA ITEM #:** 1

**ACREAGE:** 30.225 Acres

**ZONING DISTRICT:** R-40

**EXISTING LAND USE:**  
Temple

**SURROUNDING LAND USE:**  
Single Family Residential

**ZBA ACTION:** None

**PERMITS REQUIRED:**  
None

**WAIVERS REQUESTED:**

- Survey of entire lot

**ATTENDANCE:**

- Linda Merullo – Planning Board
- Robert Stowell – Tri-Tech
- Doug LaRosa – Tri-Tech
- John O’Neill
- Tom Clark (Fire Department)
- Rebecca Jalbert (Fire Department)
- Bruce Woodruff (Planner)
- Chris Parker (Planning Director)
- David White (Engineering)
- Marn Speidel (Police Department)
- Dan Barufaldi (Economic Development)
- Dale Drake - Abutter

- Impact fees and water and sewer investment fees will be assessed

T-1:

- Add Plan number P10-50 to the plan set.

Y-1:

- Crossing of wetlands is unrealistic given existing driveway
- Confirm that length of road is 1,000 feet
- Lot #5 is very marginal

S-1

- Need Surveyor’s stamp
- Have road name approved By Tom Clark and change to Drive
- Need updated Current Use Plan for Assessing Office
- Drainage Study?
- Need standard Traffic Impact Assessment and Analysis
- How is open space going to be preserved?
- How will open space be accessed by lot owners?
- Temple sign would be made a nonconforming off-site sign, relocate to new driveway at end of Olive Meadow Drive
- Amend note #17 to change to Planning Office
- Lots #1 and #2 have very unrealistic building envelopes
- Explain note #19
- Need waiver from survey of entire lot
- Show the edge of pavement for cul-de-sac
- Consider doing private road
- If road is public then improvements must be done first so Temple lot would be on City street

S-2

- Need Perimeter Landscape Plan (155-36F)
- Add street trees per 155-36E
- Show 20% slope areas
- Label 50 and 100 foot buffers as no cut, no disturb
- Require wetland buffer on lot #6 to be marked in the field to prevent landowner encroachment
- Need sidewalk on one side of road
- Road width of 24 feet is required or ask for waiver and specify no parking on both sides
- Perimeter buffer is encroached on by roadway in two spots
- Missing Erosion and Sedimentation Control plan
- Show reasonable buildings on lots #1, 2, and 6.
- Consider fewer lots

C-1

- Need Engineer’s stamp
- Need cross section of proposed roadway
- Road profile does not show water, sewer or gas lines

**Planning Comments:**



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES FILE: P10-50

Application Type: Major Subdivision  
Applicant(s): Changing Places, LLC  
Owner(s): Temple Israel of Dover, Inc.  
Location: 515 Sixth Street (Assessor's Map A, Lot 45A-2)  
Date: December 16, 2010

- Where are street lights?
- Ownership of cul-de-sac island?

If revised plans are submitted next week, then TRC could be held on 1/6/11 and Planning Board on January 25<sup>th</sup>.

### C-2

- Amend note #C-6 to delete soils inspector

S:\Department\Planning\Planning\_Share\TRC\2010 TRC\Notes\2010.12.16\_TRCnotesP10-50 Changing Places.docx

### **Engineering Comments:**

- Add note that sewer will remain private
- Need force main tie-in details
- Add hydrant and gate at cul-de-sac
- Reduce size of water service line
- Add trench patch detail
- Do 1.5-inch overlay
- Do 3.5-inch pavement at cul-de-sac
- Add culvert at lot #4
- Add street light at beginning and end of street

### **Police Department Comments:**

- Any detail for the cul-de-sac?
- What is the proposed public roadway width?
- Will a street lamp be installed on the new utility pole at site entrance?
- The road layout shown on the yield plan is preferred. This enables Lot 45 to connect a driveway to Olive Meadow Lane and eliminate approximately 350' of driveway from Sixth Street. Owner of Lot 45 may be amenable to this concept as an alternative to having a building placed on Lot 45A-2-1.

### **Fire/Inspections Comments:**

- Indicate hydrant locations
- On sheet C-2, water note 1, change "Somersworth" to "Dover"
- Street signs needed
- Fire would prefer wider roadway

### **Economic Development Comments:**

- Verify location of right of way on parcel (Note 19)
- Show homes on lot 5 and lot 7. Concern about proximity to wetlands
- Entrance onto Sixth St. is very close to an existing drive on abutting property.