



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P10-51

Application Type: Major Open Space Subdivision
Applicant(s): Changing Places, LLC
Owner(s): Woodwind Farms
Location: Gulf Road (Assessor's Map N, Lot 8)
Date: March 17, 2011

INTENT: Subdivide 1 lot into 7 lots

LOTS/UNITS PROPOSED: 7 single family house lots with open space

AGENDA ITEM #: 1

ACREAGE: 9.1 Acres

ZONING DISTRICT: Rural Residential District (R-40)

EXISTING LAND USE:
Single Family house

SURROUNDING LAND USE:
Single Family Residential

ZBA ACTION: None

PERMITS REQUIRED:
NHDES Subdivision Permit
NHDOT Driveway Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Linda Merullo – Planning Board
Robert Stowell – Tri-Tech
Doug Larosa – Tri-Tech
John O'Neill – Applicant
Tom Clark (Fire Department)
Bruce Woodruff (Planner)
Chris Parker (Planning Director)
David White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)

Planning Comments:

- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Correct Planning File Number to be P10-51 on all sheets
- Traffic Assessment needs to be revised – traffic counts and speeds were done on a school vacation week, plus # of existing residences and traffic assumes
- Need perimeter landscape plan per Chapter 155-36-F
- Need HOA docs
- Vegetation maintenance plan along Gulf Rd, similar to Wisteria
- Planning will support a waiver from 155-22 I-1) for a shared septic

EX-1

- Delete reference to note 17

S-1

- Document why 20% slope areas shrank since 12/1/10 plan. Review areas at top of cul de sac.
- Concerns about usefulness of open space
- How is open space going to be preserved?
- Label as private road
- Delete Planning Board signature box
- Delete note #17 – house must be removed before first certificate of occupancy is issued
- Add note to require sign posted on-site that identifies developer and contractor contact information
- Add note to require "Private" sign be added to street sign
- Label 50 and 100 foot buffers as no cut, no disturb, and provide sample deed language.
- Add wetlands buffer

S-2

- Remove tree cover layer and removed structures– too cluttered
- House locations?

C-1

- Review the width of driveway on lot #1
- Note that if public, the street light will be solar powered
- Street trees?



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Engineering Comments:

- More swale work needs to be along Gulf Rd, and might be in ROW
- Show the street light at the entrance of Cpt. Flagg Rd.
- Concerned about the road runoff at low pt at STA 3
- How is old septic to be reused or is that not happening
- Show proposed UGET
- Sheet C-2, note D2-include lot 6 and 7.
- Make pavement thickness 3.5 inches
- Add a note regarding gutters being tied to infiltration drains.
- Review note 13 on S-1 based upon the final septic plan.

Police Department Comments:

- Concurs with the reported sight distance values in the Traffic Assessment Memorandum dated March 3, 2011 by TEPP LLC - specifically the "available" figures noted in Table 3 (p. 5) - with one exception. Police assessment differs from this reported value:
 - Gulf Road Westbound behind Stopped Left-Turn Vehicle = 450'
 - Believe the distance is closer to 385', which exceeds the specified minimum sight distance for this scenario (347')

Fire/Inspections Comments:

- Houses which are more than 150 ft from the paved road will need to have a sprinkler system;
- The cul-de-sac must allow for FD apparatus access.

Economic Development Comments:

- Is there a need for a retaining wall along the pond?