



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES FILE: P11-13

Application Type: Site Plan Review  
Applicant(s): STF Development  
Owner(s): STF Development  
Location: Durham Road/Route 108 (Assessor's Map I, Lot 18-1)  
Date: April 14, 2011

**INTENT:** Site plan to add 11, 3 bedroom units within 2 condominium buildings

**LOTS/UNITS PROPOSED:** 11 multi-family units

**AGENDA ITEM #:** 1

**ACREAGE:** 9.18 Acres

**ZONING DISTRICT:** Low-Density Residential District (R-20) and Suburban Density Multi-Residential (RM-SU)

**EXISTING LAND USE:**  
4-unit multi-family

**SURROUNDING LAND USE:**  
Multi-family Residential/Single Family

**ZBA ACTION:** None

**PERMITS REQUIRED:**  
NHDES Wetlands Permit  
Conditional Use Permit

**WAIVERS REQUESTED:** None

### **ATTENDANCE:**

Linda Merullo – Planning Board  
Tom Clark (Fire Department)  
Rebecca Jalbert (Fire Department)  
Steve Bird (Planner)  
David White (Engineering)  
Marn Speidel (Police Department)  
Dan Barufaldi (Economic Development)  
Chris Berry – Berry Surveying & Engineering  
Jim Schulte  
Bob Paolini  
Dave Paolini

### **Planning Comments:**

- Need on-site recreation per Chapter 170-15
- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Add Planning File Number to on all sheets
- Correct zoning district reference to RM-SU on all sheets
- Need Standard Traffic Impact Assessment and Analysis
- Need 33 parking spaces for 11 new units, only 32 shown
- Need bicycle rack for two bicycles
- Add sidewalk out to Durham Road
- Consider waiver for reduced road width
- Need architectural renderings of the buildings
- Missing common site plan notes #1, 10-14, 17-19, & 21-30.
- Need to resolve wetland violation
- DES Alteration of Terrain Permit required

#### **Sheet #1**

- Add minimum lot size, frontage and density to note #5
- Add missing flood map information to note #13

#### **Sheet #3**

- Add buildings and parking lots for site to neighborhood plan

#### **Sheet #4**

- Explain soil symbols

#### **Sheet #5**

- Fix three spelling errors in notes
- Remove luminaire schedule
- Add road name

#### **Sheet #6**

- Remove luminaire schedule
- Does dumpster area include recycling
- Consider pervious pavement

#### **Sheets #14 & 15**

- Change title of sheets to be Landscape Plan

#### **Sheet #16**

- Revise lighting plan to comply with Chapter 149-14-E-2

### **Engineering Comments:**

#### **Police Department Comments:**

- Change proposed No Parking sign to No Parking Fire Lane
- Add 2 more No Parking Fire Lane signs on north side, second section
- Signs for emergency turnaround?

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

- Are the "No Parking" signs also going to be Fire Lane signs?



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- Will need to add additional Fire Lane/No Parking signage between two buildings

### **Planning Board Comments:**

- Use pervious pavement in lieu of a detention pond
- What is the total amount of impervious pavement?

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