



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P12-34

Application Type: Major Open Space Subdivision
Applicant(s): Graystone Builders, Inc.
Owner(s): Michael and Cherylee Rosholt
Location: 84 Watson Road (Assessor's Map E, Lot 37)
Date: November 8, 2012

INTENT: Subdivide an existing lot into seven lots

LOTS/UNITS PROPOSED: Seven single family house lots

AGENDA ITEM #: 1

ACREAGE: 11.69 Acres

ZONING DISTRICT: R-40

EXISTING LAND USE: One single family house and out buildings

SURROUNDING LAND USE:
Single Family Residential

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES Wetlands Permit
- NHDES Subdivision Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Gary Green – Planning Board
Tom Clark (Fire Department)
Steve Bird (Planning Department)
David White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Chris Berry
Dana Lynch – abutter
Joanne Theriault - abutter

Planning Comments:

- Impact fees will be assessed
- Need Traffic Study, including sight distances and vehicle speeds
- Add local plan number to all sheets
- Has State Wetlands Permit been prepared and filed yet?
- Need sample deed language for wetlands buffer notification
- Need Conditional Use Permit for wetlands and wetland buffer impacts
- Need to attend Conservation Commission meeting
- Need waiver for existing house in 100-foot perimeter buffer
- Need waiver for proposed road in the 50-foot perimeter buffer

Page 1:

- Make plan more readable

Page 2 (Yield Plan):

- Add page number 2 to sheet
- Add lot numbers to the lots
- Add frontages and lot sizes to lots
- What is angle of street intersection?
- What is length of road?
- Add outside buffer calculation for all lots – use chart to display

Page 3:

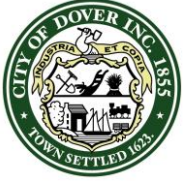
- Is existing house on septic system?
- Fix numerous spelling mistakes
- Add Wetland Scientist stamp
- Show existing septic system and well

Page 4:

- Fix numerous spelling mistakes
- What is purpose of drainage lot? Why not include it in open space lot?
- Delete soils note
- Determine sight distance for proposed road
- Add perimeter buffers and wetland buffers to this sheet
- Show frontage calculations for cul-de-sac lots
- Could road be relocated to the south side of lot to improve sight distance and reduce wetland impacts?
- Show 100 foot setback from abutting houses
- Look at shifting the eastern lot line of lot #2 to the wetland
- Add common subdivision notes #21-25

Page 5:

- Angle of proposed street is not close to 90 degrees
- Proposed road encroaches on the 50-foot perimeter buffer
- Label road as proposed public
- Reconfigure lots #4 and #6 to remove lots from 50-foot perimeter buffer



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- Label 100-foot front buffer as a no cut/no disturb areas
- Label 50-foot buffers as a no cut/no disturb areas

Page 6:

- Review house grading to make sure they do not encroach into wetlands buffer
- Where are the septic areas for all lots?
- Add a note that houses are shown for demonstration purposes only and building permits are required for all structures
- Add 75 foot septic systems setbacks

Page 7:

- Where is sidewalk?
- Why are sheds shown?

Page 8:

- Garage on lot #3 should be moved to the driveway side of the house
- What is length of driveway to house on lot #4
- Correct spelling of silt

Pages 10-17

- Label each page with page numbers
- Fix numbering of details on sheets

Engineering Comments:

- Show roadway on page 6
- Look at connecting to City sewer through Cardinal Drive
- Reduce drain pipe to 12 inches on page 7
- Curb radius at intersection could be reduced
- Street slope is very minimal
- Make cul-de-sac treatment more uniform
- Move drain manhole 7A to front of guardrail
- Need more detail on storm water vault
- Need more slope in pond for flow
- Will review drainage study

Police Department Comments:

- "No Parking Either Side" sign should be "No Parking This Side". If a restriction is needed on 24' road, it only needs to be on one side.
- Street lamps: 1 @ cul de sac is ok, second lamp at culvert is unnecessary

- Sheet C-101 notes C5 vs. C6. All posts should be square steel with breakaway sleeves, not U-channel.

Fire/Inspections Comments:

- Road name can not end with Drive

Economic Development Comments:

- Concerned about density
- Consider a more southerly road location

Planning Board Comments: None

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