



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P12-28A

Application Type: Open Space Subdivision
Applicant(s): Salmon Falls Holdings, LLC
Owner(s): Salmon Falls Holdings, LLC and Henry & Jacqueline Brandt
Location: Arch Street (Assessor's Map 11, Lots 16, 16-1 & 15)
Date: January 31, 2013

INTENT: To do an Open Space Subdivision by merging three existing parcels on Arch Street and subdividing to create three single family lots and one lot with four duplexes (11 dwelling units).

LOTS/UNITS PROPOSED: Four lots/Eleven dwelling units

AGENDA ITEM #: 1

ACREAGE: 3.73 Acres

ZONING DISTRICT: Medium-Density Residential District – R-12

EXISTING LAND USE: Three unit house, single family house, and vacant lot

PROPOSED LAND USE: Three single family house lots and four duplexes on fourth lot

SURROUNDING LAND USE: Single family houses and duplexes

ZBA ACTION: Variances for a three unit use and front setback were granted by Zoning Board of Adjustment on May 17, 2012

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Dennis Ciotti – Planning Board
Tom Clark (Fire Department)
Chris Parker (Planning Department)
Steve Bird (Planning Department)
David White (Engineering)
Marn Speidel (Police Department)
Chris Berry

Planning Comments:

- Impact fees will be assessed on new units
- Water and sewer investment fees will be assessed
- Need Standard Traffic Impact Assessment and Analysis
- Correct local plan number on all sheets
- Add yield plan to plan set
- Need waiver for proposed buildings in 100-foot front buffer
- Need waiver for proposed buildings in 30-foot perimeter buffer
- Need waiver for distance of road from intersection
- Add surveyor and engineer signatures and wetland scientist stamps to appropriate sheets
- Change open space side buffer in note #5 from 50 to 30 on all sheets
- Homeowners association needed for road, drainage and open space maintenance

Cover Sheet:

- Change title to Subdivision

Page 1:

- Make plan more readable

Page 2:

- Cross hatch all existing buildings

Page 4:

- Add note stating that no further subdivision or additional units are allowed
- Add minimum setback lines to lot 16
- Add drainage easement location so that it can be recorded

Page 5:

- What is the distance from road to Washington Street/Arch Street intersection?
- Identify two cross hatched areas on sheet
- Delete open space requirement note
- Correct open space calculation note
- Drainage easement area does not match page 4

Page 7:

- Specify that trees have to be 8-feet tall at planting

Page 8:

- Need retaining wall detail

Page C101:

- Update road cross section

Fire/Inspections Comments:

- Pg. 4 - “separate” spelled incorrectly 3 times
- Supply details of required turn-around for Fire Department apparatus
- Pg 5 – units 7 & 8 not designated
- Pg 6 - note 16 – change “inspection” to “inspector”



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Economic Development Comments:

- No need for extending gravel road beyond any fire truck turn around area

Engineering Comments:

- Add more "No Parking – Fire Lane" signs
- Need to look at improvements to Washington St./Arch St. intersection in traffic analysis, with the goal of slowing the vehicles exiting Washington St.
- Need fire truck turn around
- Need to check extent of sidewalk removal on Arch Street
- Concerned about clearing of too much vegetation along railroad ROW
- Add note that retaining wall will require engineered plan approved by the City Engineer
- Show natural gas lines
- Figure out how to bring utilities to houses
- Call out 8x6 stainless steel tap sleeve and gate
- Call out two 45 degree pipes at hydrant
- Look at slope of 6" sewer line
- Why is there a manhole near unit #1?
- Drainage study will be examined
- Look at moving rain garden to the rear of parcel
- Concerned about swale across driveway
- Add catch basing near retaining wall
- Don't need sump in catch basin #2
- Add more silt fence

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Police Department Comments:

- Include analysis of sight distance towards Washington St./Arch St. intersection
- May need to remove vegetation near railroad

Planning Board Comments:

- Concerned about sight distance
- Look at safety of crosswalk at Washington Street
- Will all of the houses have two car garages?
- Make sure vehicles in first driveway on the left will not encroach on road