



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review
Applicant(s): STF Development Corp.
Owner(s): STF Development Corp.
Location: 3-5 George Street (Tax Map 20, Lots 37)
Date: April 11, 2013

INTENT: Site plan to construct a six unit multi-family building with associated parking

LOTS/UNITS PROPOSED: 6

AGENDA ITEM #: 2

ACREAGE: 0.43 Acres

ZONING DISTRICT: Urban Density Multi-residential District (RM-U)

EXISTING LAND USE: Duplex

SURROUNDING LAND USE:
Single family houses, duplexes, multi-family residential and commercial offices

ZBA ACTION: Received use variance for a 6-unit multi-family building on 2/21/13

PERMITS REQUIRED: Conditional Use Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Steve Bird (Planning)
Tom Clark (Fire Inspections)
Marn Speidel (Police Department)
Kevin McEneaney
David Paolini
Bob Paolini
Paul Connelly
Gary Green (Planning Board)

Planning Comments:

- Conditional Use Permit required for wetland buffer impact and steep slope impact
- Add four more parking spaces or apply for Conditional Use Permit for reduced parking
- Add required open space per Chapter 170-15 – 100 square feet per bedroom
- Need Stormwater Management System Operation and Maintenance Plan
- Impact fees and water and sewer investment fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Need landscaping plan
- Need lighting plan

Sheet #1:

- Add local file #P13-03
- Revise Neighborhood Plan to add proposed development
- Revise the legend to remove symbols not used

Sheet #2:

- Add 50-foot wetlands buffer line
- Show existing utility lines
- Show all existing 20% slope Conservation District areas
- Add variance case #, date and conditions
- Add surveyor signature

Sheet #3:

- Minimum building setback is a build to line calculated as average of lots within 500 feet in same district
- Specify that planting buffer has to be a minimum of 7 feet
- Add "T.O.W." to legend
- Specify width of driveway
- Add bike rack
- Sidewalk must be pervious
- Label front walkway
- Label proposed sidewalk
- Label water pipe
- Add Common Site Plan notes # 8, 9, 12, 13, 15, 17-30, and 33
- Specify number of bedrooms per unit
- Garbage removal?
- Add erosion and sedimentation control features to the plan

Police Department Comments:

- Concern about parking on Hanson Street – replace the no parking signs

Fire/Inspections Comments:

- Address should be Hanson Street
- Add fire hydrant



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review
Applicant(s): STF Development Corp.
Owner(s): STF Development Corp.
Location: 3-5 George Street (Tax Map 20, Lots 37)
Date: April 11, 2013

Planning Board Comments:

- Concern about the number of parking spaces

Engineering Comments:

- Look at City design plans for Hanson Street
- The City would like the developer to contribute towards the sidewalk and drainage improvements of Hanson Street. The city is currently in the design process for these improvements.
- The City is unsure of the condition of the sewer and drainage lines on George Street. We can follow-up on this?
- All old water and sewer services should be cut and capped.
- Will there be a dumpster on site?
- Where will snow be stored/plowed?
- Specify water service type.
- There should be a fence on top of the retaining wall.
- There should be more screening from the parking lot to the abutter.
- Place a deep sump on CB 3 with a hood.
- Can DMH1 have some leaching capability to offset impervious area?
- A lot of the flow from Hanson Street currently flows over the proposed building site into the ravine and into that wetlands.
- Can the retaining wall be straightened out to provide a flatter area for residents to use?
- Sloped granite curb size in the city ROW is 4x12
- Asphalt sidewalk typical is 1.5inch base and 1 inch top.
- Curb reveal is 7in for vertical and 6 in for sloped.
- Trench patch is 4in minimum thickness for asphalt.