



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review
Applicant(s): Changing Places, LLC
Owner(s): Changing Places, LLC
Location: Thornwood Lane (Tax Map K, Lots 19-1)
Date: May 2, 2013

INTENT: Site plan to construct 14 single family units on one lot with a private road

LOTS/UNITS PROPOSED: 14

AGENDA ITEM #: 1

ACREAGE: 6.432 Acres

ZONING DISTRICT: Executive Technology Park District (ETP), Rural Residential District (R-40), Residential-Commercial Mixed Use Overlay District

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:
Single family houses

ZBA ACTION: Received variance on 12/20/12 to allow 46 residential units to be occupied prior to the construction of the non-residential structures

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Steve Bird (Planning)
Tim Corwin (Planning)
Dave White (Engineering)
Tom Clark (Fire Inspections)
Marn Speidel (Police Department)
Bob Stowell – TriTech Engineering Corp.
Doug Larosa – TriTech Engineering Corp.
John O’Neill

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Add Engineer’s stamp and signature to appropriate sheets
- Add Surveyor’s stamp and signature to appropriate sheets
- Amend Developer’s Agreement
- Recalculate the fair share contribution for Dover Point Road/Thornwood intersection
- Add note for ZBA variance limiting occupancy to 46 units
- Preston property is in Current Use Program so a revised plan for the Assessor’s Office is required
- Proposal does not match approved CUP concept plan
- Need Stormwater Management System Operation and Maintenance Plan
- Provide HOA documents

Sheet T-1:

- Are you proposing to rename Thornwood Lane?

Sheet T-2:

- Update property lines on plan
- Indicate which of the existing houses have certificates of occupancy

Sheet BLA-1:

- This plan does not need to part of the site plan set
- Provide survey of entire Preston lot
- Add note that no additional density or yield comes from the added land

Sheet EX-1:

- Add Common Site Plan notes # 7, 9, 31, and 33
- Add name and certification number of wetland scientist to note 11
- Add “FES” to legend

Sheet C-1:

- Why is this sheet placed before the site plan?

Sheet SP-1:

- Why are construction notes on site plan sheet?
- Add Common Site Plan notes # 1, 22, and 30
- Add Note re: Alteration of Terrain Permit required
- Add Note re: extending Thornwood Lane to the crossing/box culvert and that this shall be completed prior to the issuance of a CO for any house on Teresa Drive; reference Thornwood Lane plans
- Note width of pavement
- Planning Board should consider requiring wetland buffer signs
- Add no parking restriction to roadway
- Revise side setback to show 20 ft. setback consistent with variance request



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- Units not allowed in 50-foot perimeter buffer
- Add zoning district boundary line
- Move unit #6 out of area 50 feet from R-40 District zone line
- Correct title block spelling of "Place"
- Remove curb cut near Thornwood Lane
- fix sidewalk detail on sp4-9 to 2.5 inches
- address drainage concerns at the roadway entrance
- add more elevations around buildings

Sheet SP-2:

- Many symbols used on sheet are not in legend
- Who will maintain green area in cul-de-sac?
- Add street trees
- Add typical landscaping plan for single family homes
- Add pedestrian scale lighting detail
- Identify proposed electric/telephone lines

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Police Department Comments:

- No comments

Fire/Inspections Comments:

- Confirm adequacy of fire truck access

Planning Board Comments:

Engineering Comments:

- The water and uge overlap at 4+00. Please resolve this conflict. Perhaps swap water and sewer mains.
- Do not leave a dead end water main, either relocate the hydrant or shorten the main.
- 1 inch hdpe ok but copper is still required from the watermain to the curbstop
- show the inverts on existing smh2
- remove the 1 ft drop in smh 302
- put elevations for smh 306 in table
- I am concerned about lot 8 and 9 and intrusion into the setback
- please clearly monument setbacks so construction doesn't disturb those areas
- We need to discuss overall drainage.
 - bring FE out more
 - hood and deep sumps on cb
 - change location of infiltration trench and what is invert
 - different type of stormwater treatment?
 - where does drip edge drain too