



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES - P13-37

Application Type: Site Plan Review  
Applicant(s): STF Development  
Owner(s): Mary Ellen Bickford et. al.  
Location: 72 Durham Road (Tax Map I, Lot 12)  
Date: August 1, 2013

**INTENT:** Site plan to construct 12 multi-family 3 bedroom dwellings and adding 36 parking spaces

**LOTS/UNITS PROPOSED:** 12 multi-family units plus existing single family dwelling

**AGENDA ITEM #:** 1

**ACREAGE:** 4.71 Acres

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

**EXISTING LAND USE:** Single Family Dwelling

**SURROUNDING LAND USE:** Residential, Institutional

**ZBA ACTION:** None

**PERMITS REQUIRED:**

- Conditional Use Permit for wetland buffer disturbance
- EPA NPDES

**WAIVERS REQUESTED:** None

**ATTENDANCE:**

Chris Parker (Planning)  
Tim Corwin (Planning)  
Ben Clark (Engineering)  
Tom Clark (Fire Inspections)  
Marn Speidel (Police Department)  
Dan Barufaldi (Economic Development)  
Dennis Ciotti (Planning Board, Chair)  
Gary Green (Planning Board)  
Chris Berry - Berry Surveying & Engineering  
Dave Paolini - Applicant

**Planning Comments:**

- Impact fees and water and sewer investment fees will be assessed
- Add Engineer's signature to appropriate sheets
- Add Surveyor's signature to appropriate sheets
- Need Stormwater Management Plan and drainage analysis
- Need Stormwater Management System Operation and Maintenance Plan
- Need Erosion and Sedimentation Control Plan
- Need Fiscal Impact Study
- Need Architectural renderings
- Need Standard Traffic Impact Assessment and Analysis
- Need landscape plan prepared by licensed landscape architect
- Missing Sheets 9, 10, 11, 13, 14, and 15
- Identify location and materials of proposed sanitary sewage facilities (throughout)
- Identify location and materials of all proposed water mains (throughout)
- Depict location of existing and proposed underground utilities (throughout)
- If existing single family dwelling converted to two family, show on plan

**Cover Sheet:**

- Specify the address as 72 Durham Road in the title block and the title of plan
- Add line for owners' signatures
- Correct street names on Location Map (i.e. Mast Road incorrectly identified as Leathers Lane and Back River Road incorrectly identified as Backriver Road)
- Add Planning Board file # P13-37
- Check Developer address
- Check Surveyor and Engineer address
- Change "owner" to "owners" and check owner list (fix throughout)

**Sheet 1:**

- Show and identify abutters across Durham Road
- Remove "former garage location" and "former shed location"
- Identify on what date the wetland delineation was made
- Review formatting (e.g. "applicant" note spacing is off)
- Renumber notes (there are two notes identified as Note 1)
- Add R-20 District and Wetland Protection District to Note 5 ("zoning")

**Sheet 2:**

- Consider deleting – it is not clear what purpose this sheet serves



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Sheet 3:

- Change lot line color to make plan more legible

Sheet 4:

- Identify the length of the driveway
- Specifically identify the edge of pavement and right-of-way lines
- Confirm that all parking areas are no closer than 5 ft to the property line
- Add park benches to legend
- Identify the 50 ft. wetland buffer to the rear of the units as “No Disturb”
  - Provide draft language for deed restriction if units will be sold or for rental agreement if units will be rented
- 4,500 sq. ft. of permanent impact to wetland buffer –conditional use permit required
- Open Space fee in lieu in the amount of \$4,500.00
- Add Common Site Plan Notes 18, 19 and 22
- Note 8: indicate who performed the topographic survey
- Remove “existing tree lines” and show “proposed tree line” as appropriate
- Depict width of access way
- Identify proposed dumpster
- Identify water capacity needed
- Identify projected additional peak hour sewer load

Sheet 6:

- Porous pavement required for sidewalks
- Provide total paved area

### Police Department Comments:

- Identify road as private
- Consider steps to prevent parking by high school students including restricting parking along portion of roadway with no parking signs
- Provide name for road that is substantially different from name of project

### Engineering Comments:

- Indicate screening to be provided
- Conditional use permit required for wetland buffer temporary disturbance

### Fire/Inspections Comments:

- Depict proposed fire lane and provide that it shall be striped; include appropriate signage
- Provide emergency vehicle turnaround template
- Indicate location of fire hydrants
- Identify the name of the proposed road

### Economic Development Comments:

- Depict internal landscaping

### Planning Board Comments:

- Relocate driveway for existing single family dwelling to new road
- Indicate location of development sign

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