



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P13-49

Application Type: Open Space Subdivision
Applicant(s): Carleen's Way LLC
Owner(s): The Patrice D. Fosters Revocable Trust of 2003, The Hayward Family Revocable Trust of 1998, and The Catherine F. Hayward Revocable Trust of 2012
Location: 188, 192 & 194 Dover Point Road (Assessor's Map L, Lots 89I-1, 89I-2 & 89B)
Date: October 3, 2013

INTENT: To do an Open Space Subdivision by merging three existing parcels and subdividing to create seven single family lots

LOTS/UNITS PROPOSED: Seven lots

AGENDA ITEM #: 1

ACREAGE: 25.7 Acres

ZONING DISTRICT: Low-Density Residential District – R-20

EXISTING LAND USE: Three single family houses, and vacant lot

PROPOSED LAND USE: Seven single family house lots and two open space lots

SURROUNDING LAND USE: Single family houses and church

ZBA ACTION: N/A

PERMITS REQUIRED:

- NH Department of Environmental Services Subdivision Permit
- NH Department of Transportation Driveway Permit

WAIVERS REQUESTED:

- Waiver to allow 20-foot wide road where 24-feet is required
- Waiver to allow a grade of 10% on roadway where 8% is allowed

ATTENDANCE:

Tom Clark (Fire Department)
Tim Corwin (Planning Department)
Steve Bird (Planning Department)
David White (Engineering)
Marn Speidel (Police Department)
Bob Stowell – Tri-Tech Engineering
Doug LaRosa – Tri-Tech Engineering
FX Bruton, Esq.
Wayne Chick
Patty Foster

Planning Comments:

- Need existing conditions plan
- Impact fees will be assessed on new units
- Need Standard Traffic Impact Assessment and Analysis
- Need Drainage Study
- Add local plan number on all sheets
- Add surveyor and engineer signatures stamps to appropriate sheets
- Homeowners association needed for road, drainage, open space maintenance, and dock access

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- Combine small open space lot with lot or ROW
- 40 foot perimeter buffer requires road to be shifted to the south
- Add metes and bounds of existing property lines
- Label roadway as being private
- Label 40-foot perimeter buffer as being no cut, no disturb

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- Add open space calculation
- Update note #5

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- Add 4,000 square foot septic system area to each lot
- Provide test pit logs

Fire/Inspections Comments:

- Road name has to be Drive not Way
- Driveway width must be a min. of 20 ft. wide. For houses located farther than 150 ft. from the proposed road, residential sprinkler systems will be required.

Economic Development Comments:

- Consider using alternative surface materials for the proposed road

Engineering Comments:

- Add note to the plan defining the number of new driveways off of the proposed road to no more than two (2) shared driveways.
- Show location of existing and proposed underground utilities
- Depict location of shoreland setback
- Add additional detail to the drainage swale before catchbasin
- Show outfall area and level spreader in better detail
- Add swales on the road detail sheet and dimensions to swale detail
- Add “do not enter” or “private path” sign to paved extension from the cul-de-sac to the river
- Include a lightpole at the cul-de-sac



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Police Department Comments:

- Confirm that NH DOT approves of the proposed alignment of the proposed road with Evans Drive

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