



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P14-01

Application Type: Open Space Subdivision
Applicant(s): Tuck Realty Corp.
Owner(s): Paul and Maria Rouillard Revocable Trust
Location: 4 Old Stage Road (Assessor's Map G, Lot 36)
Date: January 9, 2014

INTENT: To do an Open Space Subdivision to create nine single family lots

LOTS/UNITS PROPOSED: Nine lots

AGENDA ITEM #: 1

ACREAGE: 22.46 Acres

ZONING DISTRICT: Rural Density Residential District – R-40

EXISTING LAND USE: Single family house

PROPOSED LAND USE: Nine single family house lots and one open space lot

SURROUNDING LAND USE: Single family houses

ZBA ACTION: N/A

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to Chapter 155-22.F to allow 50-foot front buffer where 100 feet is required
- Waiver to Chapter 155-22.F to allow 15-foot side and rear setbacks where 20 feet is required

ATTENDANCE:

Tom Clark (Fire Department)
Chris Parker (Planning Department)
Steve Bird (Planning Department)
David White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Kevin McEneaney
Mike Garrepy
Chris Albert- Jones and Beach Engineers

Planning Comments:

- Need Standard Traffic Impact Assessment and Analysis
- Need Fiscal Impact Analysis required by Chapter 155-22.H.4
- Impact fees will be assessed on new houses
- Need Drainage Study
- Add local plan number on all sheets
- Homeowners association needed for open space maintenance
- Provide the Tax Assessor with a revised Current Use map
- Amend abutters list to include Map F, Lot 23A-02
- Consider walking trails in the open space lot
- What is justification for reduced side and rear setbacks of 15 feet?

Sheet 3

- Revise Open Space Calculation to add the required open space
- Label 50-foot perimeter buffer as being no cut, no disturb
- Revise shape of lot #2 to keep out of wetland buffer

Sheet 4

- Revise proposed map and lot numbers as directed by the Tax Assessor
- Correct spelling of easement in multiple places
- Existing house is within front 100-foot buffer – need waiver
- Add suitable landscaping in the front buffer area to comply with Chapter 155-23.B
- Discuss need for wetland buffers signs on lot 1
- Add existing trees on Old Stage Road and note trees to remain
- Will support 50 foot front buffer waiver, if a build to line range

Sheet 5

- Consider shared driveways to reduce the number of curb cuts
- Correct spelling of easement in multiple places
- Note that lot 2 needs sprinkler or 20-foot wide driveway

Fire/Inspections Comments:

- Water and sewer investment fees will be required
- Will need to renumber Old Stage Road addresses to the Madbury town line
- Add silt fence at rear property line

Economic Development Comments: None

Planning Board Comments:

- Septic system must be removed before building permit is issued for lot #2 and lot #1 must be connected to sewer
- Add note on how utility service will cross the road
- Less waivers requested the better

Police Comments:

- Confirmed that 8-inch sewer line is large enough to handle existing homes in the neighborhood that may be on septic systems

Engineering Comments:

- Is yield plan viable? Question lot 1



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- Lot 2 will have to pump its sewer up to main
- Sheet 3/7 note 6 – Is Madbury lot going to be subdivided off? How can it be part of or not part of open space lot?
- Will maintenance of woods road be allowed or upgrades for future driveway to Madbury lot?
- Show all existing easements on plan
- What is allowable use of open space? – lots may expand into it
- How will electric + CTV + phone run to lots?
- Extend sewer line to end of development
- Existing leach field to be abandoned by others – who?
- Test pit exist water line to locate in field before sewer is installed
- TV the entire run of sewer
- Ream HDPE to remove bur
- Core and rebuild invert shelf for new pipe in first sewer manhole
- Drainage needs to be addressed along Old Stage Road
- D1 – Sewer trench detail – no gravel around sewer pipe, SMH detail – steps required
- Possible water/sewer conflict at drain crossing
- Put stationing on sewer main
- Show water services to lots