



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-56

Application Type: Site Plan Review
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Thornwood Lane (Tax Map K-19)
Date: September 4, 2014

INTENT: Site plan for extension of Thornwood Lane with associated drainage and utility improvements

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 6.3 Acres

ZONING DISTRICT: Executive Technology Park (ETP) and Residential Commercial Mixed Use Overlay (RCM)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Commercial and residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Steve Bird (Planning)
Dave White (Engineering)
Tom Clark (Building Official)
Marn Speidel (Police Department)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Chad Kageleiry
Eric Weinrieb – Altus Engineering
Cory Belden – Altus Engineering

Planning Comments:

- Complete minor subdivision application to split the lot into two lots separated by the proposed road
- Need subdivision plan with metes and bounds
- Discuss which sheets in the plan set are needed for Planning Board submission
- NHDES Alteration of Terrain Permit Required
- SWPPP from EPA required
- Status of PSNH easement relocation?
- Plans for interior of roundabout?
- Landscaping plan for boulevard section of road
- Review alternative road cross section proposal

Police Department Comments:

- Like the project
- Would like copy of traffic study
- Like the road plan as presented because it calms traffic

Engineering Comments:

- Need to see lighting
- Would like to see LID practices in the drainage design
- Loop the water mains
- Will meet with the applicant's engineer

Fire/Inspections Comments:

- Road name is acceptable

Planning Board Comments:

- Is this a revised master plan? If so I would like a copy of approved master plan.
- What will trigger the traffic signal?
- Show lot lines on the master plan
- Confirmed that construction traffic will use Dover Point Road
- Show alternatives that are safe to remove the boulevard design