

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-58

Application Type: Site Plan Review
 Applicant(s): Changing Places, LLC
 Owner(s): Jeffrey & Diane White
 Location: Emerald Lane (Tax Map F, Lot 15)
 Date: September 11, 2014

INTENT: Applicant proposes an open space subdivision to create 49 single family lots and to construct related improvements.

LOTS/UNITS PROPOSED: 49 single family lots

AGENDA ITEM #: 2

ACREAGE: 73.82 Acres

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Residential

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for wetland buffer impacts

WAIVERS REQUESTED: None

ATTENDANCE:

Steve Bird (Planning)
 Chris Parker (Planning)
 Dave White (Engineering)
 Tom Clark (Building Official)
 Marn Speidel (Police Department)
 Dan Barufaldi (Economic Development)
 Dennis Ciotti – Planning Board
 Gary Green – Planning Board
 Bob Stowell
 John O’Neill
 Scott O’Neill

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Need lot line adjustment application for the two existing lots on Emerald Lane, with Emerald Woods Development LLC as the co-applicant/owner
- Need existing conditions plan with all required features
- Provide traffic impact analysis
- Provide fiscal impact analysis
- Provide location map
- Provide neighborhood plan
- Provide map/plan showing comparison of prior wetland delineation with current wetland delineation

Sheet S-1:

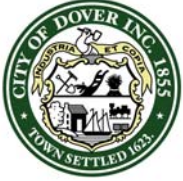
- Provide 25 ft. trail easement
- Add note that there shall be no further subdivision of the lot nor any increase in density
- Provide engineer or surveyor stamp
- Add note re: presence of Wetland Protection District
- Note 6: clarify “F.A. PROJ No 109” plan reference
- Note 7 : add 100 ft. buffer along frontage requirement – confirm compliance
- Note 7: add 100 ft. setback from existing structures requirement – confirm compliance
- Add Common Site Plan Notes 9, 12, 16, and 24
- Label the areas of open spaces
- Provide note regarding intended ownership of Viridian Lane
- Confirm status of Emerald Lane ownership
- Identify the owners of the following abutting lots: F-22A-12, F-22A-13, F 22A-4
- Amend titles of Sheets S-1 through S-5 to distinguish purpose of each

Sheet S-2:

- Remove stormwater easements
- Confirm that the two existing lots on Emerald Lane will continue to meet the minimum R-40 District dimensional requirements

Sheet S-4:

- Show road width, curbing and sidewalks
- Confirm that areas of Lots 27, 28, 29, and 30 outside of the conservation district meet the min. 20,000 s.f. lot size requirement
- Show shared driveway easements
- Remove “boundary line to be abandoned” label and line
- Consider 100 ft. setback from existing structures requirement as it relates to proposed structures for the two existing Emerald Lane lots



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Sheet S-5:

- Show road width, curbing and sidewalks

Sheet C-1:

- CUP required for driveway in buffer on Lot 22
- CUP required for any grading required in the buffer for the proposed homes
- Need proposed topo
- Provide topo source

Sheet C-2:

- Consider adding a legend

Police Department Comments:

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Engineering Comments:

-

Fire/Inspections Comments:

-

Economic Development Comments:

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Planning Board Comments:

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