



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P15-05

Application Type: Subdivision Plan Review  
Applicant(s): MCL Builders and Developers, LLC  
Owner(s): Mace Family Revocable Trust  
Location: 46 Back River Road (Tax Map I, Lot 6C)  
Date: January 8, 2015

**INTENT:** Subdivision Plan Review to create an open space subdivision containing seven (7) single family residential lots (including a lot for the existing home) plus an open space lot.

**UNITS PROPOSED:** six (6) new single family dwelling units, plus one (1) existing

**AGENDA ITEM #:** 2

**ACRES:** 3.72 acres

**ZONING DISTRICT:** Medium Density Residential (R-12) District

**EXISTING LAND USE:** Single Family Residential

**SURROUNDING LAND USE:** Single and multi-family residential; child day care

**ZBA ACTION:** H87-65 – variance granted for two lot subdivision (new lot line then abandoned by P88-88); H88-35 – variance denied for proposed 4 (four) lot subdivision

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** 155-33.A to permit 20 ft. road width; 155-22.F to allow exiting home within 100 ft. frontage buffer

### **ATTENDANCE:**

#### **Members:**

Christopher Parker (Planning)  
Steve Bird (Planning)  
Dave White (Engineering)  
Sgt. Marn Speidel (Police)  
Tom Clark (Inspection Services)  
Dennis Ciotti – Planning Board

#### **Others:**

Gretchen Young (Engineering)  
Rebecca Jalbert (Inspection Services)  
Robert Stowell  
Mike Lefebvre

Parker began by expressing concern that project may need variance for a lot in the yield plan and that a previous variance on the parcel may still impact development plans.

Discussion ensued and it was determined that it did not make sense to proceed with the rest of the comments until these issues were resolved.

*No audio recorder was available for this meeting.*

**Adjournment:** Clark made a motion to adjourn, White seconded.

**Vote:** Unanimous

S:\Department\Planning\Planning\_Share\Planning Board\TRC\2015  
TRC\Notes\2015.01.08\_MCL Builders P15-05.docx