

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P15-16

Application Type: Open Space Subdivision Review
 Applicant(s): Mark & Suzanne Jones
 Owner(s): Mark & Suzanne Jones
 Location: Arch Street (Tax Map 11, Lot 14)
 Date: March 26, 2015

INTENT: Review of proposed 13 lot open space subdivision.

UNITS PROPOSED: Thirteen (13) new residential lots

AGENDA ITEM #: 1

ACRES: 12.07 acres

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

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES Wetlands Permit
- NHDES Alteration of Terrain Permit
- CUP for wetland buffer impact

WAIVERS REQUESTED: Reduction of open space 30 ft. side buffer requirement; waivers from private road minimum right-of-way widths required

ATTENDANCE:

Members:

Christopher Parker (Planning)
 Tim Corwin (Planning)
 Dave White (Engineering)
 Sgt. Marn Speidel (Police)
 Dan Barufaldi (Economic Development)
 Thomas Clark (Inspection Services)
 Dennis Ciotti (Planning Board)

Others:

Christopher Berry
 Mark Jones

1. Approval of 3/19/15 Meeting Minutes (for P15-12 and P15-17)

Motion to approve March 19, 2015 meeting minutes by D.White, seconded by D.Ciotti. U/A

2. Plan Review

Planning Comments:

- Impact fees/water and sewer investment fees will be assessed
- Provide traffic study
- Provide fiscal impact analysis
- NHDES Wetlands Permit
- NDES Alteration of Terrain Permit

Sheet 1:

- Provide yield plan fiscal analysis per Section 155-22.H(4)
- For each lot identify lot area, frontage, and size of upland area
- Provide total area of wetland impact, wetland buffer impact, and 20% slope impact
- Provide front build to calculation (update Note 5) and show build to on lots
- Show locations of homes (typical) to demonstrate compliance with build to
- Correct misc. spellings of “McEneaney”

Sheet 2:

- Make lines more readable (use white, if possible)
- Show zoning boundaries

Sheet 4:

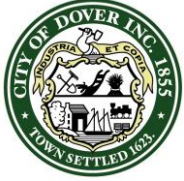
- Identify reason for requested waiver from the 30 ft. side buffer along the abutting property (Tax Map 11, Lot 11)
- Wetlands form a continuous ring around the proposed residential lots - clarify how the Lot 15 open space will be accessed
- Note 10 – provide book and page information for recorded easement agreement

Sheet 5:

- Waiver needed from 50 ft. right-of-way requirement for Isabella Dr
- Waiver needed from 30 ft. right-of-way requirement for Adams Dr
- Identify total area of open space provided and % of upland open space

Sheet 6:

- Identify size of each steep slope area shown on the plan
- For utility easement reference, identify where note 10 can be found



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Sheet 7:

- Note 33: change “code enforcement officer” to “building official”
- Clarify Note 35

Sheet 8:

- Parking not permitted on open space lot

Economic Development Comments:

- None

Police Department Comments:

- Fire lane signs needed on Adams Drive
- Potential exists for improper boat storage, etc. in the fire turnaround at end of Isabella. Provide adequate signage to discourage use or change this to a cul-de-sac.
- Provide narrative as to how trash collection will be handled
- Any Arch Street road work in 2015 must take into account extra traffic implications. Police officer encouraged.
- Provide a specific note on the plan regarding an identified truck route for earthwork and other construction related work. All trucks must enter/exit via Silver Street.

Fire/Inspections Comments:

- Elaborate on justification for waiver request from 30 ft. side buffer at front of lot
- Reorder plan set so neighborhood plan is correctly placed
- Clarify/correct notes 13, 16, 20, 22 on sheet 4
- Identify the “Adams” road/driveway as “Adams Drive”
- Identify lots 14 & 15 on sheet 5
- Provide plan for Fire Department apparatus turning radius (use T-1)

Engineering Comments:

- See attached memorandum dated March 25, 2015

Planning Board Comments:

- Identify any driveway easements necessary to provide access to the lots at the end of Isabella Drive

2. Adjournment

Motion to adjourn by T.Corwin, seconded by D.Ciotti. U/A

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