

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-13

Application Type: Subdivision Plan Review
Applicant(s): Copley Properties, LLC
Owner(s): Gary & Rae Anne Bernier
Location: 114 Watson Road (Tax Map C, Lot 2)
Date: April 28, 2016

INTENT: Subdivision Plan Review to create an open space subdivision containing seven (7) single family residential lots plus an open space lot.

UNITS PROPOSED: Seven (7) new single family dwelling units, and demolishing existing home on parent lot

AGENDA ITEM #: 1

ACRES: 10.51 acres

ZONING DISTRICT: Rural Residential (R-40)
District

EXISTING LAND USE: Single Family Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: Possibly an AOT if needed

WAIVERS REQUESTED:

-The Minimum Building setback of 100 feet from existing structures (Chapter 155-22.F)

ATTENDANCE:

Donna Benton, Planning
Jim Maxfield, Building Inspector
Elena Piekut, Planning/Zoning
Dave White, City Engineer
Sgt Marn Speidel, Police
Frank Torr, Planning Board

Others:

Dana Lynch, Civil Works
Andrew Goddard, Copley Properties
Tom Clark, Building Official

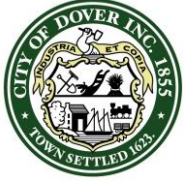
Approval of 4/21/16 Meeting Minutes

Motion to approve April 21, 2016 meeting minutes by
Dave White seconded by Tom Clark. Vote: U/A

Plan Review

Planning Comments:

- Impact fees will be assessed
- Water and sewer investment fees will be assessed
- Please provide a traffic assessment
- Home Owner's Association documents will have to be provided and reviewed by the City's Legal Counsel
- Provide a stormwater and drainage plans to the satisfaction of the City Engineer
- Provide a perimeter landscape plan per Chapter 155.36.F
- Revise plan to:
 - Add Planning file number (P16-13) to all sheets
 - Add the signature and stamp of the PE and LLS
 - Add soil types
 - Correct the building height on multiple sheets
 - Remove house on sheet 1 if the plan is to remove it
 - Use an aerial photo on the neighborhood plan
 - Clearly indicate common space area
 - Revise leader note on sheet 2 about removing the house to shorten the note
 - On sheet 3:
 - Use "Pear Drive" instead of proposed 50' wide R.O.W
 - Since it's a public road, remove lot line at intersection
 - Applicant should consider the buffer as common area instead of individual lots as long as the building envelopes are still adequate in size
 - Provide sewer easement to lot C/50C
 - Who will mow/manage landscape in circle?
 - Deduct utilities and stormwater infrastructure from Open Space calculation
 - If Underground utility easements are occurring, place in easement along front of lots, not in R.O.W. of public road
 - Provide street trees and street lights on plan
 - On sheet 6, show driveways and cul-de-sac, so snow storage can occur
 - On sheet 9:
 - revise note 9 to include the minimum lot size and frontage



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- revise note 28, to clarify that the 2" caliber is measured from 4 feet

Planning Board Comments:

- Sheet 4, note 12 the date seems incorrect
- Should not have a lot within the 100' setback from road
- Landscape plan for perimeter is required
- Lighting should be included

Economic Development Comments: None

Engineering Comments:

- Is there a possibility to extend the sewer to adjoining lots?
- Water
 - Do not use any 90 degree bends
 - Show the water gate at the tee/mainline on Watson
 - Show the curb boxes at the ROW line
- Sewer
 - On the detail sheets or notes please specify hinged lids. City of Dover uses either pamrea or Neenah lift mate for both sewer and drain manholes
- Drainage
 - Finish the design with the inverts and elevations
 - You should consider installing underdrain along the roadway due to high water table encountered in Watson Rd.
 - Please show more detail of the pond and design a swale at FES 3
 - There are inherent issues with open drainage and driveways and installing culverts and front lawns. Please consider this in your design
 - On sheet 9 note 35. Delete the use of HDPE for driveway culverts
- Is there a light at the entrance at Watson? (look into using LED lights from Eversource)
- Will there be a light at the cul-de-sac or individual house lights?

Police Department Comments:

- Indicate on plan that road is to be public as stated on application
- Relocate street lamp from PS pole 409/16 to this intersection
- Important to keep hydrants in cul-de-sac

Fire/Inspections Comments:

- Revise note 42 on sheet 9 to read "Building Official" rather than "building inspector"
- Would like permission to go on property to see if any code enforcement issues are still in place
- Would like Planning to look into whether any other OSS have been a public road

Meeting adjourned at 11:28am on a motion by Tom Clark and seconded by Dave White.

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