

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-23

Application Type: Open Space Subdivision Plan Review
Applicant(s): Quantum Real Estate Group, LLC
Owner(s): Michael Rosholt
Location: 84 Watson Road (Tax Map C, Lot 50A)
Date: August 11, 2016

INTENT: Subdivision Plan Review to create an open space subdivision containing four (4) single family residential lots plus an open space lot.

UNITS PROPOSED: Three (3) new single family dwelling units, and an existing single family home on the parent lot.

AGENDA ITEM #: 1

ACRES: 15.853 acres

ZONING DISTRICT: Rural Residential (R-40)
District

EXISTING LAND USE: Single Family Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permit

WAIVERS REQUESTED: None requested

ATTENDANCE:

Donna Benton, Planning
Elena Piekut, Zoning
Alan Dews, Engineering
Jim Maxfield, Fire/Building
Frank Torr, Planning Board

Others:

Bob Stowell, Trittech Engineering/Applicant
George and Paula Lavoie, Abutters

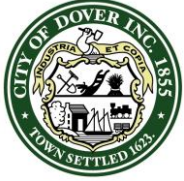
Approval of 8/4/16 Meeting Minutes

Motion to approve August 4, 2016 meeting minutes by J. Maxfield seconded by F. Torr. Vote: U/A

Plan Review

Planning Comments:

- This is considered a major subdivision, the application indicates a minor subdivision
- Impact fees will be assessed
- Water investment fees will be assessed or a waiver granted
- Plan notes "utility" easement in ROW adjacent to Map C Lot 50-C2, deed references ROW only, not utility, revise to remove utility if not utilities are planned there
- Please provide:
 - a standard traffic assessment
 - Home Owner's Association documents which will have to be provided and reviewed by the City's Legal Counsel
 - a waiver request letter asking for a waiver to allow the drive in the buffer and from Section 155-43-A if not tying into the public water
- Please revise plat to:
 - Indicate the road will be private and have the road name approved by the Fire Department
 - Add wetland buffer signs
 - Add perimeter buffer signs
 - Add hammerhead or other turnaround
 - Indicate existing vegetation in buffer and include a perimeter landscape plan per Chapter 155.36.F
 - Indicate existing shed to be removed
 - Indicate approximate location of houses and driveways
 - Close one of the existing curb cuts on Watson Road
 - Add signature and stamp of PE and LLS on final plan set
 - Add location, names and widths of existing and proposed streets, including pavement widths, grades, and curbs
 - Indicate underground electric lines and add note regarding easements
 - Add aerial photo to neighborhood plan
 - Fix spelling of Cochecho
 - Add Planning file number (P16-23) to all sheets
 - Include all reference plans and deeds (eg SCRD plan 28-57 and Deed 1402-686)
 - Remove duplicate lot 3 information on sheet S-2



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-23

Application Type: Open Space Subdivision Plan Review
Applicant(s): Quantum Real Estate Group, LLC
Owner(s): Michael Rosholt
Location: 84 Watson Road (Tax Map C, Lot 50A)
Date: August 11, 2016

Planning Board Comments:

- Consider expanding open space into lots A-3 and A-2
- Driveway is in buffer
- Will there be a street light at the entrance?
- Are you upgrading existing house utilities?
- Why not tie into existing water?
- Consider a stop sign at end of right-of-way

Economic Development Comments:

- None at this time

Engineering Comments:

- Use RCP pipe for the cross culvert with FE or headwalls vs the HDPE. This is due to having less than 2 ft of cover over the pipe and in past HDPE tends to float up if it's in the frost zone more so than RCP
- There are a couple of trees where the driveway comes out that may affect sight distance. These should be looked at and perhaps removed

Police Department Comments:

- The applicant shall address forthcoming Police Department comments

Fire/Inspections Comments:

- Indicate the location of the nearest hydrant on Watson Road
- Locate proposed driveway curb cuts
- Clarify finished road surface. Gravel or bituminous
- Dead-end roads more than 300' long shall be provided with a hammerhead
- The road construction will be determined after Tritech supplies preliminary individual parcel driveway specifications

On or Prior to September 1, please submit:

- 11 full size, four 11x17s, one pdf plan sets
- 15 copies of the TRC response letter indicating where changes were made
- 15 copies Waiver request letter
- 15 copies of an updated application
- 15 copies standard traffic assessment
- 15 copies of the abutter list

Meeting adjourned at 11:00am on a motion by J. Maxfield and seconded by F.Torr.

S:\Department\Planning\Planning_Share\Planning Board\TRC\2016
TRC\MINUTES\2016.08.11_PlanningTechnicalReviewCommittee.84 Watson.Stowell.Minutes.docx