

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-25

Application Type: Open Space Subdivision Plan Review
Applicant(s): Daniel W. Ayer
Owner(s): Daniel W. Ayer
Location: Back Road and McKone Lane (Tax Map N, Lot 18, 18-4, 18-5, and 19)
Date: August 25, 2016

INTENT: Subdivision Plan Review to create an open space subdivision containing 17 total single family residential lots plus open space lots.

UNITS PROPOSED: Seventeen (17) new single family dwelling units.

AGENDA ITEM #: 2

ACRES: Total acres: 44.9
Phase 2 acres: 29.38

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Residential/Vacant

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permit
- AOT
- DES Shoreland
- DES Wetlands

WAIVERS REQUESTED: None requested but one for cul-de-sac length would be required

ATTENDANCE:

Chris Parker, Planning
Elena Piekut, Zoning
David White, Engineering
Jim Maxfield, Fire/Building
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Marn Speidel, Police

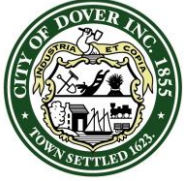
Others:

Dan Ayer, Owner
Kevin McEneaney, Applicant
Brian Scott
Donna Benton, Planning

Plan Review

Planning Comments:

- Impact fees will be assessed and Sewer investment fees will be assessed
- Please provide:
 - a revised current use plan
 - an existing conditions plan
 - a lot merger plan and necessary paperwork
 - a perimeter landscape plan per Chapter 155.36.F
 - a standard traffic assessment
 - a fiscal impact assessment
 - Home Owner's Association documents to be reviewed by the City's Legal Counsel
 - a letter explaining where all of these changes have been made on the plan sheet
 - documentation from Assessing Department on lot numbers
- Please revise plat to:
 - Locate street lights and provide details
 - Relocate the Eversource pole to increase the amount of underground utilities
 - Indicate phase lines for construction
 - Include previous plans from Sievert into this set
 - note Planning Board file number (P16-25) on all sheets
 - renumber sheet numbers to not use letters
 - clearly indicate the sewer line and pumps on each lot
 - revise PSNH to indicate Eversource (throughout set)
 - indicate soil types
 - show contours 100' beyond project limits
 - indicate wetland buffer placards are necessary
 - indicate perimeter buffer signs every 50'
 - have the PE, LLS, and Wetland Scientist or Soil Scientist sign and stamp final plans
 - revise the construction materials of the private drive to the satisfaction of the Fire Department and Community Services Department
 - On the cover sheet:
 - Revise note 41 to add McKone to the list of paved roadways and indicate that new roads are private
 - overall declutter the sheet
 - revise note 19 to add that lot numbers be assigned by the assessing department
 - add the other necessary permits under permit status (Shoreland and AOT)
 - On sheet 2, use different line weight to indicate new lots
 - On sheet 3, indicate dock as existing and add a note about potential future trail
 - Fix ROW on McKone Lane
 - Add location, names and widths of existing and proposed streets, including pavement widths, grades, and curbs



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- Indicate underground electric lines and add note regarding easements
- Show connection between "Hawk" and "Eagle"

Planning Board Comments:

- Hawk Drive turnaround is too small
- Connectivity concerns

Economic Development Comments:

- Connectivity concerns have now been addressed

Engineering Comments:

- Improve interconnectivity of the roadway system. This would also address the lack of proper turn arounds for fire apparatus
- How will lot N 18-6 be sewer off McKone lane?- Indicate on plan
- Note that existing house will be tied into City sewer, when the system fails
- Driveway widths should be 22 ft wide
- Add note that driveway and house locations are conceptual
- There should be a minimum of 6ft of separation between utilities
- Drainage study to be reviewed. Looking at the site plan the current plan does not seem to address treatment of the road runoff
 - Need to comply with stormwater regs
 - The pre/post peak and volume must be the same or less and there needs to be a recharge component.
- The treatment of the runoff must capture sediment that contains pollutants before it enters wetlands or leaves the site
- There should be flared ends or headwalls on the pipes The larger crossings may need retaining walls to make up the grade difference.
- Please show better topo elevations in these areas
- Some of the steep areas may need guardrail installed
- Some form of marker and guardrail should be installed at the end of the roadway where it drops off
- Form a ditch from 5+00 to 8+50 and 26+50 to 29+50. It seems to run down the roadway until it can exit off the side
 - Install stone aprons on the inlet and outlets of the drainage

- Roadway cross culverts should be a minimum of 15 inch in diameter
- More detail is needed in the plan set for the sewer forcemain (Pipe size and type)
- Can pedestrian access/connectivity be added to the Eversource easements?

Police Department Comments:

- Connect Hawk and Whitely roads?
- Add hammerhead to the dead end

Fire/Inspections Comments:

- Private roads names shall end in Drive
- Provide alternative name to Eagle Lane and Hawk Drive
- Indicate the location of the nearest hydrant from access points (McKone and Back Road)
- Provide any phasing plan if applicable
- Clarify note 41 on coversheet to indicate at what point the road will be paved
- 10' wide construction entrance shall be wider to allow access
- Provide turning radius template for truck 1 throughout subdivision
- Dead-end roads more than 300' long shall be provided with a turnaround at the end at least 90' in diameter
- Add a note that the site shall be accessible in all weather conditions.
- Fire Department access to be revised to the satisfaction of the Fire Chief

Meeting adjourned at 12:15 on a motion by Frank Torr and seconded by Dave White.

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