



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: March 2, 2017

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

UNITS PROPOSED: Sixteen (16) new single family dwelling units.

AGENDA ITEM #: 1

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 Wetlands

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

ATTENDANCE:

Donna Benton, Planning
Elena Piekut, Zoning
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Sgt. Speidel, Police
Jim Maxfield, Building/Fire
Dave White, Community Services

Others:

Dan Ayer, Owner
Mike Sievert, Engineer
Mike Schlosser, Engineer

APPROVAL OF MINUTES:

Motion to approve the 2/23/17 minutes by Sgt. Speidel.
Seconded by F.Torr. Vote: U/A

Plan Review

Planning Comments:

- Impact fees will be assessed and Sewer investment fees will be assessed
- Please provide:
 - a revised current use plan to Assessing
 - a lot merger plan and necessary paperwork
 - a fiscal impact assessment
 - a revised traffic study that meets 155-22.C(1) b)
 - Home Owner's Association documents to be reviewed by the City's Legal Counsel after PB approval
 - another letter explaining where these changes after 3/2 have been made on the plan sheet
- Please revise plat to:
 - add note about perimeter tree/wooded area to remain
 - Indicate phase lines for construction or add a note about phasing
 - revise wetland placard note to indicate every 50'
 - indicate perimeter buffer signs every 50'
 - have the PE, LLS, and Wetland Scientist or Soil Scientist sign and stamp final plans
 - add note: "The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved STORMWATER Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478. The notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchasers to the requirements for maintenance and reporting."
 - on the cover sheet:
 - revise note 19 to add that lot numbers be assigned by the assessing department
 - add the CUP, AOT, Wetlands permit #'s and date
 - on sheet 4, add a note about future trail access, width, etc.
 - Whitely overlapping text on P1



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Planning Board Comments:

- Questioned the plan not having street lights

Economic Development Comments:

- Concern about impact on schools
- What type of housing do you expect to go in?

Engineering Comments:

- Provide detail for sewer man holes
- Please extend the guardrail at 3+50 lf
- Please include an OM for the drainage.
- Add a note about no give joints on force main

Police Department Comments:

- Existing conditions (Sheet 3) does not show structures to be removed
- Does Pier #2 presently have boat access? If you are providing access, clarify plan to include any improvements to pathway.
- Clarify phasing plan. Sheet 1 says "Phase 2 is 17 lot open space subdivision". Trip generation report says "11 lots in phase 1".
- Provide detail for McKone Lane improvements, including at intersection of Henry Law
- Is McKone Lane proposed to be public?
- What is the lighting plan?
- When was Pier #2 constructed?

Fire/Inspections Comments:

- No outstanding comments after TRC meeting

Meeting adjourned at 11:18 am on a motion by D. White and seconded by F. Torr. Vote: U/A.

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