



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-18

Application Type: Open Space Subdivision Plan Review
Applicant(s): Whitney Scott, Trustee
Owner(s): Whitney Scott, Trustee
Location: 334 Washington Street (Tax Map G, Lot 9)
Date: March 23, 2017

INTENT: Subdivision Plan Review to create 7 lots with 5 single family dwellings and 2 duplexes.

UNITS PROPOSED: 5 Single Family and 2 duplexes totaling 9 units

AGENDA ITEM #: 1

ACRES: 6 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Single and Multi-family Residential

ZBA ACTION: None

PERMITS REQUIRED:

- Notice of Intent
- NHDES Sewer Permit

WAIVERS REQUESTED:

- 100' Frontage Buffer
- 30' External Buffer

ATTENDANCE:

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

Others:

Chris Berry, Berry Surveying & Engineering

Approval of March 16, 2017 Meeting Minutes

Dave White moved to approve as written. Frank Torr seconded. Vote: U/A with Jim Maxfield abstaining.

Plan Review

Planning Comments:

- Impact fees will be assessed and water and sewer investment fees will be assessed (credit one single family impact fee—fees are \$5,644 per single family and \$5,624 for each duplex unit)
- Any hazardous waste impact on soils from junk in rear?
- Indicate road to be private
- Is the sewer easement public ROW?
- Please provide:
 - a perimeter landscape plan per Chapter 155.36.F and 30' external buffer along boundary with Morrison Lane lots (or waiver request)
 - Home Owner's Association documents to be reviewed by the City's Legal Counsel including the wetlands and the deed which indicates wetlands
 - 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:
 - have the PE, LLS, and Wetland Scientist or Soil Scientist sign and stamp final plans
 - note Planning Board file number (P17-18) on all sheets
 - revise PSNH to indicate Eversource (throughout set)
 - indicate wetland buffer placards are necessary
 - indicate perimeter buffer signs every 50'
 - If existing house is raised, a waiver from 100' frontage buffer is necessary; submission of architectural rendering would support waiver request
 - Indicate 50' setbacks from existing structures
 - Indicate the four duplex units on the front two lots
 - Remove final approval box
 - Correct notes regarding flood hazard areas (does not fall within)
 - On sheet 6:
 - Revise note 15 to indicate no Saturday or Sunday hours for site work
 - Revise note 10 to add addressing approved by Building Official
 - Add notes 42 and 45 from sheet 11 to Sheet 6 as well
 - Indicate type of trees
 - On sheet 8:
 - Why is the rounded corner property line dashed on lot G/9?
 - Add no cut/no disturb leader note
 - What is the tree/ground cover like around 30' exterior boundary?
 - Revise note 15 to no Saturday or Sunday hours for site work
 - Note minimum open space requirements and the uplands vs. wetlands on tract
 - On sheet 10, clean up extra lines/hatching
 - On sheet 11:
 - Revise note 45 to indicate Washington Street rather than Arch
 - Is site plan the best title to use for that sheet?
 - Add green giant arborvitae to protect 4 Bay?



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Planning Board Comments:

- Concerned about the use of white spruce
- Indicate loam and seed on berm on Sheet 12
- Indicate height of retaining wall on Sheet 18, may require fence
- Crosswalk can be removed
- Correct Note 45 on Sheet 11, Washington Street not Arch Street
- Correct Note 10 on Sheet 12, which refers to Third Street
- Provide architectural for duplex

Economic Development Comments:

- Interested in renderings, landscaping, and location of homes

Engineering Comments:

- Gas main needs to be separated from other utilities
- 6/29-fix note 27
- 12/29-I recommend that you use metal FE or a HW on drainage pipe
- I recommend PVC or RCP on the outlet pipe from the forebay due to issues I have experienced in the past about the HDPE floating up.
- 16/29-please move the gas to insure adequate separation between utilities. Relocate trees over the UGE.
- Add a note that underdrains may be required as field conditions require by the engineer.
- 18/29-no crosswalk
- 20/29-what is the outlet orifice pipe made of? I am concerned about it floating or working its way off the pipe.
- 25/29- C7-please show 7" curb reveal
- 28/29-U3-the max allowed adjustment with brick is 12"
U1-specify a solid sleeve transition coupling on the sewer service.

- 29/29-U12-adjust notes to Dover requirements. Eddy hydrant.
- Add something at the end of the road to warn drivers.

Police Department Comments:

- "Washington Street Assessment" comment in Traffic Impact Analysis is inaccurate. Washington Street is an arterial, not local road.
- Site plan (Sheet 11) should show driveway access off Lippizan Drive for Lot #1
- Indicate existing house to be razed
- Why are 2 duplexes proposed?
- Remove painted walk at the mouth of road
- Can you reconfigure the hammerhead to a cul-de-sac

Fire/Inspections Comments:

- Please provide truck turning template

Meeting adjourned at 11:01 am on a motion by Frank Torr and seconded by Marn Speidel.

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