



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-34

Application Type: Site Plan Review
Applicant(s): George F. Mitropoulos Revocable Living Trust
Owner(s): Quantum Real Estate Group, LLC
Location: Littleworth Road (Tax Map H, Lot 29A)
Date: May 18, 2017

INTENT: Proposal is to subdivide a property into 6 residential lots (5 new).

LOTS/UNITS PROPOSED: 6 (5 new)

AGENDA ITEM #: 2

ACREAGE: 7.25 acres

ZONING DISTRICT: Low Density Residential (R-20)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Single Family Residential, Commercial

ZBA ACTION: N/A

PERMITS REQUIRED:

None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton Planning
Elena Piekut, Planning
Dave White, Community Services
Chief Hagman, Fire
Sgt. Speidel, Police
Lee Skinner, Planning Board
Dan Barufaldi, Economic Development

Others:

Jim Wolcott
Bob Stowell

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Provide:
 - Stormwater Operations and Maintenance Plan
- Please revise the plan set to:
 - Add file number P17-34 to all sheets
 - Indicate zoning boundary
 - Add Common Subdivision notes 7, 10, 13, 15, 18, 20, 22, 23, 24 and 28
 - Revise note 12 to reference Building Official, not Inspector
 - Indicate if there is room for post office to pull off for mail delivery
 - Add surveyor and engineers stamps/signatures
 - Revise Flood zone note to state Zone X
 - Indicate location of wetland buffer placards
 - Add note that the abutters structures must be removed prior to plans getting signed
 - Remove note on lot development plan about zoning relief for build-to-line

Police Department Comments:

- Sheet LD-1 – check notes 1 and 4 ref. perimeter landscaping
- Sheet LD-1 appears to show clear cutting of Lot 29A-3 outside the perimeter buffer. Why?
- Site plan inconsistent with subdivision application regarding number of proposed lots
- Are the existing structures on Lot 29A to remain or be removed
- Clarify note 17 on Sheet S-1 regarding the number of NHDOT driveway permits pending
- How will electricity be brought to these lots

Engineering Comments:

- Please revise the plan set to:
 - Relocate the hydrant to the end of the main. Setup should be hydrant tee, mainline gate attached to the tee and one length of pipe after.
 - Relocate hydrant to the backside of the water main
 - Revise note W7 to indicate a copper water service from box to main
 - Revise Hydrant detail on C2 to indicate an Eddy with a 8 X 6" anchor tee, with a factory plug.
 - Indicate driveway culverts, if needed
 - Add UG electric and gas feeds
 - Note why the ROW lines do not line up with bounds



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Fire/Inspections Comments:

- None

Economic Development Comments:

- Commercial use would be a better fit on this site as it is surrounded by commercial uses

Planning Board Comments:

- None

Conclusion:

Applicant plans to submit full package, with response letter on 5/23 by noon and staff will decide if item is ready to be placed on 6/13 agenda.

Adjournment:

D.White made a motion to adjourn the meeting at 11:11am, seconded by L.Skinner Vote: U/A