



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-07

Application Type: Site Plan Review
Applicant(s): TDAK & Company, LLC
Owner(s): TDAK & Company, LLC
Location: 99 Sixth Street (Tax Map 35, Lot 57)
Date: February 8, 2018

INTENT: To construct an 18-ft. wide private access way to existing two-family dwelling and construct four single-family dwellings in an open space subdivision (condominium lots).

LOTS/UNITS PROPOSED: Four new for six total dwelling units on one lot

AGENDA ITEM #: 2

ACREAGE: 2.07 acres (90,322 sq. ft.)

ZONING DISTRICT: R-12

EXISTING LAND USE: Two-family dwelling

SURROUNDING LAND USE: Single-family dwellings, vacant lot

ZBA ACTION: H79-32 variance granted to permit conversion of barn into two-family dwelling

PERMITS REQUIRED: EPA Notice of Intent
NHDES Sewer Discharge

WAIVERS REQUESTED: From 30' external buffer requirement; For 18' wide roadway with 1' shoulder where a minimum of 24' is required

ATTENDANCE:

Members: Chris Parker, Planning
Elena Piekut, Planning/Zoning
Dave White, Engineering
James Maxfield, Inspections/Fire
Sgt. Marn Speidel, Police

Others: Donna Benton, Planning
Chris Berry, Berry Surveying & Engineering
James Hayden, Berry Surveying & Engineering
Troy Thibodeau, Applicant

PLAN REVIEW:

Planning Comments:

- Plan does not meet current zoning or subdivision regulations; second TRC will be required
- Impact fees (which will be increasing in 2018) and water/sewer investment fees will be assessed.
- Submit letters from utilities regarding ability to provide service to the development
- Yield plan is unrealistic
- Do landscaping and retaining wall interfere with visibility at intersection? Show visually.
- Provide HOA documents/restrictive covenants
- Provide impact statement
- Correct or seek waivers for:
 - Maximum road grade of 8%
 - Maximum grade within 75' of intersection of 3%
 - Minimum block (road) length is 500'
 - Provide street trees
 - Provide sidewalk and curbs; potential to apply fee to public improvement instead
- Please revise plan set to:
 - Add Planning file number P18-07
 - Add asterisks on sheets to be recorded
 - Show 50' road right-of-way
 - Correct note regarding special flood hazard area
 - Add minimum distance between structures
 - Ensure all common subdivision plan notes are included
 - Include wetland scientist's stamp
 - Provide more lighting and landscaping information

Police Department Comments:

- Revise Traffic Impact Assessment for sight distance calculations and conclusions based on 85th percentile of 42 mph (City data) or perform a traffic count to verify your observed data
- Consider vegetation on west side of lot instead of 8' vinyl fence
- Reconsider 25 mph speed limit sign
- Relocate "No Outlet" sign to the mouth of the road

Fire/Inspections Comments:

- Private roads shall have a "Drive" suffix.
- Clarify snow storage at end of proposed road. Note 42 sheet 5
- Provide turning template for truck T-1 and clarify site access.



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- Fire code appears to require a minimum of 20' access road, explain waiver request.
- Clarify note 48 sheet 5 regarding type of sprinkler system. Clarify if note is for all buildings
- Discuss proposed road grade of 12% where 8% appears to be the maximum permitted.
- Provide note on plan indicating that site shall be accessible in all weather conditions year-round.

Planning Board Comments: None

Next Steps: Applicant to review road grade and access/fire protection options with Fire Department. Staff to draft regulations regarding this type of development for Planning Board to review, along with preliminary plan, in March. A second TRC review will be required.

Motion to adjourn at 12:10 by Dave White and seconded by Marn Speidel. Vote: U/A

Engineering Comments:

- Try to utilize the existing driveway curb cut.
- Drainage:
 - Adjust drainage system
 - Move the catchbasins down the driveway more
 - Install the filtration/infiltration system where the relocated CBs 1&2 are
 - Possibly install some leaching CBs at the top of the swale system
 - Create more dams or catchment areas on the old driveway
 - Make the existing CB in the street a DMH
 - Concerned about the media staying in place in the swales. Consider grass or rock.
 - Provide more detail on D9. Possibly utilize stump grindings berms
 - Provide high flow grates
- Sewer:
 - Can the old sewer service be utilized instead of a new one?
 - Why blue brute?
 - On U1 show the gasket sdr to schld 40 fitting
 - The inside drop detail will need to meet our standards if the current tie in remains.
- Water:
 - Water service size is too large. Consider a two inch size if there is no sprinkler system.
 - Avoid crossing the sewer twice

Economic Development Comments: None