



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-07

Application Type: Subdivision
Applicant(s): TDAK & Company, LLC
Owner(s): TDAK & Company, LLC
Location: 99 Sixth Street (Tax Map 35, Lot 57)
Date: April 5, 2018

INTENT: To construct a 20-ft. wide private access way to existing two-family dwelling and construct four single-family dwellings in a subdivision (condominium lots).

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

AGENDA ITEM #: 1

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:

155-53.G: - 10% roadway grade where 8% max is permitted and maximum slope exceeding 3% within 75' of intersection

155-33.B: no sidewalks or curbs provided

ATTENDANCE:

Members: Chris Parker, Planning
Elena Piekut, Planning/Zoning
Dave White, Engineering
Sgt. Marn Speidel, Police
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

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

Approval of 2/22/2018 Meeting Minutes

Dave White moved to approve the minutes of February 22, 2018. Dan Barufaldi seconded. Vote: U/A.

PLAN REVIEW:

Planning Comments:

- Impact fees and water/sewer investment fees will be assessed.
- Submit letters from utilities regarding ability to provide service to the development
- Provide HOA documents/restrictive covenants
- Remove road length waiver request
- Payment for transfer of development rights will be a condition of approval to be met prior to signing of plans
- A contribution to the Community Trail is agreed to if sidewalks waiver is granted
- Please revise plan set to:
 - Refer to as a subdivision on cover sheet (and throughout as needed); first confirm with SCRD that this will be acceptable
 - Add proposed side and rear setbacks if readily available
 - Add asterisks on sheets to be recorded
 - Show 50' road right-of-way (25' currently shown on Sheet 6)
 - Ensure all common subdivision plan notes are included
 - Include wetland scientist's stamp

Police Department Comments:

- All have been addressed.

Fire/Inspections Comments:

- Clarify snow storage at end of proposed road. Note 42 sheet 5
- Provide turning template for truck T-1 and clarify site access.
- Clarify note 48 sheet 5 regarding type of sprinkler system. Clarify if note is for all buildings

Engineering Comments:

- Conditions of approval should include:
 - Base pavement completed prior to first Certificate of Occupancy
 - Top pavement completed prior to final Certificate of Occupancy or within five years, whichever occurs first

Economic Development Comments:

- LP is an expensive heating fuel, not in keeping with affordable intent



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Planning Board Comments:

- Add snow storage areas
- Remove Sunday construction hours

Next Steps:

Possible initial meeting May 8th, at which staff will recommend tabling for site walk. Conditional Use Permit required for steep slopes, Conservation Commission meeting is May 14th.

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