



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-14

Application Type: Major Subdivision with Transfer of Development Rights
Applicant(s): TDAK & Company, LLC
Owner(s): TDAK & Company, LLC
Location: 146 Dover Point Road (Tax Map M, Lot 61)
Date: April 26, 2018

INTENT: To construct a 24 ft. wide, 475 ft. long private road and subdivide 11 lots for single-family dwellings provided with common open space.

LOTS/UNITS PROPOSED: Ten new for a total of 11

AGENDA ITEM #: 1

ACREAGE: 4.23 ac (184,225 sq. ft.)

ZONING DISTRICT: R-20

EXISTING LAND USE: Single-family dwelling

SURROUNDING LAND USE: Single-family dwellings, manufactured housing park, Tendercrop Farm

ZBA ACTION: None

PERMITS REQUIRED: NHDOT Driveway Permit, NHDES Septic Approvals

WAIVERS REQUESTED:

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

ATTENDANCE:

Members: Elena Piekut, Planning/Zoning
Frank Torr, Planning Board
Dave Carpenter, Planning
Dave White, Engineering
James Maxfield, Fire/Inspections
Sgt. Marn Speidel, Police

Others: Chris Berry, Berry Surveying & Engineering
James Hayden, Berry Surveying & Engineering
Chris Parker, Planning

Approval of 4/5/2018 Meeting Minutes

Dave White moved to approve the minutes of April 5, 2018. Frank Torr 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
- Payment for transfer of development rights will be a condition of approval to be met prior to signing of plans
- Please revise plan set to:
 - Remove inapplicable overlay districts from zoning notes throughout plan set
 - Add common subdivision plan note 28
 - Remove existing driveway
 - Add plantings or fence along southern boundary
 - Show septic areas on sheet 5
 - Relabel "open space" as "common space"
 - Show tree lines on sheet 5
 - Add a note regarding TDR limitation/calculation and indicate which lots are subject to size restriction
 - Create pedestrian connection to abutting lot M0062-A00000
 - Do not refer to as OSS (sheet 6)
 - Include wetland/soils scientist's stamp

Police Department Comments:

- Is NHDOT driveway permit required for this project
- Sheet 1: is the reference to abutter at Map 31, Lot 4D a clerical error?
- Sheet 2: "General Plan Set" Note #15 is inconsistent with Note #13 on Sheet 5 (relative to security system). Suggest that Note #15 be removed completely.
- Sheet 8: Landscape Plan has no reference to the screening at rear of Lot 11 which is shown on other sheets
- Sheet 8: add note to planting schedule that additional Rain Garden plantings are shown on Sheets 11 and 12
- Is it feasible to locate a second hydrant at road entrance

Fire/Inspections Comments:

- Provide a turning template for T-1 in accordance with NFPA 1 requirements.



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- Sheet 7 Proposed driveway for existing property on lot 9 appears to be closer than 5' to side boundary
- Sheet 7 the front right corner of the proposed dwelling unit #4 appears to be close to setback line.
- Sheet 9 Discuss the underground raceway locations of lots 2,3,7,8,9,10 as they do not appear to be on the driveway side (this is not a requirement of Dover however may be a concern for Eversource).
- Sheet 23 Discuss the location of the leach fields; in some instances locations conflict with tree line

Engineering Comments:

- The electric service to the existing house is underground. Not overhead as shown on the plan.
- There is no need for a light at the entrance because there is a street light on the pole
- Mail kiosk vs individual mail boxes?
- A cul de sac is strongly recommended over a hammerhead
- Can the existing pole support another drop for electric? Check with Eversource
- I highly recommend going with RCP for the driveway and road culverts due to the lack of cover; HDPE floats more easily
- Please install more trees by the rain gardens to create more buffer from roadway
- The 12 inch water is not shown correctly on Dover Point Road
- Please replace the downstream driveway culvert and do some maintenance on the swale.
- On R101 remove the mulch reference if the intent is to have grass
- On 13/25-note to build the raingardens first to direct the site run off to them.
- Please note that Dover Point Road has a concrete road under the 6 inches of asphalt.

- Please show the leach fields on the site plan and L101

Economic Development Comments:

None

Planning Board Comments:

- Planning Board may resist waiver requests
- Add vegetation to south side line
- Planning Board would like to see structure sizes, floor plans

Next Steps:

Engineering and Applicant to review availability of public sewer.

Motion to adjourn at 11:10 am by Dave White and seconded by James Maxfields. Vote: U/A