



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-09

Application Type: Open Space Subdivision Review
Applicant(s): James Gauron
Owner(s): Arthur Sweatt
Location: 54 Back River Road (Tax Map I, Lot 6)
Date: January 31, 2019

INTENT: To build 6 single family detached dwelling units and 2 duplex dwelling units as well as a private driveway and widening Red Barn Drive

UNITS PROPOSED: 9 new lots

AGENDA ITEM #: 2

ACREAGE: 7.162 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and River

ZBA ACTION: None

PERMITS REQUIRED:

WAIVERS REQUESTED: None but some may be needed

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Zoning
Alan Dews, Engineering
Sgt. Marn Speidel, Police
Dan Barufaldi, Economic Development
Jim Maxfield, Inspection Services
Lee Skinner, Planning Board

Others:

Chris Parker, Planning
Bob Stowell, Engineer
Mike Lefebvre

PLAN REVIEW:

Planning:

- Needs to come back to TRC with Red Barn HOA as a co-applicant/co-owner and indication from Arthur Sweatt as the owner
- Revise app to indicate single family instead of duplex
- Water and Sewer Investment Fees
- Impact Fees
- Provide HOA documents
- Provide Letters to Serve
- Existing trees and fence will be impacted on Red Barn Drive. Red Barn Drive plan will need to be amended to remove fence and moving of the retention pond
- Any access easement to the river?
- How is the open space accessed? Lot merger may be required.
- How will the existing sewer be fixed which doesn't work right and wasn't installed per Red Barn Drive plan.
- Indicate soil types
- Revise easement for drainage onto abutting land
- Revise plan set to:
 - Add Planning File # P19-09
 - Add owner's signatures
 - Add professional signature and stamps
 - Add abutters to neighborhood plan
 - Add width of existing and proposed ROW entrances/curb cuts
 - Revise note 2 on SP-1 that trash pick up will be private and paid for by the residents of the subdivision and add to HOA documents
 - Indicate property line information to tie into Dover GIS
 - Show 30' buffer along Red Barn Drive
 - Waiver needed for driveways in the buffer
 - What happens to the pole?
 - Water/sewer on existing house?
 - Add note that tax maps and lots will be assigned by the Assessor
 - Street trees/ light poles need additional information
 - Add perimeter landscaping plan and amend Red Barn perimeter plan
 - Confirm utilities especially water/sewer is what was built on Red Barn



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- Add common subdivision notes 7, 10, 13, 14, 19, 21, 23, 24, 27, and 28 or indicate where on the plan they are located

Engineering Comments:

- How do you fix the grade difference between the existing road and the expansion of the road and the new lots?
- note for the closure of the driveway to map I-6-2

Police Department Comments:

- Why does Lot 6-3 layout connect to Red Barn Drive?
- Concerned with water and sewer line locations in easement RE: accidental damage by property owners
- Widen proposed new driveway to 20'

Fire/Inspections Comments:

- Provide a road name for the private drive
- Provide a note on plans indicated site shall maintain year around access in all weather conditions.
- Plan S-1 note 19 indicates the site is for SFD however application appears to be for 6 sfd and 2 duplexes.
- Clarify the width of the structural roadway
- Discuss the mobility of traffic movement through the site. Clarify the Fire access road in accordance with NFPA 1. Sprinkle all three houses
- Plan SP-2 discuss regular hydrant vs blow off hydrant.

Economic Development:

- Provide renderings of houses

Planning Board Comments:

- None

Next Steps:

- Come back for a Second TRC with Red Barn HOA as a co-applicant/co-owner and indication from Arthur Sweatt as the owner or with the subdivision similar to the yield plan

Adjournment: A motion to adjourn TRC was made at 12:29 pm by Sgt. Speidel and seconded by Jim Maxfield. Vote: U/A