



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-20

****Please note the audio recorder was not functioning for the first 10 minutes****

Application Type: TDR Subdivision Review
Applicant(s): Graystone Builders Inc.
Owner(s): Claire and Raymond Howe
Location: 32 Old Stage Road (Tax Map G, Lot 35E)
Date: March 21, 2019

INTENT: To build a 700 ft. private roadway off of Old Stage Road providing access to 9 new lots and the existing single family home. Six of the lots would be purchased using Transfer of Development Rights should the Planning Board vote to sell them.

UNITS PROPOSED: 9 new lots

AGENDA ITEM #: 1

ACREAGE: 4.86 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and City boundary

ZBA ACTION: None

PERMITS REQUIRED:

- Sewer Discharge Permit
- EPA Notice of Intent

WAIVERS REQUESTED:

- Section 155-33.G: 4% grade within 75' of an intersection where 3% is the maximum
- Section 155-48: 45' right of way for a 240' stretch of the proposed road where a minimum of 50' is required
- Section 155-48: 2' shoulders where 3' are required (*this is supposed to be altered and then withdrawn*)

ATTENDANCE:

Members:

Donna Benton, Planning
Dan Barufaldi, Economic Development
Sgt. Speidel, Police
Dave White, Engineering
Jim Maxfield, Inspection Services
Elena Piekut, Zoning

Others:

Chris Parker, Planning
Chris Berry, Applicant
Darlene Colwell-Ellis, Buyer's Agent

Approval of 3/7/2019 Meeting Minutes

D.White moved to approve the minutes of March 7, 2019. D.Barufaldi seconded. Vote: UA

PLAN REVIEW:

Planning:

- TDR fees (7 units x 13,402= \$93,814)
- Water/sewer investment fees
- Impact fees (9x8,895 =\$71,160)
- Provide HOA documents (including note about this never becoming a public road)
- Need owners' signatures on application
- Provide proposed deed language
- Revise plan set to:
 - Add Planning File # P19-20
 - Add owner's signatures
 - Add professional signature and stamps
 - Indicate property line information to tie into Dover GIS
 - Revise note 40 on sheet 7 about wetland survey that indicated no wetlands were found on site
 - Revise note on TDR sheet to cover 7 units, and ID the 7th restricted unit
 - Revise construction hour notes so that they match with no Saturday or Sunday hours
 - Note any additional relief granted through TDR
 - Show topography 100' off property
 - Note solid waste removal
 - Note snow storage
 - Add detail for retaining wall
 - Convert existing house to new UGE line and relocate water to be off new line
 - Existing house to be renumbered to new street

Engineering Comments:

- Are there any street lights planned?
- Page 5/29-note 19-remove 'hereinafter referred to as' and replace it with 'and'
- Carry curb to the driveway on Old Stage Road
- Add a catch basin to the upgrade side of Old Stage and the new road to capture the water before it crosses the roadway



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- There needs to be at least 6 ft. of separation between the sewer and UGE
- There are issues with locations of transformer and pedestals in slope and swale area
- Show the driveway culverts
- Review the need of the infiltration pond in the cul-de-sac
- Check the size of the 1.5 inch FM to see if it's adequate. There will be some restrictions at joints due to the welding process.
- The cleanout at the end of the FM must have an adaptor for a high pressure connection
- Why does the 8 inch sewer change from sdr35 to 21?
- Remove the cleanout on the forcemain outside the SMH
- Design the waterline to remove any high points or air traps due to crossing other utility's
- 24/29- C7- we now require 12 inches of stone over the sewer main
- 25/29-C14- fix the bituminous thickness on the detail
- 26/29-U2- no cleanout and could be 6inch vs 8 inch
- 27/29- U11- we require six ft. water boxes
U10- no approved or equal for the hydrant and open left gate
- I would recommend pump and tank systems to give some leeway for power loss and emergency storage

Fire/Inspections Comments:

- Clarify the 12' and 20' travel lane notes on sheet 8 and 9.
- Add "No Parking Fire Lane" signs in the cul-de-sac and show on a detail sheet.
- Clarify what appears to be a tree line in contact with unit 6 on sheet 10.
- Provide turning template for truck 1
- Provide a note on plan indicating a building permit is required for retaining walls greater than 4'

Economic Development:

- Concerned about grade in winter

Planning Board Comments: None

Next Steps: Come back for an unofficial second TRC and submit for 4/9/19 Planning Board meeting

Adjournment: A motion to adjourn TRC was made at 11:03 am by J.Maxfield and seconded by D.White. Vote: U/A

Police Department Comments:

- Confirm that school bus can navigate the cul-de-sac, and provide parking restriction signs to ensure. If school bus cannot access for turnaround, then nearest school bus stop will be at Old Stage/Richardson.
- Sight distance concern in the direction of Madbury. The police department field tested the westerly approach sight distance at **225'**. This was the point at which a westerly vehicle was adequately discernible for a driver exiting the proposed roadway, and is less than the minimum 266' indicated on sheet 20.
- Traffic count for both volume and speed should be performed at site driveway to determine actual 85th percentile.
- Sheet 20, not 6: amend reference to "Sera Drive".
- Is there a street lamp on pole 306/12 across from proposed roadway?