



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-09 & P15-05A

Application Type: Open Space Subdivision Review
Applicant(s): James Gauron, Bellamy Ridge HOA,
Owner(s): Arthur Sweatt
Location: 54 Back River Road (Tax Map I, Lot 6)
Date: August 8, 2019

INTENT: To subdivide into 9 lots with 8 single family well as a private driveway and widening Red Barn Drive as part of an amendment to P15-05

UNITS PROPOSED: 9 new lots

AGENDA ITEM #: 1

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: 155-22.F(4) (external boundaries)

ATTENDANCE:

Members:

Donna Benton, Planning
Dave White, Engineering
Dan Barufaldi, Economic Development
Sgt. Speidel, Police
Frank Torr, Planning Board
Elena Piekut, Zoning

Others:

Bob Stowell
Mike Lafabvre
Shayna Walters
Frank Quinn

Approval of 8/1/2019 Meeting Minutes

D.White moved to approve the minutes of August 1, 2019.
J.Maxfield seconded. Vote: UA

PLAN REVIEW: *italics*=comment is from previous TRC

Planning:

- Revise app to indicate single family and provide narrative, etc. for a complete application
- *Water and Sewer Investment Fees*
- *Impact Fees (\$71,160)*
- *Provide HOA documents*
- *How is the open space accessed? Lot merger may be required. What about lots that aren't direct abutters?*
- *Revise plan set to:*
 - *Add owner's signatures*
 - *Add professional signature and stamps*
 - *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*
 - *Water/sewer on existing house?*
 - *Add note that tax maps and lots will be assigned by the Assessor*
 - *Street trees/ light pole need additional information*
 - *Add perimeter landscaping plan and amend Red Barn perimeter plan*
 - *Confirm all subdivision notes are on plan*
 - *Add note that Red Barn Drive will be deeded to the association*
 - *Please provide new road name as Roger Street exists*
 - *Provide a new plat sheet that better delineates ROW ownership and easements and which lot will be in which association*
 - *Widen Red Barn to 28' (parking on both sides)*
 - *Revise existing condition sheet to add garage on lot 6 1-1, sidewalk in front of lot 6-1 on Back River Road, telephone pole, and gas main*
 - *Indicate roads to be private on SP-1*
 - *Add note that these roads are private and to remain private as they are not built to City standards*
 - *Is the current house part of this subdivision? If not, 30' of buffer is required*
 - *Add sidewalk along one side of Rogers Drive*
 - *Add sidewalk along one side of Red Barn*
 - *Landscape plan requires a 3.5" minimum caliper and one street tree every 35' on both sides. Please confirm it meets the new landscape regulations*
 - *Remove fence that crosses the property line*
 - *Remove overlapping text on lot 6-8, sheet SP-1,*
 - *Where is snow storage?*
 - *Who owns the Right of way near lot 6-3 and 6D?*
 - *Who owns the ROW to lots 6-2 and 6-1?*



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- Revise construction hours for no Sunday hours
- Revise note 27 on SP-1 to add “from barn to ROW 4’ not 6”
- Need hammerhead on lot 6-1 for Rogers Drive
- Discuss the mobility of traffic through the sites.
- Clarify design compliance w/ NFPA 1.
- Indicate the proposed color of the yard hydrant

Engineering Comments:

- How will the HOA be set up?
- What happens with the grading and drainage with the filling for these lots. please show some proposed contour line and a drainage path from the front to the back of the entire lot.
- Review driveway x-section
- Do not install the blow off hydrant
- Install stops on the sewer forcemain services
- Install stop at the end of the forcemain for the cleanout
- Lot 6C-6 is to connect to the common forcemain?
- Show path to open space on the plan. Can access to maintenance also act as access to common space

Economic Development:

- Are the renderings the actual design?
- Indicate materials

Planning Board Comments:

- Retain/preserve stonewall
- What is the height of the retaining wall?
- No Sunday hours
- 2 sheds and garage on existing conditions plan are to be removed
- Screen the back of the lots between the lots

Next Steps:

Resubmit for third official TRC.

Police Department Comments:

- Provide alternate street name (not Rogers Drive).
- Sheet SP-1, note C-14 (regarding sloped granite curb) does not have a corresponding label on the plan. Confirm that this is the area adjacent to note C-15 as shown on plan.
- Any interaction with property owner of Tax Map I, Lot 6-D about providing an access driveway? The plowing of proposed new roadway will almost certainly affect his/her access from Back River Road.

TRC paused at 11:19am

Fire/Inspections Comments:

- Provide an alternative street name as this does not comply with 911 standards.
- Provide a note on plan indicating the site shall maintain year around access in all weather conditions
- Provide a note on the plan the design complies with applicable accessibility regulations.