



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-07

Application Type: TRC Review
Applicant(s): Thomas C Strange
Owner(s): Thomas C Strange
Location: 96 Portland Ave (Tax Map 24, Lot 75)
Date: August 1, 2019

INTENT: The Planning Board conditionally approved the sale of two additional units through Transfer of Development Rights. The proposal is to build a duplex on a property with an existing 2 unit building, creating 4 total units. A condition of approval is to come to the Technical Review Committee.

LOTS/UNITS PROPOSED: TDR to buy 2 additional units (total of 4)

AGENDA ITEM #: 1

ACREAGE: 0.28 acres

ZONING DISTRICT: CBD-Gateway

EXISTING LAND USE: Duplex

SURROUNDING LAND USE: Residential and park

ZBA ACTION: None

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

ATTENDANCE:

Members:

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

Others:

Chris Berry, Engineer

Approval of 7/25/2019 Meeting Minutes

C.Parker moved to approve the minutes of July 25, 2019. D.White seconded.
Vote: UA

PLAN REVIEW:

Planning Comments:

- Please revise plan to:
 - Add owners signatures and date
 - Add file number P19-07 to all sheets
 - Remove Final Approval box and replace with 2x2" square above LLS square
 - Sheet 3:
 - Add common site plan notes 29, 30 & 41
 - Revise note 19 on sheet 3 to say "Building Official"
 - Remove note 28 and keep note 38 for construction hours
 - Revise note 5 to add provided column
 - Indicate totters for the solid waste pick up area
 - Revise typo on note 9, sheet 2

Police Department Comment:

- Reduce driveway width to 18' to improve site view at Portland and with on street parking bay

Fire/Inspections Comments:

- Building location and setbacks are tight.
- Foundation certification needs to happen before framing

Engineering Comments:

- Remove flares at driveway
- Could gain more space by moving fence
- Add note about adjusting sidewalk entrance
- Flip water and UGE
- Concerned about tying force main into service
- Round box on curb stop
- Ask gas company about service
- Eliminate check valve
- Detail C-5 on C101-do fiberboard instead of joint sealant
- 9" crush gravel minimum
- Add 1 parking space
- Adjust rain garden

Economic Development Comment:

- What will the duplex look like?

Planning Board Comments: N/A

Next Steps: Revise and submit for final Planning Board signature

Adjournment:

C.Parker made a motion to adjourn at 10:47. Seconded by Sgt. Speidel. Vote: U/A.