



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P20-15

Application Type: Site Plan Review
Applicant(s): Cochecho Country Club
Owner(s): Cochecho Country Club
Location: 145 Gulf Road (Tax Map N, Lot 15)
Date: February 27, 2020

INTENT: Proposal is to reclaim and pave all the existing paved areas and the regrading and paving of the gravel parking area at the rear of the club house. The existing dumpster area will be reconstructed with a new concrete pad and fencing.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 165.30 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Cochecho Country Club

SURROUNDING LAND USE: Residential and River

ZBA ACTION: Z02-1 Variance granted on 1/17/02 to move a non-conforming use

PERMITS REQUIRED: None

WAIVERS REQUESTED: Full survey

ATTENDANCE:

Members:

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

Others:

Steve Haight, Civil Works NE

Approval of February 20, 2020 Minutes:

C.Parker moved to approve the minutes of February 20, 2020. D.White seconded. Vote: U/A

Planning Comments:

- Needs PB review
- Submit waiver for full site survey, etc.
- Please revise the plan to add:
 - Planning file #: P20-15
 - Neighborhood plan sheet with abutters info
 - Add landscaping to help screen new dumpster enclosure
 - Owner's signature
 - Add common site plan notes: 1, 2, 8, 10, 11, 15 17, 21, 22, 29, 32, 41 on sheet 4
 - Signature and stamp of PE
 - Add cart only signage on striped area next to building

Fire/Inspections Comments:

- Indicate the accessible route to the building adjacent to swimming pool and the pool building
- Indicate width of accessible access aisles
- Submitted plans shall indicate accessible parking spaces with applicable signage in both parking lots.
- Submitted plans shall indicate proposed signage detail (including applicable van sign) including sign supporting means and height for each parking lot.
- Indicate the accessible route to the building adjacent to swimming pool and the pool
- Plans shall indicate the fence gate locations with accessible route.
- Plans shall include design compliance with applicable accessibility regulations and RSA 155-A:5 and stamped by responsible designer.

Police Department Comments:

- Simplify the unnecessary circuitous route toward the lower parking lot. You have room to maintain two-way traffic, which will also work better for drop-offs at club house entry for functions.
- Reduce the prevalence of painted islands, which will require ongoing maintenance.
- Show and post fire lane signage along east and south sides of club house building.

Engineering Comments:

- Consider two way traffic on first lot
- Erosion control during paving needed
- Provide drainage narrative to discuss salt and sand and annual usage



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- Provide O/M manual for stormwater

- Consider green islands where painted islands are shown
- Provide pre/post impervious area count

Economic Development Comments:

- Supports project

Planning Board Comments:

- Add plantings around dumpster

Next steps:

Submit for Planning Board when ready with a narrative explaining how these TRC comments have been addressed included with the application materials.

Adjournment: C.Parker moved to adjourn at 10:49. Seconded by D.White.
Vote: U/A