



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: September 26, 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: N/A

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

ATTENDANCE:

Members:

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

Others:

Bob Stowell, Engineer
Mike Lafabvre, Applicant

Approval of 9/12/2019 Meeting Minutes

C.Parker moved to approve the minutes of September 12, 2019. D.White seconded. Vote: UA

PLAN REVIEW:

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
 - 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
 - Add note that tax maps and lots will be assigned by the Assessor
 - Confirm all subdivision notes are on plan-
 - Please provide new road name
 - Add no parking signs at end of each hammerhead
 - Add note about stonewall being reused and needing permission from abutters
 - Move location of home on lot 6-1 to have the driveway come off lot 6-2 driveway
 - Add HOA plan to plan set

Engineering Comments: None

Police Department Comments:

- If Yield Plan is truly feasible, please consider designing the project in this manner instead of creating this hodge-podge of sub-HOA's and yet another private roadway.

Fire/Inspections Comments:

- Confirm accessibility note has been placed on plan
- Provide an alternate street name

Economic Development:

- What will the houses look like and what will be the sales price range?

Planning Board Comments:

- Retain/preserve stonewall
- Screen the back of the lots between the lots

Next Steps:

Resubmit by 10/1 for PB meeting on October 8.



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TRC paused at 10:47am