



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-51

Application Type: Open Space (Condominium) Subdivision Plan Review
Applicant(s): Peter Georgakilas
Owner(s): Peter Georgakilas
Location: Middle Road (Tax Map M, Lot 102-12)
Date: September 10, 2020

INTENT: To construct a 875' roadway to provide access to a 13-lot open space condominium subdivision.

LOTS/UNITS PROPOSED: 13

AGENDA ITEM #: 1

ACREAGE: 28.56 ac

ZONING DISTRICT: Rural Residential (R-40)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permit

WAIVERS REQUESTED:

- Road grade of 8% within 75' of intersection, where a maximum of 3% is permitted (157-32.G)
- Road length of 475' to cul-de-sac, where minimum of 500' is required
- To permit stormwater treatment within 100' external buffer, where it is not permitted

ATTENDANCE:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Dave White, Engineering
James Maxfield, Fire/Inspections
Sgt. Marn Speidel, Police
Frank Torr, Planning Board

Others:

Christopher Berry, Berry Surveying and Engineering

Approval of meeting minutes of August 6, 2020. Motion to approve by Dave White. Seconded by Frank Torr. Vote: U/A

Planning Comments:

- Water/sewer investment fees will be assessed
- Impact fee: \$115,635 (13 @ \$8,895) will be assessed
- Stamp and signature of PE and LLS, as well as owners, will be needed
- Ensure all references to Ch. 155 are updated to Ch. 157
- Provide draft Homeowners Association documents to include road, stormwater, septic, open space maintenance/ownership, and private road requirements
- Review to ensure street tree/landscape requirements are met
- Note 10 on Sheet 7 is appreciated.
- Add information regarding cemetery buffer to deeds for units 3 and 4
- Show septic system locations
- Please revise the plans:
 - Add Planning file number P20-51 to all sheets
 - Add missing basis of bearing note (#34)
 - Indicate road lengths on yield plan
 - Remove stormwater treatment structures from the 100' buffer or seek waiver. Stormwater treatment also cannot be counted toward open space. (See: 157-22.C(1), 157-21.F(4)(a))
 - Provide a clearer aerial image for neighborhood plan
 - Add missing owner information at abutting corner lot on Yield Plan
 - Add 'provided' column to zoning note
 - Indicate location of external buffers on sheet 7
 - Notes 21/24, on sheet 8 are redundant

Fire/Inspections Comments:

- Electrical underground conduit power stubs from handholes for lots 4, 5 and 11 appear to be on the opposite site of the driveway
- Revise plans submitted for review to include a turnaround at the end of the 195' access road and provide turning template.
- Indicate where the common area electrical pedestal or power source will be located



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-51

Application Type: Open Space (Condominium) Subdivision Plan Review
Applicant(s): Peter Georgakilas
Owner(s): Peter Georgakilas
Location: Middle Road (Tax Map M, Lot 102-12)
Date: September 10, 2020

- Supports Police and Community Services' changes to reducing 8% grade and reducing length of road exceeding maximum grade
- D.White motion to pause TRC at 10:54, second by F.Torr. UA

Police Department Comments:

- Public safety concern with 8% grade on a road serving so many homes with winter maintenance relying on a private contractor. Can be a high liability area for the Association.
- Would prefer you close the gap between 40' and 75' for waiver request of proposed road grade distance from intersection.
- Please explain/note on plan trash pickup

Engineering Comments:

- Check elevation numbers on the level spreader (buffer #5)
- The curbboxes should be at the ROW line for each lot.
- Identify septic systems on lots
- Electricity across road should be underground
- Consider RCP instead of HDPE under driveways
- Provide more trees on street and on lots in general

Economic Development Comments:

- N/A

Planning Board Comments:

- Revise notes: Planning Board will not support Sunday construction hours

Next steps: Resubmit for second TRC before Planning Board submission. PB could be October 27.