



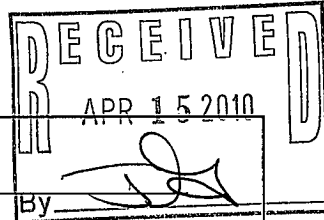
**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE - AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers Conference Room  
288 Central Avenue, Dover, NH 03820  
Meeting Date: **Thursday, April 29, 2010**  
Meeting Time: **1:30 PM**

1:30 - 2:15 PM: Site Plan Review for Black Dog Car Wash Central Avenue, LLC, (Owner: Driscoll Realty, Inc.) Assessor's Map 38 Lot 9A, zoned B-3, located at 887 Central Avenue. (Demolition of existing 15,000 sq. ft. abandoned commercial structure, construct a 3,608 sq. ft. automatic car wash facility) (P10-22 Site Plan Review & P10-27 Conditional Use)

2:15 - 3:00 PM: Major Open Space Subdivision for Stephen Wood (Owner: Woodwind Farm LLC/ Coheco Waters, LLC) Assessor's Map N, Lot 8A, zoned R-40, located at Wisteria Drive/Gulf Road. (P10-26 OSS & Minor Lot Line Adjustment & P10-25 Conditional Use)(6 lots)



Account # P10-22 Date Received \_\_\_\_\_  
 Amount Paid \$2909.13 Time Received \_\_\_\_\_  
 CK# \_\_\_\_\_

**CITY OF DOVER, NEW HAMPSHIRE  
 SITE REVIEW APPLICATION**

This application is hereby made for site review pursuant to the procedures set forth in the City of Dover's Site Review Ordinance. If this application is approved, you must apply for a Building Permit within **four years** of the issuance of this approval.

**1. GENERAL INFORMATION**

Date: 4-15-10 Project Number: 10101 Telephone # 749-0443  
 Name of Applicant: Black Dog Car Wash Central Avenue, LLC  
 Address of Applicant: 123 Farmington Road - Route 11, Rochester, NH 03867  
 Name of Property Owner: Driscoll Realty, Inc.  
 Address of Property Owner: P.O. Box 207, Kittery, ME 03905  
 Address of Property Being Developed: 887 Central Avenue  
 Assessor's Map # 38 Lot # 9A

**2. APPLICANT'S PROPOSED ACTIONS (check where applicable)**

New Site                       Commercial/Industrial Use                       Addition  
 Change of Use                       Multi-Family Residential Use                       Demolition

Describe Present Use: N/A - Formerly "Woodsky's" Restaurant  
 Describe Proposed Use: Automatic Car Wash Facility  
 Number of Employees in Maximum Shift: 1  
 If Residential, Specify Number of Units and Buildings Proposed: N/A

**3. TYPE OF OPERATION PROPOSED AND MIX (check where applicable)**

Office Use \_\_\_\_\_ sq. ft. Wholesale/Distribution \_\_\_\_\_ sq. ft.  
Professional Use \_\_\_\_\_ sq. ft. Fast Food \_\_\_\_\_ sq. ft.  
Retail Sales \_\_\_\_\_ sq. ft. Restaurant \_\_\_\_\_ sq. ft.  
Customary Home Occupation \_\_\_\_\_ sq. ft. Manufacturer \_\_\_\_\_ sq. ft.  
Motel/Hotel \_\_\_\_\_ sq. ft. X Other (explain) 3,944 sq. ft.

Access (check where applicable):  City Highway \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_  
Number of Parking Space: Existing 0 Proposed 2  
City Water  Yes \_\_\_\_\_ No \_\_\_\_\_ City Sewer  Yes \_\_\_\_\_ No \_\_\_\_\_

#### 4. SITE DEVELOPMENT DATA

Zoning District B-3 Special Districts Groundwater Protection

Area of Parcel to be Developed 56,935 s.f.

Disposition of Parcel:	Building Setbacks:
Building Area 3,944 sq. ft.	Front Yard 52 ft.
Green Area 22,168 sq. ft.	Rear Yard 131 ft.
Paved Area 28,459 sq. ft.	Side Yard: Right 97 ft. Left 32 ft.

#### 5. BUILDING DATA

Type of Building to be Built: RBS Wall Form w/Brick Veneer

Height of Building: 26' Finished Floor Elevation: 155.5

Number of Seats (where applicable) N/A

Name of Professional (Licensed in N.H.) Paul J. Connolly, P.E., P.L.S.

Check One  Engineer  Land Surveyor \_\_\_\_\_ Architect

Address c/o Civilworks, Inc.; P.O. Box 1166, Dover, NH 03821

License Number NHPE 5176, NHLLS 683 Telephone Number: (603) 749-0443

Signature of Applicant 

F:\SHARED\PLANNING\SteveB\Regulations\Site Review Application.doc

**CITY OF DOVER**

**PROJECT NARRATIVE**  
**ACCOMPANYING SITE REVIEW APPLICATION**

for

**BLACK DOG CAR WASH**

Tax Map 38, Lot 9A  
887 Central Avenue, Dover

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**PROJECT OVERVIEW**

The project includes demolition of an existing 15,000 sq. ft. abandoned commercial structure, formerly "Woodsky's" Restaurant, and construction of a 3,608 sq. ft. automatic car wash facility with four (4) wash bays and four (4) vacuum cleaner islands. The site design will also provide for ample vehicle storage and maneuvering area for queuing of up to six (6) vehicles per wash bay. Two (2) employee parking spaces plus a single vehicle (336 sq. ft.) garage/solid waste enclosure will be located at the back of the site.

**PROJECT LOCATION AND SITE CHARACTERISTICS**

The project site consists of a 56,935 sq. ft. parcel shown as Lot 9A on City of Dover Tax Map 38. This parcel is located in the Thoroughfare Business (B-3) Zoning District. The site is located on the easterly side of Central Avenue (a.k.a. Miracle Mile) and directly north of the northerly entrance to Shaw's Plaza, a signalized intersection. The site has 178.94 feet of frontage along Central Avenue and legal access to the Plaza entrance drive. Surrounding land uses include an auto repair facility and vacant land to the north, three (3) eating establishments on the westerly side of Central Avenue (Subway, Family Thai Restaurant and Dunkin' Donuts), a restaurant to the south of the Plaza entrance (Friendly's), a personal service establishment on the opposite corner of the intersection (Hair Excitement), and, to the east lie vacant lands and parking areas associated with the Dover Bowl.

The site slopes generally from northwest to southeast. Currently, the parcel is occupied by a vacant 15,000 sq. ft. concrete block and wood structure completely surrounded by an asphalt parking area, thus rendering the site 100 percent impervious. Underlying soils, according to the USDA Soil Conservation Service Soil Maps, consist of Hinckley loamy sand (HaB) immediately adjacent to Central Avenue and Manmade Land (Ma) over approximately 90 percent of the remainder of the parcel. There are no wetlands on or within 50 ft. of the subject parcel.

The proposed project structure will be setback 52 ft. from the Central Avenue right of way. The adjoining solid waste enclosure will be located to the rear of the site 13 ft. from the boundary. Vacuum islands will be setback approximately 21 ft. from the southerly boundary of the parcel. Traffic circulation areas will cover 30,823 sq. ft., or 61 percent of the parcel with the remaining 22,168 sq. ft., or 39 percent, converted to landscaped green space.

### **UTILITIES AND SITE LIGHTING**

The proposed facility will be served by the following utilities:

**Water:** A 4-inch ductile iron water service will be tied into the existing 12-inch main in Central Avenue at the Shaw's Plaza entrance.

**Sewer:** Sewer service includes pre-treatment of wash water prior to discharge into the City sewer which is located adjacent to the southwest corner of the parcel. Pre-treatment facilities include a 2,000 gallon grit removal/settling chamber in series with a 2,000 gallon oil and grease removal chamber. All water used in the wash and rinse process is directed to floor drains within the wash bays.

Based on water consumption data recorded at similar facilities owned by the Applicant, the average daily consumption is approximately 4,000 gals./day and the peak consumption is approximately 8,000 gals./day.

**Telephone, Electric, Cable:** The public utilities providing electricity and voice/data access are readily available in Central Avenue. These utilities will be underground and coordinated with the respective utilities.

**Lighting:** Site lighting will meet the design criteria set forth in Section 149-14.E of the Dover Site Review Regulations. The Applicant is proposing the use of LED fixtures which, despite a higher initial cost, provide energy savings of 30-75% and require less maintenance. Lighting will provide adequate safety and security while not causing glare or directing illumination onto adjacent properties.

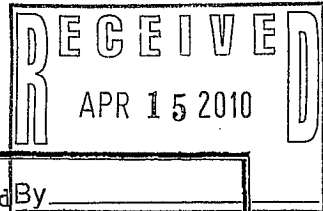
### **TRAFFIC & ACCESS**

Currently, the site has a 45 ft. wide curb cut approximately 130 ft. north of the signalized intersection at the Shaw's Plaza/Dover Bowl entrance. This curb cut will be closed off and all traffic entering or leaving the proposed car wash will do so via an existing entrance located 240 ft. east of the Central Avenue signal as shown on the Site Plans.

Per the ITE Trip Generation handbook, Land Use Code 948, Automated Car Wash, the average vehicle trip end rate for the weekday, P.M peak hour of a car wash is 11.64 trip ends per 1,000 s.f. of gross floor area. For the subject proposal, this equates to 42 trip ends, or 22 entering and 22 exiting vehicles during the peak hour of operation.

The rate at which vehicles exit the subject site will be controlled by the cycle of the car wash operation; therefore, the maximum rate at which vehicles will exit the site will be 4 vehicles, one per wash bay, every 8-10 minutes or approximately 27 vehicles per hour when the car wash is in peak use. It should be noted that peak usage does not typically occur during the peak hour of traffic on the adjacent street. All vehicles exiting the car wash will access Central Avenue via existing signalized intersections currently serving Shaw's Plaza.

For purposes of comparison, the re-use of the existing 15,000 sq. ft. restaurant, assuming an ITE Land Use classification as a "high-turnover" sit-down restaurant, would generate approximately 282 trip ends, 155 entering and 127 exiting, during the peak PM hour of the restaurant. Exiting volumes would therefore be approximately 4.5 times these anticipated from the proposed car wash.



Amount Paid See P10-22 Date Received By \_\_\_\_\_  
 Account # P10-27 Time Received \_\_\_\_\_

**CONDITIONAL USE APPLICATION  
 CITY OF DOVER PLANNING BOARD**

**GENERAL INFORMATION**

Date: April 15, 2010 Telephone #: 749-0443  
 Name of Applicant: Black Dog Car Wash Central Avenue, LLC  
 Address of Applicant: 123 Farmington Road - Route 11, Rochester, NH 03867  
 Signature of Applicant: [Signature]  
 Name of Property Owner: Driscoll Realty, Inc.  
 Address of Property Owner: P.O. Box 207, Kittery <sup>Point</sup> ME 03905  
 Signature of Property Owner: [Signature] Prop. mgr. Driscoll Realty, Inc.  
 Address of Property Being Developed: 887 Central Avenue  
 Assessor's Map #: 38 Lot #: 9A  
 Zoning District: B-3

**2. APPLICANT'S PROPOSED ACTIONS (check where applicable)**

Activity in Dover Conservation District - Describe activity \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Impact to Dover Wetlands - Describe impact \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Other Activity in Groundwater Protection Overlay District (Per Dover Code 170-28.3)

**3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED**

- Army Corps of Engineers
- New Hampshire Wetlands Board
- Other

**CONSERVATION COMMISSION  
AGENDA APPLICATION**

*Must be Submitted to the Planning Department a minimum of 10 days  
prior to the Conservation Commission Meeting date*

*Dover File # \_\_\_\_\_ State Wetlands Board File # N/A*

The Conservation Commission meets on the 2nd Monday of each month, in the City Hall Council Chamber, 288 Central Avenue, at 5:30 PM. (When a holiday falls on the 2nd Monday, the meeting is adjusted to Tuesday.)

The information you enter below will help determine your obligations with regard to the State Wetlands Act and the Dover Regulations.

Name of Property Owner: Driscoll Realty, Inc. Phone # \_\_\_\_\_

Address: P.O. Box 207, Kittery, ME 03905

Engineering by: Civilworks, Inc. Phone # 749-0443

Address: P.O. Box 1166, Dover, NH 03821

Email address: civilworksdover@comcast.net

Assessor's Map 38 Lot # 9A Zone B-3

**Please check the boxes that apply:** [It is possible that I, II and III could be checked on a single application]

**I. Conditional Use Permit Application** [Available from Dover Planning Department]  
*See reverse side for explanation*

- a. Wetland A
- b. Conservation District A See reverse side for explanation
- c. Groundwater Protection District A

**II. State Wetlands Permit Application** [Available from City Clerk's Office]  
*See reverse side for explanation*

- a. Expedited (< 3,000 sq. ft. impact area) A
  - 1. Tidal Buffer Zone A See reverse side for explanation
  - 2. Other A
- b. Minor Impact in Wetland Area (> 3,000 sq. ft. impact area)
- c. Major Impact in Wetland Area

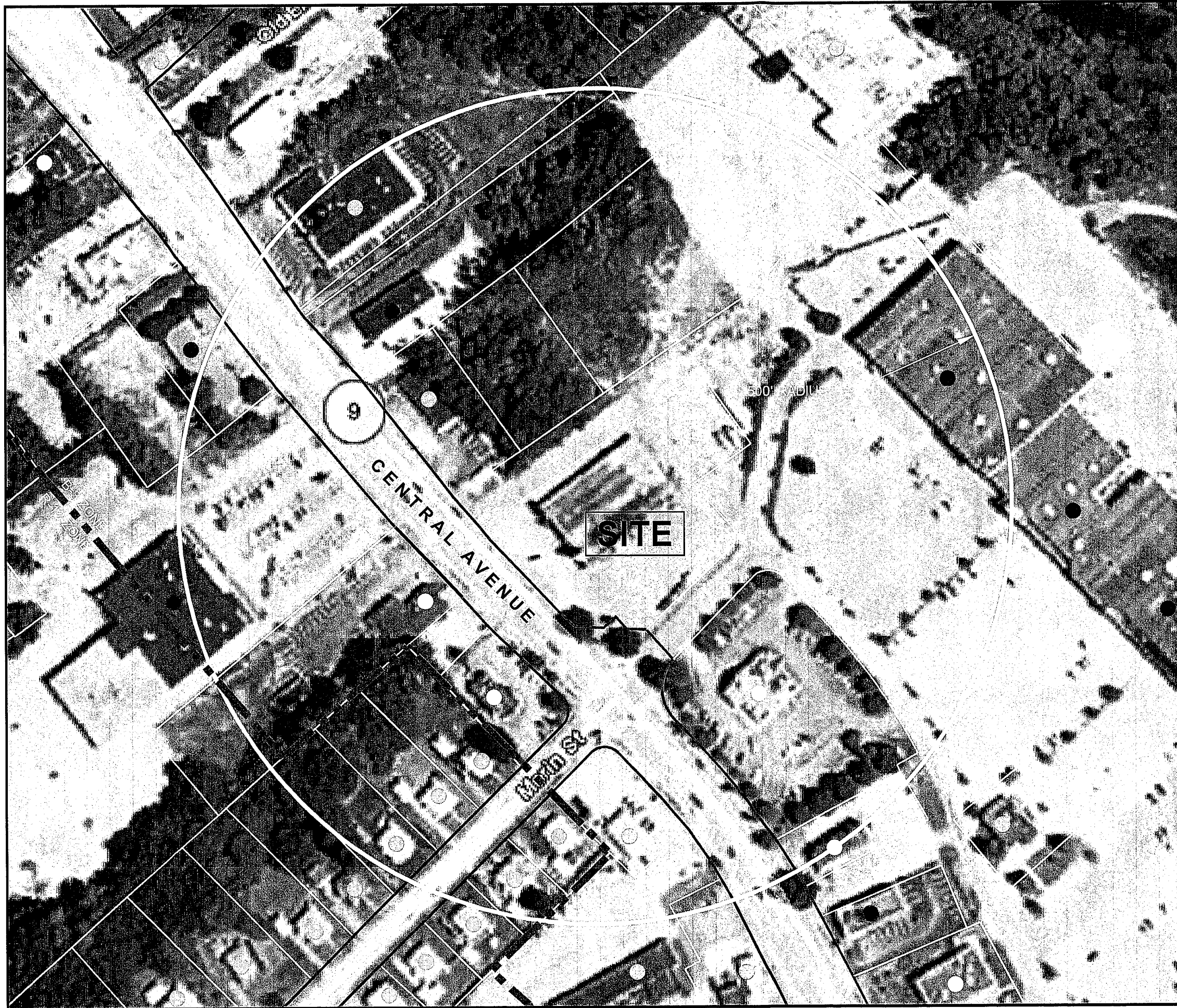
**III. Boat Dock** (Requires both Conditional Use Permit and State Wetlands Bureau Approval)

**IV. Other** \_\_\_\_\_

Description of proposed project: Demolition of existing 15,000 s.f. restaurant and construction of a 3,608 +/- s.f. four (4) bay automatic car wash. Site improvements to include reduction of impervious area from 100 percent to 61 percent.

planning/consapl.doc (rev. 01-12-99)

Applicant: Black Dog Car Wash, LLC

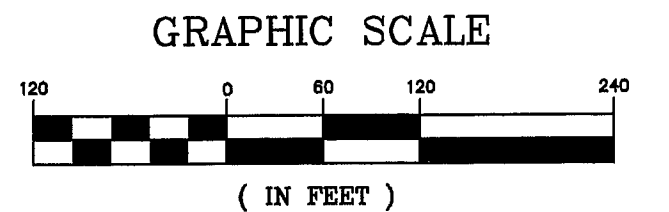


**LEGEND**

- RESIDENTIAL
- RETAIL
- RESTAURANT
- COMMERCIAL

- TAX MAP LOT LINES
- TAX MAP R.O.W. LINES
- - - ZONING DISTRICT LINES

**NOTES:**  
 1. AERIAL IMAGING FROM GOOGLE EARTH 2009.  
 2. LOT LINES, R.O.W. LINES AND ZONING LINES ARE APPROXIMATE. LINES ARE TRACED FROM CITY OF DOVER ZONING AND TAX ASSESSOR'S MAPS.



No.	DATE	BY	REVISION

**NEIGHBORHOOD PLAN  
 BLACK DOG CAR WASH  
 LOT NO: 9A, TAX MAP 38  
 887 CENTRAL AVENUE  
 DOVER, NH**

**civilworks**  
 engineers • surveyors  
 P.O. Box 1166  
 Dover, NH 603-749-0443

DESIGN: PLC/SRD  
 SCALE: 1"=120'  
 DATE: 4-15-10  
 SHEET: 1 OF 1  
 PROJECT #10101

**JSN**  
**Associates, Inc.**  
 Consulting Structural Engineers  
 One Autumn Street  
 Portsmouth, NH 03801  
 (603) 433-8699  
 Fax: (603) 431-2511  
 www.jsneng.com

Proposed Car Wash  
 887 Central Avenue  
 Dover, NH

for  
 Black Dog Car Wash  
 Central Avenue LLC

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 04-14-10

Drawn By: rb  
 Date: -  
 Scale: As Noted  
 File:  
 Checked By:  
 Approved By:

Revisions

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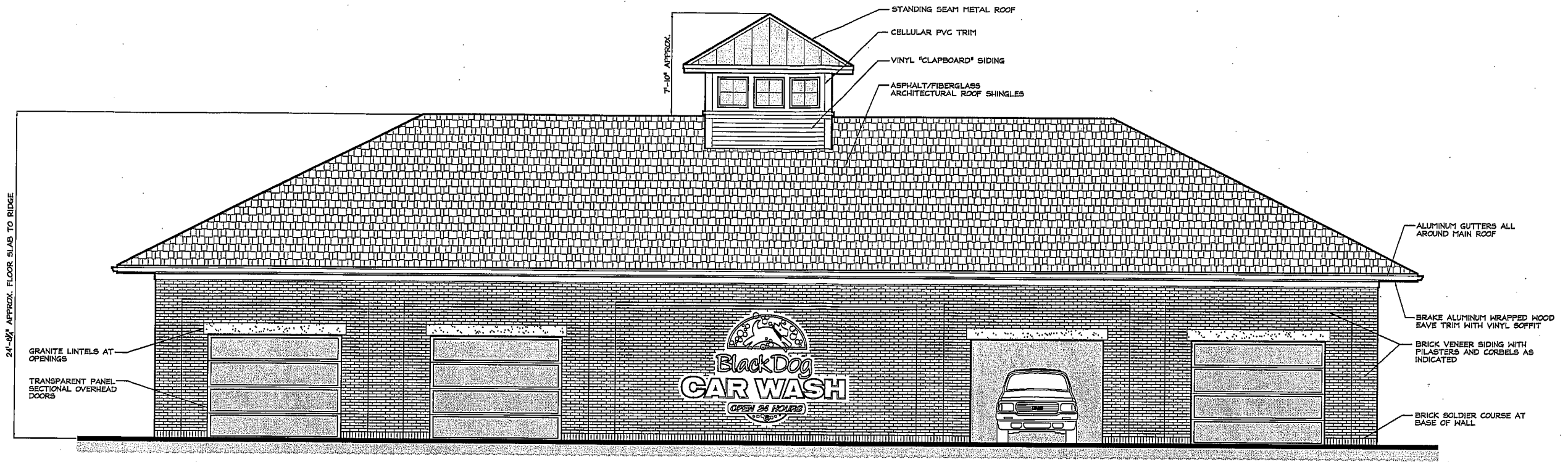


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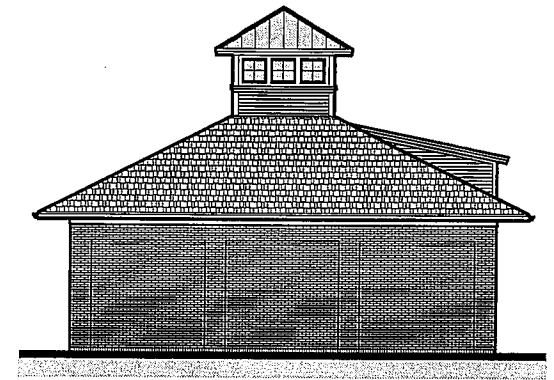


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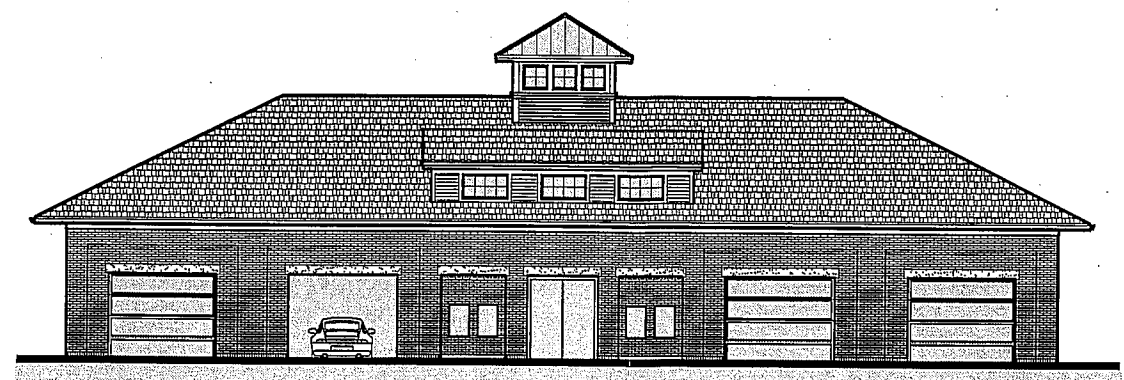
Concept  
**A1.0**  
 Project No: 100404



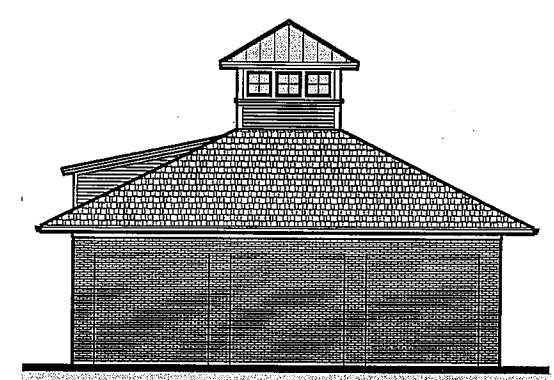
STREET (EXIT SIDE) ELEVATION  
 $\frac{1}{4}'' = 1'-0''$



RIGHT SIDE ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



BACK (ENTRY SIDE) ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



LEFT SIDE ELEVATION  
 $\frac{1}{8}'' = 1'-0''$

RECEIVED  
APR 16 2010

Account # P10-26 Date Received 4/14/2010  
Amount Pd. 920.80 Time Received

CK # 6454

**CITY OF DOVER  
SUBDIVISION APPLICATION**

Applicant (s) Name Stephen Wood Phone (603) 742-8900

Applicant (s) Address 277 Gulf Rd., Dover, N.H. 03820

Signature of Applicant(s) [Signature]

Land Owner's Name(s) (if different from applicant) Woodwind Farms LLC / Cocheco Waters LLC

Land Owner's Address (es) 277 Gulf Rd. Dover, N.H. 03820

Signature of Land Owner [Signature] / [Signature]

Area of entire tract 38.3 acres, 1,668,348 square feet

Area being subdivided 9.23 acres, 402,059 square feet

Proposed number of lots 5 (minor lot-line adjustment part of application.) (RW) 416-10

Zoning District R40 Assessor's Map \_\_\_\_\_ Lot Nos. \_\_\_\_\_

Special District(s)  Flood Hazard Zone  Conservation Zone  Other \_\_\_\_\_

Development Data

Construction of Homes:

1. Number of dwelling units 5 2. Number of buildings 5

Construction of Apartments:

1. Number of dwelling units \_\_\_\_\_ 2. Number of buildings \_\_\_\_\_

Construction of non-residential units: Yes  No  Explain \_\_\_\_\_

Professional Certification

Preparer of Plat Doucet Survey

Phone #: (603) 659-6560 Profession Surveyor

RECEIVED  
APR 16 2010

Amount Paid <u>\$210.00</u> <u>053</u>	Date Received <u>4/16/2010</u>
Account # <u>P10-25</u>	Time Received _____

**CONDITIONAL USE APPLICATION  
CITY OF DOVER PLANNING BOARD**

**GENERAL INFORMATION**

Date: April 16, 2010 Telephone #: (603) 742-8900

Name of Applicant: Stephen Wood

Address of Applicant: 277 Gulf Rd. Dover, N.H. 03820

Signature of Applicant: [Signature]

Name of Property Owner: Woodwind Farms, LLC / Cocheco Waters, LLC

Address of Property Owner: 277 Gulf Rd. Dover, N.H. 03820

Signature of Property Owner: [Signature]

Address of Property Being Developed: Wisteria Drive

Assessor's Map #: N Lot #: 8A

Zoning District: R40

**2. APPLICANT'S PROPOSED ACTIONS (check where applicable)**

Activity in Dover Conservation District - Describe activity Add driveway in 50' wetland buffer and wetland

Impact to Dover Wetlands - Describe impact driveway through small wetland. Approximately \_\_\_\_\_ of impact.

\_\_\_ Other

**3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED**

- \_\_\_ Army Corps of Engineers
- \_\_\_ New Hampshire Wetlands Board
- \_\_\_ Other