



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: Tuesday, July 27, 2010
Meeting Time: 7:00 pm

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 22, 2010 Regular Meeting Minutes
- July 13, 2010 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Site Review of land for Summit Land Development (Owned by 2830 Holdings LLC), Assessor's Map K, Lot 19C, zoned B-3, ETP and R-12, located on Dover Point Road/Thornwood Lane. (Proposed 3,055 sq. ft. convenience store with drive thru and gas station) *(P10-09)
- B. Consideration and acceptance of a Conditional Use Application for Summit Land Development (Owned by 2830 Holdings LLC), Assessor's Map K, Lot 19C, zoned B-3, ETP and R-12, located on Dover Point Road/Thornwood Lane. (5,700 sq. ft. of wetland buffer impact) *(P10-08)
- C. Consideration and acceptance of a Conditional Use Application for Gary & Carol Allen, Assessor's Map E, Lot 49A, zoned R-40, located at 163 Tolend Rd. (2,283 sq. ft. of wetland disturbance) *(P10-21)
- D. Consideration and acceptance of a Site Review of land for Gary & Carol Allen, Assessor's Map E, Lot 49A, zoned R-40, located at 163 Tolend Rd. (60,318 sq. ft. of total disturbance) *(P10-36)
- E. Consideration and acceptance of a Site Review of land for K9 Kaos (Owned by Fastdogs Realty LLC), Assessor's Map E, Lot 32, zoned ETP, located at 432 Sixth St. (Construct 9,250 sq. ft. addition) *(P10-34)
- F. Consideration and acceptance of a Conditional Use Application for K9 Kaos (Owned by Fastdogs Realty LLC), Assessor's Map E, Lot 32, zoned ETP, located at 432 Sixth St. (Parking reduction) *(P10-35)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board.

Persons with questions or wishing to see the plans are invited to visit the Planning Office, weekdays from 8:00 am to 4:00 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at www.dover.nh.gov/planhome.html. Follow us on Twitter @DoverNHPlanning and find us on Facebook at www.facebook.com/CityofDoverNHPlanning.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: Tuesday, June 22, 2010
Meeting Time: 7:00 pm

MEMBERS PRESENT: Ron Cole(Chair), Frank Torr(Vice Chair), Jan Nedelka(Council Alternate), Marcia Gasses, Linda Merullo, Perry Plummer, Doug Steele, Lee Skinner(Alternate), Gary Green (Alternate)

MEMBERS NOT PRESENT: Dean Trefethen, Don Andolina, John Swartzendruber

STAFF PRESENT: Christopher Parker(Planning Director), Lisa Ertle (Recording Secretary).

J.Nedelka sitting in for Dean Trefethen, L.Skinner sitting in for J.Swartzendruber. The Chair called the meeting to order at 7:00PM.

1. CITIZENS' FORUM – NOBODY SPOKE

2. APPROVAL OF THE JUNE 8, 2010 WORKSHOP MEETING MINUTES AND REGULAR MEETING MINUTES.

L. Skinner noted an error on the June 8, 2010 Minutes. Correction G.Green appointed to the Ad-Hoc Stormwater Utility Study Committee.

Motion: L.Merullo motioned to accept the June 8, 2010 Workshop Meeting Minutes, and Regular Meeting Minutes. F.Torr seconded. Vote: Unanimous.

3. OLD BUSINESS

- A.** Public Hearing and possible vote on zoning amendments to the Zoning Ordinance (Chapter 170). The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under City Documents and View Current City Report

C.Parker stated that he has consolidated the phone calls, emails, and concerns of topics that were most talked about with the new zoning amendment change. He noted that each amendment will be addressed and clarified. C. Parker noted that he will be asking the Board to vote down Amendment 8, this amendment needs to be reviewed and revised. He noted that after the public hearing, the Board will amend any changes, and the City Council will ratify the amendments.

Public Hearing Opened.

J.Nedelka noted his concern with the fencing measurements for the chicken coops under Amendment 3. He was wondering if homework had been done on prefabs for this type of housing. C.Parker discussed the avenues that he researched, and is open to suggestions. A discussion ensued about the size of the structure, square footage needs to be looked at for the whole structure.

Public Hearing Opened



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: Tuesday, June 22, 2010
Meeting Time: 7:00 pm

Chair sets rules for the public hearing; each person has 5 minutes to speak on their concern, Planning Director will answer questions after all Public Hearing questions have been heard.

Anthony McManus, resident on Glen Hill Rd, noted his concerns of futures plan that may affect the City. He feels that the majority of the city will not want unattractive business be the gateway to the city, and Dover should not encourage the same kind of development. Feels the City should reconsider the Sawyer Zone to be part of the B5 Zone, and strongly suggests rezoning lower Central Avenue area. He stated his concerns on parking issues, and traffic flow, on Central Avenue.

Marilyn Follansbee, resident on 25 Dover Point Road, stated her concerns with the wording for the Zoning District B3, and asked for an amendment to be added. She is pleased with the housing provisions with the farm animals, but is wondering what will be done with their waste.

Jeff Cuddles, of 10 Roberta Drive, feels that single family homes have a certain characteristic that does not include farm animals. He feels that this amendment does not benefit everyone. He noted his concern with waste run off.

Ray Bardwell, of Spur Road, noted his concern of waste run off, from farm animals, in a single family residency. He cited Amendment 170-12, and noted that he feels discriminated upon as the owner of an old house. He feels that houses are not evaluated equally in regards to this ordinance. He hopes that these concerns will be taken into effect for the conversions.

K.McEaney, 8 Gold Post Road, asked if it was a typo about the typo that may have been written in the height limitations and wants to make sure that they have been revised. He feels that there is no problem with the farm animals for family use.

Cory Kuret, of 67 Durham Road, in favor of farm animals for family use. He addressed the concerns of waste from farm animals, and compared this to waste from dogs.

Rose Downs, of Back Rd, does online Antique sales from her residence. She would like clarification, under the renewal, what she may need to prepare for in regards to her Antique Sales business.

Public Hearing Closed

C.Parker stated the B5 district will not be changed, there will only be a name change, and clarified what has been done in this zone. He stated that he will address, with residents, their concerns of the retail and office zones.

C.Parker suggested amending the amount of farm animals in residential areas on the water. He noted Zoning Amendment #8 has not been amended since 1964. He feels that this needs to be pulled and readdressed, as suggested by B.Woodruff. C.Parker noted the height correction is a typo that will be taken care of. He noted, in regards to renewal process for home occupation, 3 months before the year date, Planning Department will send out a letter



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: Tuesday, June 22, 2010
Meeting Time: 7:00 pm

requesting applicants reapply to the Planning Office. This will make sure that all applications are reviewed, and all requirements are still being met.

L.Merullo asked for clarification on the Zoning district for retail office. Discussion ensued on traffic concerns, and the intent of use in this Zoning area.

R.Cole stated he received a letter from Janet Cattle regarding the use of farm animals in the area, he feels that everything that Janet had written in the letter has been addressed by C.Parker.

M.Gasses noted, in consideration to the animals for family use amendment, that there has to be a sufficient amount of acreage to safely own 6 farm animals.

R.Cole stated that it has been brought up several times, and feels that it has been concluded. Neighbors will take care of the responsibility for use with farm animals and fencing.

Chair suggested a couple of options how to vote for the Zoning Changes.

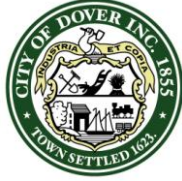
Motion: L. Merullo made the motion to approve amendments with Amendment for single family dwelling pulled out. J.Nedelka seconded. C.Parker and L.Merullo discussed the language for this motion.

Gary Green noted his concern of the Amendment that defines abutters and would like to know if this includes notifications for condo homeowners. He cited the Condominium Act, and the definition of the common area, and the definition of “condominium” from Article 356B-V. He feels that the condos are not equal from one Homeowner’s Association to another, the City of Dover and Board should consider the timing of the notice. He feels that the “within 200 sq. ft. of property line” should be dropped, so that all condo owners get notified. C.Parker and G.Green discussed the proper language for sq. footage of property lines for City notifications. Board discussed the effect of increasing the property line on this Amendment (first amendment). Chair asked for a motion on the Amendment, which would require the City to include notifying all condominium homeowners.

Motion: P.Plummer motioned to amend the amendment that requires us to contact each condominium homeowner of the changes. D.Steele seconded. Vote: 2 - 7 (Plummer, Perry)

L.Skinner discussed his concerns of the farm animal use, not willing to accept the provision of the use of farm animals. P.Plummer expressed his opinion on the noise level, and waste concerns, of dogs and farm animals. M.Gasses feels that people overreact to farm animals, and feels from personal experience that this will not devalue property, and the square footage required is fairly huge. J.Nadelka agreed on some of the concerns of the farm animals. He added that farm animals have to be kept in the back of the property according to the square footage required, and feels that we need to look into the concerns of waste around the waterways. L.Merullo feels that farm animals will not deter from neighborhood value.

Motion: L.Merullo motioned to amend to remove Amendment 8, and adjust Amendment 9, to reflect 3 sq. ft. J.Nedelka seconded. Vote: Unanimous



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: Tuesday, June 22, 2010
Meeting Time: 7:00 pm

Recess called at 8:25. Resumed at 8:30.

- B.** Consideration of a Conditional Use Permit for Black Dog Car Wash Central Ave., LLC, (Owner: Driscoll Realty, Inc.) Assessor's Map 38, Lot 9A, zoned B-3, located at 887 Central Avenue. (P10-27)
- C.** Consideration of a Site Review of land for Black Dog Car Wash Central Ave., LLC (Owner: Driscoll Realty, Inc.) Assessor's Map 38, Lot 9A, zoned B-3, located at 887 Central Avenue (demolition of abandoned commercial structure & construct an automatic car wash facility). (P10-22)

Chair noted that both items will be discussed.

Motion: F.Torr motioned to remove from table. L.Skinner seconded. Vote: Unanimous

Paul Connelly, of Civilworks Engineering, represented applicant. He noted that there was concern that some abutters were not advised of the proposed plan. Correspondence has been sent to the Planning Department, and proposed plan letters have been sent to them. Stated that Linda McConnell (Attorney representing Shaw's LLC.) contacted his office and they have concerns of stacking vehicles flowing on to their site. P.Connelly stated they have agreed with L.McConnell to add a sign citing vehicles to not block entry to the site. He addressed the request for waiver for an exception. C.Parker noted to P.Connelly that this waiver has been approved. P.Connelly retracted statements.

L.Merullo asked about the curbing and the rain guards. L.Merullo and P.Connelly discussed the area of curbing on the site, and confirmed there is no curbing in the front or on the side of the Shaw's Driveway, and the landscaping intents for rain guarding.

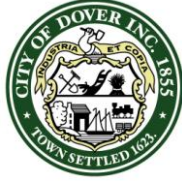
Public Hearing Opened

Mark Bowen, represented ownership and property of Dover Bowl, in favor of proposal. He stated his concern of traffic flow to the left of the site and in right of ways. He suggested that the Shaw's driveway be repaired. He proposes that the curb cutting be addressed and upgraded to help address the traffic flow in this area.

Paul Shay, owner of Meineke, agreed with M.Bowen and would like the right of way to be addressed.

Shaun OConnell, represented Kevin McLofflin of 525 Central Avenue. He reiterated the traffic concern of the queued vehicles at the car wash. He noted the areas of concern on Central Avenue in regards to traffic. Client is concerned that recycling of water is not being addressed, nor the burden it may inflict on the municipal water supply. Dover has five car washes, and this would be the sixth, and this may not be the best use of this property.

Public Hearing Closed



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: Tuesday, June 22, 2010
Meeting Time: 7:00 pm

C.Parker noted NorthStar is not part of the applicant, he has asked them to help with traffic flow concerns and they have denied. He feels that a car wash has less traffic volume than a restaurant, and feels that a traffic report is needed. It was noted that Shaw's has no problems with the application, just some concerns on the signage, and they are willing to meet to discuss the repairs. P.Plummer agreed with M.Bowen that this is a strange intersection, and needs to be addressed; his concern is what will be repaired. Discussion ensued on the traffic concerns in the stacking lanes, and traffic coming from Central Avenue.

Chair noted that there have been many discussions in regards to the clientele, and stated this is not a destination site. L.Merullo stated that she has never had a problem with stacking when using like facilities, and feels that the car wash will not increase traffic in comparison to a restaurant.

C.Parker noted the applicant wishes to demolish an existing restaurant and construct an automatic car wash. The parcel is located within the secondary groundwater protection district located around the Smith and Cummings wells. The Conservation Commission considered this request on 5/10/10 and recommended approval of the CUP with no conditions.

The Planning Department recommends the Planning Board approve the conditional use permit with the following condition:

1. The Stormwater Management System Inspection and Maintenance Plan be adhered to, and an annual inspection and maintenance report using the inspection and Maintenance checklists and logs be submitted to the Environmental Projects Manager for review and approval at the end of each year.

Motion: F. Torr motioned to approve subject to conditions set forth. L. Merullo seconded.
Vote: Unanimous

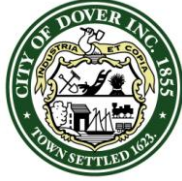
C.Parker noted the applicant wishes to demolish an existing restaurant and construct an automatic car wash. The applicant has been to TRC and has been before the Planning Board on May 25, 2010 for acceptance, a continued public hearing and discussion.

The Planning staff has contacted the City of Somersworth to determine if the water usage estimates provided by the applicant are accurate. Based on the information received, the actual water usage averages approximately 4,000 gallons a day, which is what the applicant estimated.

The Planning Department recommends the Planning Board re-open the public hearing, and then approve the site review application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: Tuesday, June 22, 2010
Meeting Time: 7:00 pm

3. The approval includes granting the waiver for the requirements to plant shrubs 5' on center between the deciduous trees, for the reasons stated by the applicant in the waiver request.
4. The Engineer's signature and stamp shall be added to the final plan set submitted for signature.
5. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the City's Environmental Project's Manager.
6. The applicant shall submit a written agreement with NP Dover LLC., regarding signage as outlined in the letter dated June 22, 2010, plans shall denote sign location.

Conditions to Be Met Prior to Issuance of a Building Permit:

7. The owner shall submit applications for sign permits to the Planning Office for the signs depicted on the plans and submitted materials.
8. Any structure shall pay the current impact fees in place at the time of building permit application.
9. Any structure shall be assessed the current water/sewer investment fees in place at the time of building permit application.

Motion: L. Merullo made the motion to approve with staff recommendations. L. Skinner seconded. Vote: Unanimous

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Susan Eisler, Assessor's Map G, Lot 13, zoned R-12, located at 344 Washington Street. (Restoration of the stream reach). (P10-31)

Susan Eisler provided copies of the restoration plans, approved by the NHDES, to the Board members. She showed a video to the Board to give a visual presentation of the stream channel that needs to be restored, and gave a brief description of what has happened to this site, and why they need to restore these banks. They plan on laying down the left side to restore it back to wetlands, and to take the brunt of water away from the house. Also noted they will be rebuilding the banks behind the house, and intend to restore the area around the sewer maintenance pipes. She stated they will be working with Dave White and the City, noted the restoration plan have been approved by the NHDES. She gave a description of the proposed restoration plan.

Motion: F. Torr motioned to accept the application. P. Plummer seconded. Vote: Unanimous

Public Hearing Opened

John Penaskovic, of 346 Washington Street, has consulted with a professional on log vein uses, and is concerned about safety issues, liability and sustainability. He understands the DES proposed plans, and is fine with the Eisler's restoration but as a tax payer he is concerned about the long term cost from the City of Dover for the repairs. He discussed the concerns of liability the NHDES will hold if there are any problems, and does not want the blame to come back to him.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: Tuesday, June 22, 2010
Meeting Time: 7:00 pm

David Eisler, of 344 Washington Street, noted that Dr. Ballestro wrote the stream regulations, and is insured. He stated that log veins are a proven method for stream restoration. This restoration is downstream to the abutter, and noted Dr. Ballestro and the City will be working together.

Public Hearing Closed

C.Parker stated the applicant has submitted a set of plans for review. The applicant wishes to restore a stream bank and channel and remove culvert pipes. The work would be within the Wetland Protection District and Conservation District.

The Conservation Commission considered this request on June 14, 2010 and recommended approval. The Commission had no conditions.

The Planning Department recommends approval of the Conditional Use Permit with the following condition:

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetland Permit.

D.Steele noted the City Engineer will be inspecting the project within the City's sewer easement during the project to ensure the work is done properly and to ensure the sewer will be protected.

Motion: M.Gasses made the motion to approve subject to conditions set forth by the Planning Department. D.Steele seconded. Vote: Unanimous

- B.** Consideration and acceptance of a Minor Lot Line Adjustment of land for McEneaney Survey Associates (Owner: Gary and Elizabeth Boukus and City of Dover) Assessor's Map L, Lot 36, zoned R-20, located at Spur Road/Bellamy River. (P10-33)

K. McEneaney, represented owners Gary and Elizabeth Boukus. Spur Road right of way is almost entirely part of the old railroad system, and there is an encroachment on property lines. Proposed plan is to alleviate some encroachment, and hopes the City will convey a portion of the Spur Road right of way. He noted the Engineering and Planning Department is in agreement with width for the right of the way that will be needed. This proposal will be going to the City Council. Discussion took place in regards to the row and survey of the land.

Motion: J.Nedelka made the motion to accept. J.Swartzendruber seconded. Vote: Unanimous

Public Hearing Opened- Nobody Spoke-Public Hearing Closed

C.Parker noted the applicant has submitted an application requesting approval of a lot line adjustment plan to add 1,915 square feet of land to the existing lot. The land would come



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers
Meeting Date:	Tuesday, June 22, 2010
Meeting Time:	7:00 pm

from the right-of-way of Spur Road that is in excess of the normal 50-foot width, subject to approval by the City Council.

The Planning Department recommends that the Planning Board approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owner's signature to the plat.
2. Provide a digital version of the plat to the Planning Office.
3. The applicant shall revise the plat by labeling the lot line to be eliminated.
4. The applicant shall revise the plat to correct the front lot line on the adjacent lot L-37.
5. This approval is contingent on obtaining approval from the Dover City Council for conveyance of the city-owned right-of-way.

Motion: F.Torr made the motion to approve with conditions set forth. J.Swartzendruber seconded. Vote: Unanimous

5. STAFF COMMENTS

6. COMMITTEE REPORTS

G. Green noted the South East Watershed Alliance Meeting on June 15, 2010. Dean Peschel was voted to the Board of Directors, and feels that Dover is well represented.

- 7. ADJOURNMENT:** D.Steele moved to adjourn at 9:46pm. P.Plummer seconded. Vote: Unanimous



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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Meeting Date: Tuesday, July 13, 2010
Meeting Time: 7:00 pm

MEMBERS PRESENT: Ron Cole(Chair), Frank Torr (Vice Chair), Donald Andolina, Dean Trefethen, Linda Merullo, Marcia Gasses, Doug Steele.

MEMBERS NOT PRESENT: John Swartzendruber, Perry Plummer, Gary Green (Alternate), Lee Skinner (Alternate)

STAFF PRESENT: Christopher Parker (Planning Director).

1. CITIZENS' FORUM – NOBODY SPOKE

2. APPROVAL OF THE JUNE 22, 2010 REGULAR MEETING MINUTES.

Minutes will remain on table until July 27th meeting for approval.

3. OLD BUSINESS

C. Parker handed out briefs submitted by attorneys in regards to the application of RSA 674:21-A to a subdivision plan.

4. NEW BUSINESS

- A.** Consideration and acceptance of a Site Review of land for Planet Fitness (Owner: Matthew Michael Realty, LLC) Assessor's Map 38, Lots 22 and 22A, zoned B-3/R-12, located at 910 Central Avenue. (Parking lot reconfiguration). * (P08-40)

Rick Lundborn, Norway Plains, represented the applicant. The project is a reconfiguration and upgrading of an existing parking lot located around the Planet Fitness building and behind the Sanel Auto parts store. The parcel is located within the City's Secondary Groundwater Protection district, which has a maximum level of impervious surface. The project will reduce the level of impervious surface on the site while increasing the number of parking spaces, through the removal of impervious surface and the addition of porous pavement. A new parking area will be added behind the Sanel auto parts building where a house previously sat.

C. Parker discussed the requirements for fire lanes for D.Trefethen.

R.Lundborn answered a question from L.Merullo regarding the maintenance of the parking lot.

Motion: F.Torr motioned to accept the application. D.Trefethen seconded. **Vote:** Unanimous

Public Hearing Opened

Roger Neihart, 904 Central Ave, uses the parking lot to reach his home and asked if that will be impacted, asked how the dumpster will change, and about trees that will be cut down. R.Lundborn explained that the dumper location will remain the same, but will be screened, the trees cut down will be close to the Sanel property, and the access Right of Way for the houses will not be altered.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: Tuesday, July 13, 2010
Meeting Time: 7:00 pm

Steve Spiridonides, 7Morin Street, asked about snow removal and the curbing that was installed when the last parking lot addition was made. He is concerned that the curbing has crumbled and that snow will get pushed towards his property. R.Lundborn indicated that the snow should be pushed to the rear of the property and that the curbing can be replaced.

Public Hearing Closed

C.Parker notified the Board that staff received a letter from an attorney representing a deceased abutter and the fact that a property was sold between the notice and the public hearing. Staff recommends proceeding due to the limited nature of the application.

R.Lundborn indicated that his client was prepared to proceed and understands the risk of appeal.

C.Parker stated that the applicant has submitted a site plan requesting approval for a parking lot reconfiguration and reconstruction. The total pavement will be reduced from 3.31 acres to 2.83 acres and 1.89 acres of the pavement will be porous pavement. The number of parking spaces is proposed to increase from 247 to 315.

The applicant appeared before TRC on October 23, 2008, and the Planning Department recommends the Planning Board approve the site review application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the City's Environmental Project's Manager.
4. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Site Specific Permit and add the number to the plan.
5. The owner shall submit applications for sign permits to the Planning Office for the signs depicted on the plans and submitted materials.
6. The applicant shall revise the plan to indicate in a note that snow shall be pushed to the rear of the property and not towards Morin Street. Additionally, any curbing installed with the previously approved parking lot additions, shall be replaced.

Motion: L.Merullo motioned to approve. D.Andolina seconded. **Vote:** Unanimous

5. STAFF COMMENTS

C.Parker stated on Tuesday August 10, 2010 NHDOT will be present to hold a public information session regarding the proposed Round-About to be constructed as part of the Newington Dover bridge project. Additionally, for the September 14th workshop the Board will complete its annual drive around Dover and hold a Planning Board orientation and review of bylaws and rules of procedure. Finally, staff is reviewing the land use applications and they should be in use by the end of the month.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: Tuesday, July 13, 2010
Meeting Time: 7:00 pm

R.Cole assigned D.Trefethen and D.Andolina to review and suggest amendments to the bylaws.

6. COMMITTEE REPORTS

L.Merullo updated the Board on the Pervious Surface subcommittee. She is looking to meet with staff to develop recommended changes to the Site Regulations.

7. **ADJOURNMENT:** L.Merullo moved to adjourn at 7:40 pm. D.Andolina seconded. **Vote:** Unanimous

DRAFT



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-09

Application Type:	Site Review
Applicant(s):	Summit Land Development
Owner(s):	2830 Holdings LLC
Location:	Dover Point Road & Thornwood Lane (Assessor's Map K, Lot 19C)

INTENT: To obtain a conditional use permit and site plan approval for a convenience store with drive thru and gas station.

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 4-A

ACREAGE: 1.78 acres

ZONING DISTRICT:

Thoroughfare Business (B-3), Executive & Technology Park (ETP) & Medium-Density Residential (R-12)

EXISTING LAND USE:

Vacant lot

PROPOSED LAND USE:

Convenience store with drive thru and gas station.

SURROUNDING LAND USE:

Single Family Houses and Commercial Development

ZBA ACTION: Special Exception for gas station granted by ZBA in June of 2010

ATTACHMENT: Site Review plan and application

PERMITS REQUIRED:

City of Dover Conditional Use Permit

WAIVERS REQUESTED:

Three waivers to Chapter 149-14-H-1 related to driveway location and spacing.

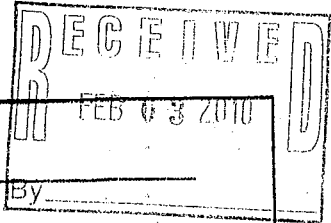
The applicant has submitted a set of plans for a proposed 3,055 square foot commercial building for a convenience store with a drive-thru, six gasoline dispensers, and thirty parking spaces. The applicant has had a Traffic Impact and Access Study prepared by TEPP LLC on April 14, 2010. A summary of the study is enclosed.

The applicant has requested three waivers to Chapter 149-14-H related to the spacing requirements of driveways from intersections and from other driveways.

A Conditional Use Permit is required because the grading for the retention pond and driveway encroaches into the 50-foot wetland buffer and Conservation District (5,700 square feet).

The applicant appeared before TRC on July 8, 2010 (TRC notes attached).

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then determine if a site walk will be necessary.



Account # P10-09 Date Received _____
 Amount Pd. \$ 734.70 Time Received _____
CK 1014

**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: February 3, 2010 Project Number: P10- Telephone # 603.749.2800
 Name of Applicant: Summit Land Development
 Address of Applicant: 340 Central Avenue, Suite 202, Dover, New Hampshire 03820
 Name of Property Owner: 2830 Holdings, LLC
 Address of Property Owner: 340 Central Avenue, Suite 202, Dover, New Hampshire 03820
 Address of Property Being Developed: no number at this time
 Assessor's Map # K Lot # 19C

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: Vacant

Describe Proposed Use: Proposed 3,055 sf convenience store with drive thru and six (6) islands (12 fueling bays) gas station.

Number of Employees in Maximum Shift: 4

If Residential, Specify Number of Units and Buildings Proposed: N/A

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

Proposed Gas/Convenience Store
Dover Point Road, Tax Map K Lot 19C
Dover, New Hampshire
Abutters List
AEI/2443

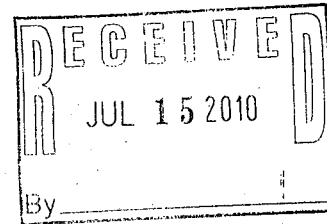
<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner(s) of Record</u>	<u>Mailing Address</u>
K	19	Varney Brook Lands, LLC	340 Central Avenue Suite 202 Dover, NH 03820
K	19-B	Jback Realty, LLC	34 Dover Point Road Dover, NH 03820
K	25-A	Public Service Co. of NH	PO Box 330 Manchester, NH 03105
K	26	Thornwood Holdings, LLC	340 Central Avenue Suite 202 Dover, NH 03820
K	26-001	Lindsey M. Iori	77 Cricket Brook Dover, NH 03820
K	35	Herbert & Marilyn Follansbee	25 Dover Point Road Dover, NH 03820
K	36	31 33 Dover Point Road Condominium	15 Briarwood Lane Dover, NH 03820
K	36-000031	Robert V. Paolini Trustee/ JNM Realty Trust	15 Briarwood Lane Dover, NH 03820
K	36-000033	Stephen Tyler Wilkinson	33 Dover Point Road Dover, NH 03820
K	37	South Dover Investment Group, LLC	40 Godfrey Cove Road York, ME 03909
K	38	STF Development Corp	242 Central Avenue Dover, NH 03820
K	39	Roman Catholic Bishop of Manchester	577 Central Avenue Dover, NH 0380
Owner/Applicant:			
K	19-A 19-C	2830 Holdings, LLC	340 Central Avenue Dover, NH 03820
Engineer:		Appledore Engineering, Inc	177 Corporate Drive Portsmouth, NH 03801



177 Corporate Drive
Portsmouth, NH 03801
tel 603.433.8818
fax 603.433.8988
aei@appledoreeng.com
www.appledoreeng.com

July 14, 2010

Mr. Chris Parker, AICP
City of Dover Planning Department
288 Central Avenue
Dover, New Hampshire 03820



Re: Revised Site Plan Review
Proposed Gas/Convenience Store
Dover Point Road, Tax Map K Lot 19C
Dover, New Hampshire
AEI/2443

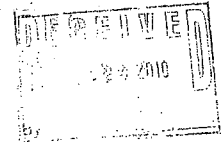
Dear Mr. Parker:

On behalf of Summit Land Development, Appledore Engineering, Inc. is submitting the following supplemental information for Site Plan Review at the July 27, 2010 Planning Board Meeting:

- Four (4) copies of the revised Site Plans dated July 12, 2010 (24 X 36)
- Eleven (11) copies of the revised Site Plans dated July 12, 2010 (11 X 17)
- CD containing PDF documents of the revised Site Plans dated July 12, 2010
- Three (3) copies of a Memorandum dated July 14, 2010 prepared by TEPP, LLC
- Updated Abutters List
- Three (3) sets of Revised Mailing Labels

The proposed project involves the construction of a one (1) story building 3,055 square feet. It is intended to be a Gas/Convenience Store with six (6) bays. A proposed drive-thru associated with the convenience store has been designed as part of the overall project. The proposed project will also involve the construction of underground utilities, a stormwater management system and landscaping. The existing site is currently undeveloped.

We have met with the Conservation Commission as this project requires a Conditional Use Permit by the Planning Board and received a positive recommendation from the Conservation Commission for work associated with the proposed development. We have also received a Special Exception as required from the Dover Board of Adjustments.



The following information has been provided to respond to the written TRC notes of February 18, 2010 and conversation during that meeting.

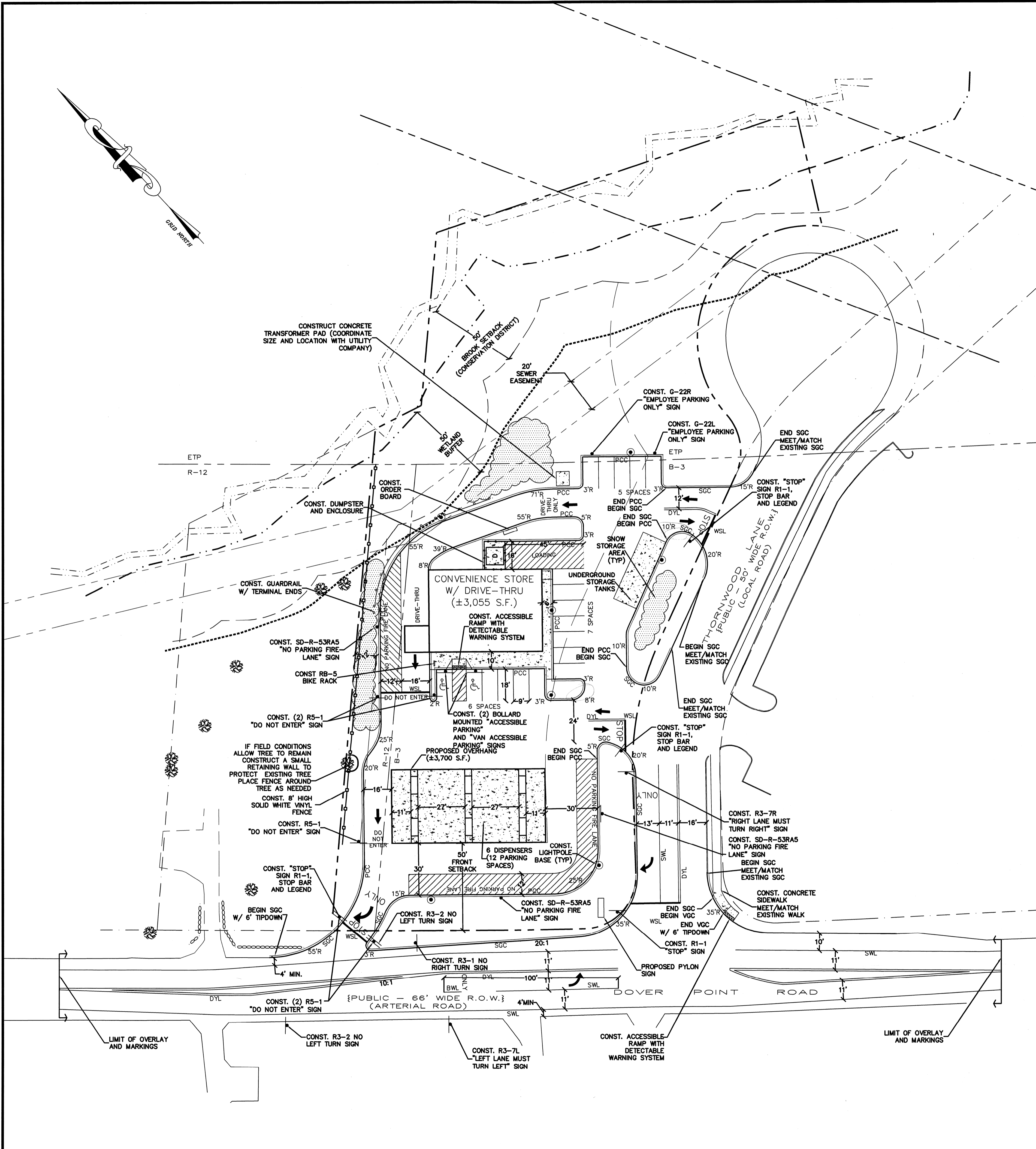
#	Comments	Response	Sheet #
Planning Comments			
1	Replace TBD with 09 for Plan Numbers.	The TBD has been replaced.	All Sheets
2	On all sheets remove the Planning Board approval line.	The approval line has been removed.	All Sheets
3	On C-1, Please add plan references	Plan references have been added below the Existing Conditions Notes.	C-1
4	Update the parking calculations to posted changes.	Parking calculations have been updated to reflect the posted changes dated March 23, 2010.	C-2
5	Add bike calculation.	The bike calculation has been revised according to the posted changes dated March 23, 2010.	C-2
6	Sign the back five (5) spaces as employee spaces.	The signs have been added to the Site Plan.	C-2
7	Add plan intent note.	Plan Note #21 has been added.	C-2
8	Add site plan notes # 14, 20, 24, 28, 29, 31.	Notes correspond to # 24, 25, 26, 27, 28 and 23 respectively.	C-2
9	Add ZBA special exception information, when available.	It has been added to the plan. Note #23.	C-2
10	The lot line adjustment plan, colored architectural rendering, colored streetscape plan, traffic impact analysis and written waivers for 149-14-H are to be submitted for Planning Board.	The lot line adjustment has been completed, City of Dover Plan File Number P10-23 recorded Bk-pg: DR99-060; The Traffic Impact Report dated April 14, 2010 prepared by TEPP LLC has been submitted with this submittal package. The colored architectural rendering and colored streetscape plan along with written waiver request will be submitted during the Planning Board Submittal.	N/A
11	Impact Fees \$2260.00	N/A	N/A
12	Investment Fees	N/A	N/A
13	Have you modeled the bike racks to ensure it won't block ADA compliance.	The bike rack has been located away from the accessible ramp.	C-2
Engineering Comments			
14	It was discussed that the right exit only be removed.	Based on conversations during the meeting and the Traffic Impact Report, it was determined that instead of removing the right exit only that the access could remain based on the condition that the right out only may remain until a future alternative (relative traffic control) is approved and constructed northwest of the site. Note #22 has been added to the plan.	C-2
15	Widen Thornwood Lane, as per the Intersection Plans.	The right hand lane on Thornwood Lane has been widened according to the Thornwood Intersection Plans to the extent possible within the R.O.W. (the radius has been reduced from 50' to 40').	C-2
16	Review drainage requirements (A sketch was provided by the City Engineer requesting that the height of the berm be increased. In addition question regarding the whether a clay core was needed at the retention area, whether the flared end should have an impervious line to prevent infiltration prior to entering the rain garden and the stone size of the check dam were presented).	The height of the berm has been increased to elevation 59. An impermeable line has been added under the rip-rap from the flared end section and the detail of the check dam has been provided. A clay core is not necessary according the NHDES requirements as the stormwater pond is not holding more than .5 acre feet and the height of the artificial barrier is less than 10 feet.	C-3, C-8
17	Would prefer that the water line connect to the 12" water line at a location through the northern most access. Add a 6"x12" tapping sleeve and gate when moving the water service and relocate hydrant as shown to the west side of Thornwood Drive.	The water line has been relocated along with the hydrant. A note has been added to the plan to require the stainless steel tapping sleeve and gate.	C-4
18	Show lighting conduit.	Note #24 has been revised to indicate that conduit drawings shall be provided to the City Engineer	C-4
19	Show lines to tanks and pumps.	Note #31 has been added indicating that all tanks, pumps, distribution lines and cross sections shall be provided to the City Engineer.	C-4
20	Give tank cross sections and bedding requirements.	Note #31 has been added indicating that all tanks, pumps, distribution lines and cross sections shall be provided to the City Engineer.	C-4

Dover TRC Response

 Proposed Gas/Convenience Store
 Tax Map K Lot 19C
 Dover Point Road
 Dover, New Hampshire
 June 24, 2010

The following information has been provided to respond to the written TRC notes of February 18, 2010 and conversation during that meeting.

#	Comments	Response	Sheet #
21	Have 6" sewer tap into main with no cleanout and no SMH.	The sewer has been revised.	C-4
22	Hydrant to be Eddy and factory plugged.	The detail has been updated accordingly.	C-10
23	The SWPPP plan shall be submitted to the City of Dover Environmental Projects Manager.	A note has been provided on the Erosion Control Notes Sheets.	C-6
Police Comments			
24	Add "No Left Turn" at right exit only.	The sign has been added to the plan.	C-2, C-9
Fire/Inspections Comments			
25	Mark and sign "Fire Lane" in the drive-thru bypass lane and between the curbing and canopy on the Dover Point road side of the property.	The signs and markings have been added.	C-2, C-9
26	Submit fire suppression plans prior to installation.	Note #31 has been added to the plan.	C-4



SITE NOTES:

- STRIP ON-SITE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
- SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
- CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
- ON-SITE PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR EDGE OF PAVEMENT, PC'S & PT'S.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
- DOVER POINT ROAD IS CURRENTLY MAINTAINED BY THE CITY OF DOVER, ALL WORK WITHIN THE ROAD SHALL BE COORDINATED WITH CITY.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
- ALL WORK SHALL CONFORM TO THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT, STANDARD SPECIFICATIONS.
- CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
- ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
- SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED.
- PRIOR TO CONSTRUCTION A STORMWATER POLLUTION AND PREVENTION PLAN AND NOTICE OF INTENT SHALL BE SUBMITTED FOR AN NPDES CONSTRUCTION PERMIT.
- OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS. ALL OFF-SITE MARKINGS SHALL BE REFLECTIVE, THERE SHALL BE NO DIAGONAL STRIPPING IN ROADWAY.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED.
- THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE DEVELOPMENT ASSOCIATED FOR THIS PARCEL TO BE USED AS A GAS/CONVENIENCE STORE WITH DRIVE-THRU.
- THE "RIGHT OUT ONLY" MAY REMAIN UNTIL THE SIGNALIZED INTERSECTION IS OPERATIONAL OR A REPLACEMENT ENTRANCE IS CREATED ON THE NORTHERLY LOT THAT WOULD SERVICE THIS LOT.
- SPECIAL EXCEPTION CASE NUMBER 2-1001 WAS GRANTED ON JUNE 17, 2010 FOR THE GASOLINE STATION WITHIN A B-3 THOROUGHFARE BUSINESS DISTRICT. THE FOLLOWING ARE THE SPECIAL EXCEPTION REQUIREMENTS:
 - THE USE OF LAND FOR A GASOLINE AND AUTO SERVICE STATION MAY ONLY BE PERMITTED UPON THE DETERMINATION THAT THE PROPERTY VALUES OF ADJACENT LAND WILL NOT BE COMPROMISED. ANY GASOLINE AND AUTO SERVICE STATION WHICH DISCONTINUES OPERATIONS FOR A PERIOD IN EXCESS OF NINETY (90) DAYS SHALL BE REQUIRED TO FILE A NEW APPLICATION FOR A SPECIAL EXCEPTION WITH THE ZONING BOARD OF ADJUSTMENT. SUCH CONDITIONS MAY INCLUDE BUT NEED NOT BE LIMITED TO THE PROVISION OF ADEQUATE AND PROPERLY MAINTAINED SCREENING AROUND LAND SO USED.
 - THE MINIMUM LOT SIZE SHALL BE SIXTY THOUSAND (60,000) SQUARE FEET. THE MINIMUM LOT WIDTH SHALL BE ONE HUNDRED FIFTY (150) FEET. TWENTY-FIVE PERCENT (25%) OF THE SUBJECT PARCEL SHALL BE OPEN/GREEN SPACE. THE TOTAL PERMITTED SIGN AREA SHALL NOT EXCEED ONE HUNDRED (100) SQUARE FEET.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 148-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FT OF THE CONSERVATION OR WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- BUILDING ADDRESS SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE SITE (STRUCTURE) IS A GAS/CONVENIENCE STORE WITH DRIVE-THRU.
- A SECURITY ALARM SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- LIMIT OF NH00T URBAN COMPACT ZONE TO BE VERIFIED, STATE PERMITTING TO BE VERIFIED.

LEGEND

---	PROPERTY LINE
-.-.-	LIMIT OF WETLAND
-.-.-.-	LIMIT OF BROOK
---	BUILDING SETBACK
---	EXISTING SEWER EASEMENT
[Pattern]	PROPOSED CONCRETE SIDEWALK/PAD
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED LIGHT POLE BASE
[Symbol]	6 SPACES
[Symbol]	PROPOSED PARKING SPACES
[Symbol]	CURB RADIUS
[Symbol]	ACCESSIBLE PARKING SPACE
[Symbol]	SGC
[Symbol]	SLOPED GRANITE CURB
[Symbol]	VGC
[Symbol]	VERTICAL GRANITE CURBING
[Symbol]	SWL
[Symbol]	SOLID WHITE LINE
[Symbol]	DYL
[Symbol]	DOUBLE YELLOW LINE
[Symbol]	WSL
[Symbol]	WHITE STOP LINE
[Symbol]	BWL
[Symbol]	BROKEN WHITE LINE
[Symbol]	PAINTED ARROWS
[Symbol]	PROPOSED DUMPSTER
[Symbol]	PROPOSED FENCE
[Symbol]	SNOW STORAGE AREA

SITE DATA

ZONE: R-12
B-3 (THOROUGHFARE BUSINESS)
ETP

OVERLAY: CONSERVATION DISTRICT

ALLOWED USES: RETAIL STORE
DRIVE-THRU
GAS SERVICE STATION W/ SPECIAL EXCEPTION

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA	60,000 SF*	± 77,707 SF
OUTSIDE CONSERVATION DISTRICT	43,560 SF	± 58,954 SF
MINIMUM LOT FRONTAGE	125 FT	± 174 FT
MINIMUM LOT WIDTH	150 FT*	± 165 FT
FRONT YARD SETBACK	50 FT	± 50 FT
SIDE YARD SETBACK (ABUT A LOT)	12 FT	± 26 FT
SIDE YARD SETBACK (ABUT A STREET)	50 FT	± 50 FT
REAR YARD SETBACK	15 FT	± 180 FT
MAXIMUM BUILDING COVERAGE	50%	± 8.9%**
MINIMUM LOT OPEN SPACE	25%*	± 58 %
MAXIMUM BUILDING HEIGHT	40 FT	< 40 FT
MINIMUM SIGN SETBACK	0 FT	± 5 FT
MAXIMUM SIGN HEIGHT	30 FT	< 30 FT
MINIMUM INTERIOR PARKING LANDSCAPING	5%	± 5.9%

*ZONING REQUIREMENTS SPECIFIC TO GASOLINE AND AUTO SERVICE STATIONS
** INCLUDES DRIVE-THRU OVERHANG AND GAS DISPENSER OVERHANG

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL SIZE (90°)	9' X 18'	9' X 18'
MINIMUM ACCESS WAY WIDTH	22 FT AISLE 12 FT (1-WAY) 24 FT (2-WAY)	24 FT AISLE 12 FT (1-WAY) 24 FT (2 WAY)
MINIMUM NUMBER OF SPACES:		
GASOLINE SERVICE STATION (2 SPACES PER GAS DISPENSER + 1 SPACE PER EMPLOYEE) (6 DISPENSERS & ±3 EMPLOYEES)	15 SPACES	
RETAIL (1 SPACE PER 250 SF) (±2,755 SF)	11 SPACES	
1 SPACE PER 300 SF + 1 SPACE PER EMPLOYEE (±300 SF DRIVE-THRU W/ ±3 EMP.)	4 SPACES	
TOTAL	30 SPACES	30 SPACES

BICYCLE RACK REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM NUMBER OF BIKE STORAGE SPACES:		
5% TOTAL REQUIRED PARKING	2 SPACES	5 SPACES

DRIVEWAY REQUIREMENTS:

	REQUIRED	PROVIDED
# OF DRIVEWAYS 1/400 FT OF FRONTAGE (ARTERIAL ROAD)	1	1
# OF DRIVEWAYS 1/125 FT OF FRONTAGE (LOCAL ROAD)	3	2
MINIMUM DISTANCE FROM INTERSECTION (ARTERIAL ROAD -35 MPH)	310 FT	±150 FT*
MINIMUM DISTANCE FROM INTERSECTION (LOCAL ROAD -25 MPH)	155 FT	±135 FT*
MINIMUM DRIVEWAY SEPARATION (LOCAL ROAD -35 MPH)	155 FT	±110 FT*

* A WAIVER HAS BEEN REQUESTED

OWNER OF RECORD/AUTHORIZED REPRESENTATIVE

GRAPHIC SCALE

(IN FEET)

REVISIONS

No.	Description	Date
3.	REVISED PER TRC COMMENTS	7/15/2010
2.	SUBMISSION TO TRC	6/24/2010
1.	REVISED PER TRC COMMENTS	3/8/2010

FEBRUARY 3, 2010
AS SHOWN

DESIGNED BY: JLV/GY
DRAWN BY: JLV
APPROVED BY: JLV/GY
PROJECT NO: 2443-SITE.DWG
FILE NO:

STATE OF NEW HAMPSHIRE
JENNIFER L. WARENGO
No. 11965
LICENSED PROFESSIONAL ENGINEER
1/15/10

PROPOSED GAS/CONVENIENCE STORE
TAX MAP K LOT 19C
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
P10 - 09

APPLEDORF ENGINEERING

177 CORPORATE DRIVE
PO BOX 1000
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818
ae@appledorfeeng.com

C-2

SITE PLAN



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-08

Application Type:	Conditional Use Permit
Applicant(s):	Summit Land Development
Owner(s):	2830 Holdings LLC
Location:	Dover Point Road & Thornwood Lane (Assessor's Map K, Lot 19C)

INTENT: To obtain a conditional use permit and site plan approval for a convenience store with drive thru and gas station.

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 4-B

ACREAGE: 1.78 acres

ZONING DISTRICT:

Thoroughfare Business (B-3), Executive & Technology Park (ETP) & Medium-Density Residential (R-12)

EXISTING LAND USE:

Vacant lot

PROPOSED LAND USE:

Convenience store with drive thru and gas station.

SURROUNDING LAND USE:

Single Family Houses and Commercial Development

ZBA ACTION: Special Exception for gas station granted by ZBA in June of 2010

ATTACHMENT: Conditional Use application

PERMITS REQUIRED:

City of Dover Conditional Use Permit

WAIVERS REQUESTED:

Three waivers to Chapter 149-14-H-1 related to driveway location and spacing.

The applicant has submitted a set of plans for a proposed 3,055 square foot commercial building for a convenience store with a drive-thru, six gasoline dispensers, and thirty parking spaces.

A Conditional Use Permit is required because the grading for the retention pond and driveway encroaches into the 50-foot wetland buffer and Conservation District (5,700 square feet).

The applicant appeared before the Conservation Commission on March 8, 2010 for the Conditional Use Permit. The Commission voted to recommend approval with no conditions.

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then determine if a site walk will be necessary.

RECEIVED
FEB 03 2010
By _____

Amount Paid <u>\$808.73</u>	Date Received _____
Account # <u>P10-08</u>	Time Received _____

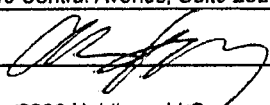
**CONDITIONAL USE APPLICATION
CITY OF DOVER PLANNING BOARD**

GENERAL INFORMATION

Date: February 3, 2010 Telephone #: 603-433-8818

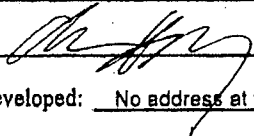
Name of Applicant: Summit Land Development

Address of Applicant: 340 Central Avenue, Suite 202, Dover, New Hampshire 03820

Signature of Applicant: 

Name of Property Owner: 2830 Holdings, LLC

Address of Property Owner: 340 Central Avenue, Suite 202, Dover, New Hampshire 03820

Signature of Property Owner: 

Address of Property Being Developed: No address at this time

Assessor's Map #: K Lot #: 19C

Zoning District: R-12, B-3, ETP

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

Activity in Dover Conservation District – Describe activity As part of the proposed project a stormwater management system including a rain garden and small detention area are proposed. The grading and the construction of the outlet structure and outlet pipe associated with the proposed stormwater system are proposed in the Conservation District/Wetland Buffer.

Impact to Dover Wetlands – Describe impact _____

Other _____

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

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

10-08

Proposed Gas/Convenience Store
Dover Point Road, Tax Map K Lot 19C
Dover, New Hampshire
Abutters List
AEI/2443

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner(s) of Record</u>	<u>Mailing Address</u>
K	19	Varney Brook Lands, LLC	340 Central Avenue Suite 202 Dover, NH 03820
K	19-B	Jback Realty, LLC	34 Dover Point Road Dover, NH 03820
K	25-A	Public Service Co. of NH	PO Box 330 Manchester, NH 03105
K	26	Thornwood Holdings, LLC	340 Central Avenue Suite 202 Dover, NH 03820
K	26-001	Lindsey M. Iori	77 Cricket Brook Dover, NH 03820
K	35	Herbert & Marilyn Follansbee	25 Dover Point Road Dover, NH 03820
K	36	31 33 Dover Point Road Condominium	15 Briarwood Lane Dover, NH 03820
K	36-000031	Robert V. Paolini Trustee/ JNM Realty Trust	15 Briarwood Lane Dover, NH 03820
K	36-000033	Stephen Tyler Wilkinson	33 Dover Point Road Dover, NH 03820
K	37	South Dover Investment Group, LLC	40 Godfrey Cove Road York, ME 03909
K	38	STF Development Corp	242 Central Avenue Dover, NH 03820
K	39	Roman Catholic Bishop of Manchester	577 Central Avenue Dover, NH 0380
Owner/Applicant:			
K	19-A 19-C	2830 Holdings, LLC	340 Central Avenue Dover, NH 03820
Engineer:			
		Appledore Engineering, Inc	177 Corporate Drive Portsmouth, NH 03801



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-21

Application Type: Conditional Use Permit
Applicant: Gary & Carol Allen
Owner: Gary & Carol Allen
Location: 163 Tolend Road (Assessor's Map E, Lot 49A)

INTENT: To obtain a Conditional Use Permit to construct a driveway within the Wetland Protection District and Conservation District.

LOTS/UNITS PROPOSED: 0 lots

AGENDA ITEM #: 4-C

APPLICANT(S): Gary & Carol Allen

OWNER(S): Gary & Carol Allen

LOCATION: 163 Tolend Road
(Assessor's Map E, Lot 49A)

ACREAGE: 17.94 acres

ZONING DISTRICT: Rural Residential (R-40)

EXISTING LAND USE:

Vacant parcel

PROPOSED LAND USE: Single Family home, with a driveway that has over 4,000 square feet of paving.

SURROUNDING LAND USE:

Single Family residential

ZBA ACTION: None

ATTACHMENTS:

Conditional Use Permit Plan

PERMITS REQUIRED:

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

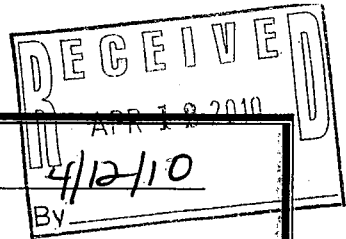
WAIVERS REQUESTED: None

The applicant has submitted a set of plans for review. The applicant wishes to construct a driveway off of Pacific Drive to the vacant house lot. The driveway would be within the Wetland Protection District and Conservation District. The applicant proposes 2,283 square feet of wetland impact.

The applicant appeared before the Conservation Commission on April 26, 2010 and June 14, 2010. The Commission voted to endorse the application with two conditions (see enclosed June 14, 2010 minutes).

There is an open Code Enforcement violation issue and a possible DES violation issue regarding Horn Brook on this property. Staff is researching whether the violation has been mitigated. The City violation remains open.

The Planning Department recommends that the Planning Board accept the application, open the public hearing, then recess the hearing, and table the item in order to allow staff to work with the applicant on the remaining issues.



Amount Paid \$272.40 Date Received 4/12/10
 Account # P10-21 Time Received _____
 BY _____

CK 3685
 \$267.40
 \$5.00 cash

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

GENERAL INFORMATION

Date: _____ Telephone #: 332-2863 (BERRY SURVEYING)
 Name of Applicant: GARY + Carol ALLEN
 Address of Applicant: 163 Toland Rd Dover NH
 Signature of Applicant: [Signatures]
 Name of Property Owner: GARY + Carol ALLEN
 Address of Property Owner: 163 Toland Rd Dover NH
 Signature of Property Owner: [Signatures]
 Address of Property Being Developed: ACCESS OFF PACIFIC DRIVE
 Assessor's Map #: E Lot #: 49A
 Zoning District: R-40

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

Activity in Dover Conservation District - Describe activity CLEARING, GRUBBING, & GENERAL DRIVEWAY CONSTRUCTION

Impact to Dover Wetlands - Describe impact 2,283 SQ. FT. OF WETLAND DISTURBANCE A 72" RCP CULVERT WILL BE INSTALLED TO ALLOW FOR HOOD BROOK TO FLOW W/O ANY PONDING. HEADWALLS WILL BE INSTALLED TO MINIMIZE THE FILL SLOPES.

Other _____

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

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

ABUTTERS LIST
Conditional Use Permit

Applicant: Gary & Carol Allen

Mailing Address: 163 Tolend Road, Dover, NH 03820

Project Address: Land off Pacific Landing, Dover, NH

<u>Tax Map-Lot#</u>	<u>Name</u>	<u>Address</u>	<u>Town</u>
Owner of Project Lot:			
E-49A	Gary & Carol Allen	163 Tolend Road	Dover, NH 03820
Legal Abutters to Project Lot:			
E-48B	Gary & Carol Allen	163 Tolend Road	Dover, NH 03820
E-48B-1	Gerald & Nancy Cote	169 Tolend Road	Dover, NH 03820
E-48B-2	Erik & Jennifer Bakke	173 Tolend Road	Dover, NH 03820
E-47	Brian Stern	201 Tolend Road	Dover, NH 03820
E-24	Liberty Mutual Ins. Co. C/O Joanne Bragg	175 Berkeley St. MS 03L	Boston, MA 02116
E-50	MPJ Development	158 Northwood Road	Strafford, NH 03884
E-53	Arthur Burke	2 Union Street	Dover, NH 03820
E-54A	Justin & Gail Bigelow	149 Tolend Road	Dover, NH 03820
Project Surveyor and/or Engineer:			
	Berry Surveying & Engineering	148 2 nd Crown Point Rd.	Barrington, N.H. 03825
Project Wetland Scientist:			
	Marc Jacobs	P.O. Box 417	Greenland, NH 03840-0417



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-36

Application Type: Site Plan
Applicant: Gary & Carol Allen
Owner: Gary & Carol Allen
Location: 163 Tolend Road (Assessor's Map E, Lot 49A)

INTENT: To obtain Site Review approval and a Conditional Use Permit to construct a driveway within the Wetland Protection District and Conservation District along Horn Brook, with a total land disturbance of 60,318 square feet.

LOTS/UNITS PROPOSED: 0 lots

AGENDA ITEM #: 4-D

APPLICANT(S): Gary & Carol Allen

OWNER(S): Gary & Carol Allen

LOCATION: 163 Tolend Road
(Assessor's Map E, Lot 49A)

ACREAGE: 17.94 acres

ZONING DISTRICT: Rural Residential (R-40)

EXISTING LAND USE:
Vacant parcel

PROPOSED LAND USE: Single Family home, with a driveway that has over 4,000 square feet of paving.

SURROUNDING LAND USE:
Single Family residential

ZBA ACTION: None

ATTACHMENTS:
Site Plan and application

PERMITS REQUIRED:

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

The applicant has submitted a set of plans for review. The applicant wishes to construct a driveway off of Pacific Drive to the vacant house lot. The driveway would be within the Wetland Protection District and Conservation District along Horn Brook. The applicant proposes 2,283 square feet of wetland impact, 33,837 square feet of Conservation District disturbance and 60,318 square feet of total disturbance. Chapter 149-4 requires site review for construction activities that result in a land disturbance of more than one acre.

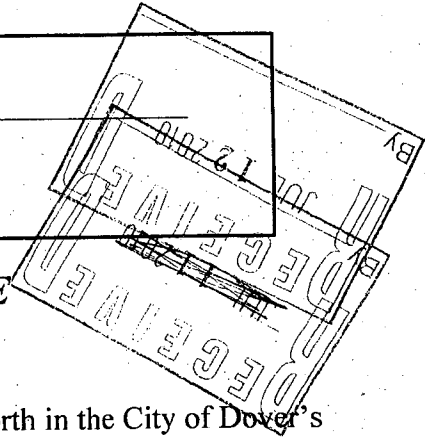
The applicant appeared before TRC on May 27, 2010 (TRC notes attached).

The applicant appeared before the Conservation Commission on April 26, 2010 and June 14, 2010. The Commission voted on June 14th to endorse the Conditional Use application with two conditions.

There is an open Code Enforcement violation issue and a possible DES violation issue regarding Horn Brook on this property. Staff is researching whether the violation has been mitigated. The City violation remains open.

The Planning Department recommends that the Planning Board accept the application, open the public hearing, then recess the hearing, and table the item in order to decide if a site walk is necessary and to allow staff to work with the applicant on the remaining issues.

Account # P10-36 Date Received _____
Amount Pd. 222.40 Time Received _____



**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: 7-9-10 Project Number: P10-21 Telephone # 343-1432
Name of Applicant: GARY + CAROL ALLEN
Address of Applicant: 163 TOLAND ROAD, DOVER NH 03820
Name of Property Owner: SAME
Address of Property Owner: SAME
Address of Property Being Developed: _____
Assessor's Map # E Lot # 49A

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: VACANT LOT
Describe Proposed Use: CONSTRUCT A DRIVEWAY AND A SINGLE FAMILY RESIDENCE
Number of Employees in Maximum Shift: _____
If Residential, Specify Number of Units and Buildings Proposed: 1 LIVING UNIT, 1 BUILDING

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

ABUTTERS LIST

Site Review

Applicant: Gary & Carol Allen

Mailing Address: 163 Tolend Road, Dover, NH 03820

Project Address: Land off Pacific Drive, Dover, NH

<u>Tax Map-Lot #</u>	<u>Name</u>	<u>Address</u>	<u>Town</u>
Owner of Project Lot:			
E-48B & 49A	Gary & Carol Allen	163 Tolend Road	Dover, NH 03820
Legal Abutters to Project Lot:			
E-48B-1	Lucas & Laurie Martin	169 Tolend Road	Dover, NH 03820
E-48B-2	Erik & Jennifer Bakke	173 Tolend Road	Dover, NH 03820
E-47	Brian Stern	201 Tolend Road	Dover, NH 03820
E-24	Liberty Mutual Ins. Co. C/O Joanne Bragg	175 Berkeley St. MS 03L	Boston, MA 02116
E-50	MPJ Development	158 Northwood Road	Strafford, NH 03884
E-53	Arthur Burke	2 Union Street	Dover, NH 03820
E-54A	Justin & Gail Bigelow	149 Tolend Road	Dover, NH 03820
Project Surveyor and/or Engineer:			
	Berry Surveying & Engineering	148 2 nd Crown Point Rd.	Barrington, NH 03825
Project Wetland Scientist:			
	Marc E. Jacobs	P.O. Box 417	Greenland, NH 03840

N/F BAKKE, ERIK & JENNIFER
173 TOLEND ROAD
DOVER, NH 03820
TAX MAP E, LOT 48B-2
S.C.R.D. BOOK 2231, PAGE 159

N/F COTE, GERALD & NANCY
169 TOLEND ROAD
DOVER, NH 03820
TAX MAP E, LOT 48B-1
S.C.R.D. BOOK 2190, PAGE 697

N/F STERN, BRIAN
201 TOLEND ROAD
DOVER, NH 03820
TAX MAP E, LOT 47

N/F BIGELOW, JUSTIN & GAIL
149 TOLEND ROAD
DOVER, NH 03820
TAX MAP E, LOT 54A

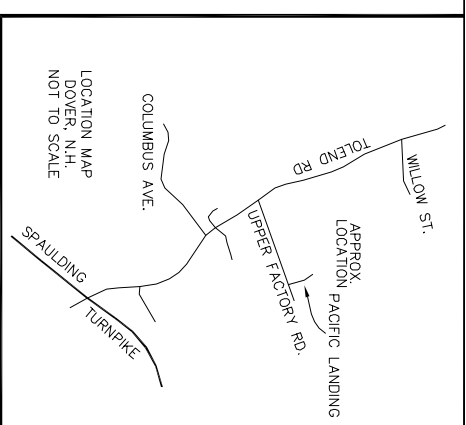
N/F BURKE, ARTHUR
2 LYON STREET
DOVER, NH 03820
TAX MAP E, LOT 53

N/F MPJ DEVELOPMENT, LLC.
158 NORTHWOOD ROAD
STRAFFORD, NH 03884
TAX MAP E, LOT 50

N/F LIBERTY MUTUAL INSURANCE CO.
c/o BRAGG, JOANNE
175 BERKELEY ST. MS 03L
BOSTON, MA
TAX MAP E, LOT 24
ACROSS RIVER



LEGEND:
--- EDGE OF POORLY DRAINED WETLAND
- - - - - LOCATION OF 50' PUBLIC ACCESS EASEMENT



NOTES :

- 1.) THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION AND CONSTRUCTION REQUIREMENTS FOR A NEW DRIVEWAY ACROSS MAP E, LOT 49A TO ACCESS A BUILDING SITE FOR A PROPOSED HOUSE.
- 2.) OWNER OF RECORD: GARY & CAROL ALLEN
163 TOLEND ROAD
DOVER, NH 03820
- 3.) THE LOT IS SHOWN AS LOT 49A, MAP E OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- 4.) THE PROJECT PARCEL CONTAINS 17.94 AC. OR 781,688 SQ.FT. OF LAND.
- 5.) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 3494, PAGE 497.
- 6.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
ZONING DISTRICT: R-40
MINIMUM LOT SIZE: 40,000 SQ.FT.
MINIMUM FRONTAGE: 150'
SETBACKS: FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
MAXIMUM LOT COVERAGE 10%
MAXIMUM BUILDING HEIGHT 35 FT.
THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: CONSERVATION & WETLAND PROTECTION
- 7.) PROPERTY LINE INFORMATION WAS OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN OCTOBER, 1999 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.
- 8.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA, COMMUNITY #330145, MAP #33017003100, DATED MAY, 2005.
- 9.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 10.) LOT 49A WILL BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEM.
- 11.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 12.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- 13.) A STREET ADDRESS FOR LOT 49A SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 14.) THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY.

OVERALL LOCATION PLAN

PLANNING BOARD FILE NO. P10-21

#	REVISION	DATE	DESCRIPTION
1		7/12/10	ADD NOTES & ABUTTERS, REVISE TITLE BLOCK

PROPOSED DRIVEWAY
FOR
GARY & CAROL ALLEN
PACIFIC DRIVE
DOVER, N.H.
TAX MAP E, LOT 49A

BERRY SURVEYING & ENGINEERING

DAVID BERRY
REGISTERED PROFESSIONAL ENGINEER
No. 1088

148 SECOND CROWN POINT RD.
BARRINGTON, N.H. 352-2863

SCALE : 1 IN. EQUALS 60 FT.

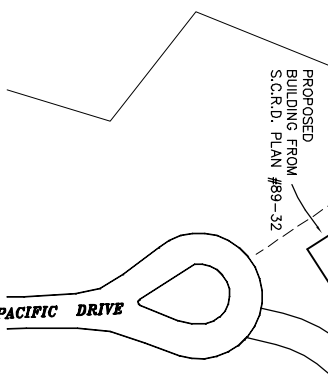
DATE : MARCH 4, 2010

FILE NO. : DB 2009 - 068

WETLAND NOTE:

THE DELINEATION DEPICTED IDENTIFIES A PORTION OF NATURAL JURISDICTIONAL WETLAND BOUNDARIES AS DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN SEPTEMBER 2009 AS ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-497-1, JANUARY 1987. (ENVIRONMENTAL LABORATORY, 1987; US ARMY ENGINEERS WATERWAYS EXPERIMENT STATION, VICKSBURG, MS); AND THE CODE OF FEDERAL REGULATIONS, 33 CFR 329.2-1, APRIL 2004. (NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2004, 3RD ED. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA) THE INDICATOR SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. FISH AND WILDLIFE SERVICE (MAY 1989). COPIES OF THE SITE PLAN DEPENDING THE WETLAND DELINEATION WHICH HAVE BEEN RETURNED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED & SIGNED.

1.) PROPOSED LOT LINE ADJUSTMENT: FOR:
GARY & CAROL ALLEN, TOLEND ROAD &
PACIFIC LANDING, DOVER, N.H.; TAX MAP E,
LOT 48B
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 25, 2009
FILE # DB2009-068
S.C.R.D. PLAN DR 98-100



20' WIDE ACCESS EASEMENT
S.C.R.D. BOOK 3494, PAGE 497

EXISTING WOODS LINE

PROPOSED 20' WIDE DRIVEWAY

250' To Cocheco River

COCHECO RIVER



GRAPHIC SCALE

50' WIDE PUBLIC ACCESS EASEMENT
S.C.R.D. BOOK 3494, PAGE 483



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-34

Application Type: Site Review
Applicant(s): K-9 Kaos
Owner(s): Fastdogs Realty LLC
Location: 432 Sixth Street and County Farm Road (Assessor's Map E, Lot 32)

INTENT: Renovate existing home and barn, construct 9,250 square foot addition and propose two parking areas with a total of 24 parking spaces.

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 4-E

ACREAGE: 1.99 acres

ZONING DISTRICT:

Executive & Technology Park (ETP)

EXISTING LAND USE:

Vacant duplex and barn

PROPOSED LAND USE:

Dog kennel with office and accessory dwelling unit

SURROUNDING LAND USE:

Commercial and Single Family Houses

ZBA ACTION: Variance for kennel granted by ZBA in May of 2010

ATTACHMENT: Site Plan, application and letters from applicant

PERMITS REQUIRED:

City of Dover Conditional Use Permit

WAIVERS REQUESTED:

A waiver to Chapter 149-14.1-C-2 related to majority of parking spaces required to be located to the side or rear of buildings.

The applicant has submitted a set of plans for a proposed 14,125 square foot commercial building for a dog kennel with office and accessory dwelling unit, and twenty-four parking spaces. The existing buildings will be expanded by 9,250 square feet.

The applicant has had a Traffic Assessment prepared by TEPP LLC on June 16, 2010. A copy of the assessment is enclosed.

A Conditional Use Permit for a reduction in parking spaces has been requested because twenty-four spaces are provided when approximately forty-four spaces are required.

A waiver to the requirement of the ETP District that requires the majority of parking to be located to the side or rear of buildings has been requested. The Planning Department supports the waiver request due to the fact that the size of the lot, the corner lot location and the reuse of the existing buildings do not allow for the parking to be located to the side or rear of the lot.

The applicant has submitted a letter dated July 16, 2010 from Attorney Chris Wyskiel that outlines how the variance conditions set by the ZBA will be complied with.

The applicant appeared before TRC on July 1, 2010 (TRC notes attached).

The Planning Department recommends the Planning Board accept the application, hold the public hearing, and then approve the site review application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The approval includes granting the waiver for the requirement to locate the majority of parking spaces to the side or rear of buildings, for the reasons stated by the applicant in the waiver request.
4. The approval includes the approval of the Conditional Use Permit for reduced parking spaces.
5. The applicant shall revise the lighting plan to comply with Chapter 149-14-E-2.
6. The applicant shall revise the plan to add a note that outlines how the ZBA variance conditions will be met.
7. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the City's Environmental Project's Manager.



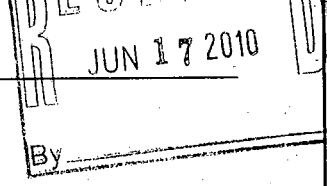
CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-34

Application Type:	Site Review
Applicant(s):	K-9 Kaos
Owner(s):	Fastdogs Realty LLC
Location:	432 Sixth Street and County Farm Road (Assessor's Map E, Lot 32)

Conditions to Be Met Prior to Issuance of a Building Permit:

8. The owner shall submit applications for sign permits to the Planning Office for the signs depicted on the plans and submitted materials.
9. Any structure shall pay the current impact fees in place at the time of building permit application.
10. Any structure shall be assessed the current water/sewer investment fees in place at the time of building permit application.

Account # <u>P10-34</u>	Date Received _____	
Amount Pd. <u>\$ 1184.86</u>	Time Received _____	

**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: June 16, 2010 Project Number: _____ Telephone # 603.591.2378

Name of Applicant: Fastdogs Realty, LLC

Address of Applicant: c/o Anne Nichols, 23 Browning Drive, Dover, NH 03820

Name of Property Owner: Tuck Realty Corporation

Address of Property Owner: 136 High Street, Exeter, NH 03833

Address of Property Being Developed: 432 Sixth Street

Assessor's Map # E Lot # 32

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

- | | | |
|----------------------------------------|-------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> New Site | <input type="checkbox"/> Commercial/Industrial Use | <input checked="" type="checkbox"/> Addition |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Multi-Family Residential Use | <input type="checkbox"/> Demolition |

Describe Present Use: The existing structures are vacant. Past uses included a residential use and roofing business.

Describe Proposed Use: A kennel with typical accessory uses including; dog daycare, grooming, training, self service dog washing, limited retail and an accessory residential use to house staff.

Number of Employees in Maximum Shift: 8 per shift

If Residential, Specify Number of Units and Buildings Proposed: 1 unit

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

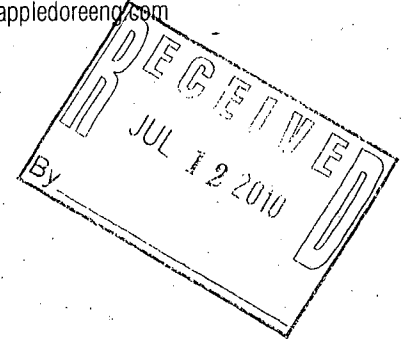


177 Corporate Drive
Portsmouth, NH 03801
tel 603.433.8818
fax 603.433.8988
aei@appledoreeng.com
www.appledoreeng.com

July 12, 2010

Mr. Chris Parker, AICP
City of Dover Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Re: K9 Kaos
Tax Map E Lot 32
432 Sixth Street
Dover, New Hampshire
AEI/2468



Dear Mr. Parker:

On behalf of Fastdogs Realty LLC, Appledore Engineering, Inc. is submitting the following supplemental information for Site Plan Review at the July 27, 2010 Planning Board Meeting:

- Four (4) copies of the revised Site Plans dated July 12, 2010 (24 X 36)
- Eleven (11) copies of the revised Site Plans dated July 12, 2010 (11 X 17)
- Fifteen (15) copies of the proposed sign plans (Sign 1 and Sign 2) prepared by Blue Sky Animal Care Architecture dated July 8, 2010
- Three (3) copies of the revised Drainage Study dated July 12, 2010
- CD containing PDF documents of the revised Site Plans dated July 12, 2010, revised Drainage Study and signage

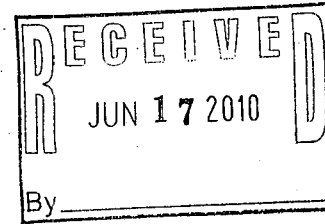
The site lighting, elevations and streetscape plans prepared by the Architect will be submitted under separate cover.

The proposed project includes the redevelopment of the existing two (2) acre lot located at the corner of Sixth Street and County Farm Road for the relocation of K9 Kaos. The site is located at 432 Sixth Street, Tax Map E, Lot 32. The site is located in the ETP Zone. The property will be redeveloped as a kennel with typical accessory uses, including but not limited to, daytime dog daycare services, grooming, limited retail and specifically for this site, an accessory residential use to house staff member(s) who will remain on site in the evening to assure twenty four (24) coverage for the boarding operations.

A use variance was received from the Dover Zoning Board of Adjustments on May 19, 2010 for the proposed use. As a condition of this approval the applicant was to appear before TRC and the Planning Board to review parking, traffic flow, location of driveway cuts and utilize techniques to keep noise to a minimum so as not to offend neighbors. We have met with TRC and reviewed parking, traffic flow and locations of the driveways. Techniques that will be utilized to keep noise to a minimum include the installation of double fenced yards, the addition of plantings, internal double layers of drywall as well as the location of the play yards which have been located toward the southern portion of the project. We also agree to the condition that dogs staying overnight shall be keep inside during nighttime hours.

June 17, 2010

Mr. Chris Parker, AICP
City of Dover Planning Department
288 Central Avenue
Dover, New Hampshire 03820



Re: K9 Kaos
Tax Map E Lot 32
432 Sixth Street
Dover, New Hampshire
AEI/2468

Dear Mr. Parker:

On behalf of Fastdogs Realty LLC, Appledore Engineering, Inc. is submitting the following for your use in scheduling a meeting with the Technical Review Committee and subsequent Site Plan Review:

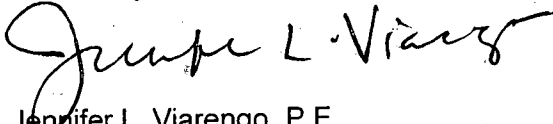
- Site Plan Review Application
- Conditional Use Permit Application
- Check in the amount of \$1,184.86
 - Six (6) Abutters at \$5.54 = \$ 33.24
 - Notice for Engineer, Applicant, Owner at \$5.54 each = \$16.62
 - 9,250 sf of Non Residential Additions x \$0.10 = \$925.00
 - Legal Advertisement = \$60.00
 - Conditional Use Permit Fee = \$150.00
- Three (3) Sets of Mailing Labels
- List of Abutters
- Letter of Authorization
- Traffic Assessment Memorandum prepared by TEPP LLC dated June 16, 2010
- Three (3) copies of the Drainage Report dated June 17, 2010
- Six (6) sets of Site Plans (24 x 36), Proposed K9Kaos dated June 17, 2010
- One (1) set of Site Plans (11 x 17), Proposed K9Kaos dated June 17, 2010
- CD including PDF of Site Plans, Proposed K9Kaos dated June 17, 2010
- Six (6) copies of Photo Location Plan dated June 17, 2010 and associated photographs

The proposed project includes the redevelopment of the existing two (2) acre lot located at the corner of Sixth Street and County Farm Road for the relocation of K9-Kaos. The site is located at 432 Sixth Street, Tax Map E, Lot 32. The site is located in the ETP zone. The property will be redeveloped as a kennel with typical accessory uses, including but not limited to, daytime dog daycare services, grooming, limited retail and specifically for this site, an accessory residential use to house staff member(s) who will remain on site in the evening to assure twenty four (24) coverage for the boarding operations. A use variance has been received from the Dover Zoning Board of Adjustments on May 19, 2010 for the proposed use.

K9 Kaos
Tax Map E Lot 32
432 Sixth Street
Dover, New Hampshire
AEI/2468
Page - 3

We look forward to reviewing this project with the City of Dover and presenting our project for your review. If you have any questions or need any additional information please do not hesitate to call.

Yours truly,



Jennifer L. Viarengo, P.E.
Associate

JLV/pw
(2468-005(cover letter site plan review).doc)

Enclosures

Cc: Anne Nichols, Fastdogs Realty, LLC
Dean Mello, CM&B



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-35

Application Type: Conditional Use Permit
Applicant(s): K-9 Kaos
Owner(s): Fastdogs Realty LLC
Location: 432 Sixth Street and County Farm Road (Assessor's Map E, Lot 32)

INTENT: Conditional Use Permit for a reduction in parking spaces to twenty-four spaces when approximately forty-four spaces are required.

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 4-F

ACREAGE: 1.99 acres

ZONING DISTRICT:

Executive & Technology Park (ETP)

EXISTING LAND USE:

Vacant duplex and barn

PROPOSED LAND USE:

Dog kennel with office and accessory dwelling unit

SURROUNDING LAND USE:

Commercial and Single Family Houses

ZBA ACTION: Variance for kennel granted by ZBA in May of 2010

ATTACHMENT: Conditional Use application

PERMITS REQUIRED:

City of Dover Conditional Use Permit

WAIVERS REQUESTED:

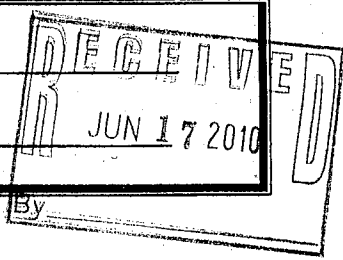
A waiver to Chapter 149-14.1-C-2 related to majority of parking spaces required to be located to the side or rear of buildings.

The applicant has submitted a set of plans for a proposed 14,125 square foot commercial building for a dog kennel with office and accessory dwelling unit, and twenty-four parking spaces. The existing buildings will be expanded by 9,250 square feet. A Conditional Use Permit for a reduction in parking spaces has been requested because twenty-four spaces are provided when approximately forty-four spaces are required.

The Planning Department recommends the Planning Board accept the application, hold the public hearing, and then approve the Conditional Use Permit application with the following condition:

1. The applicant shall operate the business as outlined in the letter dated June 17, 2010 from Jennifer Viarengo, including staggering kennel drop off and pick up times, and holding training courses during off-peak hours.

Amount Paid See P10-34 Date Received _____
 Account # P10-35 Time Received _____



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

GENERAL INFORMATION

Date: June 16, 2010 Telephone #: 603.591.2378
 Name of Applicant: Fastdogs Realty, LLC
 Address of Applicant: c/o Anna Nichols, 28 Browning Drive, Dover, NH 03820
 Signature of Applicant: [Signature]
 Name of Property Owner: Tuck Realty Corporation
 Address of Property Owner: 136 High Street, Exeter, NH 03833
 Signature of Property Owner: See Letter of Authorization
 Address of Property Being Developed: 432 Sixth Street
 Assessor's Map #: E Lot #: 32
 Zoning District: ETP

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

Activity in Dover Conservation District – Describe activity _____

 Impact to Dover Wetlands – Describe impact _____

 Other Parking reduction

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

Army Corps of Engineers
 New Hampshire Wetlands Board
 Other

10-35

CONDITIONAL USE PERMIT ABUTTER LIST

Pursuant to RSA 676:7, the State Law of New Hampshire, the City of Dover is required to notify the applicant and every abutter of the public hearing by certified mail, return receipt requested. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

THE FOLLOWING INFORMATION MUST BE COMPLETED BY THE APPLICANT IN ORDER TO BEGIN THE APPLICATION PROCESS.

ABUTTER: - Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his or her land will be directly affected by the proposal under consideration. For purpose of receipt of notification for a public hearing by the Board, the term of abutting property owner for a condominium or other collective form of ownership means the officers of the collective or association as defined in RSA 356-B:3, XXIII.

TAX MAP	LOT NUMBER	OWNER(S) OF RECORD	MAILING ADDRESS
E	32-5	CJM Durham, LLC - c/o Janice Poole	24 Surrey Lane, Durham, NH 03824
B	1	Andrew O. Perry	440 Sixth Street, Dover, NH 03820
B	1	Otis E. Perry	91 Court Street, Dover, NH 03820
D	1-M	James M. Clark	17 County Farm Road, Dover, NH 03820
		Germaine E. Clark as Trustees of the Clark Family Revocable Trust of 2001	
D	12	Elmer Eldridge, Jr.	447 Sixth Street, Dover, NH 03820
		Beulah Eldridge, as Trustees of the Elmer Eldridge Jr. and Beulah Eldridge Revocable Trust	
D	13-2	17 Production Drive, LLC	17 Production Drive, Dover, NH 03820
Owner		Tuck Realty Corporation	136 High Street Exeter, NH 03833
Applicant		Fastdogs Realty, LLC c/o Anne Nichols	23 Browning Drive Dover, NH 03820
Engineer		Appledore Engineering, Inc	177 Corporate Drive Portsmouth, NH 03801