



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers Conference Room
Meeting Date: **Thursday, April 14, 2011**
Meeting Time: **1:30 PM**

1. 1:30 - 2:15 PM: Site Plan Review of land for STF Development, Assessor's Map I, Lot 18-1, zoned RM-SU/R-20, located on Durham Road/Route 108. (11, 3 bedroom units within 2 condominium buildings) (P11-13)
2. 2:15 - 3:00 PM: Parking and access review (per ZBA approval Z11-06) for Douglas MacDonald, Assessor's Map H, Lot 22-A, zoned R-20, located on 17 Littleworth Road. (proposed medical office) (P11-19)



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>D11-13</u>	Date Received:	
Check # <u>4494</u>	Amount Paid:	<u>\$2626.48</u>	Time Received:	

RECEIVED
MAR 31 2011
 BY: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: STF DEVELOPMENT CO. Telephone # 742-2121
 Address of Applicant: 28 HOBBAED ROAD, DOVER, NH
 Name of Property Owner (if different from applicant): SAME Telephone # _____
 Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: DURHAM ROAD / ROUTE 108
 Assessor's Map # 1 Lot(s) # 1B-1
 Zoning District(s) RMSO / R20 Overlay District(s) SECONDARY GROUND WATER
 Size of Parcel: ~~41000~~ 399,829 sq. ft. 9.18 ac. Property Deed: Book 3847 Page: 958
 Existing Use of Property: RESIDENTIAL / MULTIF.

SITE PLAN INFORMATION

Describe Proposed Use: PROPOSED 11 3 BEDROOM CONDO UNITS
 Area of Parcel to be Developed: 87,862 INCLUDES GRADING. sq. ft.
 If Multi-family Residential, Specify Number of Units & Buildings Proposed: 11 UNITS 2 BLDGS.
4 UNITS EXIST.
 Number of Parking Spaces: Existing 8 Proposed 32
 Highway Access (check where applicable): City Street State Highway
 Number of Employees Total: 0 In Maximum Shift: 0

Disposition of Parcel:	Building Setbacks:
Building Footprint _____ sq. ft.	Front Yard _____ ft.
Total Building Area _____ sq. ft.	Rear Yard _____ ft.
Paved Area _____ sq. ft.	Side Yard: Right _____ ft. Left _____ ft.

City Water? Yes No How far is city water from the property? OUT FRONT

City Sewer? Yes No How far is city sewer from the property? OUT FRONT

BUILDING INFORMATION

Type of Building to be Built: RESIDENTIAL CONDO.

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) BERRY SURVEYING & ENGINEERING

Address 335 SECOND DOWN POINT ROAD Telephone #: (603-332-2863)
BARRINGTON, NH 03825

Professional License #: 1088 + 328 E-mail address: CBERRY@METROCAST.NET

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) SAME

Address _____ Telephone #: _____

Professional License #: 1088 E-mail address: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: [Signature] Date: _____

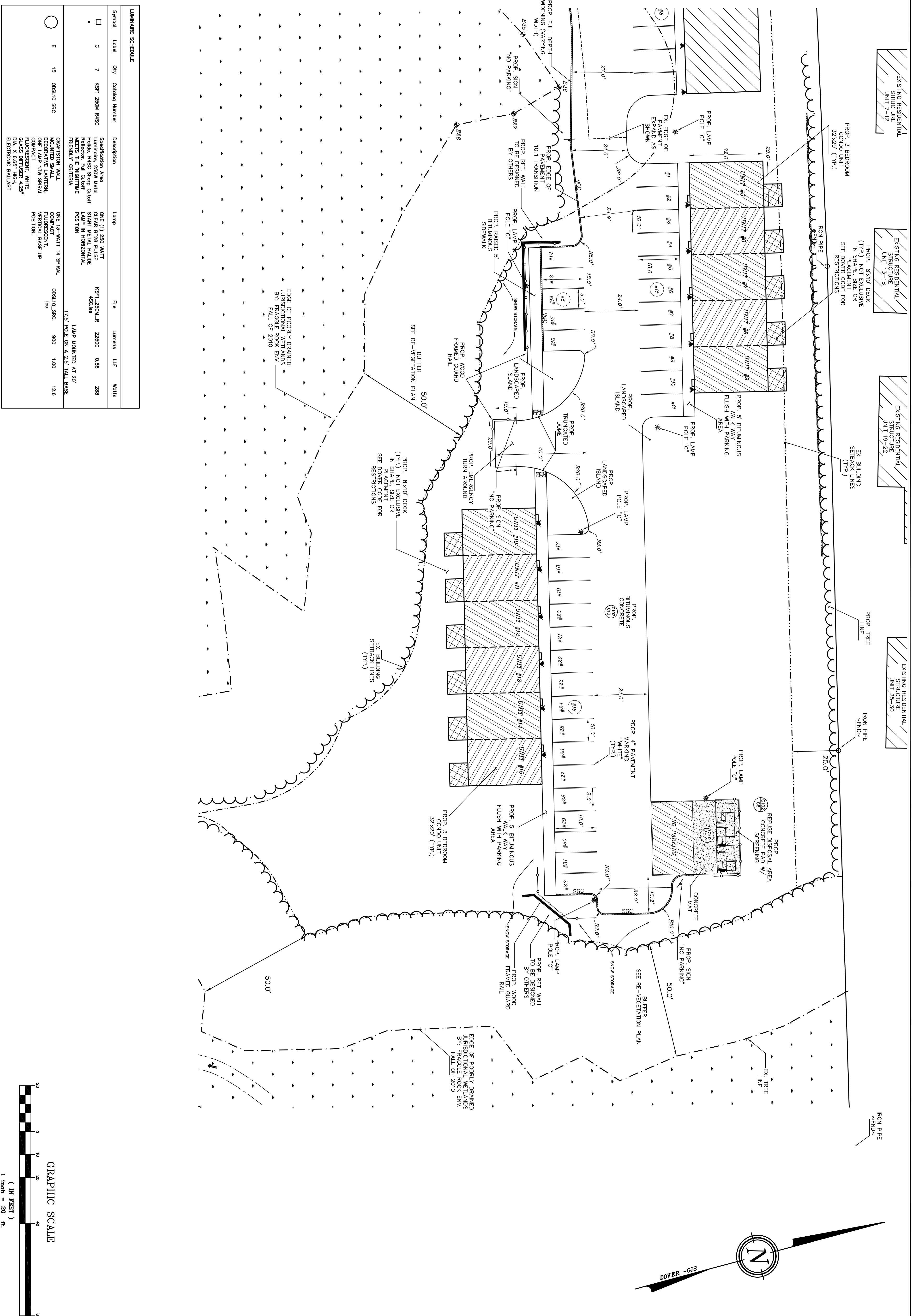
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: [Signature] Date: 3-28-2011

AUTHORIZATION TO ENTER SUBJECT PROPERTY

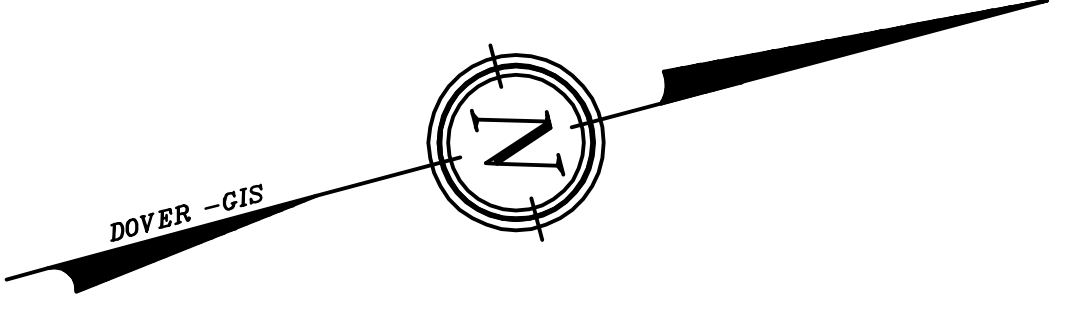
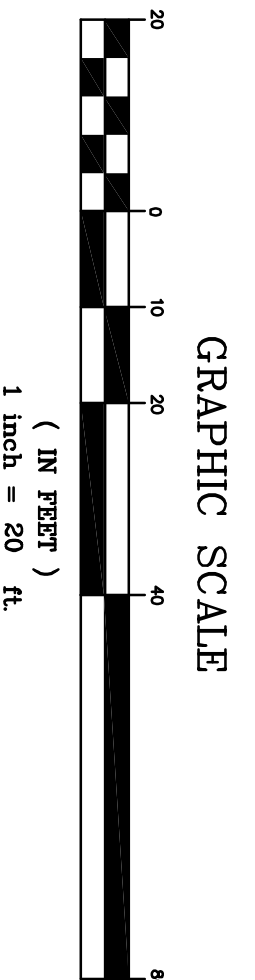
I hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: [Signature] Date: _____



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LF	Watts
□	C	7	KSF1 250M RASC	Specification Area Luminaire, 250W Metal Hollow, RASC Sharp Cut-off Housing, 10' High FRIENDLY CRITERIA	ONE (1) 250 WATT CLEAR BR28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KSF1 250M_R 43C.ras	22900	0.86	288
○	E	15	00S110 SRC	GRABSTON WALL LUMINAIRE CORP. 12" WATT FLUORESCENT, DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT GLASS OPTIC USER 4.25" DIA. X 6.65" HIGH, ELECTRONIC BALLAST	ONE 12-WATT T4 SPIRAL FLUORESCENT, VERTICAL BASE UP POSITION	00S110 SRC 1as	900	1.00	12.6

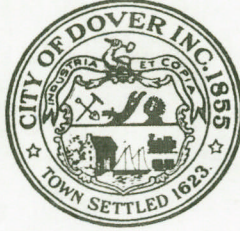


BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, N.H. 332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : MARCH 1, 2011
 FILE NO. : DB 2010-122

20 SCALE SITE PLAN
 FOR
 STF DEVELOPMENT
 DURHAM ROAD
 DOVER, N.H.
 TAX MAP 1, LOT 18-1

REVISION	DATE	DESCRIPTION

CHRISTOPHER G. PARKER, AICP
Director
c.parker@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6007
www.dover.nh.gov

City of Dover, New Hampshire
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment

NOTICE OF DECISION

March 23, 2011

Doug MacDonald
17 Littleworth Road
Dover, NH 03820

Re: Z 11-06 Douglas MacDonald, 17 Littleworth Road, Tax Map H, Lot 22-A, zoned R-20, requests a use Variance from the terms of Article IV, Section 170.11.D and Article II, Section 170-6 definition of Customary Home Occupation (CHO) to allow an expanded Office Use without owner occupation and other CHO criteria.

Dear MacDonald,

Please be advised that the Zoning Board of Adjustment, at the public hearing held on March 17, 2011, voted to grant your request for a variance to allow a medical office use with conditions that the footprint and bulk of the building doesn't change, maximum of employees five, and that TRC review for parking and access issues be required..

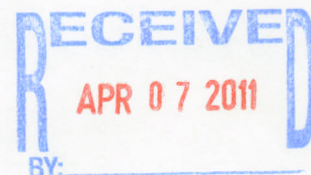
The decision to grant your request was based on the information presented and discussed.

Any questions please contact me by phone or email.

Sincerely,

Christopher Parker
Planning Director

Cc: Bruce Woodruff, Zoning Administrator



CITY COORDINATES
 N - 250,344.28
 E - 706,560.58
 (SEE NOTE 9)

N67°30'29"E
 356.57'

N41°33'10"W
 1,013.10'

REMAINING
 LOT NO. 22A
 AREA = 1.34 ACS.±
 = 58,509 S.F.±

APPROXIMATE LOCATION OF
 EXISTING SEPTIC SYSTEM

PROPOSED (FUTURE)

93.71'
 S55°15'57"W

base of bent
 iron rod found

169.36'
 S52°04'42"W
 2 a:

CITY COORDINATES
 N - 250,216.51
 E - 706,756.87

- 1" = 40'
- = CAR
- = Customer parking
- = Employee parking

RECEIVED
 APR 07 2011
 BY: [Signature]

Edge of Littleworth Rd.
 40'
 20'
 30.9'
 19.9'





CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, March 17, 2011**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: William Colbath (Vice Chair), Chris Prior, Jennifer Stone (Alternate), Otis Perry, Jim Kelley

Members Not Present: Sam Reid (Chair), Frank Landford, Joshua Cote (Alternate)

Staff Present: Bruce Woodruff (Zoning Administrator), Michele Alexander (Recording Secretary), Jean Glidden (Office Manager)

2. APPROVAL OF PRIOR MINUTES OF FEBRUARY 17, 2011.

Motion: O.Perry made the motion to approve the minutes. C.Prior seconded. Vote: U/A

J.Kelley abstained.

3. OLD BUSINESS

None

4. NEW BUSINESS

- A. * Z 11-04 George & Christine Trojan, 3 Smith Well Road, Tax Map D, Lot 62, zoned R-12, requests a dimensional Variance from the terms of Article IV, Section 170-12.B and the R-12 Table of Uses, to construct an addition (expand garage) within eleven (11) feet from a front property line, where a minimum of twenty-three (23) feet is required.

G. Trojan described his corner lot. The building envelope is small he noted. He is hoping to rebuild and expand garage and add bedroom at the rear of the lot..

W.Colbath advised another application would need to be made for bedroom expansion at the rear as it had not been advertised.

G.Trojan described the neighbors nice garage close to the side lot line, and he would like to have the same.

B.Woodruff noted staff supports request due to unique corner lot making it different froml other lots in the zone. Similar lots would have 10 ft setbacks on both sides, this one doesn't since it is a non-conforming, corner lot..

J.Kelley asked if all corner lots have this same dilemma. B.Woodruff noted lot is non-conforming size, where other lots may be conforming creating this special circumstance.

J.Kelley asked how many other corner lots are non-conforming with this type of situation. B. Woodruff noted lot across the road has a similar circumstance. He also noted another lot that had been before the board was a similar situation.



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Public Hearing Open - No one spoke

Public Hearing Closed

W.Colbath noted agenda notice did not include proposed addition to rear and that maybe it should not be heard tonight

Motion: O.Perry made the motion to grant the setback variance to construct within 11 feet of the front property line, the requested bedroom expansion. C.Prior seconded. Vote: U/A

- B. * Z 11-05 J Management Inc. (Applicant: Michael Hagan), 32 Crosby Road, Tax Map G, Lot 31-3, zoned I-2, requests a Special Exception as provided by the terms of Article VI, Section 170-18 & Article XII, Section 170-52.C.3 and the I-2 Table of Uses – Special Exception criteria, to establish an auto service facility in units 3 & 4.

The applicant, M. Hagan stated he is re-applying for the same type of special exception granted in 2005 that had expired.

W.Colbath asked what type of auto service. M.Hagan explained basic service, no body work.

J. Kelly asked if any changes would be made to property. M.Hagan replied no.

Public Hearing opened.

D.Choate, a property manager for the property owner, stated that the property is ideally set up for the use; owners will not store cars outdoors. Only unit set up for automotive repair on the property. M.Hagan was described as a recently returned veteran.

W.Colbath asked if conditions of approval recommended by staff would be burdensome. M.Hagan said two vehicle limit would be an issue. J.Kelley noted that conditions could note the exception should require tenant meets terms of the lease. J. Stone questioned what would happen if property changed hands. W.Colbath noted the same lease terms would need to be followed.

Public Hearing closed.

Motion: J. Kelley made a motion to grant the special exception with the condition that tenant meets terms of the lease with regards to parking and outside storage. C.Prior seconded. Vote: U/A

- C. * Z 11-06 Douglas MacDonald, 17 Littleworth Road, Tax Map H, Lot 22-A, zoned R-20, requests a use Variance from the terms of Article IV, Section 170.11.D and Article II, Section 170-6 definition of Customary Home Occupation (CHO) to allow an expanded Office Use without owner occupation and other CHO criteria.

W.Colbath asked for clarification on CHO criteria, and stated the notice should not be vague. B.Woodruff noted it was advertised correctly in both the notice and abutters.



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D.MacDonald spoke. He stated there is limited space for acupuncture practice and family in current residence. He asked that family be allowed to live elsewhere and asked if owner occupation could be removed through a variance. D.MacDonald described property and showed floor plans saying he wants to use the building for business only. Traffic to home/business parking lot is 2-3 cars per hour currently; anticipated maximum parking would be five cars hourly. The function of the business would not change. D.MacDonald described surrounding properties as B-4. The type of business described is the only R-20 lot that has this hardship.

O.Perry asked why this type of variance was initiated. B.Woodruff noted applicant had been vague on his plans. O.Perry recommended a use variance for a personal service business. B.Woodruff noted it had been advertised as a use variance for an office use in a residential district.

C. Prior asked what true intention of applicant is- solely for business use, or will there be a rental unit. D.MacDonald spoke that it had been considered, but the location of property is not suited to residential use due to noise from street and the decision was made to request variance solely for business use.

C.Prior asked if applicant would accept the constraint that it would be used solely for business. D. MacDonald spoke yes.

C.Prior asked how many current parking spots exist. D.MacDonald noted seven. He noted parking lot and second entrance were changed for safety.

C. Prior asked B. Woodruff if applicant would need to apply to change parking lot. B. Woodruff recommended a condition that the applicant appear before TRC.

W. Colbath questioned whether application should be accepted if notice did not seem to reflect request.

B. Woodruff noted applicant had been unclear. O.Perry recommended accepting application. C. Prior stated abutter notice was clear. J. Kelley noted it was clearly advertised. W.Colbath would like it noted he did not believe the advertising was clear, but he would defer to the board.

Public Hearing Open

R..Dubois of Chandler Lane announced he lives at the back of the property, and agrees that the property is not suitable for residential. Supports application but is concerned that in the future a larger business would buy the property. W.Colbath defined R-40 for applicant. R.Dubois noted he hopes a condition would be it returns to residential if property sold. W.Colbath noted a variance applies to the land not the occupant. C.Prior noted conditions could be put in place to address the abutter's concern.

D.MacDonald spoke and noted house structure would not change for his planned use. D.MacDonald noted he would just use the space differently.

B.Woodruff stated that staff is neutral on this application.

J.Kelley asked if a condition could be that the variance apply only to this applicant and if the property were sold the variance would not apply. Board discussed location of property and other nearby businesses.



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J.Stone asked about plans for changes to signage. No changes to signage is contemplated.

W.Colbath asked for clarification on what board will be requesting for variance. Discussion ensued. Agreed that a variance has been requested.

Public Hearing Closed

Motion: O.Perry made a motion that we grant a use variance to allow a medical office use with conditions that the footprint of the building doesn't change, maximum of employees five, and that TRC review for parking and access issues be required. B.Woodruff recommended adding bulk to wording condition with footprint. The word bulk was added to the motion. J. Kelley seconded the motion.

C.Prior asked for clarification on reason for medical office versus office. O.Perry and J.Kelley both discussed that they wished medical office remain in conditions.

Vote: U/A

5. OTHER BOARD BUSINESS

None

6. ADJOURN

Motion: O. Perry made the motion to adjourn at 8:02 pm. C. Prior seconded. Vote: U/A