

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room #306 – McConnell Center
Meeting Date: **Tuesday, February 14, 2012**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 24, 2012 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Colin McGarty, Seacoast Kettlebell LLC (Owner: Freetrade Inc.) Assessors Map 30, Lot 18, zoned I-1, located at 23 Horne Street. (4,900 square foot personal training studio) ***(P12-01)**
- B. Low Impact Development Presentation
- C. Update to the Board on DBIDA activities and projects, by Dan Barufaldi

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, Monday through Thursday from 8:30 am to 5:30 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/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, January 24, 2012**
Meeting Time: **7:00 pm**

Members Present: Dean Trefethen, Frank Torr (Vice Chair), Tom Clark, Dave White, Gary Green, Jake Forget (Alternate) Marcia Gasses (Chair), Lee Skinner, Kirt Schuman (Alternate)

Members Not Present: Linda Merullo

Staff Present: Christopher Parker (Planning Director)

The Chair called the meeting to order at 7:00 pm.

1. CITIZENS' FORUM

No one spoke.

2. APPROVAL OF THE PRIOR MINUTES

- January 10, 2012 Regular Meeting Minutes

Motion: F.Torr motioned to approve the minutes, D.Trefethen seconded.

D.Trefethen asked to have page 2, section 5A clarified that he was looking for the review of Mobile Homes to specifically review the RCM regulations/district.

G.Green asked to have his comments on page 2 section 4 reviewed for clarification.

Vote: U/A.

3. OLD BUSINESS

- A. Public Hearing to consider amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include a clarification about surety bonds; a requirement to post hours of construction and contact information; revising the requirements of a locus map; revising the requirements of elevations on a plat and construction sheets; clarification of easement locations; clarification of naming of right of ways; requirements for reviewing drainage studies during construction; updates to the storm water management requirements; clarification of blasting requirements; clarification of street paving composition; requiring a sign identifying a private roadway; clarifying storm sewer appurtenances; requirements if infrastructure is to be private; clarifying the size of a water main and the type of hydrants allowed; requirements for energy efficient street lighting; clarification that a certificate of occupancy may be withheld if fees are outstanding; clarifying the make up of the Technical Review Committee.

Motion: D.Trefethen motioned to remove the item from the table. G.Green seconded. Vote: U/A.

No one spoke. Public hearing was closed.

Motion: G.Green motioned to approve the amendments as presented. T.Clark seconded. Vote: U/A.

Public Hearing to consider amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include revising the thresholds where site review is required; Technical Review Committee makeup; requirements for surety bonds and performance bonds; a requirement to post hours of construction and contact information; requirement to locate all wells on



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a site plan; requirement to install pervious materials for all internal walkways; requirement to install external sidewalks; requirements for pervious pavement to be used for vehicle storage areas of a certain size; clarification that a certificate of occupancy may be withheld if fees are outstanding.

Motion: D.Trefethen motioned to remove the item from the table. K.Shuman seconded. Vote: U/A.

C.Parker pointed out that staff had added the reference to the New Hampshire Stormwater Manual to new section f on amendment 8.

No one spoke. Public hearing was closed.

Motion: T.Clark motioned to approve the amendments as presented. J.Forget seconded. Vote: U/A.

- B. C.Consideration and possible vote of a request for a 90-day extension for a minor lot line adjustment plan for Berry Surveying & Engineering (Owner: Fenton & David Groen) Assessor's Map 17, Lots 56 & 56A, zoned R-12, located at 67 & 75 Central Avenue. (P11-33) (previously approved on 7/26/11)

C.Parker discussed the request from Berry Surveying, explaining that the lot line adjustment was still valid, and that the applicant had just missed the submittal dates.

Motion: T.Clark motioned to approve the extension as requested. L.Skinner seconded. Vote: U/A.

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Michael & Shelby Brewer, Assessor's Map 32, Lots 36-E & 36-F, zoned R-12, located at Fourth Street. (Encroachment into wetland buffer) *(P11-61)

The item is returning to the Conservation Commission for additional review and endorsement.

5. STAFF COMMENTS

C.Parker suggested three more amendments to consider: rezoning an area of land off Oak Street, reviewing the definitions of "lot", and updating the types of child care facilities.

T.Clark asked for clarification on the review of mobile homes.

6. COMMITTEE REPORTS

M.Gasses asked for volunteers from the Board to work with staff to review the commercial zones and their regulations. M.Gasses volunteered

K.Schuman updated the Board on the Community Visioning project.

L.Skinner updated the Board on the Open Space and Conservation Chapter of the Master Plan. He will present the results to the Board in March.

7. ADJOURNMENT

Motion: G.Green motioned to adjourn the meeting at 7:24 pm. T.Clark seconded. Vote: U/A.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P12-01

Application Type:	Conditional Use Permit
Applicant:	Colin McGarty, Seacoast Kettlebell, LLC
Owner:	Freetrade Inc.
Location:	23 Horne Street (Assessor's Map 30, Lot 18)

INTENT: To obtain a Conditional Use Permit to allow a commercial recreation use in the Restricted Industrial (I-1) District.

LOTS/UNITS PROPOSED: 0

AGENDA ITEM #: 4-A

ACREAGE: N/A

ZONING DISTRICT:
Restricted Industrial (I-1) District

EXISTING LAND USE:
Industrial building and office uses

PROPOSED LAND USE:
Personal training studio to occupy 4,900 square feet

SURROUNDING LAND USE:
Industrial and residential uses

ZBA ACTION:
None

ATTACHMENTS:
Conditional Use Permit application and letter from applicant

PERMITS REQUIRED:
Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is asking to locate a personal training studio in 4,900 square feet of the existing building. Chapter 170-19, Flexible Uses in the I-1 District, allows certain non-residential uses, such as a commercial recreation use, in the district if the Planning Board grants a Conditional Use Permit.

Consistency with Land Use Regulations

The Planning Board must determine that the proposed use complies with the statement of purpose of the ordinance and meets all of the provisions of the district. The purpose and intent of the ordinance is as follows:

“The purpose of this section is to allow property owners to redevelop their industrial property in a more flexible and context sensitive method. Additionally, these non-residential nodes are located in areas that could accept commercial uses that are on a neighborhood scale and the property could offer surrounding residents opportunities that do not exist today.

The district includes options which enable and encourage greater flexibility in the design of residential housing with commercial projects that adaptively reuse the industrial property in a more context sensitive mode. The district encourages mixed residential and commercial uses are intended to be complementary of one another and to create a sense of community between the mixed uses.”

The proposed use is compatible with the other uses in the building and in the neighborhood. The personal training studio could be used by employees from other businesses in the building and by people that live in the neighborhood. There is more than adequate parking available for the use.

STAFF RECOMMENDATION:

The Planning Department recommends approval of the Conditional Use Permit.



505 Central Ave

Dover, NH 03820

January 24, 2012

Dear Sir or Ma'am,

Subject: Seacoast Kettlebell LLC Conditional Use Permit for 23 Horne Street

I am writing to request a conditional use permit for Seacoast Kettlebell LLC to rent 23 Horne Street. Seacoast Kettlebell is a private training facility that offers personal training and small group personal training. It was established in late 2008 by Colin McGarty who opened it after being honorably discharged and serving as a US Army Infantry Officer for eight years. The training is fun, fast paced and caters to all ability levels ranging from 30 local Police and Firefighters, to grandmas! Our services are already utilized by many individuals who live on Horne Street and many from the immediate area.

Seacoast Kettlebell has five part time employees. Usually one or two employees work at a time. Our training is by appointment only. Group personal training sessions typically have approximately 12 participants. There is ample parking at 23 Horne Street, which can hold 80+ vehicles. Training sessions start at 6:00AM and finish by 7:30PM. Weekend hours are typically from 9:00AM to 11:00AM.

23 Horne Street is the perfect location for our private training facility. The 4900 square feet will allow us to vastly improve the quality of our training services at an affordable price. Please consider approving Seacoast Kettlebell LLC for the conditional use of 23 Horne Street.

Sincerely,

Colin McGarty

Owner, Seacoast Kettlebell LLC

(has poster)



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2010]

Office Use Only	Project #:	<u>P12-01</u>	Date Received:	
	Amount Paid:	<u>\$ 538.00</u>	Time Received:	<u>JAN 24 2012</u>

CL# 894

Glare

APPLICANT AND OWNER INFORMATION

Name of Applicant: COLIN MCGARTY, SERVICAST KETTLEBELL LLC Telephone # 603 767 4321

Address of Applicant: 505 CENTRAL AVE, DOVER NH 03820

Name of Property Owner (if different from applicant): FREETRADE INC. Telephone # 749 0660

Address of Property Owner: PO BOX 426 DOVER NH 03820

PROPERTY INFORMATION

Address of Property: 23 HORNE ST. DOVER, NH 03820

Assessor's Map #: 30 Lot(s) #: 18

Zoning District(s): I-1 Overlay District(s): _____

Existing Use of Property: VACANT

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- Conservation District
- Groundwater Protection
- Wetland Protection District
- RCM Use Overlay District
- Off-Street Parking and Loading
- Central Business District
- I-1 District Uses

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

TO RUN A PERSONAL TRAINING STUDIO

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: N/A

Name of Professional That Prepared Plans: _____


Address: _____ Telephone #: _____

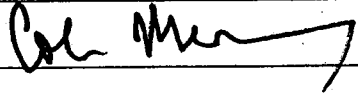
N/A

Professional License #: _____ 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.

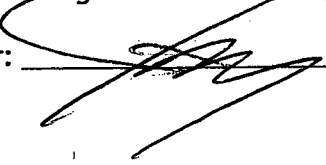
Signature of Property Owner:  Date: 1/24/12

Signature of Applicant (if different from owner):  Date: 1/24/12

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I hereby authorize members of the Dover Planning Board, Planning Department, Conservation Commission 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:  Date: 1/24/12

41 @ 8.00 Abutters
1 @ 60.00 Legal Notice
1 @ Application * 150.00

* 538

1-24-12

ck# 894

Alice A. Foss
44 Ash Street
Dover, NH 03820

Alice A. Foss
44 Ash Street
Dover, NH 03820

Alice A. Foss
44 Ash Street
Dover, NH 03820

Michael R. Bailey
28 Nathan Cutler Drive
Bedford, NH 03110-4841

Michael R. Bailey
28 Nathan Cutler Drive
Bedford, NH 03110-4841

Michael R. Bailey
28 Nathan Cutler Drive
Bedford, NH 03110-4841

Elizabeth Setear
29 Horne Street
Dover, NH 03820

Elizabeth Setear
29 Horne Street
Dover, NH 03820

Elizabeth Setear
29 Horne Street
Dover, NH 03820

James & Elizabeth Setear
29 Horne Street
Dover, NH 03820

James & Elizabeth Setear
29 Horne Street
Dover, NH 03820

James & Elizabeth Setear
29 Horne Street
Dover, NH 03820

Dennis Wilson & Linda Wilson
& Deanna Rounds
27 Horne Street
Dover, NH 038

Dennis Wilson & Linda Wilson
& Deanna Rounds
27 Horne Street
Dover, NH 038

Dennis Wilson & Linda Wilson
& Deanna Rounds
27 Horne Street
Dover, NH 038

Carole Robinson
LilyPad Revocable Trust
P.O. Box 290
Topsfield, MA 01983-0390

Carole Robinson
LilyPad Revocable Trust
P.O. Box 290
Topsfield, MA 01983-0390

Carole Robinson
LilyPad Revocable Trust
P.O. Box 290
Topsfield, MA 01983-0390

Jonathan E. Kenyon
15 Horne Street
Dover, NH 03820

Jonathan E. Kenyon
15 Horne Street
Dover, NH 03820

Jonathan E. Kenyon
15 Horne Street
Dover, NH 03820

Peter J. Malia
17 Horne Street
Dover, NH 03820

Peter J. Malia
17 Horne Street
Dover, NH 03820

Peter J. Malia
17 Horne Street
Dover, NH 03820

Paul D. Goodwin
43 Hough Street
Dover, NH 03820

Paul D. Goodwin
43 Hough Street
Dover, NH 03820

Paul D. Goodwin
43 Hough Street
Dover, NH 03820

William L. Yeaton
P.O. Box 983
Dover, NH 03821-0983

William L. Yeaton
P.O. Box 983
Dover, NH 03821-0983

William L. Yeaton
P.O. Box 983
Dover, NH 03821-0983

Marie T. Kelly
60 Maple Street
Dover, NH 03820

Marie T. Kelly
60 Maple Street
Dover, NH 03820

Marie T. Kelly
60 Maple Street
Dover, NH 03820

Danielle K. Moreau
10 Hartswood Road
Dover, NH 03820

Danielle K. Moreau
10 Hartswood Road
Dover, NH 03820

Danielle K. Moreau
10 Hartswood Road
Dover, NH 03820

Charlies S. Merritt
57 Maple Street
Dover, NH 03820

Charlies S. Merritt
57 Maple Street
Dover, NH 03820

Charlies S. Merritt
57 Maple Street
Dover, NH 03820

Patrick M. Murray
17 Hillcrest Drive
Dover, NH 03820

Patrick M. Murray
17 Hillcrest Drive
Dover, NH 03820

Patrick M. Murray
17 Hillcrest Drive
Dover, NH 03820

Doris E. Cason
51 Maple Street
Dover, NH 03820

Doris E. Cason
51 Maple Street
Dover, NH 03820

Doris E. Cason
51 Maple Street
Dover, NH 03820

Seacoast Veterans Properties, LLC
50 F W Hartford Drive
Portsmouth, NH 03801

Seacoast Veterans Properties, LLC
50 F W Hartford Drive
Portsmouth, NH 03801

Seacoast Veterans Properties, LLC
50 F W Hartford Drive
Portsmouth, NH 03801

Barry F. Ryan
P.O. Box 691
Dover, NH 03820

Barry F. Ryan
P.O. Box 691
Dover, NH 03820

Barry F. Ryan
P.O. Box 691
Dover, NH 03820

Thomas E. Forbes
P.O. Box 1806
Dover, NH 03821-1806

Thomas E. Forbes
P.O. Box 1806
Dover, NH 03821-1806

Thomas E. Forbes
P.O. Box 1806
Dover, NH 03821-1806

Robert C. Carrier
31 Hough Street
Dover, NH 03820

Robert C. Carrier
31 Hough Street
Dover, NH 03820

Robert C. Carrier
31 Hough Street
Dover, NH 03820

Charlene A. Callaghan
32 Horne Street
Dover, NH 03820

Charlene A. Callaghan
32 Horne Street
Dover, NH 03820

Charlene A. Callaghan
32 Horne Street
Dover, NH 03820

Matthew A. Severson
38 Horne Street
Dover, NH 03820

Matthew A. Severson
38 Horne Street
Dover, NH 03820

Matthew A. Severson
38 Horne Street
Dover, NH 03820

Jane L. Caquette
50 Ash Street
Dover, NH 03820

Jane L. Caquette
50 Ash Street
Dover, NH 03820

Jane L. Caquette
50 Ash Street
Dover, NH 03820

Jason Gagnon &
Brett J. Mongeon
45 Hough Street
Dover, NH 03820

Jason Gagnon and
Brett J. Mongeon
45 Hough Street
Dover, NH 03820

Jason Gagnon and
Brett J. Mongeon
45 Hough Street
Dover, NH 03820

Rodney Charles Grimsley &
Suzanne T. Peterson
24 C. Maple Street
Dover, NH 03820

Rodney Charles Grimsley &
Suzanne T. Peterson
24 C. Maple Street
Dover, NH 03820

Rodney Charles Grimsley &
Suzanne T. Peterson
24 C. Maple Street
Dover, NH 03820

Georgia A. Catsoulis &
Christopher J. Donnelly
34 Maple Street
Dover, NH 03820

Georgia A. Catsoulis &
Christopher J. Donnelly
34 Maple Street
Dover, NH 03820

Georgia A. Catsoulis &
Christopher J. Donnelly
34 Maple Street
Dover, NH 03820

Vuong L. Wong &
Minh C. Nguyen
43 Maple Street
Dover, NH 03820

Vuong L. Wong &
Minh C. Nguyen
43 Maple Street
Dover, NH 03820

Vuong L. Wong &
Minh C. Nguyen
43 Maple Street
Dover, NH 03820

Michael A. Connolly &
Karen L. Bryant Connolly
33 Maple Street
Dover, NH 03820

Michael A. Connolly &
Karen L. Bryant Connolly
33 Maple Street
Dover, NH 03820

Michael A. Connolly &
Karen L. Bryant Connolly
33 Maple Street
Dover, NH 03820

Asaf Adorian &
Denise E. Adorian
14-1/2 Horne Street
Dover, NH 03820

Asaf Adorian &
Denise E. Adorian
14-1/2 Horne Street
Dover, NH 03820

Asaf Adorian &
Denise E. Adorian
14-1/2 Horne Street
Dover, NH 03820

Elizabeth M. Winzeler
39 Hough Street
Dover, NH 03820

Elizabeth M. Winzeler
39 Hough Street
Dover, NH 03820

Elizabeth M. Winzeler
39 Hough Street
Dover, NH 03820

Mildred E. Cragin
33 Hough Street # 4
Dover, NH 03820

Mildred E. Cragin
33 Hough Street # 4
Dover, NH 03820

Mildred E. Cragin
33 Hough Street # 4
Dover, NH 03820

Virginia D. Silver – Trustee
6 Granite Street
Dover, NH 03820

Virginia D. Silver – Trustee
6 Granite Street
Dover, NH 03820

Virginia D. Silver – Trustee
6 Granite Street
Dover, NH 03820

Nancy Greenwood
38 Maple Street
Dover, NH 03820

Nancy Greenwood
38 Maple Street
Dover, NH 03820

Nancy Greenwood
38 Maple Street
Dover, NH 03820

Dennis D. Ciotti – Trustee
P.O. Box 757
Dover, NH 03821

Dennis D. Ciotti – Trustee
P.O. Box 757
Dover, NH 03821

Dennis D. Ciotti – Trustee
P.O. Box 757
Dover, NH 03821

William E. Bradder, Jr.
P.O. Box 2064
Dover, NH 03821

William E. Bradder, Jr.
P.O. Box 2064
Dover, NH 03821

William E. Bradder, Jr.
P.O. Box 2064
Dover, NH 03821

Berry Brook Condos
38 Ash Street
Dover, NH 03820

Berry Brook Condos
38 Ash Street
Dover, NH 03820

Berry Brook Condos
38 Ash Street
Dover, NH 03820

Debra A. Kavanagh
34 James Farm Rd.
Lee, NH 03861-6528

Debra A. Kavanagh
34 James Farm Rd.
Lee, NH 03861-6528

Debra A. Kavanagh
34 James Farm Rd.
Lee, NH 03861-6528

Kristen Acheson
8 Ash Street
Dover, NH 03820

Kristen Acheson
38 Ash Street
Dover, NH 03820

Kristen Acheson
38 Ash Street
Dover, NH 03820

Cynthia H. Dupuis
6 Ash Street
Dover, NH 03820

Cynthia H. Dupuis
36 Ash Street
Dover, NH 03820

Cynthia H. Dupuis
36 Ash Street
Dover, NH 03820

P/2-0/10

Andrew E. Moores 1/3 &
David O'Shaughessy 1/3 &
Robert 1/3
18 Lafayette Rd. Unite 5
No. Hampton, NH 03862-2455

Richard Laughton &
Kimberly Laughton
188 Wednesday Hill Road
Durham, NH 03824

George M. Philbrick III &
Christine Philbrick
24 Horne Street St.
Dover, NH 03820

Andrew E. Moores 1/3 &
David O'Shaughessy 1/3 &
Robert 1/3
18 Lafayette Rd. Unite 5
No. Hampton, NH 03862-2455

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Dover, NH 03820