



**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

**REVISED**

Meeting Type: Regular Meeting  
Meeting Location: McConnell Center, Room 306, Dover NH 03820  
Meeting Date: **Tuesday, July 22, 2014**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- July 8, 2014 Regular Meeting Minutes

### 3. OLD BUSINESS

- A. Consideration and possible vote on a Minor Subdivision and Transfer of Development Rights Sketch Plan for Mark Phillips & The Storage Barn, LLC, (Owner: Diane & Jeff Weeden & The Storage Barn, LLC), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 385 & 387 Sixth Street. (2 lots subdivided into 3 lots) \*(P14-30)

### 4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Adam, Jade and Cheryl Fogg, Assessor's Map L, Lot 13, zoned R-20, located at 25 Nute Road. Replace existing house & garage with new house & garage in a single structure. Total permanent impact to Conservation District is 3,900 sq. ft. \*(P14-23)
- B. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for International Cars Limited, (Owners: M & E Jespersen Realty, LLC & Mario & Janet Dimambro), Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15, zoned B-3 & R-12, located at 5 Dover Point Road & 4 Elliot Park. \*(P14-46)
- C. Consideration and acceptance of a Site Plan for International Cars Limited, (Owners: M & E Jespersen Realty, LLC & Mario & Janet Dimambro), Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15, zoned B-3 & R-12, located at 5 Dover Point Road & 4 Elliot Park. (Demolish existing building and construct new 46,483 sq. ft. building with 308 parking spaces). \*(P14-47)

### 5. STAFF COMMENTS

### 6. MEMBER COMMENTS

### 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](http://www.dover.nh.gov), a map showing project locations can be found at <http://www.dover.nh.gov/government/city-operations/planning/index>. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: McConnell Center, Room 306 Dover, NH 03820  
Meeting Date: **Tuesday, July 8, 2014**  
Meeting Time: **7:00 pm**

**Members Present:** Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), Frank Torr, Tom Clark, William Garrison (Councilor), Gary Green, Lee Skinner, Maggie Fogarty (Alternate)

**Members Not Present:** Dave White, Catherine Plante, Christopher Lawrence (Alternate), Gina Cruikshank (Alternate)

**Staff Present:** Christopher Parker (Planning Director); Diane Britt (Recording Secretary)

*The Chair asked M.Fogarty to sit on the Board. The Chair called the meeting to order at 7:03 p.m.*

### 1. CITIZENS' FORUM

*Citizens Forum Open. Nobody spoke. Citizens Forum Closed.*

### 2. APPROVAL OF THE PRIOR MINUTES

- June 24, 2014 Regular Meeting Minutes

**Motion:** K.Schuman made a motion to approve the June 24, 2014 Regular Meeting Minutes. Seconded by W.Garrison. Vote: U/A

### 3. OLD BUSINESS – NONE

### 4. NEW BUSINESS

*The Chair announced that Item 4E will not be heard.*

*The Vice Chair announced that the following items will be heard together.*

- A. Consideration and acceptance of a Minor Lot Line Adjustment for the City of Dover and One Twenty Five Washington Street, Inc., Assessor's Map 2, Lots 83 and 53, zoned CBD-G, located at 125 Washington Street, Chestnut Street and Orchard Street \*(P14-38)
- B. Consideration and acceptance of a Minor Subdivision for the City of Dover, Assessor's Map 2, Lot 83, zoned CBD-G, located at Orchard Street parking lot (1 lot subdivided into 2 lots) \*(P14-39)
- C. Consideration and acceptance of a Site Plan Review for the City of Dover, Assessor's Map 2, Lot 83, zoned CBD-G, located at Orchard Street parking lot. (Proposed 54,688 sq. ft. police station and parking garage with 304 interior parking spaces and 83 surface parking spaces) \*(P14-40)

C.Parker stated that municipal projects are subject to nonbinding review. He stated the City of Dover brings all projects to the Planning Board as if they are private sector projects and public input is encouraged. He explained there are no technical review notes in Planning Board members' packets for this project because this project underwent "technical review" on a daily basis.



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Police Chief Anthony F. Colarusso, Jr., gave a brief overview of the project. He stated the police facility and the parking garage have been CIP projects for several years. The police facility will be 30,000 sq. ft. and the parking garage will have 304 public parking spaces with 35 underground secured parking spaces for the police. There have been multiple Building Committee meetings resulting in changes in location, timing, scope and size of the project. He said there is a marketing plan so that downtown businesses will not be impacted by the construction and stated there will be sufficient parking for customers, employees, and parking permit holders.

Kevin McEaney, McEaney Survey Associates, Inc., represented the City of Dover and One Twenty Five Washington Street, Inc. and stated he would be speaking to Items 4A and 4B only. He explained the details of the lot line adjustment between the two existing lots on Washington Street, Chestnut Street and Orchard Street, and then the subdivision of the City parcel into two lots.

Discussion ensued regarding the location of the right of way and the reasons for it as well as the reasons for the subdivision.

Will Gatchell, Architect with Lavallee Brensinger Architects, introduced Amy Sanders, Civil Designer, with CLD Consulting Engineers, who gave an overview of the site plan (4C) and explained the elements that will be demolished, the utilities that will be installed, the closed drainage system for Orchard Street, and improvements to be made to the street/curb line on Chestnut Street. She also spoke about changes to the Aubuchon lot, and repaving and restriping of the parking lot. She clarified pedestrian access to the parking garage and police facility.

Discussion ensued regarding vegetation and landscaping for the area and the retaining wall between the road and the Aubuchon parking lot which delineates the property line. Also discussed was the traffic pattern on Orchard Street and Chestnut Street, the addition of crosswalks, improvements to intersections with curb cuts and lighting, and payment for parking with kiosks.

C.Parker explained that the Parking Bureau will remain on the lower level of City Hall.

**Motion:** L.Skinner made a motion to accept 4A. Seconded by K.Schuman. Vote: U/A

**Motion:** K.Schuman made a motion to accept 4B. Seconded by F.Torr. Vote: U/A

**Motion:** K.Schuman made a motion to accept 4C. Seconded by F.Torr. Vote: U/A

### *Open Public Hearing*

Chris Kozlowski, owner of the Orchard Street Chop Shop, stated he is the business owner who is the closest to this project. He said he is feeling comfortable so far and thinks turning Orchard Street into more of a road with two lanes will make it easier to get in and out.

### *Closed Public Hearing*

### **STAFF RECOMMENDATION**

C.Parker stated Chapter 155 of the Subdivision Code provides for minor lot line adjustments and subdivisions of record. This plan meets both the regulations for the minor lot line adjustment as well as the subdivision requirements. He stated the staff recommendations are the same for 4A and 4B. The Planning



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Meeting Time: **7:00 pm**

Department recommends the Planning Board approve the Minor Lot Line Adjustment with the following conditions:

**Conditions to Be Met Prior to Signing of Plans:**

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-38 to the Minor Lot Line Adjustment title block and P14-39 to the Subdivision title block.

C.Parker noted that because the minor lot line adjustment is a land transfer between two entities it will need to be finalized by the City Council and that will happen later this month.

**Motion:** K.Schuman made a motion to approve subject to staff recommendations. Seconded by F.Torr.  
Vote: U/A

**STAFF RECOMMENDATION**

The Planning Department recommends the Planning Board approve the Minor Subdivision with the following conditions:

**Conditions to Be Met Prior to Signing of Plans:**

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-38 to the Minor Lot Line Adjustment title block and P14-39 to the Subdivision title block.

**Motion:** K.Schuman made a motion to approve subject to staff recommendations. Seconded by T.Clark.  
Vote: U/A

W.Gatchell gave an overview of the design of the police facility stating that due to feedback it has been changed to have more brick with a masonry base and more traditional/classical elements using the Post Office as a reference. He also spoke about the design of the parking garage along with landscaping elements that will be used.

**STAFF RECOMMENDATION**

The Planning Department recommends the Planning Board approve the site plan (4C) with the following nonbinding recommendations:

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 revise the plan to add a crosswalk across Orchard Street at an appropriate location as determined by the City Engineer and Police Department.
4. The applicant shall revise the plan by changing the sidewalk in the island opposite the Orchard Street Chop Shop to follow the property line instead of being straight.
5. The applicant shall obtain a Notice of Intent Permit from the Environmental Protection Agency.

C.Parker explained that the notice of intent from the EPA needs to be applied for because of the size of the excavation.

W.Gatchell explained the type of foundation that will be used for the building based on the soils.



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**Motion:** F.Torr made a motion to approve subject to conditions as set forth by the Planning Department. Seconded by K.Schuman.

G.Green commented that many people worked hard on this project and he wanted to thank them. Vote: U/A

- D. Consideration and acceptance of a Minor Lot Line Adjustment for Changing Places, LLC (Owners: Cammar Properties III, LLC, and Bellamy Management Corp.) Assessor's Map 24, Lots 103 and 104A, zoned CBD-G, located at 26 School Street and 1-3 Mechanic Street. \*(P14-43)

Kevin McEaney, McEaney Survey Associates, Inc., represented the applicants and owners. He explained this is a Minor Lot Line Adjustment prepared for Changing Places, LLC, the applicant, and Cammar Properties III, LLC, the owner of Lot 103, and Bellamy Management Corp., the owner of Lot 104A. Lot 103 is on Mechanic Street with a duplex on it. There is a large area in the back that is not accessible from Mechanic Street at all because of the narrowness of the frontage on Mechanic Street, and School Street in that section is a public right of way and is strictly a pedestrian access point. The only vehicular access is from a small portion off the bottom of School Street. Changing Places, LLC has an agreement to purchase Lot 104A from the Bellamy Management Corp. as well as abutting property denoted as Lot 104 from Robert Mairs. The reason for the request is to accommodate future development in the area especially from a traffic flow standpoint. The proposal is to add Parcel A, which is 8,389 sq. ft., to Lot 104A, and this will result in Lot 103 being reduced to 4,125 sq. ft. and Lot 104A being increased to 14,497 sq. ft.

**Motion:** K.Schuman made a motion to accept the application. Seconded by W.Garrison. Vote: U/A

*Public Hearing Open. Nobody spoke. Public Hearing Closed.*

### STAFF RECOMMENDATION

The Planning Department recommends the Planning Board approve the Minor Lot Line Adjustment with the following conditions:

#### Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-43 to the title block.
4. The applicant shall revise the plat to correct note #4 to change "maximum lot coverage" to "minimum lot coverage".

**Motion:** L.Skinner made a motion to approve with staff recommendations. Seconded by K.Schuman. Vote: U/A

- E. Consideration and possible vote for a one-year extension to an approved Open Space Subdivision Plan, per Dover Code 155-24(A), for Picnic Rivers Partners of Dover, LLC, Assessor's Map 16, Lot 20, zoned R-12, located on Back River Road and Picnic Rock Drive. \*(P07-32B)

This case was withdrawn.

### 5. STAFF COMMENTS



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C.Parker commented on Joe Allis' presence at the last meeting.

C.Parker reminded the Board that the Site Walk for the Storage Barn, LLC, will be on Tuesday, July 15, 2014 at 5:30 p.m. He stated that he followed up with Mr. Phillips who admitted that C.Parker was not quoted properly at the Conservation Commission and they will be informed of that at the next meeting on 7/14/2014.

C.Parker stated there will be a follow-up neighborhood meeting for the Heritage Residential Zoning District along with the Silver Street reconstruction project on Wednesday, July 16, 2014 to be held at the Woodman Park School at 6:00 p.m.

C.Parker stated for two months staff has been identifying any reports, publications or presentations given. They have identified about 60 and the list is 9 pages long. These have been added to the city website. Presentations date back to about 2000 and zoning maps go back 10 years.

C.Parker stated he felt the Planning Board is ready to go back to two meetings per month. He suggested having the three large site plans and the TDR application for The Storage Barn on the 7/22/14 agenda and place subdivisions, CUPs and LLAs on the 8/12/14 meeting agenda. He stated the Planning Department has received 53 applications to date this year, and the Planning Board had 57 applications come before them in total last year.

D.Ciotti gave the Board the option of having a long meeting on 7/22/14 or to have two meetings per month.

F.Torr stated he had no problem meeting twice per month.

Discussion ensued regarding the possibility of having three meetings per month - two regular meetings and one workshop, and the time needed between publication of the agenda and the meeting date, and the fact that, with a site walk, there would be three meetings in a month.

The consensus was that two regular meetings per month for the Planning Board is acceptable.

### 6. MEMBER COMMENTS

G.Green stated the next meeting of the Sign Committee will be Thursday, July 10, 2014 and he expects full attendance.

K.Schuman stated the Parking Committee is caught in "vacation conundrum" but will get through it.

C.Parker stated the Master Plan Land Use Steering Committee met today and is on track to wrap up in September and present to the Planning Board in October.

### 7. ADJOURNMENT

**Motion:** K.Schuman made a motion to adjourn at 8:30 p.m. Seconded by L.Skinner. Vote: U/A

## **Parker, Christopher G.**

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**From:** kirt.schuman@gmail.com on behalf of Kirt Schuman <kirt.schuman@dover.nh.gov>  
**Sent:** Monday, July 14, 2014 1:32 PM  
**To:** Parker, Christopher G.; Ciotti, Dennis  
**Subject:** Storage Barn Project

Director Parker and Chairman Ciotti,

As you know, I will be on vacation on the 22<sup>nd</sup> and therefore unable to attend the Planning Board Meeting. I am hoping you can share my thoughts regarding the Storage Barn project, either in the Board Packets or by reading into the record on the night of the meeting. While I have no concern with a storage facility that is fully compliant to our standard site regulations on the back of the proposed parcel, the request to use TDR as a relief mechanism for a more intense plan, has, in my opinion, no merit.

- 1) The applicant is proposing to use the TDR for land that is already classified as a wetland, meaning its protection is already contemplated in our underlying zoning. The current project, as proposed, does not provide any significant economic development benefit to justify this request. This use of the TDR does not meet the two requirements of the tool –to promote significant economic development while preserving valuable open space.
- 2) Reviewing the Variance Materials and Zoning Board Meeting minutes, the presence of the wetland buffer was specifically cited as a reason to grant the variance. The proposal before us is now asking for 2 acres of impact to said buffer and contradicts the justification used in the variance request.
- 3) Given the expected light volume of vehicle traffic, porous pavement is a viable solution for this site and could considerably reduce the proposed impacts to the wetland buffer. Additionally, reducing the number of units would have the same effect. Why has the applicant not considered this?
- 4) In the current plan, I don't feel that the landscaping and architectural requirements have been complied with.
- 5) I question the validity of lot 1 as proposed; the lot is significantly encumbered by setbacks and drainage infrastructure. Couldn't condominium style of configuration further reduce the need for the TDR requests for minimum lot size?
- 6) Reviewing the Conservation Commission Minutes, they encouraged the applicant to consider reducing the scope of the project to reduce the impacts in the wetland buffer, has the applicant acted on this request? What does the project look like without the TDR request?

As the Board knows, TDR is a valuable tool for land conservation and economic development. However, it is a tool the Board can employ at its discretion. At this time, I feel the justification to employ the TDR is not warranted given the magnitude of the wetland buffer impacts proposed and the significantly undersized lots being proposed are not counter balanced by the environmental viability of the TDR and any significant economic development. I urge you to consider all of these above factors in your deliberations.

Thank You,

Kirt Schuman  
Vice.-Char



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-23

Application Type: Conditional Use Permit  
Applicant: Adam, Jade and Cheryl Fogg  
Owner: Adam, Jade and Cheryl Fogg  
Location: 25 Nute Road (Assessor's Map L, Lot 13)

**INTENT:** To obtain a Conditional Use Permit to replace an existing house and garage with a new house and garage in a single structure, within the Conservation District adjacent to the tidal Bellamy River. The total permanent impact is 3,900 square feet.

**LOTS/UNITS PROPOSED:** One replacement house

**AGENDA ITEM #:** 4-A

**ACREAGE:** 0.3 acres

**ZONING DISTRICT:** Low Density Residential District - R-20

**EXISTING LAND USE:** Single family house and garage

**PROPOSED LAND USE:** Single family house and garage

**SURROUNDING LAND USE:** Single-family residential

**ZBA ACTION:** Variance for a reduced side property line setback was granted on June 19, 2014

**ATTACHMENTS:** Conditional Use application

**PERMITS REQUIRED:**

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

**WAIVERS REQUESTED:** None

**ATTACHMENTS:** Conditional use plan and application; Conservation Commission minutes

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent by certified mail to all abutters

**Summary of Request and Background**

The applicant has submitted plans to impact the Conservation District by removing an existing house and separate garage and constructing a new house with a garage.

The applicant appeared before the Conservation Commission on July 14, 2014. The Conservation Commission did not endorse the application and asked the applicant for information on erosion control, an infiltration/storm water plan, a landscape plan and the setback of the building from reference line (see Conservation Commission minutes).

**Consistency with Land Use Regulations**

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to areas within 100 feet of a tidal river if standards related to demonstration of need, avoidance, minimization, and mitigation are met.

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing and postpone any decision until the Conservation Commission has provided a written recommendation.

If the Planning Board would like to have a site walk, the Conservation Commission would like to accompany.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-23

Application Type: Conditional Use Permit  
Applicant: Adam, Jade and Cheryl Fogg  
Owner: Adam, Jade and Cheryl Fogg  
Location: 25 Nute Road (Assessor's Map L, Lot 13)

BELOW IS AN AERIAL VIEW OF 25 NUTE ROAD



Treene ✓



# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

RECEIVED

MAY 05 2014

By \_\_\_\_\_

Office Use Only    Project #: P14-23    Date Received: \_\_\_\_\_  
 Amount Paid: \$279.00    Time Received: \_\_\_\_\_

CR# 4041

### APPLICANT AND OWNER INFORMATION

Name of Applicant: ADAM, JADE+CHERYL FOGG Telephone # 603-659-8939

Address of Applicant: 149 MILL ROAD, DURHAM, NH 03824

E-Mail Address: ATLANTIC SURVEY @ COMCAST.NET

Name of Property Owner (if different from applicant): \_\_\_\_\_ Telephone # \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Assessor's Map # L Lot(s) # 13

Zoning District(s) R-20 Overlay District(s) \_\_\_\_\_

Existing Use of Property: RESIDENTIAL

### CONDITIONAL USE PERMIT INFORMATION

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

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

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

DEMOLISH AN EXISTING HOUSE AND GARAGE  
(4400 SF IMPACT) AND RECONSTRUCT A NEW HOUSE  
AND GARAGE AS A SINGLE STRUCTURE (3900 SF IMPACT)

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: WETLANDS PERMIT - SUBMITTED

SHORELAND PROTECTION PERMIT - SUBMITTED


Name of Professional That Prepared Plans: ADAM R. FOGG

Address 149 MILL ROAD, DURHAM, NH 03824 Telephone #: 659-8939

Professional License #: LS 891, DESIGNER E-mail address: ATLANTIC SURVEY@  
1377 COMCAST.NET

**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: 5/1/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

I, and my successors, 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:  Date: 5/1/14







Calvin J. Erickson  
43 Spur Road  
Dover, NH 03820

P14-23

Mark & Donna Sears  
19 Nute Road  
Dover, NH 03820

P14-23

Dover Realty Revocable Trust  
Carol, Chandler & Gaisi Estabrook  
254 Hall Street  
Dunstable, MA 01827

P14-23

Russell E. Charlston &  
Stephanie LeFlem  
23 Nute Road  
Dover, NH 03820

P14-23

Dale S.D. Roemer Revocable Trust  
Dale S.D. Roemer, Trustee  
51 Spur Road  
Dover, NH 03820

P14-23

Dover Realty Revocable Trust  
Carol, Chandler & Gaisi Estabrook  
254 Hall Street  
Dunstable, MA 01827

Calvin J. Erickson  
43 Spur Road  
Dover, NH 03820

Mark & Donna Sears  
19 Nute Road  
Dover, NH 03820

Dover Realty Revocable Trust  
Carol, Chandler & Gaisi Estabrook  
254 Hall Street  
Dunstable, MA 01827

Russell E. Charlston &  
Stephanie LeFlem  
23 Nute Road  
Dover, NH 03820

Dale S.D. Roemer Revocable Trust  
Dale S.D. Roemer, Trustee  
51 Spur Road  
Dover, NH 03820

Calvin J. Erickson  
43 Spur Road  
Dover, NH 03820

Mark & Donna Sears  
19 Nute Road  
Dover, NH 03820

Russell E. Charlston &  
Stephanie LeFlem  
23 Nute Road  
Dover, NH 03820

Dale S.D. Roemer Revocable Trust  
Dale S.D. Roemer, Trustee  
51 Spur Road  
Dover, NH 03820

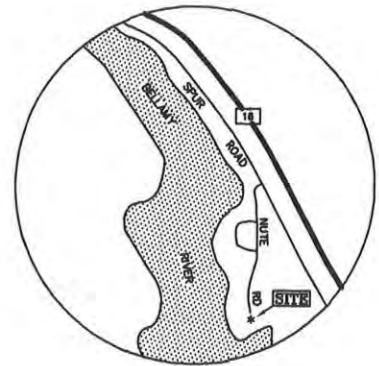
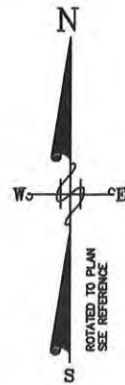
Adam, Jade & Cheryl Fogg  
149 Mill Road  
Durham, NH 03824

P14-23

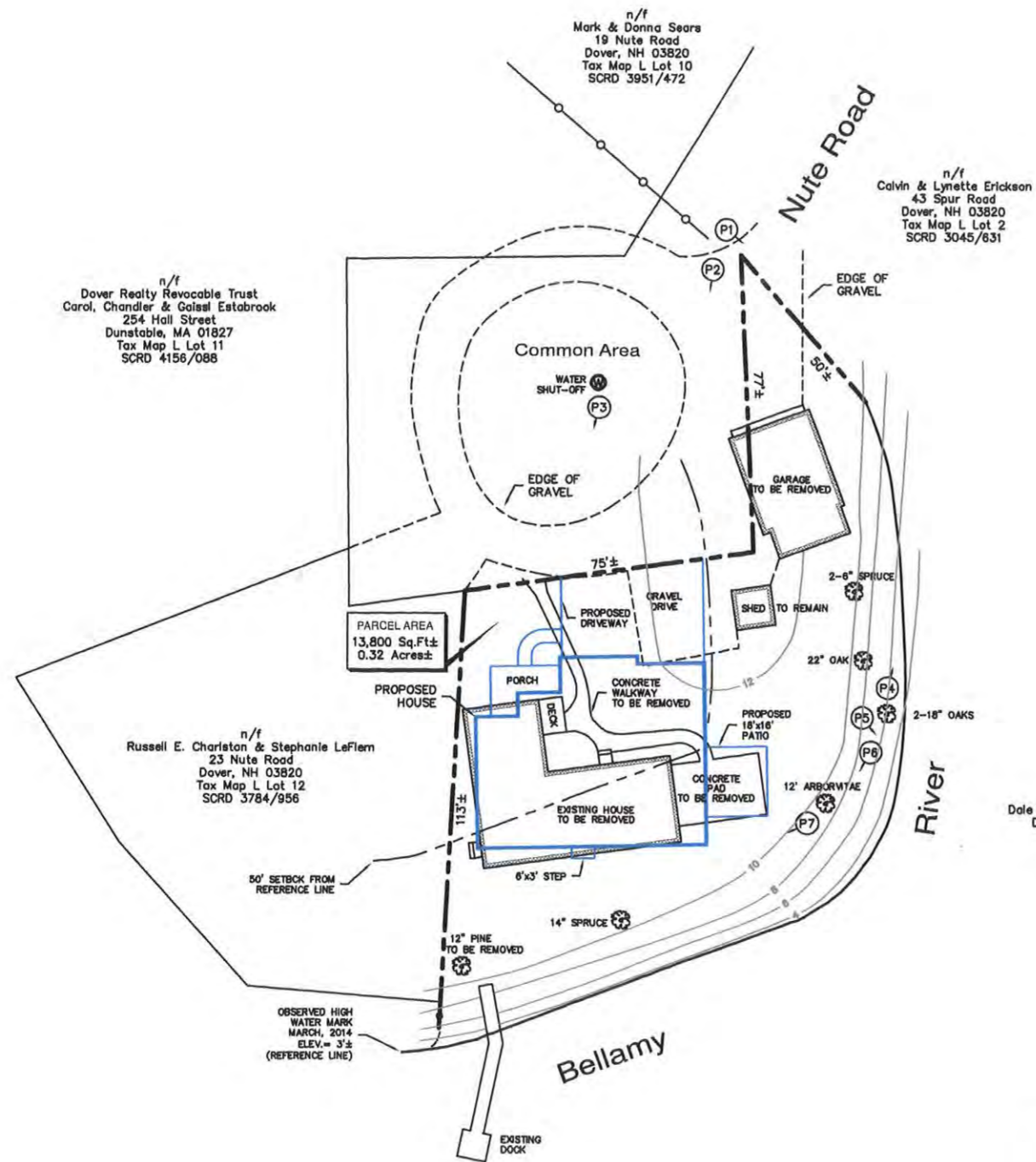
Adam, Jade & Cheryl Fogg  
149 Mill Road  
Durham, NH 03824

Adam, Jade & Cheryl Fogg  
149 Mill Road  
Durham, NH 03824





LOCATION PLAN



NOTES

- REFERENCE PLAN:  
"RIVERSIDE CAMP LOTS" BY W.S. WHEELER DATED JUNE, 1926. SCR PLAN No. 47, POCKET 3, FOLDER 1
- ELEVATIONS BASED ON NAVD 1988.
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
  - ZONING DISTRICT R-20
  - MINIMUM LOT SIZE IS 20,000 Sq.Ft.
  - MINIMUM LOT FRONTAGE IS 125 Ft.
  - BUILDING SETBACKS:
    - FRONT: 20'
    - SIDE: 20'
    - REAR: 30'



LEGEND:

|  |                        |  |                |
|--|------------------------|--|----------------|
|  | 2' CONTOUR LINE        |  | PHOTO LOCATION |
|  | EDGE OF GRAVEL         |  | EXISTING TREE  |
|  | REFERENCE SETBACK LINE |  | WATER SHUT-OFF |

PRE/POST CONDITIONS PLAN

OWNER: ADAM FOGG, JADE FOGG & SHERYL FOGG  
149 MILL ROAD  
DURHAM, NH 03824

LOT ADDRESS: 25 NUTE ROAD  
DOVER, NH

TOWN INFO: TAX MAP L, LOT 13

REGISTRY OF DEEDS: DURHAM BOOK 4021, PAGE 303

CITY of DOVER  
PLANNING BOARD APPROVAL



OWNERS SIGNATURE

ADAM R. FOGG

GRAPHIC SCALE: 1 Inch = 20 Feet

APRIL 30, 2014  
CAD FILE: 07143-ZBA

NEW HAMPSHIRE  
Designer of  
Subsurface Disposal  
Systems  
\*\*\*  
Adam R. Fogg  
No. 1377  
Water Supply & Pollution Control

ATLANTIC SURVEY CO., LLC

149 Mill Road, Durham, New Hampshire 03824

PREPARED BY: SURVEYORS PLANNERS SEPTIC DESIGNERS

603-659-8939



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-46

Application Type: Conditional Use Permit for Reduced Parking  
Applicant: International Cars Limited  
Owner: M & E Jespersen Realty, LLC & Mario & Janet Dimambro  
Location: 5 Dover Point Road & 4 Elliot Park (Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15)

**INTENT:** To obtain a Conditional Use Permit to allow for a reduction in the number of required parking spaces from 154 to 70 based on a 46,483 square foot car dealership building.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-B

**ACREAGE:** 5 Acres

**ZONING DISTRICT:** Thoroughfare Business (B-3)

**EXISTING LAND USE:** Car dealership

**PROPOSED LAND USE:** Car dealership

**SURROUNDING LAND USE:** Commercial retail, offices, and single family residential development

**ZBA ACTION:** None

**PERMITS REQUIRED:**

- Conditional Use Permit for reduced parking.

**WAIVERS REQUESTED:**

- Waiver to Chapter 149-14-G-1-2, the requirement for perimeter landscaping
- Waiver to Chapter 149-14-H, the requirement for driveway spacing
- Waiver to Chapter 149-15-C, the requirement for perimeter parking pavement buffer
- Waiver to Chapter 92-61-I, the requirement for driveway width

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent by certified mail to all abutters

**Summary of Request and Background**

The applicant has applied for a Conditional Use Permit per Chapter 170-44-I, to reduce the number of parking spaces from 154 to 70.

**Consistency with Land Use Regulations**

The Off-Street Parking and Loading ordinance provides for a Conditional Use Permit to allow a reduction in the number of required parking spaces provided the applicant submits an analysis justifying the request.

The applicant has submitted a letter dated July 7, 2014 that includes the justification for the request. The site plan includes a total of 284 parking spaces, with 214 spaces set aside for vehicle inventory storage. If customer and employee parking demands increased, the vehicle inventory storage area could be utilized.

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing and postpone any decision until the next meeting.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-46

Application Type: Conditional Use Permit for Reduced Parking  
Applicant: International Cars Limited  
Owner: M & E Jespersen Realty, LLC & Mario & Janet Dimambro  
Location: 5 Dover Point Road & 4 Elliot Park (Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15)

BELOW IS A STREET VIEW OF 1 DOVER POINT ROAD



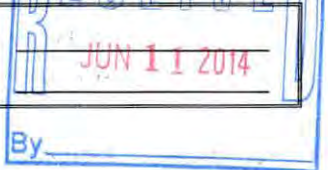
BELOW IS AN AERIAL VIEW OF 1 DOVER POINT ROAD





# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

|                 |              |                      |                |   |
|-----------------|--------------|----------------------|----------------|---|
| Office Use Only | Project #:   | <u>P14-46</u>        | Date Received: |  |
|                 | Amount Paid: | <u>See P14-47 PD</u> | Time Received: |   |

### APPLICANT AND OWNER INFORMATION

Name of Applicant: INTERNATIONAL CARS LIMITED Telephone # (603) 742-1676

Address of Applicant: 5 DOVER POINT ROAD, DOVER NH 03820

E-Mail Address: \_\_\_\_\_

Name of Property Owner (if different from applicant): M & E JESPERSON Telephone # \_\_\_\_\_

REALTY LLC

Address of Property Owner: 5 DOVER POINT ROAD, DOVER NH 03820

### PROPERTY INFORMATION

Assessor's Map # K Lot(s) # 40, 40A, 40C

Address of Property: 5 DOVER POINT ROAD, DOVER NH 03820

Zoning District(s) B-3 Overlay District(s) \_\_\_\_\_

Existing Use of Property: AUTOMOBILE DEALERSHIP

### 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:

REDUCTION IN REQUIRED PARKING SPACES TO ALLOW 82 SPACES  
WHERE 175 SPACES IS REQUIRED PER SITE PLAN SECTION 149-14-D.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES ALTERATION OF TERRAIN (PENDING APPROVAL)

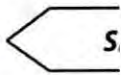
Name of Professional That Prepared Plans: ROBERT DUVAL, P.E. -TFMORAN INC.

Address 48 CONSTITUTION DR., BEDFORD NH 03110 Telephone #: 603-472-4488

Professional License #: NH7105 E-mail address: RDUVAL@TFMORAN.COM

**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.

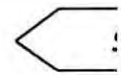
Signature of Property Owner: *Marshall J. Spenser* Date: 11 JUNE 2014 

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_ 

Signature of Agent: *[Signature]* Date: 11 JUNE 2014

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

I, and my successors, 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: *Marshall J. Spenser* Date: 11 JUNE 2014 

June 4, 2014

Abutters List  
For Dover Honda

Job # 45488.23

K30-N, K30-C, K30-L  
Weathervane Seafoods  
31 Badgers Island West  
Kittery, ME 03904

K30-D  
Karl Heller  
10 Dover Point Road  
Dover, NH 03820

K31, K40-B, K40, K40-A, K40-C  
M & E Jespersen Realty, LLC  
5 Dover Point Road  
Dover, NH 03820

K32  
Paul L. & Barnes  
13 Dover Point Road  
Dover, NH 03820-4608

K33  
Antonia A. Kretsepes  
131 Beach Street  
Saco, ME 04072-2882

K30-M  
Patricia E. Flynn, Trustee  
PO Box 471  
Dover, NH 03821

K30-M1, K30-M2  
6 DPR Realty, LLC  
818 Central Avenue  
Dover, NH 03820

K30-M3  
Pilgrim Plaza  
6 Dover Point Road  
Dover, NH 03820

K30  
Harold H. McGarry  
8 Dover Point Road  
Dover, NH 03820

1718  
Kenneth E. Foye  
1 Elliot Park  
Dover, NH 03820

1731  
Margaret F. Drake  
19 Elliot Park  
Dover, NH 03820

1717  
Sharon A. Buckley  
2 Elliot Park  
Dover, NH 03820

1730  
Mary Carol Fowler  
20 Elliot Park  
Dover, NH 03820

1729  
Mandy M. Lamson  
21 Elliot Park  
Dover, NH 03820-4265

1728  
Desiree M. Roberts  
319 Tappan Street, Apt. 4  
Brookline, MA 02445-5336

1727  
Steven B. Lamprey  
23 Elliot Park  
Dover, NH 03820

1726  
Barbara O. Godin  
24 Elliot Park  
Dover, NH 03820

1725  
Arlene Lapanne  
25 Elliot Park  
Dover, NH 03820

1724  
Stephen J. Brodeur  
26 Elliot Park  
Dover, NH 03820

1723  
Glynn & P. & M. Horan, TRS  
27 Elliot Park  
Dover, NH 03820

1722  
James C. Wixson  
28 Elliot Park  
Dover, NH 03820

1721  
Lorraine C. Mancuso  
29 Elliot Park  
Dover, NH 03820

1716  
Brendan Driscoll  
3 Elliot Park  
Dover, NH 03820

1720  
Sarah Burcalow  
30 Elliot Park  
Dover, NH 03820

1715  
Janet L. Dimambro  
4 Elliot Park  
Dover, NH 03820

1714  
Andrew B. Zarbo  
5 Elliot Park  
Dover, NH 03820

1713  
Verlie R. Trefethen  
6 Elliot Park  
Dover, NH 03820

1712  
Jesse D. Rand  
7 Elliot Park  
Dover, NH 03820

1711  
Marjorie C. Houdegbe  
8 Elliot Park  
Dover, NH 03820

1710  
Estate of Dorothy F. Courchesne  
9 Elliot Park  
Dover, NH 03820

K42  
Dustin L. Hotaling  
1 Middlebrook Road  
Dover, NH 03820

17133  
Elliot Schultz  
2 Middlebrook Road  
Dover, NH 03820

17123  
Douglas Gatlin  
118 Stark Avenue  
Dover, NH 03820-4248

K42-1  
Purple Diamond Realty, LLC  
262 Gulf Road  
Dover, NH 03820

TFMoran, Inc.  
Robert Duval/ Hans Mertsch  
48 Constitution Drive  
Bedford, NH 03110

Schauer Environmental  
Peter Schauer  
722 Route 3A, Unit 1  
Bow, NH

NH DOT  
PO Box 483  
CONCORD NH 03302



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-47

Application Type: Site Plan Review  
Applicant: International Cars Limited  
Owner: M & E Jespersen Realty, LLC & Mario & Janet Dimambro  
Location: 5 Dover Point Road & 4 Elliot Park (Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15)

**INTENT:** Site plan to replace a 20,000 square foot building with a 46,483 square foot car dealership building with 284 parking spaces.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-C

**ACREAGE:** 5 Acres

**ZONING DISTRICT:** Thoroughfare Business (B-3)

**EXISTING LAND USE:** Car dealership

**PROPOSED LAND USE:** Car dealership

**SURROUNDING LAND USE:**  
Commercial retail, offices, and single family residential development

**ZBA ACTION:** None

**ATTACHMENTS:** Site plan and application, TRC notes, traffic memo

**PERMITS REQUIRED:**

- Conditional Use Permit for reduced parking.
- NH Department of Environmental Services Alteration of Terrain Permit

**WAIVERS REQUESTED:**

- Waiver to Chapter 149-14-G-1-2, the requirement for perimeter landscaping
- Waiver to Chapter 149-14-H, the requirement for driveway spacing
- Waiver to Chapter 149-15-C, the requirement for perimeter parking pavement buffer
- Waiver to Chapter 92-61-I, the requirement for driveway width

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent by certified mail to all abutters

**Summary of Request and Background**

The applicant proposes to construct a 46,483 square foot car dealership building with 284 parking spaces.

The applicant appeared before the Technical Review Committee on June 25, 2014 (see TRC notes).

**Consistency with Land Use Regulations**

Chapter 149-4-A of the Site Review Regulations of the City Code provides for site review approval for the construction of new structures. This project is located in the Thoroughfare Business District (B-3), which encourages efficient and attractive automobile oriented commercial development. This plan is consistent with those requirements.

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing and postpone any decision until the next meeting.

The Planning Board should consider if it would like to have a site walk for this project.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-47

Application Type: Site Plan Review  
Applicant: International Cars Limited  
Owner: M & E Jespersen Realty, LLC & Mario & Janet Dimambro  
Location: 5 Dover Point Road & 4 Elliot Park (Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15)

BELOW IS A STREET VIEW OF 1 DOVER POINT ROAD



BELOW IS AN AERIAL VIEW OF 1 DOVER POINT ROAD





# City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

|                 |              |  |                |                         |
|-----------------|--------------|--|----------------|-------------------------|
| Office Use Only | Project #:   | <u>P14-47</u>                          | Date Received: | RECEIVED<br>JUN 11 2014 |
|                 | Amount Paid: | <u>\$12,287.95</u><br><u>CR# 23813</u> | Time Received: |                         |

### APPLICANT AND OWNER INFORMATION

Name of Applicant: INTERNATIONAL CARS LIMITED Telephone # (603) 742-1676

Address of Applicant: 5 DOVER POINT ROAD, DOVER NH 03820

E-Mail Address: \_\_\_\_\_

M & E JESPERSON

Name of Property Owner (if different from applicant): REALTY LLC Telephone # \_\_\_\_\_

Address of Property Owner: 5 DOVER POINT ROAD, DOVER NH 03820

### PROPERTY INFORMATION

Address of Property: 5 DOVER POINT ROAD, DOVER NH 03820

Assessor's Map # K Lot(s) # 40, 40A, 40C

Zoning District(s) B-3 Overlay District(s) \_\_\_\_\_

Size of Parcel: 201,217 sq. ft. 4.6193 ac. Property Deed: Book 2057 Page: 792  
3754 165

Existing Use of Property: AUTOMOBILE DEALERSHIP

### SITE PLAN INFORMATION

Describe Proposed Use: AUTOMOBILE DEALERSHIP

Area of Parcel to be Developed: 201,217 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: \_\_\_\_\_

Number of Parking Spaces: Existing 141 Proposed 320

Highway Access (check where applicable):  City Street  State Highway

Number of Employees Total: \_\_\_\_\_ In Maximum Shift: 30

Disposition of Parcel: \_\_\_\_\_ Building Setbacks: \_\_\_\_\_

Building Footprint 30,871 sq. ft. Front Yard 120 ft.

Total Building Area 46,483 sq. ft. Rear Yard 80 ft.

Paved Area 133,750 sq. ft. Side Yard: Right 45 ft. Left 164 ft.

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

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

**BUILDING INFORMATION**

Type of Building to be Built: STEEL

Height of Building: 30 FT Finished Floor Elevation: 99.0

Number of Seats (where applicable) \_\_\_\_\_

**WAIVER REQUESTS**

SP/ 149-14-D.5 (POROUS PAVEMENT)  
SP/149-14-G.1 (INTERIOR LANDSCAPE)

Site Review Regulations section(s) to be waived: SP/149-14-H.1 (DRIVE LOCATION/SPACING)

Justification for waiver request(s) (attach additional sheets as needed): \_\_\_\_\_

SEE ATTACHED REQUEST FOR WAIVER

**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) HANS-GEORG MERTSCH- TFMORAN INC.

Address 48 CONSTITUTION DRIVE, BEDFORD NH 03110 Telephone #: 603-472-4488

Professional License #: NH787 E-mail address: \_\_\_\_\_

**ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) ROBERT DUVAL- TFMORAN INC.

Address 48 CONSTITUTION DRIVE, BEDFORD NH 03110 Telephone #: 603-472-4488

Professional License #: NH7105 E-mail address: RDUVAL@TFMORAN.COM

**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: *Marshall Jensen* Date: 11 JUNE 2014

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: [Signature] Date: 11 JUNE 2014

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

I, and my successors, 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: 11 JUNE 2014 <

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: [Signature] Date: 11 JUNE 2014 <

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF FEES**

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: [Signature] Date: 11 JUNE 2014 <

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_



Paved Area 133,750 sq. ft. Side Yard: Right 45 ft. Left 154 ft.

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

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

**BUILDING INFORMATION**

Type of Building to be Built: STEEL

Height of Building: 30 FT Finished Floor Elevation: 99.0

Number of Seats (where applicable) \_\_\_\_\_

**WAIVER REQUESTS**

SP/149-14-D.5 (POROUS PAVEMENT)  
SP/149-14-G.1 (INTERIOR LANDSCAPE)  
SP/149-14-H.1 (DRIVE LOCATION/SPACING)

Site Review Regulations section(s) to be waived: SP/149-14-H.1 (DRIVE LOCATION/SPACING)

Justification for waiver request(s) (attach additional sheets as needed): \_\_\_\_\_

SEE ATTACHED REQUEST FOR WAIVER

**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) HANS-GEORG MERTSCH- TEMORAN INC.

Address 48 CONSTITUTION DRIVE, BEDFORD NH 03110 Telephone #: 603-472-4488

Professional License #: NH787 E-mail address: \_\_\_\_\_

**ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) ROBERT DUVAL- TEMORAN INC.

Address 48 CONSTITUTION DRIVE, BEDFORD NH 03110 Telephone #: 603-472-4488

Professional License #: NH7105 E-mail address: RDUVAL@TEMORAN.COM

**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: Jacott DiMarino Date: 6/17/14

Signature of Applicant (if different from owner): Michael Capasso Date: 17 JUNE 2014

Signature of Agent: [Signature] Date: 6/17/14

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

I, and my successors, 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: <sup>Janet D. man</sup> Mario Dumanos Date: 6/17/14

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter of credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: <sup>Janet D. man</sup> Mario Dumanos Date: 6/17/14

Signature of Applicant (if different from owner): Michael J. [Signature] Date: 17 June 2014

**CERTIFICATION OF FEES**

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: <sup>Janet D. man</sup> Mario Dumanos Date: 6/17/14

Signature of Applicant (if different from owner): Michael J. [Signature] Date: 17 June 2014



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Planners



June 11, 2014

Chris Parker  
Dover Planning & Community Development  
288 Central Street  
Dover NH 03820

Re: Site Plan Application of International Cars Limited  
Dover Honda  
5 Dover Point Road, Dover NH

Dear Mr. Parker:

TFMoran Inc. represents International Cars Limited (ICL) regarding its site plan application to construct a 46,483 sf automobile dealership (Honda) at 5 Dover Point Road. The 5 +/- acre property is zoned within the Business Throughfare (B3) District. The main building is serviced by municipal water, municipal sewer, and overhead electrical, telephone and cable services. ICL is pursuing to construct the new facility to meet Leadership in Energy and Environmental Design (LEED) standards. The new facility will be LEED certified. LEED is a set of rating systems for the design, construction, operation, and maintenance of green buildings, homes and neighborhoods.

International Cars Limited is proposing a complete renovation of the existing Honda Dealership located at 5 Dover Point Road in Dover. The project involves demolishing the existing 20,000 s.f. building and constructing a new 46,483 s.f. building, which includes a showroom, offices, repair shop, mezzanine, storage and a basement grease pit. The subject development is comprised of three separate lots, each having an individual driveway access to Stark Avenue/Dover Point Road. The proposed project preserves the existing main access driveway in front of the existing Honda building. Two existing curb cuts are to be consolidated into one driveway and relocated to the north to provide adequate circulation within the development.

The existing site is an operational Honda Dealership located on the south side of Stark Avenue/Dover Point Road. The Honda dealership directly abuts Dover Chevrolet to the south and the two sites share parking areas and four access drives onto the roadway. Across the street is a Weathervane Restaurant and Golick's Dairy Bar. To the north, the Honda lot abuts a residential neighborhood. The rear of the site is bounded by the Spaulding Turnpike.

At the property line between the Honda & Chevy dealerships, the road changes from Stark Avenue to Dover Point Road. The road is an Arterial Road with one travel lane in each direction. The posted speed limit is 35 mph. There is a sidewalk along the west side of Stark Avenue starting at the north end of the site that continues north all the way to the Route 108 intersection.

A Conditional Use Permit is required to provide 82 parking spaces where 172 spaces are required under the current parking regulations (SP/ 149-14.D.1). Based on current parking demand at the existing property, it is not necessary to provide additional dedicated parking spaces to facilitate the development. The vehicle inventory storage areas could be utilized as temporary parking to accommodate demand if necessary, although it is not anticipated.

Currently, we are anticipating the following waiver requirements to complete this project:

1. SP/ 149-14-D.(g) 5 Use of pervious materials in vehicle storage areas where impervious area exceeds 1.5 acres;

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
www.tfmoran.com

*This waiver is requested because the existing sub soils are comprised of marine clays and shallow ledge, which are not suitable for infiltration and are very frost susceptible. For these reasons, it is not prudent or feasible to pursue infiltration technologies.*

2. SP/149-14-G.1.2 for perimeter landscaping of the north, west and south portions of the parking lot (an arborvitae hedge shall be used as an alternative buffer;)  
*Additional landscaping will be installed along the northern perimeter of the site, adjacent to the residential properties to enhance the all-season vegetative buffer between the properties.*
3. SP/ 149-14.H Commercial driveway separation to provide 170 feet of separation between commercial driveways (where 230 feet is required) and to provide 165 feet of separation to an existing street intersection from a commercial driveway (where 310 feet is required);  
*Given the proximity of existing street intersections and driveway locations, it was necessary to locate the driveway as shown to facilitate delivery vehicle and fire apparatus circulation into and out of the site. For these reason, the proposed driveway wavers are requested.*
4. SP/ 149-15.C Perimeter parking pavement buffer for paving/ storage to be located within 10 feet of the front property line;  
*In order to tie into the existing pavement for the Chevy dealership, a portion of the paving for the Honda dealership must be located within 10 feet of the front property line. For this reason, the waiver is requested.*
5. Ch 92 Section 6-I Driveway width (32' single/ 24' double) to permit commercial driveway widths of 55 feet and 28 feet.  
*The proposed driveway configuration/geometry is required to facilitate delivery vehicle and fire apparatus access into and out of the site. For these reason, the proposed driveway wavers are requested.*

Enclosed please find completed site plans and application materials in support of our request. I look forward to working with the board toward the successful completion of the project. Please contact me at (603)472-4488 with any questions or concerns.

Sincerely,  
TFMoran Inc.



Jason Hill  
Project Manager



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

## TRAFFIC IMPACT ASSESSMENT

Date: June 11, 2014

To: Chris Parker, City of Dover Planning & Community Development  
288 Central Avenue, Dover NH 03820

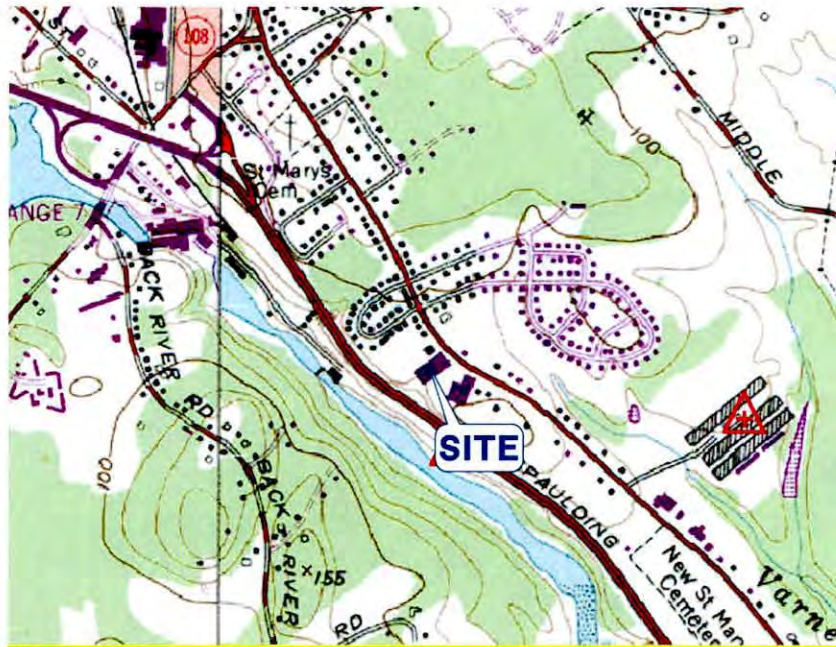
From: Robert E. Duval, P.E.

Re: **Proposed Dover Honda Renovation**  
**5 Dover Point Road, Dover, NH**  
**Traffic Memo**  
**TFM Project No. 45488.23**



International Cars Limited is proposing a complete renovation of the existing Honda Dealership located at 5 Dover Point Road in Dover. The project involves demolishing the existing 20,000 s.f. building and constructing a new 46,483 s.f. building, which includes a mezzanine, storage and a basement grease pit. The parking layout and circulation will be modified. The subject development is comprised of three separate lots, each having an individual driveway access to Stark Avenue/Dover Point Road. The proposed project preserves the existing main access driveway in front of the existing Honda building. Two existing curb cuts are to be consolidated into one driveway and relocated to the north to provide adequate circulation within the development.

### USGS LOCATION MAP



48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
[www.tfmoran.com](http://www.tfmoran.com)

## **DESCRIPTION OF SITE**

The existing site is an operational Honda Dealership located on the south side of Stark Avenue/Dover Point Road. The Honda dealership directly abuts Dover Chevrolet to the south and the two sites share parking areas and four access drives onto the roadway. Across the street is a Weathervane Restaurant and Golick's Dairy Bar. To the north, the Honda lot abuts residential neighborhoods. The rear of the site is bounded by the Spaulding Turnpike.

## **DESCRIPTION OF ROADWAYS**

At the property line between the Honda & Chevy dealerships, the road changes from Stark Avenue to Dover Point Road. The road is an Arterial Road with one travel lane in each direction. The posted speed limit is 35 mph. There is a sidewalk along the west side of Stark Avenue starting at the north end of the site that continues north all the way to the Route 108 intersection.

NHDOT Bureau of Traffic has Automatic Traffic Recorder data (STAT. 02 125001) on Dover Point Road just south of Middlebrook Road, which is in the location of the Honda dealership site. The data shows an ADT of 12,461 vehicles (SB-NB) passing the site in 2013.

## **SIGHT DISTANCE**

Adequate sight distance is available from all site driveways. There is no substantial grade difference along the frontage of the site existing or proposed.

## **TRIP GENERATION**

Using standard trip generation rates published by the ITE (9<sup>th</sup> Edition), Land Use Code (LUC) 841 – Automobile Sales was used to calculate the vehicle trips for the existing and proposed car dealership. The mezzanine and basement areas were not included in trip generation, as these areas are occupied primarily by storage and mechanical spaces.

46,483 s.f. gross floor area – 4,689 s.f. grease pit basement- 3,750 s.f. mezzanine = 38,044 s.f. for Trip Generation purposes.

Trip generation calculations are attached. The table below shows the trip generation based on the two uses for comparison:

**Trip Generation by Land Use**

| Land Use  | In | Out | Total |
|---|----|-----|-------|
| <b>38,044 s.f. Proposed Automobile Dealership (LUC 841)</b>                         |    |     |       |
| Weekday AM Peak Hour Adjacent Street  | 45 | 15  | 60    |
| Weekday PM Peak Hour Adjacent Street  | 33 | 49  | 82    |
| Saturday Peak Hour of Generator   | 63 | 63  | 126   |
| <b>LESS 20,000 s.f. Existing Automobile Dealership (LUC 841) (To Be Demolished)</b> |    |     |       |
| Weekday AM Peak Hour Adjacent Street  | 29 | 9   | 38    |
| Weekday PM Peak Hour Adjacent Street  | 21 | 31  | 52    |
| Saturday Peak Hour Generator  | 40 | 40  | 80    |
| <b>NET TRIPS DUE TO PROJECT</b>   |    |     |       |
| Weekday AM Peak Hour Adjacent Street  | 16 | 6   | 22    |
| Weekday PM Peak Hour Adjacent Street  | 12 | 18  | 30    |
| Saturday Peak Hour Generator  | 23 | 23  | 46    |

**TRIP DISTRIBUTION**

Stark Avenue/Dover Point Road is a highly traveled roadway. With the sites close proximity to Exit 7 (Route 108) off the Spaulding Turnpike, it would be assumed that all southbound traffic to the dealership would be coming down Stark Avenue from the northern direction. Exit 6 off the Turnpike is the last exit before the Toll Road and exits directly onto the southern portion of Dover Point Road, it would be assumed that all northbound traffic to the dealership would be traveling north along Dover Point Road. Due to the location of the Salmon Falls River, most of the traffic coming from the east would likely come to the dealership from the north along Stark Avenue. Trips originating in the west traveling along routes 108/155/4 would also most likely head to the site via Stark Avenue. It is not anticipated that the building/site renovation would alter the trip distribution to the site.

**PUBLIC TRANSIT**

COAST (Cooperative Alliance for Seacoast Transportation) runs several bus routes through the City of Dover. Route 2 has multiple stops along Stark Avenue and Dover Point Road. The roadway has wide shoulders to accommodate a bus stopping outside of the travel way. There is a scheduled stop northbound at the Weathervane Restaurant across the street from the dealership and the southbound route lists Dover Chevrolet/Honda as an existing stop on the schedule. There is an existing bus stop sign located on a telephone pole near the property line between the Honda & Chevrolet buildings.

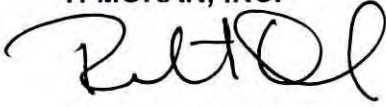
**CONCLUSION**

Based on the comparison of the former dealership and to the proposed dealership, there is a slight increase in trips for the new use of approximately one trip per 3 minutes in the AM peak hour, approximately one trip per 2 minutes in the PM peak hour and approximately one trip per minute during Saturday midday. In our opinion, the increases are minimal in comparison with

the existing volumes on Stark Avenue/Dover Point Road. Based on this traffic assessment, an Advanced Traffic Analysis is not required.

Please let me know if you have any questions in regard to these items.

TFMORAN, INC.



Robert E. Duval, P.E.  
Chief Engineer



**20,000 s.f. Existing Automobile Dealership (ITE 9th Ed. Land Use 841 Automobile Sales: 1000 s.f. Gross Floor Area)**

| Time Period                          | ITE Trip Calculation<br>X= 20 | Rate/Eq<br>Used | Trip Ends | Directional Split |     | Directional Distribution |     |
|--------------------------------------|-------------------------------|-----------------|-----------|-------------------|-----|--------------------------|-----|
|                                      |                               |                 |           | In                | Out | In                       | Out |
| Weekday AM Peak Hour Adjacent Street | T=(X) 1.92                    | Eq              | 38        | 75%               | 25% | 29                       | 9   |
| Weekday PM Peak Hour Adjacent Street | T=(X) 2.62                    | Eq              | 52        | 40%               | 60% | 21                       | 31  |
| Saturday Peak Hour Generator         | T=(X) 4.02                    | Eq              | 80        | 50%               | 50% | 40                       | 40  |

**38,044 s.f. Proposed Automobile Dealership (ITE 9th Ed. Land Use 841 Automobile Sales: 1000 s.f. Gross Floor Area)**

| Time Period                          | ITE Trip Calculation<br>X= 38 | Rate/Eq<br>Used | Trip Ends | Directional Split |     | Directional Distribution |     |
|--------------------------------------|-------------------------------|-----------------|-----------|-------------------|-----|--------------------------|-----|
|                                      |                               |                 |           | In                | Out | In                       | Out |
| Weekday AM Peak Hour Adjacent Street | T=(X) 1.92                    | Eq              | 73        | 75%               | 25% | 55                       | 18  |
| Weekday PM Peak Hour Adjacent Street | T=(X) 2.62                    | Eq              | 100       | 40%               | 60% | 40                       | 60  |
| Saturday Peak Hour Generator         | T=(X) 4.02                    | Eq              | 153       | 50%               | 50% | 77                       | 76  |

STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF TRAFFIC

**Bureau of Planning, Traffic Section, Traffic Reports**

06-Mar-14

| STAT.              | TYPE | LOCATION   | FC | 2006 | 2007  | 2008  | 2009  | 2010  | 2011  | 2012  | 2013  |
|--------------------|------|--|----|------|-------|-------|-------|-------|-------|-------|-------|
| <b>Town: DOVER</b> |      |  |    |      |       |       |       |       |       |       |       |
| 125001             | 02   | DOVER POINT RD SOUTH OF MIDDLEBROOK RD (SB-NB) (01125002-01125003)       | 16 | *    | 14000 | 13393 | 13500 | 13567 | 13024 | 12639 | 12461 |
| 125013             | 82   | WHITTIER ST SOUTH OF ADDISON PLACE (SB-NB) (81125130-81125131)           | 17 | *    | 4200  | *     | *     | 5000  | *     | *     | 4900  |
| 125016             | 82   | OLD ROCHESTER RD NORTH OF LONG HILL RD (SB-NB) (81125226-81125227)       | 16 | *    | *     | 5900  | *     | *     | 6000  | *     | *     |
| 125022             | 82   | HAM ST EAST OF CENTRAL AVE (EB-WB) (81125136-81125137)                   | 19 | *    | *     | 1600  | *     | *     | 1400  | *     | *     |
| 125023             | 82   | OAK ST EXT SOUTH OF NH 4 (PORTLAND AVE) (SB-NB) (81125152-81125153)      | 19 | *    | *     | 2800  | *     | *     | 2600  | *     | *     |
| 125025             | 82   | CATARACT RD OVER SPAULDING TPK (EB-WB) (81125138-81125139)               | 19 | 1400 | *     | *     | *     | *     | *     | 1100  | *     |
| 125026             | 82   | SIXTH ST WEST OF INDIAN BROOK DRIVE                                      | 07 | *    | 9500  | *     | *     | 10000 | *     | *     | 9700  |
| 125029             | 82   | CHESTNUT ST SOUTH OF FIRST ST (SB-NB) (81125120-81125121)                | 17 | *    | 13000 | *     | *     | 12000 | *     | *     | 11000 |
| 125030             | 62   | SPAULDING TPK/NH 16 BETWEEN EXITS 7 - 8 (SB-NB) (61125030-61125031)      | 12 | *    | 43300 | *     | *     | 40600 | *     | *     | 41600 |
| 125037             | 82   | NH 9/NH 108 (CENTRAL AVE) SOUTH OF GLENWOOD AVE                          | 16 | *    | 22000 | *     | *     | 20000 | *     | *     | 18000 |
| 125039             | 82   | INDIAN BROOK RD EAST OF SPAULDING TPK EXIT 9 (EB-WB) (81125110-81125111) | 14 | *    | 32000 | *     | *     | 32000 | *     | *     | 31000 |
| 125040             | 82   | BLACKWATER RD AT ROCHESTER TL  | 17 | *    | 1200  | *     | *     | 710   | *     | *     | 880   |
| 125041             | 82   | SPUR RD OVER SPAULDING TPK (EB-WB) (81125142-81125143)                   | 19 | 520  | *     | *     | *     | *     | *     | 480   | *     |
| 125042             | 82   | BROADWAY NORTH OF ST JOHN ST (SB-NB) (81125206-81125207)                 | 16 | 5700 | *     | *     | *     | *     | *     | 5300  | *     |

125001

STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF TRAFFIC

**Bureau of Planning, Traffic Section, Traffic Reports**

06-Mar-14

| STAT.              | TYPE | LOCATION   | FC | 2006 | 2007  | 2008  | 2009 | 2010  | 2011  | 2012 | 2013  |
|--------------------|------|--|----|------|-------|-------|------|-------|-------|------|-------|
| <b>Town: DOVER</b> |      |  |    |      |       |       |      |       |       |      |       |
| 125065             | 82   | FOURTH ST OVER COCHECO RIVER (EB-WB)<br>(81125140-81125141)              | 19 | 2300 | *     | *     | *    | *     | *     | 4400 | *     |
| 125066             | 82   | NH 9/NH 108 (CENTRAL AVE) SB AT<br>COCHECO RIVER BRIDGE                  | 16 | *    | *     | 12000 | *    | *     | 12000 | *    | *     |
| 125067             | 82   | NH 9/NH 108 (WASHINGTON ST) EB AT<br>COCHECO RIVER BRIDGE                | 16 | *    | *     | 14000 | *    | *     | 13000 | *    | *     |
| 125068             | 82   | WASHINGTON ST EAST OF HIGHLAND ST (EB-<br>WB) (81125134-81125135)        | 17 | *    | 5500  | *     | *    | 6000  | *     | *    | 5600  |
| 125069             | 82   | SIXTH ST WEST OF GLENWOOD AVE  | 17 | *    | 7200  | *     | *    | 8400  | *     | *    | 8500  |
| 125070             | 82   | TOLEND RD BY SPAULDING TPK BRIDGE  | 19 | *    | 3700  | *     | *    | 3800  | *     | *    | 3700  |
| 125071             | 62   | SPAULDING TPK/NH 16 BETWEEN EXITS 8-9<br>(SB-NB) (61125071-61125072)     | 12 | *    | 44500 | *     | *    | 43300 | *     | *    | 43500 |
| 125075             | 82   | BELLAMY RD BY BELLAMY RIVER BRIDGE                                       | 16 | *    | 5600  | *     | *    | 4600  | *     | *    | 5000  |
| ➔ 125077           | 82   | NH 108 (DURHAM RD) NORTH OF BACK<br>RIVER RD (SB-NB) (81125202-81125203) | 16 | *    | 21000 | *     | *    | 18000 | *     | *    | 15000 |
| 125078             | 82   | OAK ST EAST OF CENTRAL AVE   | 16 | *    | 5200  | *     | *    | 8200  | *     | *    | 8000  |
| 125079             | 82   | DOVER POINT RD SOUTH OF HOMESTEAD<br>LANE                                | 16 | *    | *     | 12000 | *    | *     | 13000 | *    | *     |
| 125083             | 82   | LONG HILL RD WEST OF OLD ROCHESTER RD<br>(EB-WB) (81125144-81125145)     | 19 | *    | *     | 1400  | *    | *     | 1800  | *    | *     |
| 125084             | 82   | SIXTH ST WEST OF CHESTNUT ST   | 17 | *    | 9300  | *     | *    | 7100  | *     | *    | 6700  |
| 125085             | 82   | TOLEND RD WEST OF WASHINGTON ST  | 17 | *    | *     | 5000  | *    | *     | 2800  | *    | *     |
| 125086             | 82   | NH 9 (LITTLEWORTH RD) WEST OF B&M RR<br>BRIDGE                           | 07 | *    | *     | 10000 | *    | *     | 8000  | *    | *     |
| 125087             | 82   | NH 155 (KNOX MARSH RD) SOUTH OF NH 9                                     | 16 | *    | *     | 14000 | *    | *     | 13000 | *    | *     |

**NOTES**

- OWNER OF RECORD OF MAP K LOTS 40, 40C and 40A IS M & E JESPERSEN REALTY LLC, 5 DOVER POINT ROAD, DOVER, NH 03820.  
DEED REFERENCE TO PARCELS IS BK. 2057 PG. 792 AND BK. 3754 PG. 165 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.  
AREA K-40 = 76,997 S.F. ± OR 1.7676 ACRES  
AREA K-40C = 96,907 S.F. ± OR 2.2247 ACRES  
AREA K-40A = 27,310 S.F. ± OR 0.6270 ACRES  
OWNER OF RECORD OF MAP 17 LOT 15 IS MARIO & JANET L. DIMAMBRO, 4 ELLIOTT PARK, DOVER, NH 03820.  
DEED REFERENCE TO PARCELS IS BK. 875 PG. 15 AND BK. 1222 PG. 554 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A PROPOSED BUILDING AND ASSOCIATED IMPROVEMENTS ON LOTS K-40, K-40C, K-40A AND THE PORTION OF LOT 17-15 SUBJECT TO AN EASEMENT, FOR THE BENEFIT OF LOT K-40.
- CURRENT ZONING IS THOROUGHFARE BUSINESS (B-3) DISTRICT.  

|                   | REQUIRED    | PROVIDED     |
|-------------------|-------------|--------------|
| MIN. LOT SIZE     | 20,000 S.F. | 201,214 S.F. |
| MIN. LOT FRONTAGE | 125'        | 293'         |

| MIN. BUILDING SETBACKS: | FRONT  | SIDE  | REAR  |
|-------------------------|--------|-------|-------|
|                         | 50'    | 12'   | 40'   |
|                         | 118.5' | 45.0' | 79.9' |
| MAX. BUILDING HEIGHT:   | 40'    | 27'   | 27'   |
| MAX. LOT COVERAGE:      | <50%   | 17%   | 17%   |

| 4. PARKING CALCULATIONS: | REQUIRED: CAR DEALERSHIP @ 1 SPACE / 1000 S.F. (GROSS-USE-AREA) |
|--------------------------|---|
| GROSS USE AREA:          | 153,500 S.F.  |
| PARKING REQUIRED:        | 154 SPACES  |

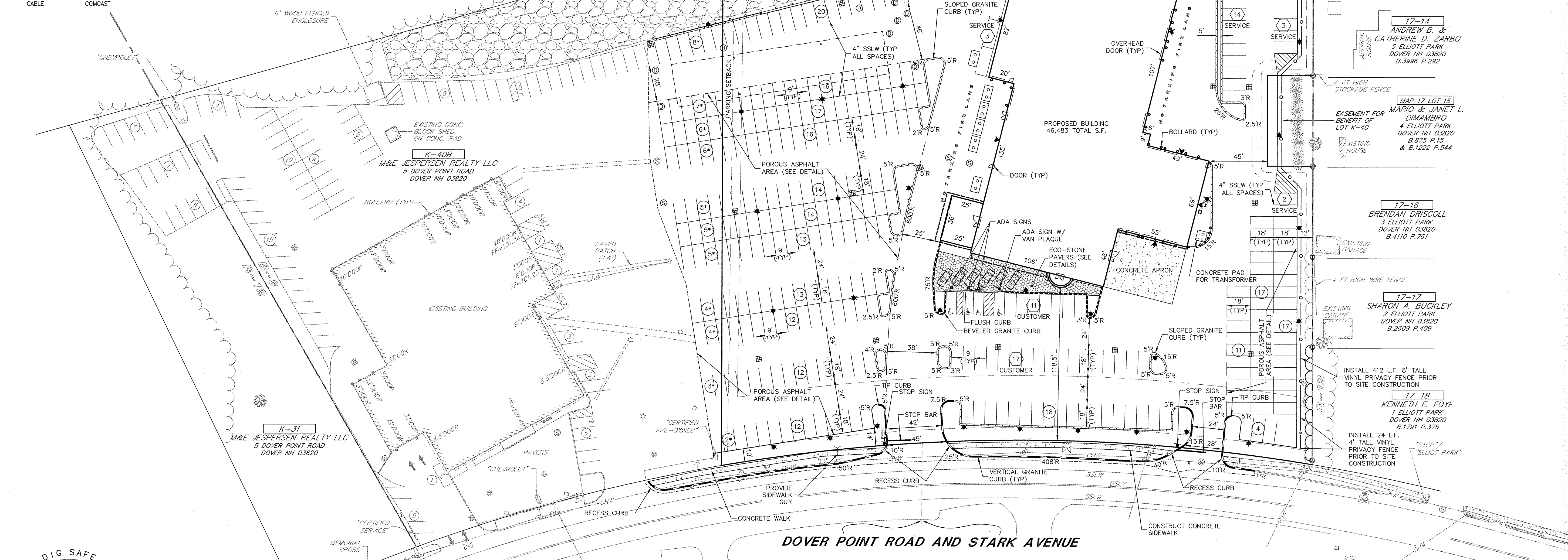
  

| PARKING PROPOSED: | 28 SPACES CUSTOMER   |
|-------------------|----------------------|
|                   | 22 SPACES SERVICE    |
|                   | 20 SPACES EMPLOYEE   |
|                   | 214 SPACES INVENTORY |
|                   | 284 NET SPACES       |

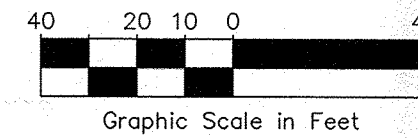
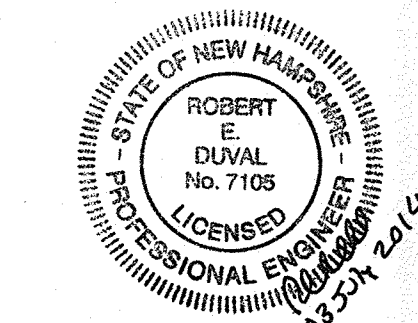
NUMBER OF CUSTOMER/SERVICE/EMPLOYEE SPACES DENOTED AS (#)  
 NUMBER OF INVENTORY SPACES DENOTED AS (#)
- 53 INVENTORY SPACES MARKED WITH AN ASTERISK (\*) ARE OUTSIDE THE PARKING SPACE SETBACKS BUT ARE SHARED WITH ADJUTING DEALERSHIP.
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:  
 DRAINAGE: PRIVATE  
 SEWER: MUNICIPAL  
 WATER: LIBERTY  
 GAS: PSNH  
 ELECTRIC: FAIRPOINT COMMUNICATIONS  
 TELEPHONE: COMCAST  
 CABLE: COMCAST

- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- ALL WORK IS TO CONFORM TO CITY OF DOVER DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- OWNER IS RESPONSIBLE FOR PAYMENT OF APPLICABLE MUNICIPAL, STATE, AND FEDERAL FEES, IMPACT FEES, AND TAXES ASSOCIATED WITH DEVELOPMENT.
- SNOW AND/OR PARKING LOT SWEEPINGS SHALL NOT BE PLACED ON STONE EMBANKMENT ABOVE THE SPAULDING TURNPIKE.
- VEHICLE DELIVERIES ARE PROHIBITED FROM OCCURRING WITHIN THE PUBLIC RIGHT OF WAY OF DOVER POINT ROAD/ STARK AVENUE.



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 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

OWNERS SIGNATURE  
 OWNER OR REPRESENTATIVE: M&E JESPERSEN REALTY LLC DATE



**WARRENSTREET ARCHITECTS**  
 27 Warren Street Concord NH 03301  
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**HUTTER**  
 HUTTER CONSTRUCTION CORP.  
 810 TURNPIKE ROAD  
 NEW IPSWICH, NH 03071  
 T (603) 878-2300  
 F (603) 878-3519

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 TF MORAN, INC.  
 48 CONSTITUTION DRIVE  
 BEDFORD, NH 03110  
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 F (603) 472-9747

**STRUCTURAL ENGINEER:**  
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 F (603) 472-9747

**MECHANICAL ENGINEER:**  
 YEATON ASSOCIATES  
 66 JACKSON STREET  
 LITTLETON, NH 03561  
 T (603) 444-6578  
 F (603) 444-2364

**JOHN F. PENNEY CONSULTING SERVICES, P.C.**  
 231 SOUTH MAIN STREET  
 CHESTER, VT 05143  
 T (802) 875-2010  
 F (802) 875-2010

**OWNER:**  
 INTERNATIONAL CARS, LIMITED  
 382 NEWBURY STREET  
 DANVERS, MA 01923  
 T (866) 980-2594

PROJECT TITLE / ADDRESS  
**DOVER HONDA**  
 5 DOVER POINT ROAD  
 DOVER, NH 03820  
 LOCAL PLAN # P14-47  
 SCALE: 1" = 40'  
 JOB # 45488.23  
 DWN BY: JSH  
 DWG: 45488-23 SITE  
 XREF: NONE  
 CKD BY: RED

6/11/2014  
 SITE DEVELOPMENT  
 PACKAGE #1

REVISIONS  
 1. 7/7/14 TECHNICAL REVIEW COMMENTS

**SITE LAYOUT PLAN**  
**C-4.0**