

CITY OF DOVER

TECHNICAL REVIEW – NOTES FILE: P09-15

Application Type: Site Plan Review
 Applicant(s): Joseph Allis, 2 Jan Lane, Newmarket NH 03857
 Owner(s): Joseph Allis, 2 Jan Lane, Newmarket NH 03857
 Location: 1 Main Street, (Assessors Map 23, Lot 11)
 Date: June 11, 2009

INTENT: Replace an existing building with a 1200 square foot structure

LOTS/UNITS PROPOSED: N/A

YIELD PLAN LOTS: N/A

AGENDA ITEM #: 1

ACREAGE: 1.11

ZONING DISTRICT:
CWD

EXISTING LAND USE:
Retail

PROPOSED LAND USE:
Retail

SURROUNDING LAND USE:
non-residential

ZONING HISTORY: Zoned CWD in 1983

ZBA ACTION: Variance approved for retail use in 1973, when property was zoned industrial.

PERMITS REQUIRED:

- None

WAIVERS REQUESTED:

- None

PRESENT:

- Christopher Parker
- Steven Bird
- Tom Clark
- Rebecca Jalbert
- Dave White
- Marn Speidel
- Joe Allis
- Tobin Farwell
- Linda Merullo

Planning Comments:

- Add the owners' phone number to application
- Add the finished floor elevation to the application
- Add the owner's signature to the application
- Add project number P09-15 to the title box on all sheets.
- Provide a colored architectural rendering
- Provide a colored streetscape rendering
- Provide a digital version of the plan.
- Provide a neighborhood plan, with a 500' radius
- Provide parking calculations for the use, as well as whole lot
- Provide proof of lease for 5 spaces within ROW(don't include)
- Add common site plan note #26 regarding the letter of credit
- Provide existing sf of building to calculate impact fees
- Project will not meet regulations under the proposed Form Based Code. Please meet with Director of Planning to review specifics.
- Delete the Planning Board approval box
- Add the Engineers stamp to sheet C-2
- Have you considered merging lots 23-11 and 23-13?
- Provide information on proposed drainage – considering removal of CB
- Provide and Erosion and Sediment Control plan
- Screen the dumpster closest to Young Street
- Locate any lighting on Washington Street
- Locate electrical service to building
- Locate water service to building
- Locate sewer service to building
- Augment style of lot line along land formerly Water Street.
- Locate the Fire Lane for the building.
- Remove note 4 from sheet C-1
- Review Architectural guidelines Chapter 149-14.L
- Recommend using brick as exterior material
- Floor plans need to be updated
- Where is entryway?

Engineering Comments:

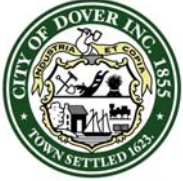
- If a sprinkler system were to be installed, the water main would need to be resized.
- Drainage needs to be fixed
- Drainage path washes materials into the City's ROW which needs to be addressed
- Remove step/stoop when demolishing building

Police Department Comments:

- Clarification of location of Handicap spaces in relation to the access ramp

Fire/Inspections Comments:

- Designate one of the two side spots a Handicap spot



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Economic Development Comments:

- None

Other Comments:

- The applicant will be scheduled for a 2nd TRC meeting.