



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: City Hall, Council Chambers
Meeting Date: **Tuesday, March 24, 2015**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- March 10, 2015 Regular Meeting Minutes.

3. OLD BUSINESS

- A. Discussion and possible vote on Community Development Grant (CDBG) funding requests for Fiscal Year 2015/2016.

4. NEW BUSINESS

- A. Consideration and acceptance of an amended Conditional Use Permit for McEneaney Survey Associates, Inc. (Owners: Louise Kelley Life Estate, Elbert Kelley Jr., Kevin Kelley & Jerry Kelley), Assessor's Map 8, Lot 46, zoned R-20, located at 31 Wentworth Terrace. Proposal is to increase the proposed garage from 324 sq. ft. to 432 sq. ft. within the Conservation District adjacent to the Piscataqua River. *(P14-07-A)
- B. Consideration and acceptance of a Minor Lot Line Adjustment for Fortuna North, LLC & Fortuna North III, LLC, Assessor's Map D, Lots 17-C & 17-F, zoned B-4, located at 343 Sixth Street, 10 Members Way and Indian Brook Drive. *(P15-18)
- C. Parking Regulations Review
- D. Zoning Amendments Review

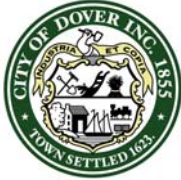
5. STAFF COMMENTS

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, 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>.



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DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, March 10, 2015**
Meeting Time: **7:00 pm**

Members Present: Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), Frank Torr, Lee Skinner, Dave White, Catherine Plante, Christopher Lawrence (Alternate), Maggie Fogarty (Alternate), Gina Cruikshank (Alternate), Deborah Thibodeaux (Councilor Alternate)

Members Not Present: Tom Clark, William Garrison (Councilor)

Staff Present: Christopher Parker, Assistant City Manager, Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:07 p.m.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- February 24, 2015 Regular Meeting Minutes.

Motion: K.Schuman made a motion to approve the February 24, 2015 Regular Meeting Minutes. Seconded by F.Torr.
Vote: U/A

3. OLD BUSINESS

- Amendment to the conditions for a previously approved Site Plan (02/10/2015) for H53 Mast Road, LLC, Assessor's Map H, Lot 53, zoned I-4 & R-40, located on Mast Road. (Proposed 275,000 sq. ft. industrial warehousing/manufacturing building with 183 parking spaces). (P15-04A)

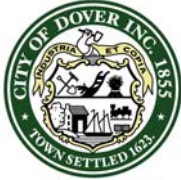
L.Skinner recused himself from this item.

C.Parker stated the reasons for the amendment to the conditions of the previous approved application are due to a meeting the applicant had with an abutter, Dave Dupont, regarding arrangements made pertaining to tree planting, placement of the rain garden and placing the land into conservation easement. He further stated that the amendment is to remove the condition of "no further development" from the lot, and to change the existing blasting permit which requires the notification of abutters because this situation pertains to blasting in the middle of a 50 acre parcel.

D.Ciotti confirmed with C.Parker that there is no legal liability to the residents to post the waiver request of the blasting permit.

C.Kageleiry of Summit Land Development, stated he would like an amendment to change the condition from "no further development" to the R-40 lot to allowing it under conservation easement a year from now. He stated that the "no further development" condition prevents work that could be done to the property.

D.Ciotti stated a letter, dated February 23, 2015, was received from one of the abutters, Mr. Dupont and provided it for the record as part of the approved plans. C.Kageleiry stated the letter states that he understood the land to be put in conservation easement.



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C.Kageleiry stated that he is requesting a waiver to the ordinance which requires notifying neighbors who are 500 ft. of the perimeter of the property. He further stated that the blasting would not be near neighbors, but would be a half a mile from the property line.

Discussion ensued regarding notifying the abutters of the date and time of the blasting. C.Parker stated that C.Kageleiry could send a letter to abutters on Lisa Beth and Mast Road without invitation of their comment notifying them of the blasting and the date. C.Kageleiry confirmed with C.Parker that the notification is to be sent only to the direct abutters by certified mail.

D.Ciotti confirmed with D.White that the monitor wells will not be affected by the blasting. D.Ciotti also confirmed with C.Parker that someone will check the monitor wells during the blasting process.

Motion: K.Schuman made a motion to accept the amendments. Seconded by F.Torr. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the amendment to the conditions as follows:

Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

1. The applicant shall negotiate a conservation easement on remaining R-40 land. If no easement is granted, the Planning Board shall consider reinstating the original condition to limit development in the R-40.
2. The approval includes the granting of the waiver requested for the reasons stated by the applicant. The Board finds that the criteria of Chapter 149-19.A have been met.
3. The applicant shall vegetate with like kind trees the area impacted by the construction trench for the installation of the 18” diameter outlet pipe from rain garden #2.
4. The applicant shall plant additional trees near the 18” pipe outfall to screen the Dupont parcel.
5. The applicant shall restore the excavation cut for the installation of the inflow pipe for rain garden #2 to the existing and natural grade elevation and form.

Conditions to be Met Prior to Issuance of a Blasting Permit:

6. The applicant shall send direct abutters a letter notifying them of blasting. List and letter to be approved by Planning Department.

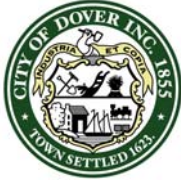
Motion: F.Torr made the motion to approve subject to staff recommendations. Seconded by G.Cruikshank.
Vote: U/A

- B. Discussion and possible vote on Community Development Grant (CDBG) funding requests for Fiscal Year 2015/2016.

C.Parker gave an overview of the amounts to be distributed to the various applicants and allocations.

C.Lawrence confirmed with C.Parker changes that could be made regarding the distributed amounts.

C.Plante asked why the Triangle Club, My Friend’s Place, and Community Partners are not receiving money. C.Parker explained how the Planning Department determined the distribution regarding those who have received funding in the



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past, as well as the allocation between facilities and operations. He stated that the funding for the Children’s Center is for those who cannot afford childcare and that the Children’s Center has not received funds in a while. Rick Jones, Community Development Coordinator, clarified that the Children’s Center has a cinder block outside wall and that it’s difficult to maintain the heat in this facility and that was considered when determining their allocation.

Discussion ensued regarding the reasons for the amount the Children’s Center requested, the reason for the renovation project, and that the McConnell Center is owned and rented out by the City and the City’s responsibility. D.Ciotti stated that the grant money is federal money available to do the work needed. R.Jones stated to expect an additional request next year for further renovation.

Discussion ensued regarding evaluation of the Triangle Club, Southeastern Services, AIDS Response, and Dover Welfare’s Security Deposit Assistance Program, how they serve the community and the amounts each requested. Discussion continued with the clarification of high to medium priority items and the allocation of funds for particular needs and projects. C.Parker stated the Planning Department can readjust the allocations and add the Triangle Club to the distribution.

C.Lawrence stated that every one of the groups are doing spectacular work and that they are all exceptional programs. He thanked R.Jones for his work with these programs.

Motion: C.Plante made a motion to table the item. Seconded by D.White. Vote U/A

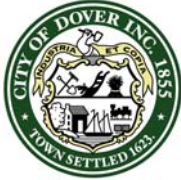
C. Discussion of previously posted amendments regarding:

- o Heritage Zoning Project

T.Corwin addressed the following documents that were distributed to the Board members in the packet:

- Ordinance: No changes were proposed to this text at this time.
- Heritage Residential District Table of Use: Updated and Revised
- Heritage Residential District Map: Unchanged.
- Planning Board Memo regarding the Heritage District Zoning Amendments dated December 9, 2014 addressed suggestions by people who wanted to add Central Avenue properties south of Tuttle Square to the Heritage District.
- Letter from Tony McManus dated February 24, 2015 suggesting adding Central Avenue to the Heritage District.
- Petition from the community suggesting the inclusion of Central Avenue properties to the Heritage District.

T.Corwin addressed the changes to the Revised Table of Use stating that the primary change is the removal of the required architectural standards. He stated that the Planning Department changed the architectural standards to architectural considerations, and in asterisk changed provided to accept. He further stated on Page two, footnote three of the Table of Use regarding the calculation of the front setback, the amendment is revised to state, “Expansions to existing structures shall be subject to a minimum setback equal to the calculated average setback minus five feet.” In regards to footnote five, he stated the change was to better utilize detached accessory structures and that the Planning Department is proposing these structures to be used as residential units. He further stated that the Planning Department currently permits detached accessory dwelling units in detached structures located on the second floor, and this would change that to be located on first floor. C.Parker stated that the attached secondary structure could be a carriage house or a barn. T.Corwin stated that these are architectural considerations to highlight the architectural heritage in neighborhood and would like these considerations when developing or redeveloping. He further stated that the



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Planning Department has provided resources available for people to consider what is unique with this, adding that it is not required.

C.Parker recognized Sarah Treacy who assisted with her input and suggestions with the revisions for the historic district.

C.Plante confirmed with C.Parker that there would be no impact to these revisions if the City Council decided to pursue historic district.

The Board agreed to post the changes with a show of hands and to have a new public hearing.

- o Alternative Treatment Center Ordinance

T.Corwin gave the update on the development with the law taking shape regarding how to regulate Alternate Treatment Centers. He stated that the location of these centers, according to statutes, are not to be located in the residential districts, or within 1000 ft. near a school or a designated drug free zone. He further stated the Planning Staff is considering various districts, as well as mix use districts for the location of the center. He added that drug free zones, as defined, has to be used for school purposes, and that the NH Department of Education has distinguished between temporary and permanent drug free zones and the Planning Staff will evaluate the impact with this.

T.Corwin stated that the Planning Department is recommending the I2 and B4 zones for the Alternative Treatment Centers because there are no schools in these zones. He further stated that the Planning Staff has reduced the boundary from 2000 ft. to 1000 ft. in the school zone, and has added the McConnell Center as a drug free zone. He added that there are properties in the B4 zone that are not impacted by drug free zones.

D.Ciotti referred to item D in the distributed document, regarding the proper disposal of cannabis, and asked if it is regulated by the State. T.Corwin stated he would have to research that information and get back to him.

D.Ciotti referred to item E which states, “the security plans shall be reviewed by the City of Dover Police Department”, he stated he would like it to read, “reviewed and approved”.

- D. Discussion and possible posting of the Sign Ordinance Amendments.

Motion: K.Schuman made a motion to remove the item from table. Seconded by C.Plante. Vote U/A

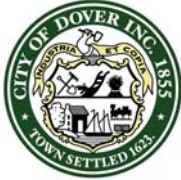
C.Parker stated that documents regarding the amendment were distributed for the Board to review and discussion.

Discussion ensued with concerns regarding electronic message boards located in section Q, and how it would change the aspect of Dover. C.Parker stated that the section will be reworded and presented at the next meeting.

C.Plante requested the next copy have no profanities.

K.Schuman asked the timing of the posting. C.Parker stated there are other documents to be distributed; therefore, all the documents will be held to send them all out in one City wide posting.

C.Plante referred to 1D in the packet requesting clarification in the document to what a temporary sign exactly means so there is no misunderstanding.



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Motion: K.Schuman made a motion to table so that Staff could revise to remove references to Electronic Message Centers. Seconded by C.Plante. Vote U/A

4. NEW BUSINESS

None.

5. STAFF COMMENTS

C.Parker addressed the following:

The updated copy of the Master Plan distributed to the Board members and stated he gave the annual update to the City Council regarding the progress.

The Office of Energy Planning is having their spring conference and that if there are any Planning Board members interested to let them know.

The lot line adjustment plan that was approved on Glenn Hill Road had an easement that was not brought forward to the Planning Department at the time of approval. He stated that the easement was in favor of the City for both lots and when the information was brought to the attention of the Planning Department, it was not felt that the lot line adjustment should not be signed. He further stated that the applicant's Attorney pointed out that the Planning Department does not require lot line adjustments to have easement documentation added to them, and that there will be negotiations for an agreement with the property owner regarding the easement. He added that changes will be made to the subdivision and site regulations.

C.Parker stated R.Jones is huge asset with the work he does with the CDBG program and that he is appreciated.

6. MEMBER COMMENTS

Parking regulations review will be on next agenda.

D.Ciotti announced to the Board that F.Torr is stepping down from his position on the Cocheco Waterfront Committee (CWDAC), and thanked him for working on the Committee for 10 years.

F.Torr mentioned the Economic breakfast with the Chamber of Commerce

7. ADJOURNMENT

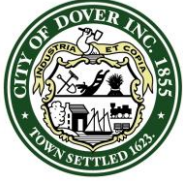
Motion: K.Schuman made a motion to adjourn at 8:41 p.m. Seconded by D.White. Vote: U/A

INCOME

| Source | Amount |
|--------------------------|------------------|
| Federal Grant | \$280,168 |
| Economic Loan Program | \$74,990 |
| School St Parking Lot | \$3,240 |
| Housing Partnership Loan | \$2,100 |
| Total income | \$360,498 |

ALLOCATION

| Public Services | | | | | |
|--|------------------|------------------|------------------|---------------------|-------------------|
| 15% of previous year's income | | | | | \$84,060 |
| Organization | Priority Ranking | Amount Requested | Previous Funding | Recommended Funding | |
| Welfare Security Deposit | H | \$9,000 | \$8,000 | \$9,000 | |
| Community Partners | H | \$11,620 | \$8,000 | \$9,000 | |
| Cross Roads House | H | \$12,000 | \$5,200 | \$12,000 | |
| AIDS Response | H | \$15,000 | \$8,000 | \$10,000 | |
| A Safe Place | H | \$5,000 | \$3,000 | \$5,000 | |
| Homeless Cntr for St Cty | H | \$8,500 | \$6,200 | \$8,500 | |
| My Friends Place (MFP) | H | \$12,000 | \$7,000 | \$12,000 | |
| MFO Transitional Housing | H | \$3,000 | \$3,000 | \$3,000 | |
| Southeastern Services | H | \$40,000 | \$0 | \$0 | |
| total | | \$116,120 | \$48,400 | \$68,500 | |
| Administration | | | | | |
| 20% of ALL income | | | | | \$72,099.6 |
| Administration | | \$72,099 | \$83,135 | \$72,099 | |
| total | | \$72,099 | \$83,135 | \$72,099 | |
| Public Facilities/Economic Development | | | | | |
| Remainder of income | | | | | \$204,339 |
| Organization | | | | | |
| CAP Weatherization | H-M | \$25,000 | \$25,000 | \$23,346 | |
| Dover Children's Center | M | \$66,500 | \$33,500 | \$60,500 | |
| Community Partners | M | \$30,402 | \$0 | \$0 | |
| My Friends Place | M | \$15,300 | \$0 | \$0 | |
| Triangle Club | M | \$39,500 | \$0 | \$21,000 | |
| New DELP Funding | H-M | \$10,000 | \$61,327 | \$9,193 | |
| Economic Loan Pool | | \$74,990 | \$39,305 | \$74,990 | |
| Economic Loan Admin | | \$30,063 | \$30,063 | \$30,870 | |
| total | | \$291,755 | | \$219,899 | |
| Total Request of CDBG Funds | | | | | \$479,974 |
| Total Allocation of CDBG Funds | | | | | \$360,498 |
| Total Recommendation of Fund Allocation | | | | | \$360,498 |



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-07-A

Application Type: Amended Conditional Use Permit
Applicant: McEaney Survey Associates, Inc.
Owner: Louise Kelley Life Estate, Elbert Kelley Jr., Kevin Kelley and Jerry Kelley
Location: 31 Wentworth Terrace. (Assessor's Map 8, Lot 46)

INTENT: To obtain an amended Conditional Use Permit to increase the size of a new garage from 324 sq. ft. to 432 sq. ft., within the Conservation District adjacent to the tidal Piscataqua River. The Planning Board approved a Conditional Use Permit for this applicant on March 25, 2014.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 0.63 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: None

ATTACHMENTS: Conditional use plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Amended NHDES Wetlands Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a set of plans to impact the Conservation District by building a larger garage.

The applicant appeared before the Conservation Commission on March 9, 2015. The Conservation Commission voted to endorse the application as the applicant has complied with the previous conditions and the increase in impervious is only 5 square feet (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 tidal water bodies if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

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



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

| | | | | |
|-----------------|--------------|-----------------|----------------|--------------------|
| Office Use Only | Project #: | <u>P14-07A</u> | Date Received: | <u>FEB 25 2015</u> |
| | Amount Paid: | <u>\$287.00</u> | Time Received: | |

RECEIVED
Planning Office
Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: MCNEANEY SURVEY ASSOCIATES, INC. Telephone # 742-0911

Address of Applicant: 24 CHESTNUT STREET DOVER, NH 03820

E-Mail Address: Kevin@surveynh.com

Name of Property Owner (if different from applicant): LOUISE KELLEY Telephone # —
ELBERT KELLEY JR, KEVIN KELLY, JERRY KELLEY

Address of Property Owner: 31 WENTWORTH TERRACE DOVER, NH 03820

PROPERTY INFORMATION

Assessor's Map # 8 Lot(s) # 46

Address of Property: 31 WENTWORTH TERRACE

Zoning District(s) R-20 Overlay District(s) CONSERVATION DISTRICT

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
- Central Business District

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

On 3/10/14 and 3/25/14, the Conservation Commission and Planning Board, respectively, granted a Conditional Use Permit to allow for the construction of an 18 x 18 garage and to rebuild a seawall along a portion of the shoreline. Subsequently, NHDES granted a Wetlands & Non-Site Specific Permit (2014-01802) on 9/22/14. This application seeks approval to allow an increase in size of the previously approved 18 x 18 garage to 18 x 24. The additional square footage will not cause the structure to become closer to the shore or property lines than the previous approvals allowed for.

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

Subsequently, we will seek an amendment to the previously granted NHDES Wetland & Non-Site Specific Permit. The approval for the seawall reconstruction is not being amended and is intended to remain as granted in 2014.

Name of Professional That Prepared Plans: MCENEANEY SURVEY ASSOCIATES INC.

Address 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 742-0911

Professional License #: KEVIN MCENEANEY E-mail address: Kevin@swaynh.com
NH ULS 661

SIGNATURES

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

✓ Signature of Property Owner: [Signature] Date: 2/23/15

Signature of Applicant (if different from owner): [Signature] Date: 2/24/15

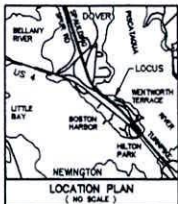
Signature of Agent: _____ Date: _____

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.

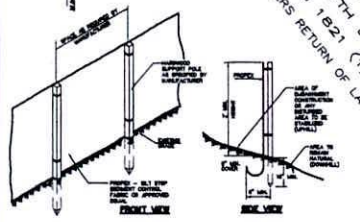
✓ Signature of Property Owner: [Signature] Date: 2/23/15

| | | | | | | |
|----------|-----------------------------------|-------------------------|----------------------|------------|----|-------|
| 8 / 46 | Louise Kelley Life Estate | | 31 Wentworth Terrace | Dover | NH | 03820 |
| 8 / 46B | Gregory M. & Monica L. Vallee | | 27 Wentworth Terrace | Dover | NH | 03820 |
| 8 / 39A | Alexis Makris | | 11 Wentworth Terrace | Dover | NH | 03820 |
| 8 / 40B | Ronald L. & Robin K. Hutchins | | 24 Wentworth Terrace | Dover | NH | 03820 |
| | NH Department of Transportation | John O. Morton Building | Hazen Drive | Concord | NH | 03301 |
| Surveyor | McEneaney Survey Associates, Inc. | | 24 Chestnut Street | Dover | NH | 03820 |
| Wetlands | West Environmental, Inc. | | 48 Stevens Hill Road | Nottingham | NH | 03290 |



THE STATE OF NEW HAMPSHIRE
JOHN O. MORTON BUILDING
HAZEN DRIVE
CONCORD, NH 03301
639 / 388

RECEIVED
Planning Office
MAR 10 2015
Dover, New Hampshire



SILT FENCE DETAIL

AREAS OF FEATURES

| ITEM | PRE 2015 | | POST 2015 | |
|--|----------|-------------|-----------|-------------|
| | S.F. | % OF PARCEL | S.F. | % OF PARCEL |
| HOUSE (ROOF LINE) | 1,541 | 5.63% | 1,541 | 5.63% |
| GARAGE (ROOF LINE) | 401 | 1.47% | 480 | 1.75% |
| SHED (ROOF LINE) | 102 | 0.37% | 0 | 0% |
| BRICK WALK | 258 | 0.94% | 258 | 0.94% |
| RET WALL STONE | 116 | 0.42% | 378 | 1.38% |
| RET WALL WOOD | 40 | 0.15% | 40 | 0.15% |
| GRAVEL DRIVE | 3,655 | 13.34% | 3,101 | 11.32% |
| TOTAL IMPERVIOUS | 6,113 | 22.31% | 5,799 | 21.15% |
| PERVIOUS WEST | 12,489 | 45.56% | 12,802 | 46.73% |
| PERVIOUS EAST | 6,795 | 24.73% | 8,795 | 32.10% |
| TOTAL PERVIOUS | 21,284 | 77.69% | 21,597 | 78.85% |
| NET CHANGE INCREASE IMPERVIOUS | | | - 313 | -1.14% |
| UNALTERED AREA 50' TO 150' FROM REFERENCE LINE | | 0 = 0 S.F. | | |
| PARCEL AREA - 50' TO 150' FROM REFERENCE LINE | | | | 18,547 S.F. |
| AREA OF PROPOSED WORK BETWEEN REFERENCE LINE AND ELEVATION 7 = 1,358 S.F. [HATCHED AREA] | | | | |

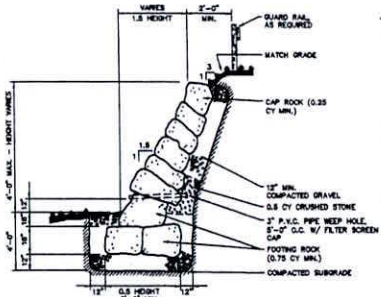
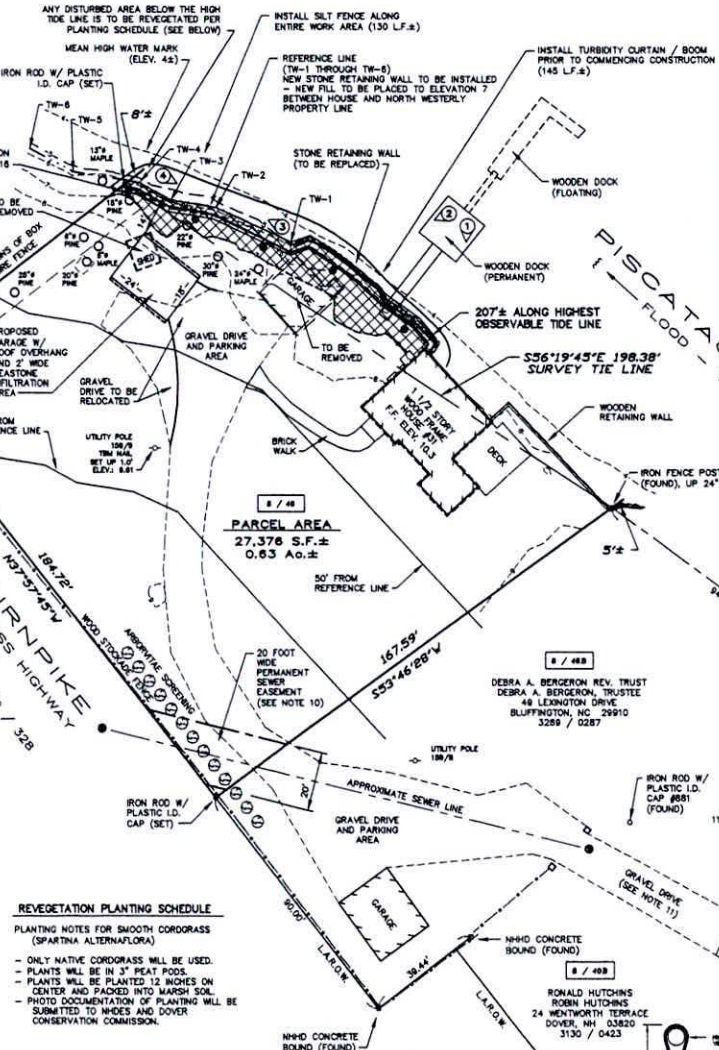
TOTAL AREA OF DISTURBANCE WITHIN TIDAL BUFFER ZONE = 4,490 S.F.

LEGEND

- LI - IRON ROD
- LD - IDENTIFICATION
- NH40 - NEW HAMPSHIRE HIGHWAY DEPARTMENT
- SMH - SANITARY SEWER MANHOLE
- LA - LIMITED ACCESS
- R.O.W. - RIGHT OF WAY
- UT - UTILITY POLE
- (TYP.) - TYPICAL
- F.F. - FINISH FLOOR
- ELEV. - ELEVATION
- L.F. - LINEAR FEET
- S.F. - SQUARE FEET
- ± - APPROXIMATE
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- ① - PHOTO LOCATION

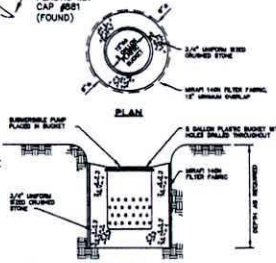
REFERENCE PLANS:

- NH DOT HIGHWAY PLANS - PROJECT LS 1821 (1); P-2692; SHEET 31; DATED: JUNE 1954; SCALE: 1" = 50'; RECORDED S.C.R.D. PLAN 4, POCKET 10, FOLDER 3.
- NH DOT R.O.W. PLAN OF DOVER LS-1828(13) P-2282-4, BUILT IN 1985; DATED: DECEMBER 7, 1982; ON FILE AT NH DOT DIVISION SIX OFFICE, DURHAM, NEW HAMPSHIRE.
- PLAN OF LAND PREPARED FOR LOUISE M. KELLEY LIFE ESTATE, TAX MAP 8, LOT NO. 48, 31 WENTWORTH TERRACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JULY 10, 2006, BY THIS OFFICE.

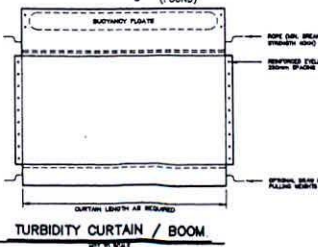


DRY STONE RETAINING WALL

WEST ENVIRONMENTAL INC.
48 STEVENS HILL ROAD
NOTTINGHAM, NH 03290



DEWATERING PIT



TURBIDITY CURTAIN / BOOM

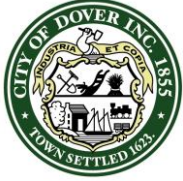
NOTES:

- OWNERS OF RECORD: LOUISE M. KELLEY LIFE ESTATE, ELBERT W. KELLEY, JR., KEVIN D. KELLEY, JERRY M. KELLEY, 31 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOL. 3325, PAGE 0028.
- 8 / 48 - DENOTES TAX MAP AND PARCEL NUMBER.
- TOTAL PARCEL AREA = 27,376 S.F.±, 0.63 Ac.±.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE R-20 (LOW DENSITY) ZONING DISTRICT.
- ZONING REQUIREMENTS: MINIMUM LOT SIZE = 20,000 S.F., MINIMUM FRONTAGE = 125 FEET. BUILDING SETBACK REQUIREMENTS: FRONT = 35 FEET, REAR = 35 FEET, SIDE (ABUT A LOT) = 20 FEET, SIDE (ABUT A STREET) = 35 FEET, MAXIMUM LOT COVERAGE = 80 PERCENT, MAXIMUM BUILDING HEIGHT = 35 FEET.
- THE PARCEL IS SUBJECT TO THE CONDITIONS OF THE CITY OF DOVER CONSERVATION DISTRICT.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD (THOSE AREAS ADJACENT TO THE SHORE OF THE PISCATAQUA RIVER, ELEVATIONS NOT DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY 330145, PANEL 0485 SURF D, MAP NUMBER 33017004050, EFFECTIVE DATE MAY 17, 2005.
- THE PARCEL IS SUBJECT TO THE RIGHTS GIVEN TO THE STATE OF NEW HAMPSHIRE IN S.C.R.D. DEED BOOK 639, PAGE 338 AS IT PERTAINS TO SLOPES AND EMBANKMENTS, AND RIGHTS OF ACCESS, AIR AND VIEWS.
- THE PARCEL IS SUBJECT TO THE CONDITIONS OF THE STATE OF NEW HAMPSHIRE SHORELAND WATER QUALITY PROTECTION ACT.
- THE PARCEL IS SUBJECT TO A TWENTY (20) FOOT WIDE PERMANENT SEWER EASEMENT GIVEN TO THE CITY OF DOVER AS DESCRIBED IN S.C.R.D. DEED BOOK 1006, PAGE 645. THE LOCATION BEING SYMMETRICAL ABOUT THE SEWER AS CONSTRUCTED.
- THE PARCEL IS BENEFITED BY A RIGHT OF WAY OVER ADJUTING PARCELS FROM WENTWORTH TERRACE AS DESCRIBED IN S.C.R.D. DEED BOOK 709, PAGE 486.
- VERTICAL DATUM IS NOVD 29. CONTOUR INTERVAL IS 1 FOOT.
- TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE ON MARCH 26, 2013.
- TIDAL WETLANDS (TW-1 THROUGH TW-8) DELINEATED BY MARK WEST C.W.S. No. 10, OF WEST ENVIRONMENTAL, INC. DURING MARCH 2013, AND LOCATED BY THIS OFFICE.
- THE INTENT OF THIS PLAN IS TO DESCRIBE PRE AND POST SITE CONDITIONS OF THE SUBJECT PARCEL ASSOCIATED WITH THE FOLLOWING SITE CHANGES:
A - REMOVE GARAGE
B - REMOVE SHED
C - REMOVE AND REPLACE STONE RETAINING WALL (INTENDING TO PLACE THE NEW TOE OF WALL AT THE SAME LOCATION AS THE EXISTING)
D - CONSTRUCT A NEW STONE RETAINING WALL AS A CONTINUATION OF THE REPLACED WALL (INTENDING TO PLACE THE NEW TOE OF WALL AT THE LOCATION OF THE TIDAL WETLAND LINE)
E - CONSTRUCT A NEW GARAGE IN THE LOCATION SHOWN
F - REDEFINE THE EXTENTS OF THE GRAVEL DRIVEWAY TO MEET THE LOCATION OF THE NEW GARAGE. ANY DISCONTINUED DRIVEWAY LOCATIONS ARE TO BE LOAMED AND SEEDED.
16. INSTALL "DEWATERING PITS" AND USE AS NEEDED DURING CONSTRUCTION.

SITE PLAN
PREPARED FOR
LOUISE M. KELLEY LIFE ESTATE
TAX MAP 8, LOT NO. 48
31 WENTWORTH TERRACE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15-
DRAWN BY: RJM FILE: VP/1817/13-1817-1
SCALE: 1" = 20' DATE: FEBRUARY 11, 2015

Mogoney Survey Associates, Inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-18

Application Type: Minor Lot Line Adjustment
Applicant(s): Fortuna North, LLC & Fortuna North III, LLC
Owner(s): Fortuna North, LLC & Fortuna North III, LLC
Location: 343 Sixth Street, 10 Members Way and Indian Brook Drive (Assessor's Map D, Lots 17-C and 17-F)

INTENT: To readjust the lot line between two existing lots, with no increase in the number of lots. 1.99 acres is being transferred from lot 17-C to lot 17-F.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-B

ACREAGE: 14.83 Acres

ZONING DISTRICT: Hotel/Retail District (B-4)

EXISTING LAND USE: Two lots with medical office buildings

PROPOSED LAND USE: Same

SURROUNDING LAND USE: Single family residential, transportation center, bank, offices

ZBA ACTION: N/A

ATTACHMENTS: Lot line adjustment plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant wants to reconfigure the lot lines between two existing lots. There is no change in the number of lots.

Consistency with Land Use Regulations

Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat 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 P15-18 to the title block.



City of Dover, New Hampshire MINOR LOT LINE ADJUSTMENT APPLICATION

RECEIVED
PLANNING OFFICE
[Revision Date: February 12, 2013]
MAR 05 2015

| | | | | |
|-----------------|--------------|-------------------------------------|----------------|-----------------------------|
| Office Use Only | Project #: | <u>P15-18</u> | Date Received: | <u>DOVER, NEW HAMPSHIRE</u> |
| | Amount Paid: | <u>\$ 353</u> CK# 384 | Time Received: | |

APPLICANT INFORMATION

Name of Applicant: FORTUNA NORTH, LLC Telephone # 603-749-2800
FORTUNA NORTH III, LLC
 Address of Applicant: 340 CENTRAL AVE SUITE 202 DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): SAME Telephone # _____
 Address of 1st Property Owner: _____
 Address of Property: _____

Assessor's Map # D Lot(s) # 17C

Property Deed: Book 3501 Page: 53

Zoning District(s) B-4 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 9.83 AC (428,316 SF) Size of Proposed Parcel (sq. ft.): 7.84 AC (341,468 SF)

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): SAME Telephone # _____
 Address of 2nd Property Owner: _____
 Address of Property: _____

Assessor's Map # D Lot(s) # 17-F

Property Deed: Book 3975 Page: 767

Zoning District(s) B-4 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 5.00 AC (217,801 SF) Size of Proposed Parcel (sq. ft.): 6.99 AC (304,650 SF)

[Use additional application form if more than two lots are being adjusted]

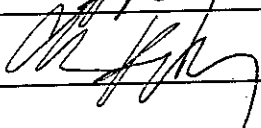
SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KEVIN MCFEANEY
MCFEANEY SURVEY ASSOC. INC
 Address 24 CHESTNUT ST DOVER, NH 03820 Telephone #: 603-742-0911
 Professional License #: 661 E-mail address: KEVIN@SURVEYNH.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.

X Signature of First Property Owner:  Date: 3/4/15

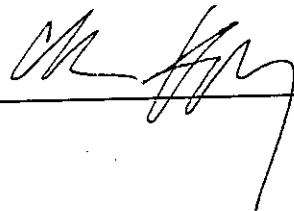
X Signature of Second Property Owner:  Date: "

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

Signature of Agent:  Date: 3/2/15

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

X Signature of Property Owner:  Date: 3/4/15

3/2/15

ABUTTERS LIST for LOT LINE ADJUSTMENT for Fortuna North, LLC

TAX MAP D, Lot 17C & 17F

| Parcel ID | Name 1 | Name 2 | Address | City/Town | State | Zip | Deed Ref |
|--------------|----------------------------------|-----------------------------|-------------------------------|------------|-------|-------|------------|
| | OWNER /APPLICANT | | | | | | |
| D0017-C00000 | Fortuna North, LLC | c/o Summit Land Development | 340 Central Avenue, Suite 202 | Dover | NH | 03821 | 3501 / 53 |
| D0017-D00000 | Fortuna North II, LLC | c/o Summit Land Development | 340 Central Avenue, Suite 202 | Dover | NH | 03821 | 3975 / 767 |
| D0017-F00000 | Fortuna North III, LLC | c/o Summit Land Development | 340 Central Avenue, Suite 202 | Dover | NH | 03821 | 4211 / 46 |
| | ABUTTERS | | | | | | |
| D0016-B00000 | John & Debra Weeden | | 365 Sixth Street | Dover | NH | 03820 | 2818 / 983 |
| D0017-E00000 | Donald C. & Lois A. Day | | 4 Heather Lane | Dover | NH | 03820 | 1403 / 238 |
| D0017-B00000 | Allan & Karen Arkwell | | P.O. Box 1049 | Dover | NH | 03821 | 1249 / 708 |
| D0017-000000 | Davis Bartol | Erickson Holding, LLC | 15 Members Way | Dover | NH | 03820 | 3146 / 525 |
| D0018-000000 | Northeast Credit Union | | 100 Borthwick Avenue | Portsmouth | NH | 03801 | 2044 / 469 |
| D0018-000004 | State of New Hampshire | | P.O. Box 483 | Concord | NH | 03302 | 3400 / 593 |
| E0024-000000 | Liberty Mutual Insurance Company | Attn: Joane Bragg | 175 Berkley Street, MS 03L | Boston | MA | 02116 | 1364 / 453 |
| | SURVEYOR | | | | | | |
| | McEaney Survey Associates, Inc. | | 24 Chestnut Street | Dover | NH | 03820 | |

Background

In early 2014, the Planning Board created a subcommittee (Schuman, Plante, and Lawrence) to review parking regulations in the Site Review and Zoning Chapters of the City Code. The charge given to the subcommittee was to ensure that regulations are an accurate reflection of what should be required.

The subcommittee used the following principles to guide its efforts:

- Provide for adequate parking while also being aware of the “Christmas Eve” scenario
- Note that when exception are being requested, the norm is not an accurate reflection of conditions
- Parking categories and formulas should be usable and clear
- The central business district- general has different characteristics/needs than the rest of the City
- Let the market influence regulations, but not dictate

Methodology

The subcommittee asked staff to examine current regulations and compare them to comparable NH communities. This list was reviewed by the subcommittee to consider areas where Dover was different from the other communities, both from a use category and from a calculation standpoint.

The subcommittee reviewed options for differentiating use and intensity needs for business and that parking regulations should reflect that, and not a specific use criteria. Furthermore, the subcommittee reviewed the need for Conditional Use Permits. Most are issued for reduction in parking calculations and for the ability to share parking. Options to reduce the amount of request necessary for an applicant, were considered.

Outcomes

- Uses are simplified from over 40 to 9.
- Shared parking is a requirement.
- Minimum parking requirements, become maximum parking allowances.
- Where residential and commercial are provided, only the residential parking is provided.
- Parking spaces shall not be used for alternate uses (e.g. snow storage or outdoor display).

On October 14, 2014, after positive Planning Board feedback, the subcommittee redrafted the attached regulation proposals for Chapter 149 and 170. Strikethroughs are ~~deleted text~~; underlined are new text.

Proposals

The regulations are changed to allow more flexibility for an applicant to use the market conditions to provide parking for their project, but still provide community oversight. Regulations are set up so that the Planning Director will determine minimum parking for a project. If an applicant disagrees with that minimum, they may appeal this decision to the Planning Board (consistent with other site regulations). If an applicant wishes to have more than the maximum allowed, or if it does not want to provide shared parking, it can apply for a Conditional Use Permit for relief, with specific requirements provided.

When establishing the maximum parking allowed, the subcommittee reviewed and considered market/development impacts, and developed maximum in line with past requests.

Parking in the Central Business District – General shall be primarily for residents/employees, not customer based. Furthermore, parking may be provided anywhere within the Zone and not just within 1,000 feet.

Prior to 2010, the site review regulations and zoning regulations had similar text. Over time this redundancy has been removed. The proposed changes continue this trend, removing all by the most basic requirements from the zoning chapter.

DOVER CODE

PROPOSED PARKING REQUIREMENTS

149-14. Site Development Design Criteria.

D. Parking.

- (1) Paved on-site parking shall be provided in accordance with ~~the requirements of~~ the Parking Regulation Table.

A parking PLAN shall be submitted that delineates the number of striped parking spaces and the parking arrangement. ~~Where appropriate utilization of and construction of~~ ~~on-street parking is~~ ~~encouraged~~ ~~permitted~~. Whenever a USE existing on the effective date of this chapter is changed ~~thereafter~~ to a new USE, parking facilities and access shall be provided as required herein for such new USES. The following parking standards represent ~~minimum-maximum~~ requirements and may be increased as part of the approval of a SITE DEVELOPMENT PLAN. ~~During plan review, the Director of Planning shall note a minimum number of spaces required.~~

PARKING REGULATION TABLE

| Columns are cumulative, not exclusive. | | | | | | |
|---|-----------------|------------------|--------------------------------------|----------------|-----------------------------------|--|
| Vehicle parking spaces | | | | | | |
| USE* | Per Unit | Per Seats | Per Employee on maximum shift | Per bed | Per Square footage (GLA) † | Notes |
| Adult Day Care | - | - | 6 | - | - | |
| Auditorium | - | 0.25 | - | - | - | - |
| Auto Parts Retail | - | - | - | - | 300 | |
| Auto Repair | | | 1 | | | plus 3 spaces per service bay |
| Bar/nightclub | - | 1 | - | - | - | plus eating and drinking requirement |
| Bed and Breakfast | - | - | - | 1 | - | - |
| Car dealership | - | - | - | - | 1,000 | Square foot is for the total developed area of the lot |
| Carpet retailer | - | - | - | - | 600 | |
| Child Care | - | - | 1 | - | - | plus 1 per 3 children at maximum capacity |

SITE REVIEW REGULATIONS

| Columns are cumulative, not exclusive. | | | | | | |
|---|-------------------------------|------------------|--------------------------------------|----------------|-----------------------------------|--|
| USE * | Vehicle parking spaces | | | | | Notes |
| | Per Unit | Per Seats | Per Employee on maximum shift | Per bed | Per Square footage (GLA) † | |
| Church | - | 0.25 | - | - | - | - |
| Congregate Care Facility Apartment style | 1 | - | 1 | - | - | - |
| Congregate Care Facility Nursing home style | 2 | - | 1 | - | - | - |
| Eating and Drinking Establishment | - | 0.5 | 1 | - | - | see Bar/nightclub for additional requirement |
| Eating and Drinking Establishment — take out | - | | 1 | - | 300 | - |
| Education Institution (9-12, College) | - | - | 1 | - | - | plus 1 per 6 students at maximum capacity |
| Education Institution (K-8) | - | 0.2 | 1 | - | - | per seat calc. by the largest assembly room |
| Elderly Assisted Care Home | - | - | 1 | 2 | - | - |
| Funeral Home | - | - | - | - | - | 8 spaces per chapel, 10 spaces minimum |
| Furniture dealer | - | - | - | - | 600 | |
| Gasoline Service Station | - | - | 1 | - | | plus 2 spaces per gas dispenser |
| Grocery Store | - | - | - | - | 200 | |
| Group Home | - | - | 1 | 0.5 | - | - |
| Hardware store | - | - | - | - | 600 | |
| Hospital | - | - | - | 0.5 | - | - |
| Hotel/Motel | - | - | - | | 400 | 1.1 per guest room; SF is added if meeting space is included |
| Laundry | - | - | - | - | 300 | - |
| Manufacturing | - | - | - | - | 500 | - |
| Municipal Building | - | - | - | - | 400 | - |
| Museum | - | - | 1 | - | 250 | public floor area |
| Nursing Home | - | - | - | 0.5 | - | - |
| Office—General | - | - | - | - | 325 | - |
| Office—medical/dental | - | - | 1 | - | 200 | - |

DOVER CODE

| Columns are cumulative, not exclusive. | | | | | | |
|--|-------------------------------|------------------|--------------------------------------|----------------|---|--|
| USE* | Vehicle parking spaces | | | | | |
| | Per Unit | Per Seats | Per Employee on maximum shift | Per bed | Per Square footage (GLA)[†] | Notes |
| Office—Professional | - | - | 5 | - | - | plus 1 space per staff member |
| Personal Service Establishment | - | - | - | - | 300 | - |
| Pharmacy | - | - | - | - | 200 | - |
| Real Estate | - | - | - | - | 300 | - |
| Recreation (commercial or public) | - | - | - | - | 300 | - |
| Residential (1 or 2 units) | 2 | - | - | - | - | - |
| Residential (3 or more units) | 3 | - | - | - | - | plus 1 space per bedroom over three bedrooms. Within the CBD and CWD districts, only 2 spaces per unit are required where the applicant can demonstrate adequate on street parking exists to accommodate visitor parking |
| Retail—General | - | - | - | - | 250 | - |
| Rooming House | - | - | - | 1 | - | - |
| Self storage | 0.1 | - | 1 | - | - | - |
| Shopping plaza/center | - | - | - | - | 200 | - |
| Theater | - | 0.25 | - | - | - | - |
| Wholesale Distribution | - | - | - | - | 800 | - |
| * = If a USE is not listed, the Director of Planning shall determine the USE, Mixed USES shall be the sum of all USES. | | | | | | |
| † GLA = GROSS LEASABLE AREA | | | | | | |

In Dover, parking is based less on the direct land use and more on the intensity and turnover rate of the use. Efforts are made to understand that not all business are alike and that one commercial use may differ widely from a neighboring one, even if considered the same use. Turnover rate and intensity of use are more important to the provision of parking spaces. High turnover and high intensity use, such as retail, require less spaces than a use which has a low turnover and a low intensity, such as an assembly hall or gathering place. This concept and the table below will guide the Director of Planning in determining the minimum and maximum number of spaces required for a project. Applicants shall meet with staff and review plans, prior to submission to determine parking needs.

SITE REVIEW REGULATIONS

Uses located in the Central Business District - General have access to more publicly available parking, whether on-street or in a dedicated facility, as well as mass transit. The intent of off street parking downtown is to provide parking for employees of a business and not for customers. With this in mind, parking calculations for non-residential uses in the Central Business District – General may be solely for employees, upon the discretion of the Director of Planning

PARKING REGULATION TABLE

| Columns are cumulative, not exclusive.¹ | | | | | |
|---|---|------------------|--------------------------------------|---|---------------------------------|
| <u>USE *</u> | <u>Maximum Number of Vehicle Parking Spaces</u> | | | | <u>Notes</u> |
| | <u>Per Unit</u> | <u>Per Seats</u> | <u>Per Employee on maximum shift</u> | <u>Per Square footage (GLA)²</u> | |
| <u>Residential³ (non – CBD-G)</u> | <u>1.4</u> | | | | <u>+ .5 visitor spaces/unit</u> |
| <u>Residential³ (CBD-G)</u> | <u>1.25</u> | | | | <u>+ .4 visitor spaces/unit</u> |
| <u>Educational⁴</u> | | <u>.3</u> | <u>1</u> | | |
| <u>Gathering Place⁵</u> | | <u>.5</u> | <u>1</u> | | |
| <u>Industrial/Manufacturing⁶</u> | | | | <u>800</u> | |
| <u>Lodging⁷</u> | <u>1</u> | | <u>1</u> | | <u>+ 1/500 of common area</u> |
| <u>Medical⁸</u> | <u>.5</u> | | <u>1</u> | | <u>Unit = bed or exam room</u> |
| <u>Office⁹</u> | | | | <u>300</u> | |
| <u>Retail/Service¹⁰</u> | | | | <u>275</u> | |

* = The Director of Planning shall determine the category of a USE, if unclear.
Where commercial and residential uses are co-located, only the residential parking shall be provided.
¹ Round numbers up, if over a whole number
² GLA = GROSS LEASABLE AREA
³ Dwelling Units designed for extended occupancy.
⁴ Facility that provides opportunity for learning and education, may include day care.
⁵ Facility that has a large grouping of customers for a longer duration activity.
⁶ Facility that has employees but not a high volume of customers, located in 10,000 sf or more.
⁷ Facility with overnight units designed for short term occupancy
⁸ Facility that provides either medical services with overnight accommodations
⁹ Facility that has employees but not a high volume of customers or clients.
¹⁰ Facility that has employees and a high volume of customers or clients.

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(2) In addition to parking spaces for automobiles, any proposed USE that is required to obtain site review approval per Chapter 149-4, shall be required to provide parking for bicycles on bicycle racks. The number of spaces for bicycles shall be equal to five percent (5%) of the number of parking spaces ~~required~~ calculated by the Parking Regulation Table in Chapter 149-14-D) 1).

(3) ELECTRIC VEHICLE CHARGING STATION.

DOVER CODE

- (a) If two percent (2%) or more of the number of parking spaces provided contain an ELECTRIC VEHICLE CHARGING STATION, the applicant shall be eligible for a fifty percent (50%) reduction in the paved area application fee.
 - (b) For parking spaces containing an ELECTRIC VEHICLE CHARGING STATION, the following minimum criteria shall apply:
 - (i) ELECTRIC VEHICLE CHARGING STATION equipment shall be maintained by the property owner. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.
 - (ii) The placement of ELECTRIC VEHICLE CHARGING STATION equipment shall not interfere with adjacent pedestrian circulation areas, such as sidewalks or accessible routes to the building entrance.
 - (iii) Directional signs shall be installed at the parking lot entrance and at other appropriate points to effectively guide motorists to the ELECTRIC VEHICLE CHARGING STATIONS.
 - (iv) Each ELECTRIC VEHICLE CHARGING STATION is required to include the following:
 - a. An EV charging unit that meets recognized standards.
 - b. Signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced.
 - c. Adequate site lighting, unless charging is for daytime purposes only.
 - d. Information identifying voltage and amperage levels and any time of use, fees, or safety information.
- (4) Notwithstanding the ~~requirements-calculations~~ established in D) 1) above, required parking spaces in residential districts shall be upon or adjacent to the LOT upon which they are designed to serve. In all nonresidential districts, such PARKING SPACES shall be provided within a five-hundred-foot radius of the primary STRUCTURE. PARKING SPACES for the Central Business (CBD) - General and Cochecho Waterfront (CWD) Zoning districts are as follows:

SITE REVIEW REGULATIONS

- (a) Construction of new floor spaces shall be accompanied by a number of parking spaces as ~~required-calculated~~ in D) 1) above.
 - (b) Conversions or changes of USE that result in an increase in residential units shall ~~require-provide~~ a number of parking spaces in accordance with D) 1) above.
 - (c) Parking spaces ~~required-in (CBD-G)~~ and CWD zoning districts may be located off-site ~~anywhere within the CBD-G up to one thousand (1,000) feet. The spaces may be located~~ in a municipal parking ~~facility~~ lot and leased from the City, or leased from a private landowner.
- (5) Conditional ~~USE~~ Use Permit for ~~Reduction-Increase~~ in Number of Parking Spaces
- (a) A Conditional ~~Use~~ USE-Permit may be granted by the Planning Board (RSA 674:21 II) after proper public notice and public hearing for the purpose of altering any provisions of Chapter 149-14-D, Parking Regulation Table, provided that the proposed project complies with the following standards:
 - (i) The APPLICANT shall submit an analysis justifying a request for ~~reduced~~ increased parking requirements.
 - (ii) The ~~conditional-Conditional Use~~ ~~USE-p~~Permit application shall describe ~~why the limits of any parking area subject to the reduced requirements and the reduction-increased parking is essential applicable~~ to each USE.
 - (iii) ~~The APPLICANT shall submit an analysis and/or a parking study substantiating the availability of nearby alternative parking to be used as a credit towards reducing parking requirements.~~ The APPLICANT must show that the ~~use~~USE(s) ~~cannot~~ be adequately served by a combination of on and off street parking.
 - (iv) The APPLICANT shall ~~submit data and/or a transit study that indicates that existing and planned transit service in the vicinity justifies the reduction requested. The Planning Board shall make the determination.~~ design and construct the additional vehicle storage areas, for additional parking requested, using pervious materials. The design of the area shall meet or exceed standards developed and outlined in the New Hampshire Stormwater Manual. The applicant shall also be required to retain the design engineer as an inspector for the duration of construction of the parking area.

DOVER CODE

(v) The APPLICANT shall include provide one (1) ELECTRIC VEHICLE CHARGING STATION for every ten (10) parking spaces requested over the required cap. ELECTRIC VEHICLE CHARGING STATION spaces shall comply with Chapter 149-14-D) 5) unless determined otherwise by the Planning Board.

The APPLICANT shall submit a Traffic Reduction and/or Transportation Management Plan which outlines the measure(s) to be taken to permanently reduce parking demand. The plan may include any/all of the following initiatives:

- ~~(iv) facilitate employee/customer use of mass transit.~~
- ~~(v) facilitate employee/customer use of ride share/van pool program.~~
- ~~(vi) establish alternative work hours/flex time program.~~
- ~~(vii) — provide incentives to encourage non-vehicular trips, i.e. pedestrian and bicycle alternatives.~~
- ~~(viii) — provide preferred parking for ride share/van pool participants.~~
- ~~(ix) create shuttle bus service to/from train/bus stations.~~
- ~~(x) establish an information center to coordinate ride share/van pool efforts among separate USES within a structure or complex.~~
- ~~(xi)~~ (vi) There shall be no detrimental effects on surrounding properties by any proposal.

(b) A Conditional Use~~SE~~ Permit may also be granted by the Planning Board to allow an ~~decrease~~ increase in the off-street parking requirements for a building or buildings ~~in close proximity~~ serving more than one USE. To obtain such an approval, the APPLICANT must conclusively demonstrate that one or more such USES will generate a demand for parking spaces primarily during periods when the other USE or USES are ~~not~~ in operation. Calculations for parking ~~reduction~~ increase shall be consistent with nationally accepted parking publications such as Shared Parking, (Urban Land Institute, Washington, DC, 1990). The location of all ~~shared~~ parking spaces shall conform with the provisions outlined in Chapter 149-14-D) ~~35~~) unless determined otherwise by the Planning Board.

(c) Any Conditional Use~~SE~~ Permit approval shall apply only to the application specified at the time of approval and shall not be transferable to a different

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application, building expansion, or change of USE regardless of size. Any subsequent change(s) to a project or plan that has a shared parking agreement shall be subject to review by the Director of Planning ~~and Community Development~~. If the proposed parking demand is determined to increase, the project shall be referred to the Planning Board for further review.

ARTICLE XI

OFF-STREET PARKING AND LOADING

170-44. Applicability. [Amended on 9-24-80 by Ord. No. 15-80; Amended on 3-30-83 by Ord. No. 5-83; Amended on 6-10-87 by Ord. No. 13-87; Amended on 08-01-90 by Ord. No. 8-90; Amended on 11-13-96 by Ord. No. 19-96; Amended on 01-22-2003 by Ord. No. 35-02; Amended on 12-09-2009 by Ord. No. 2009.09.09-15.]

The following conditions shall apply to all parking and loading spaces provided in conformance with this chapter:

A. Conformity with the Site Review Regulations, Chapter 149, Subsections 149-14 and 149-15, site development criteria.

~~B. The enlargement of any BUILDING shall require the provision of OFF STREET PARKING for the existing BUILDING as if it were newly erected, in addition to the required OFF STREET PARKING SPACES for the enlargement.~~

~~C. All required PARKING SPACES in residential districts shall be upon or adjacent to the LOT upon which they are designed to serve. In all nonresidential districts, such PARKING SPACES shall be provided within a five hundred foot radius of the primary STRUCTURE.~~

~~D. Where one (1) BUILDING is used for more than (1) use, parking requirements shall be computed for each use as if it were a principal use.~~

~~E. Where a parking area is provided to serve two (2) or more STRUCTURES, the total number of spaces provided shall be not less than the sum of the individual total numbers of spaces required.~~

F.B. Where PARKING SPACES are provided for nonresidential STRUCTURES and this parking area adjoins a residential use, suitable screening at least seven (7) feet in height shall be provided and maintained.

G.C. In CBD/CWD ~~M~~municipal parking facilities ~~LOTS shall not~~may be substituted for the requirements of this section.

~~H. In the CBD and CWD Zoning Districts, none of the on-site parking standards shall be binding except in such cases where new construction is proposed that would create additional BUILDING square footage; and or when conversions or changes of use that would result in an increase in the number of residential units.~~

~~PARKING SPACES~~ required the CBD and CWD Zoning Districts may be located off-site within one thousand (1,000) feet of the proposed use. The spaces may be located in a municipal parking LOT and leased from the City, or leased from a private landowner. Lease agreements are subject to ~~PLANNING BOARD~~ approval, and must have a minimum duration of five (5) years, and have provisions for renewal at expiration.

~~I. Conditional Use Approval.~~

~~(1) Conditional use approval may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing for the purpose of altering any provisions of Article XI OFF STREET PARKING and Loading, provided that the proposed project complies with the following standards:~~

~~(a) The APPLICANT submits an analysis justifying a request for reduced parking requirements.——~~

~~(b) The conditional use application shall describe the limits of any parking area subject to the reduced requirements and the reduction applicable to each use.——~~

~~(c) The APPLICANT submit an analysis and/or a parking study substantiating the availability of nearby Alternative parking to be used as a credit towards reducing parking requirements. The APPLICANT must show that the use(s) can be adequately served by a combination of on and OFF STREET PARKING.~~

~~(d) The APPLICANT submits data and/or a transit study that indicates that existing and planned transit service in the vicinity justifies the reduction requested. The PLANNING BOARD shall make the determination.~~

~~(e) The APPLICANT submits a Traffic Reduction and/or Transportation Management Plan which outlines the measure(s) to be taken to permanently reduce parking demand. The plan may include any/all of the following initiatives:~~

~~(i)——facilitate employee/customer use of mass transit.~~

~~(ii)——facilitate employee/customer use of ride share/van pool program.~~

~~(iii)——establish Alternative work hours/flex time program.~~

~~(iv)——provide incentives to encourage non-vehicular trips, i.e. pedestrian and bicycle alternatives.——~~

~~(v) provide preferred parking for ride share/van pool participants.~~

~~(vi) create shuttle bus service to/from train/bus stations.~~

~~(vii) establish an information center to coordinate ride share/van pool efforts among separate uses within a STRUCTURE or complex.~~

~~(f) There shall be no detrimental effects on surrounding properties by any proposal.~~

~~(2) Conditional use approval may also be granted by the PLANNING BOARD to allow a decrease in the OFF-STREET PARKING requirements for a BUILDING or BUILDINGS in close proximity serving more than one (1) use. To obtain such an approval, the APPLICANT must conclusively demonstrate that one (1) or more such uses will generate a demand for PARKING SPACES primarily during periods when the other use or uses are not in operation. Calculations for parking reduction shall be consistent with nationally accepted parking publications such as Shared Parking, (Urban Land Institute, Washington, DC, 1990). The location of all shared PARKING SPACES shall conform with the provisions outlined in Subsections 170-44.C and 170-44.H unless determined otherwise by the PLANNING BOARD.~~

~~(3) Conditional use approval shall be subject to a formal agreement between the PLANNING BOARD and the APPLICANT. Said agreement shall be recorded at the Strafford County Registry of Deeds.~~

~~(4) Any conditional use approval shall apply only to the application specified at the time of approval and shall not be transferable to a different application, BUILDING EXPANSION, or change of use regardless of size. Any subsequent change(s) to a project or plan that has a shared parking agreement shall be subject to review by the Planning Director. If the proposed parking demand is determined to increase, the project shall be referred to the PLANNING BOARD for further review.~~

J.D. PARKING SPACES for non-residential uses and MULTI-FAMILY DWELLINGS shall have independent access to an aisle or driveway, and be accessible year round.

| Residential (non -CBD) | | Parking | | CUP | | | |
|-------------------------------|----------|----------|-----|---------|--------|----------------------|--|
| Project | Required | Provided | New | Reduced | Shared | Old requirement | |
| Meadows (120) | 240 | 243 | 228 | | | 2 spaces/unit | |
| Sheffield Dr (28 Units) | 84 | 60 | 54 | Y | Y | | |
| Millstone Apts 54 | 92 | 101 | 103 | | | mix 1.5 and 2/unit | |
| Appaloosa (15u) | 45 | 45 | 29 | | | 3/unit | |
| Residential (CBD) | | Parking | | CUP | | | |
| Project | Required | Provided | New | Reduced | Shared | Old requirement | |
| Bradlee Commons (47 u) | 94 | 72 | 78 | Y | Y | 2/unit | |
| Woodbury Mills (42 u) | 126 | 75 | 70 | Y | | 3/unit | |
| Centrix Bank (8) | 16 | 12 | 14 | Y | Y | 2/unit | |
| 100 First Street (32) | 64 | 64 | 53 | | Y | 2/unit | |
| Cochecho Mills (120) | 360 | 170 | 198 | Y | | 3/unit | |
| Educational | | Parking | | CUP | | | |
| Project | Required | Provided | New | Reduced | Shared | Old requirement | |
| Honey Tree (84 students 12 e) | 40 | 40 | 40 | | Y | .3 student + 1/em | |
| Bradlee | 22 | 22 | 32 | | Y | .2/seat + 1/employee | |
| Gathering Place | | Parking | | CUP | | | |
| Project | Required | Provided | New | Reduced | Shared | Old requirement | |
| 100 First Street (9158/200) | 100 | 29 | 109 | Y | Y | .5/s | |
| Margaritas (288s + 25b + 15e) | 116 | 116 | 172 | | | .3/s+.5/b+1/e | |
| Five Guys (55 + 6e) | 34 | 34 | 34 | | Y | | |
| Industrial | | Parking | | CUP | | | |
| Project | Required | Provided | New | Reduced | Shared | Old requirement | |
| FW Webb (57K) | 62 | 42 | 72 | y | y | 1/1000 | |
| Formax (17261) | 22 | 22 | 22 | | | 1/800 | |
| Storage Barn (120k) | 124 | 57 | 150 | | | 1/1000 | |
| Heine (22644) | 40 | 41 | 40 | | | 1/800 | |
| Lodging | | Parking | | CUP | | | |
| Project | Required | Provided | New | Reduced | Shared | Old requirement | |
| Holmwood Suites (90 units) | 90 | 100 | 90 | | | 1/bed | |
| Comfort Inn (97) | 99 | 100 | 100 | | | 1/bed + 1/400 common | |
| MicroTell (59) | 59 | 60 | 59 | | | 1/bed | |
| Medical | | Parking | | CUP | | | |
| Project | Required | Provided | New | Reduced | Shared | Old requirement | |
| Maple Suites 115U | 58 | 69 | 58 | | | .5/u | |
| Watson Fields 30u 10 e | 25 | 48 | 25 | | | .5/u + 1/e | |
| Mast Landing 58 u + 8 | 68 | 69 | 68 | | | 1/u + 1/e | |
| Office | | Parking | | CUP | | | |
| Project | Required | Provided | New | Reduced | Shared | Old requirement | |
| Bradlee (6500) | 20 | 20 | 21 | | Y | 1/325 | |
| Sheffield (4750) | 19 | 19 | 16 | | Y | 1/325 | |
| FW Web (8000) | 25 | 18 | 27 | Y | Y | 1/325 | |
| Formax (17235) | 53 | 53 | 58 | | | 1/325 | |
| Retail/Service | | Parking | | CUP | | | |
| Project | Required | Provided | New | Reduced | Shared | Old requirement | |
| Aroma Joes (922) | 4 | 4 | 4 | | | 1/300 +1/e | |
| Centrix (3373) | 11 | 12 | 12 | | y | 1/300 | |
| Bradlee (3000) | 12 | 12 | 11 | | y | 1/250 | |
| Indian Brook | 375 | 406 | 371 | | | 1/200 sf +1/e | |
| Dermatology (12822/5 p/20 e) | 45 | 49 | 46 | | | unclear | |

would need CUP with new regs

would not be provided - shared parking

ZONING AMENDMENT LIST AND STATUS – 2015

| Chapter Reference | Description | Status of Amendment Wording | Planning Board Status | Posted Date |
|--|---|-----------------------------|------------------------------------|-------------|
| 170-6 | Definition of “Build To Line” – remove “minimum” and add exception for wetland buffers and steep slopes | In progress | | |
| 170-7, 170-9 (zoning map); 170-12, table | Add Heritage Residential District to section A and section B; add table; amend zoning map | Done | Reviewed and voted to post | 3/10/15 |
| 170-12 | Applicability of Tables of Use and Dimensional Regulations by District 1. Amend accessory structure front setback in R-20, R-12 & RM-U Districts 2. Amend RM-U front setback 3. CBD General – amend front build to requirement – similar to Heritage 4. CBD General – limit building height to 4 stories or more if consistent with abutting property 5. CBD Downtown Gateway – add maximum sign area 6. CBD Downtown Gateway – add density requirement 7. I-2 District – delete “industry” as permitted use 8. I-4 District – broaden permitted manufacturing uses | In progress | | |
| 170-12 and table | Alternative Treatment Center – Add as permitted use in I-2 and B-4 | Done | Reviewed and voted to post | 1/13/15 |
| 170-28.3-B and map | Amend Groundwater Protection Map to add Willand Pond and revise Smith, Cummings, and Cotton and revise map date | In progress | | |
| 170-28.6 – new and maps | Add Floodplain Development from Chapter 113 with amendments | In progress | | |
| 170-29-31 | Extraction Industries | In progress | | |
| 170-32 | Sign Ordinance Amendments | Done | Reviewed but not posted yet | |
| 170-32-E | Sign Ordinance - CBD & CWD sign illumination | Done | Posted CBD & CWD sign illumination | 3/26/14 |
| 170-44 and tables | Off-street Parking and Loading amendments from sub-committee | Done | Reviewed but not posted yet | |
| 170 | Cottage housing incentives | In progress | | |
| 170 | Miscellaneous corrections and typos throughout ordinance | In progress | | |
| | | | | |