



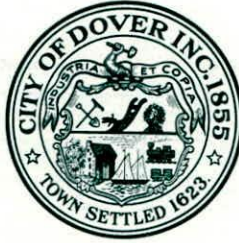
CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, September 17, 2015**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Review of a Conditional Use Permit, per Chapter 170-20-B(2), for Jason White (Owner: Big Holdings, LLC), Assessor's Map 23, Lot 24, zoned CBD-General, located at 245-249 Central Avenue. (Proposed 2nd residential building with 4 dwelling units & ground floor garage stalls as opposed to commercial). [*Previously heard on 8/28/15 before the Planning Board & part of a condition of approval*]. (P15-44)

CHRISTOPHER G. PARKER, AICP
Assistant City Manager
Planning & Strategic Initiatives
c.parker@dover.nh.gov



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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF DECISION

September 1, 2015

Jason White
79 Exeter Road
North Hampton, NH 03862

Re: Conditional Use Permit, per Chapter 170-20-B(2), for Jason White (Owner: Big Holdings, LLC), Assessor's Map 23, Lot 24, zoned CBD-General, located at 245-249 Central Avenue. (Proposed 2nd residential building with 4 dwelling units & ground floor garage stalls as opposed to commercial).* (P15-44)

Dear Mr. White/Big Holdings, LLC:

Please be advised that on Tuesday, August 25, 2015 the Dover Planning Board voted to conditionally approve the above referenced plan. **The specific conditions are included with this letter.**

In addition to the conditions of approval, please provide the following to the Planning Office:

- ☐ Four (4) blue prints and One (1) 11" x 17" plan
- ☐ One (1) DWG file format of the plan
- ☐ One (1) PDF digital version of the plan

The plans must be submitted within ninety (90) days from Planning Board approval. Upon receipt, the Planning Board Chair will sign them approved.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

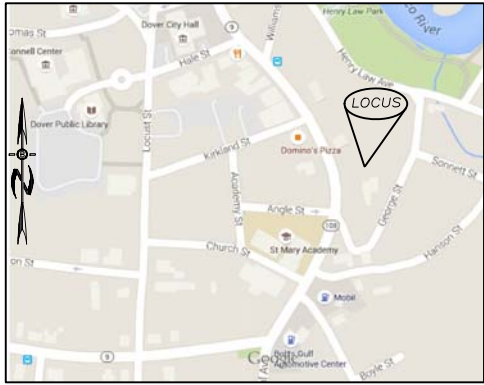
Christopher G. Parker, AICP
Assistant City Manager, Planning & Strategic Initiatives

CC: Building Inspection Office
Engineering Office
Beals Associates, PLLC

Conditions to be met Prior to Signing of the Plans:**Submitted Reviewed**

1. The owner's signatures shall be added to the final plan 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 plan to remove parking spaces #8 and #9 so that the 5 foot pavement setback is retained.
4. Revise plan to include erosion and sediment control features which shall be installed prior to any earth disturbance.
5. The applicant 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 per Chapter 170-20-B(3).
6. The Technical Review Committee shall review final plan and note any site concerns.
7. The applicant shall relocate the dumpster.
8. The applicant shall revise the plan to update the parking requirements.

☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐



LOCATION MAP
1"=500'



AVAILABLE ON STREET
PARKING
(TYP)

PROJECT LOCATION

1000' RADIUS

AREA PLAN
NOT TO SCALE

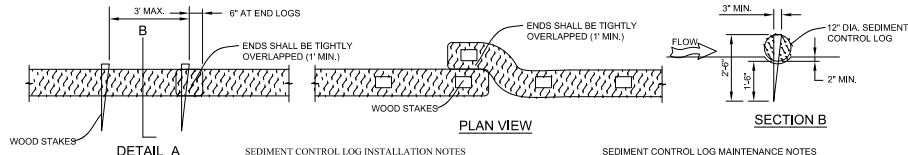
LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- EXISTING PROPERTY LINE

KIRKLAND
STREET

CENTRAL AVENUE

ANGLE STREET



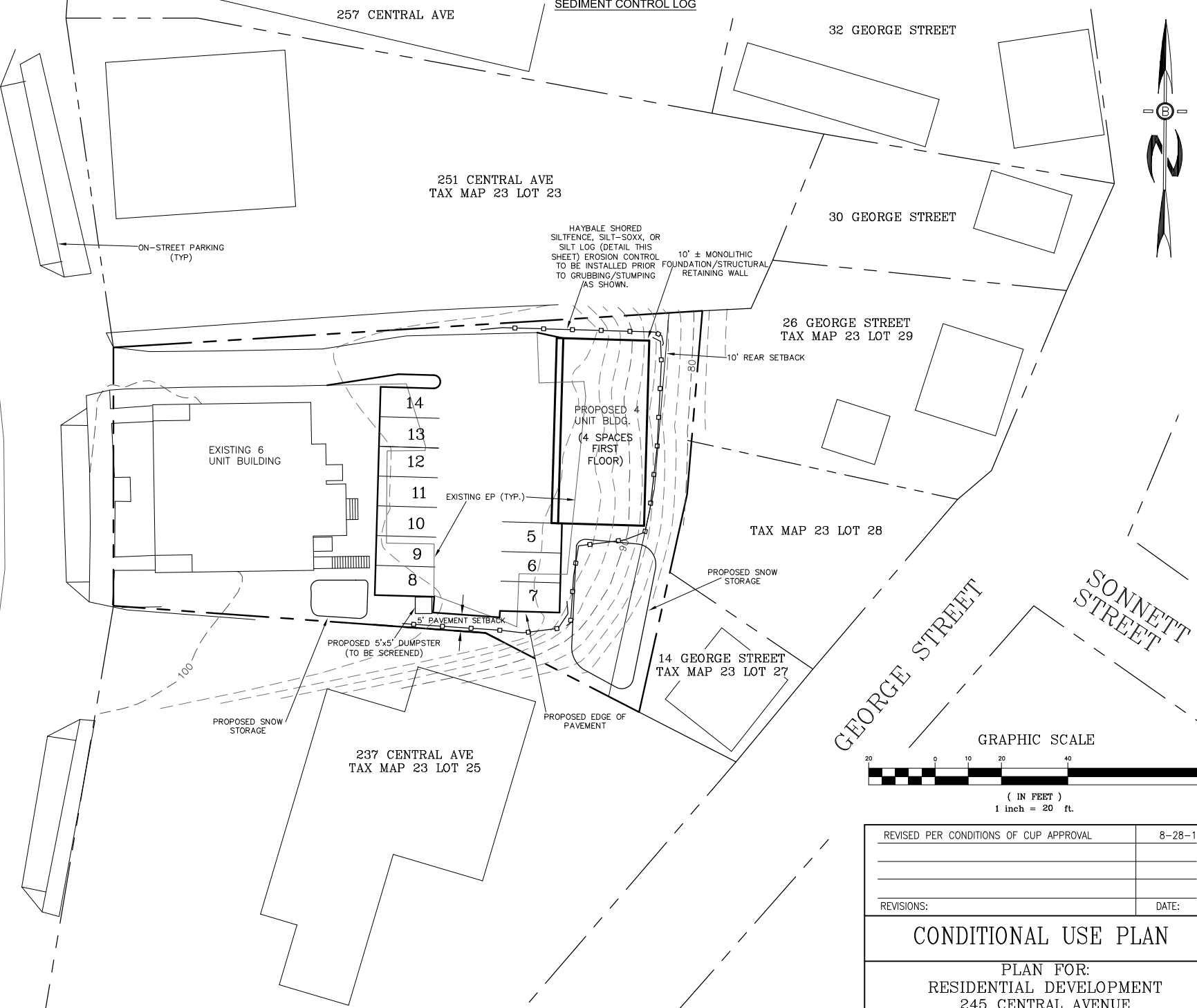
SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE PLAN VIEW FOR THE LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOGS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
- NOT FOR USE IN CONCENTRATED FLOW AREAS.
- THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1/2 OF THE DIAMETER OF THE LOG.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

- THE GEC OPERATOR SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 1/2 THE HEIGHT OF THE CREST OF LOG.
- SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

SEDIMENT CONTROL LOG



SITE PLAN
1"=20'

OWNERS SIGNATURE:

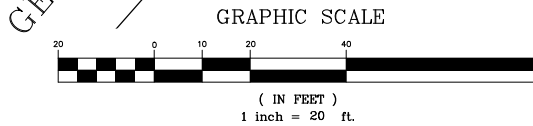
OWNER OF RECORD
BIGS HOLDINGS, LLC
PO BOX 1102
STRATHAM, NH 03885
S.C.R.D. BOOK 4296 PAGE 0208

PREPARED FOR:

JASON WHITE
79 EXETER ROAD
NORTH HAMPTON, NH 03862

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863



REVISED PER CONDITIONS OF CUP APPROVAL	8-28-15
REVISIONS:	DATE:

CONDITIONAL USE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
245 CENTRAL AVENUE
DOVER, NH
TAX MAP 23 LOT 24

DATE: JULY 2015	SCALE: 1"=20'
PROJ. NO: NH-879	SHEET NO. 1 OF 1

NOTES

- BOUNDARY BASED ON PLAN BY TOM BROUILLETTE LLS
- 2 FOOT CONTOURS BASED ON ASSUMED ELEVATION
- ZONING DISTRICTS BASED ON MUNICIPAL ZONING MAP.
- REMAINING FEATURES SHOWN BASED ON MUNICIPAL G.I.S.

CITY NOTES

THE APPLICANT HAS SUBMITTED THIS PERMIT FOR RELIEF FROM THE REQUIREMENT THAT GROUND FLOOR BE COMMERCIAL USE.

ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

ZONING REQUIREMENTS:
ZONING DISTRICT - CENTRAL BUSINESS
DISTRICT (GENERAL)
MINIMUM LOT SIZE - N/A
MINIMUM LOT COVERAGE - 75%
FRONTAGE BUILD OUT - 70% MIN

PROPOSED LOT COVERAGE:

LOT SIZE = 15,376 s.f.
LOT COVERAGE = 9,867 s.f.
LOT COVERAGE = 64% < 75%

BUILDING SETBACKS:
FRONT= 0 FT.
SIDE= 0 FT.
REAR= 10 FT.

PARKING CALCULATIONS:
TOTAL NUMBER OF UNITS = 10
ARTICLE XI OFF-STREET PARKING AND LOADING
170-44 TO BE MET
TOTAL SPACES REQUIRED=10x1.65 = 16.5 = 17
TOTAL SPACES PROVIDED=14
IT IS INTENDED THAT ADDITIONAL PARKING SPACES REQUIRED SHALL UTILIZE EXISTING ON-STREET PARKING AND MUNICIPAL PARKING PER CENTRAL BUSINESS DISTRICT GENERAL SUB-DISTRICT REGULATIONS