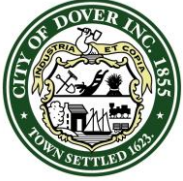


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, October 22, 2015**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Site Plan Review for B-Team Realty, LLC, (Owner: B-Team Realty, LLC & Joseph M. Gabriel), Assessor's Map 37, Lots 28 & 29, zoned Office, located at 798 & 800 Central Avenue, (Construct 6,700 sq. ft. shared parking lot. Proposal is for 17 total parking spaces, where currently 13 exist between both properties. (P15-49)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-44

Application Type: CUP Review
Applicant: Jason White
Owner: Big Holdings, LLC
Location: 245-249 Central Avenue (Tax Map 23, Lot 24)
Date: September 17, 2015

INTENT: Applicant obtained a Conditional Use Permit for relief, per Chapter 170-20-B(2), to the Central Business District requirement that the ground floor not contain residential uses from the Planning Board on August 25, 2015, with the condition that the applicant go to TRC. The applicant proposes to construct a new 4 unit residential building with parking spaces on the ground floor.

LOTS/UNITS PROPOSED: 4

AGENDA ITEM #: 1

ACREAGE: 0.35 acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Six unit residential building

PROPOSED LAND USE: Six unit residential building and a four unit residential building with parking

SURROUNDING LAND USE: Office, retail, vehicle refueling/recharging station, and multi-family residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Pohli, Planning
Dave White, Engineering
Thomas Clark, Building/Fire
Dan Barufaldi, Economic Development
Marn Speidel, Police
Elena Piekut, Zoning

Others Present:

Jason White, Owner
Christian Smith, Applicant/Engineer
Curtis Pratt, Planning Board

Approval of 9/3/15 Meeting Minutes

Motion to approve the minutes from September 3, 2015 meeting minutes by Thomas Clark and seconded by Dave White. Vote U/A.

Planning Comments:

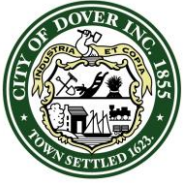
- The owner's signatures shall be added to the final plan submitted for signature.
- The applicant shall provide the Planning Department with a digital version of the final plat.
- The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).
- The applicant shall provide a snow maintenance plan to the satisfaction of the Planning Department
- The applicant shall revise the plan to fix the spelling to "municipal" from "municiple" in the parking calculations
- The applicant shall revise title block to 245-249 Central Ave
- The applicant shall revise plan to add note about roll out dumpster

Police Department Comments:

- How is parking lot runoff and snow melt handled and restrained from flooding #14 George
- Ability to maneuver a car in/out and of spaces #5-10 seems impossible
- Add "No parking" signs or pavement painting in front of garage
- Remove circles indicating available parking along private parking areas

Engineering Comments:

- Fix main trench on Central Ave
- Drainage improvements necessary due to increased impervious surface. Consider catch basin and infiltration.
- Create a snow maintenance plan
- Indicate water and sewer service and size



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-44

Application Type: CUP Review
Applicant: Jason White
Owner: Big Holdings, LLC
Location: 245-249 Central Avenue (Tax Map 23, Lot 24)
Date: September 17, 2015

Fire/Inspections Comments:

- Note regarding sprinkler system required and that all build out scenarios will comply with Chapter 109 of the City Code
- Structural foundation drawings are required
- Addressing shall be approved by the Fire Department.
- Revise note regarding silt fence and erosion control to be installed prior to any earth disturbance

Economic Development Comments: None

Planning Board Comments: Please see Planning Comments above which include Planning Board conditions from August 25, 2015

Motion to approve with the listed conditions by Dave White and seconded by Thomas Clark.
Vote U/A.

Adjournment

Motion to adjourn at 10:51am by Thomas Clark and seconded by Marn Speidel. Vote: U/A.

S:\Department\Planning\Planning_Share\Planning Board\TRC\2015 TRC\Minutes\9-17-15\2015.09.17_BigHolding P15-44.docx

**B-Team Realty, LLC
798 Central Avenue
Dover, NH 03820**

October 6, 2015

RECEIVED
Planning Office

OCT 06 2015

Dover, New Hampshire

VIA HAND DELIVERY

Christopher Parker, Planning Director
City of Dover
288 Central Avenue
Dover, New Hampshire 03820

RE: 798 & 800 Central Avenue

Dear Mr. Parker

Please accept the enclosed application related to a parking lot to be constructed on 798 & 800 Central Avenue. The parcels are located in the Office District. The parking will be shared for both properties and has been engineered by Civilworks to utilize a rain garden for drainage. The flow of traffic will be controlled by limiting one-way in on the 800 Central Parcel and limiting one-way existing on the 798 Central Parcel. The total parking area is 6,700 +/- sq. ft.

We understand that the new Dover parking regulations now provide for maximum parking of 1 space per 300. In that regard, 798 Central has 2,170 sq. ft. and 800 Central has 2,597 sq. ft., for a total of 4,767 sq. ft. That would allow 15.89 spaces. We anticipate a 1,500 sq. ft. future expansion to 798 Central Av., which would allow for 5 spaces. Based upon that anticipated expansion 21 spaces would be permitted [15.8 + 5]. The plan shows 17 parking spaces.

We understand that this plan may not require Planning Board approval, and may be able to be approved by the Technical Review Committee. As such, we ask that this matter be placed on the TRC's next meeting agenda.

Sincerely,

Francis X Bruton

Francis X. Bruton, III
E-mail: fx@brutonlaw.com

FXB/mas

cc: Joseph M. Gabriel
Civilworks, Inc.
McEneaney Survey Associates, Inc.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

RECEIVED
Planning Office

Office Use Only

Project #:

PKS-49
\$757.00
3661

Date Received:

OCT 06 2015

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: B-Team Realty, LLC Telephone # (603) 781-0143

Address of Applicant: 798 Central Avenue, Dover, NH

E-Mail Address: fx@brutonlaw.com

1) B-Team Realty, LLC &

Name of Property Owner (if different from applicant): 2) Joseph M. Gabriel Telephone # (603) 781-0143

Address of Property Owner: 1) Same as Applicant 2) 800 Central Avenue, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 798 & 800 Central Avenue, Dover, NH 03820

Assessor's Map # 37 Lot(s) # 28 & 29

Zoning District(s) Office Overlay District(s) _____

Size of Parcel: 35,045 sq. ft. .80 ac. Property Deed: Book 1)3865 2)4167 Page: 1)350 2)943

Existing Use of Property: 1) Office 2) Residential

SITE PLAN INFORMATION

Describe Proposed Use: Construct Shared parking lot, 17 spaces

Area of Parcel to be Developed: 6,700 +/- sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: Not Applicable

Number of Parking Spaces: Existing 13 Proposed 17

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

Number of Employees Total: 10 In Maximum Shift: 10

Disposition of Parcel:

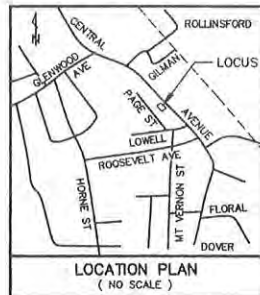
Building Setbacks:

Building Footprint _____ sq. ft.

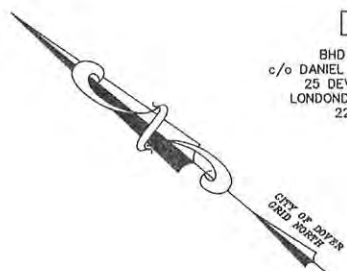
Front Yard _____ ft.

Total Building Area _____ sq. ft.

Rear Yard _____ ft.



No.	Bearing	Distance
L1	S39°23'30"E	8.00'
L2	N39°35'16"W	5.78'
L3	S41°08'30"E	20.00'
L4	N39°35'16"W	17.20'
L5	S50°38'44"W	12.00'
L6	N49°59'21"E	12.00'



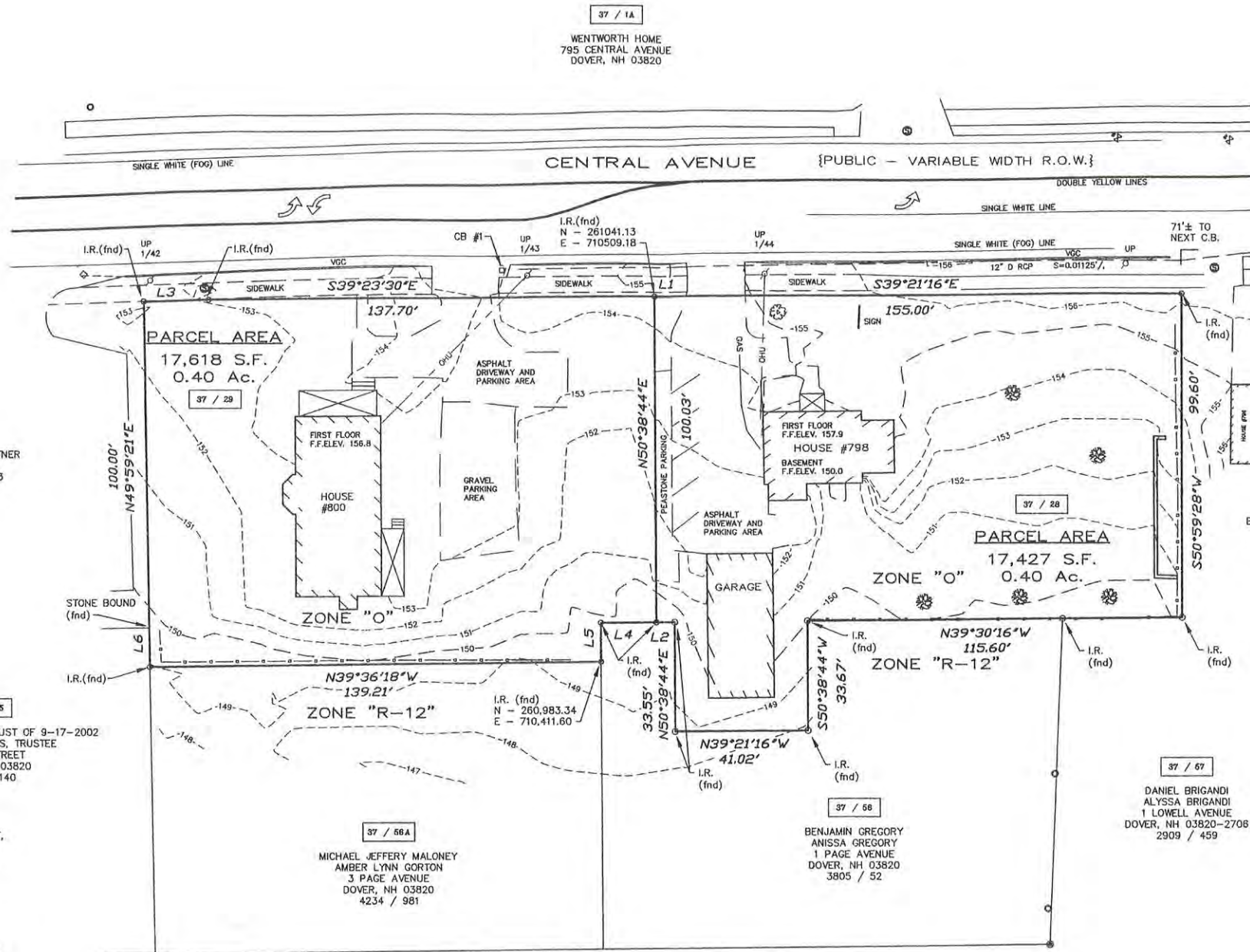
37 / 30
BHD REALTY LLC
c/o DANIEL DUDLEY / PARTNER
25 DEVONSHIRE LANE
LONDONDERRY, NH 03053
2245 / 700

37 / 55
LAZARUS FAMILY REV TRUST OF 9-17-2002
TONY G. LAZARUS, TRUSTEE
5 PAGE STREET
DOVER, NH 03820
2586 / 140

REFERENCE PLANS:

- 1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR BETH BENNETT, TAX MAP 37, LOT Nos. 29 & 56A, 800 CENTRAL AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: OCTOBER 1, 2005; BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 82-66.
- 2.) LOT LINE ADJUSTMENT PLAN PREPARED FOR DONALD & HELEN METCALF AND BETH BENNETT, TAX MAP 37, LOT Nos. 28 & 29, 798 & 800 CENTRAL AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: OCTOBER 4, 2004, REV. TO 11/4/2004; BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 77-84.
- 3.) LOT LINE ADJUSTMENT PLAN PREPARED FOR JOSEPH HALEY, CENTRAL AVENUE AND PAGE AVENUE, DOVER, NEW HAMPSHIRE; DATED JANUARY 29, 1998; BY McENEANEY SURVEY ASSOCIATES; RECORDED S.C.R.D. PLAN 51-66.
- 4.) PLAN OF LOTS - THOMAS MASSINGHAM - RAYMOND F. WENTWORTH, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: AUG. 1968; BY: G.L. DAVIS & ASSOC. RECORDED S.C.R.D. PLAN 27, POCKET 2, FOLDER 17.
- 5.) SITE DEVELOPMENT PLANS (3 SHEETS) PREPARED FOR F.A. INVESTMENT PROPERTIES, LLC, TAX MAP 37, LOT No. 29, 800 CENTRAL AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 10'; DATED: AUGUST 13, 2005, REV. TO 10/12/05; BY THIS OFFICE. APPROVED BY DOVER PLANNING.
- 6.) SITE DEVELOPMENT PLANS (4 SHEETS) PREPARED FOR CENTRAL AVENUE 798 LLC, TAX MAP 37, LOT No. 28, 798 CENTRAL AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 10'; DATED: APRIL 20, 2006, REV. TO 09/01/06; BY THIS OFFICE.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
15-1683		SITE DEVELOP	15-04	1-2
PROJECT NO		TYPE	FIELDBOOK & PAGES	



LEGEND

SCRD - STRAFFORD COUNTY
REGISTRY OF DEEDS
R.O.W. - RIGHT OF WAY
S.F. - SQUARE FEET
Ac - ACRE
● - SEWER MANHOLE
■ - CATCH BASIN
✱ - FIRE HYDRANT
⊙ - DRAIN MANHOLE
-o- - UTILITY POLE
OHU - OVERHEAD UTILITIES
VGC - VERTICAL GRANITE CURB
I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
I.P.(fnd) - IRON PIPE (FOUND)
I.R.(fnd) - IRON ROD (FOUND)
---152--- - EXISTING CONTOUR

EXISTING STORM DRAINAGE STRUCTURE SCHEDULE

CB #1:
RIM ELEV. = 153.94
INVERT OUT: = 149.94 12" PIPE TO SOUTH

NOTES:

- 1.) OWNER OF RECORD:
37 / 28 B-TEAM REALTY LLC
37 FIELDSTONE DRIVE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3865, PAGE 347
S.C.R.D. VOLUME 3865, PAGE 350
37 / 29 JOSEPH MICHAEL GABRIEL
800A CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3865 4167, PAGE 973
37 / 28 - DENOTES TAX MAP AND PARCEL NUMBER.
- 2.) THE INTENT OF THIS PLAN IS TO SHOW THE PARCEL BOUNDARIES AND MONUMENTS, AND TO SHOW THE LOCATION OF THE EXISTING FEATURES LOCATED ON THE SUBJECT PARCEL.
- 3.) THE SUBJECT PARCEL IS LOCATED WITHIN THE OFFICE (O) ZONING DISTRICT.
MINIMUM LOT SIZE = 10,000 S.F.
MINIMUM LOT FRONTAGE = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 12 FEET
REAR = 15 FEET
SIDE = 10 FEET
MAXIMUM BUILDING HEIGHT = 45 FEET
MAXIMUM LOT COVERAGE = 50 PERCENT
- 5.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY 330145, PANEL 0310, SUFFIX D, MAP NUMBER 33017C0310D, EFFECTIVE DATE: MAY 17, 2005.

37 / 27
BRIAN P. CASSIDY, TRUSTEE
ROSLEA REALTY TRUST
1 WINTER STREET PLAZA
ROCHESTER, NH 03607
3835 / 947

37 / 67
DANIEL BRIGANDI
ALYSSA BRIGANDI
1 LOWELL AVENUE
DOVER, NH 03820-2708
2909 / 459

37 / 66A
MICHAEL JEFFERY MALONEY
AMBER LYNN GORTON
3 PAGE AVENUE
DOVER, NH 03820
4234 / 981

37 / 58
BENJAMIN GREGORY
ANISSA GREGORY
1 PAGE AVENUE
DOVER, NH 03820
3805 / 52

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Planning Office

OCT 06 2015

Dover, New Hampshire

SHEET 1

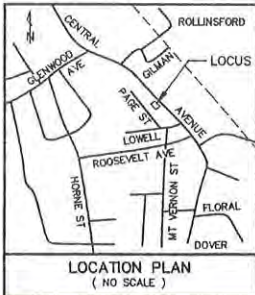
PARKING LOT
EXISTING CONDITIONS PLAN
LOCATED AT
798-800 CENTRAL AVENUE
TAX MAP 37, LOT Nos. 28 & 29
798-800 CENTRAL AVENUE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15-
DRAWN BY: RJM FILE: VR CP\1683\15-1683
SCALE: 1" = 20' DATE: JULY 31, 2015

McEneaney
Survey
Associates
P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

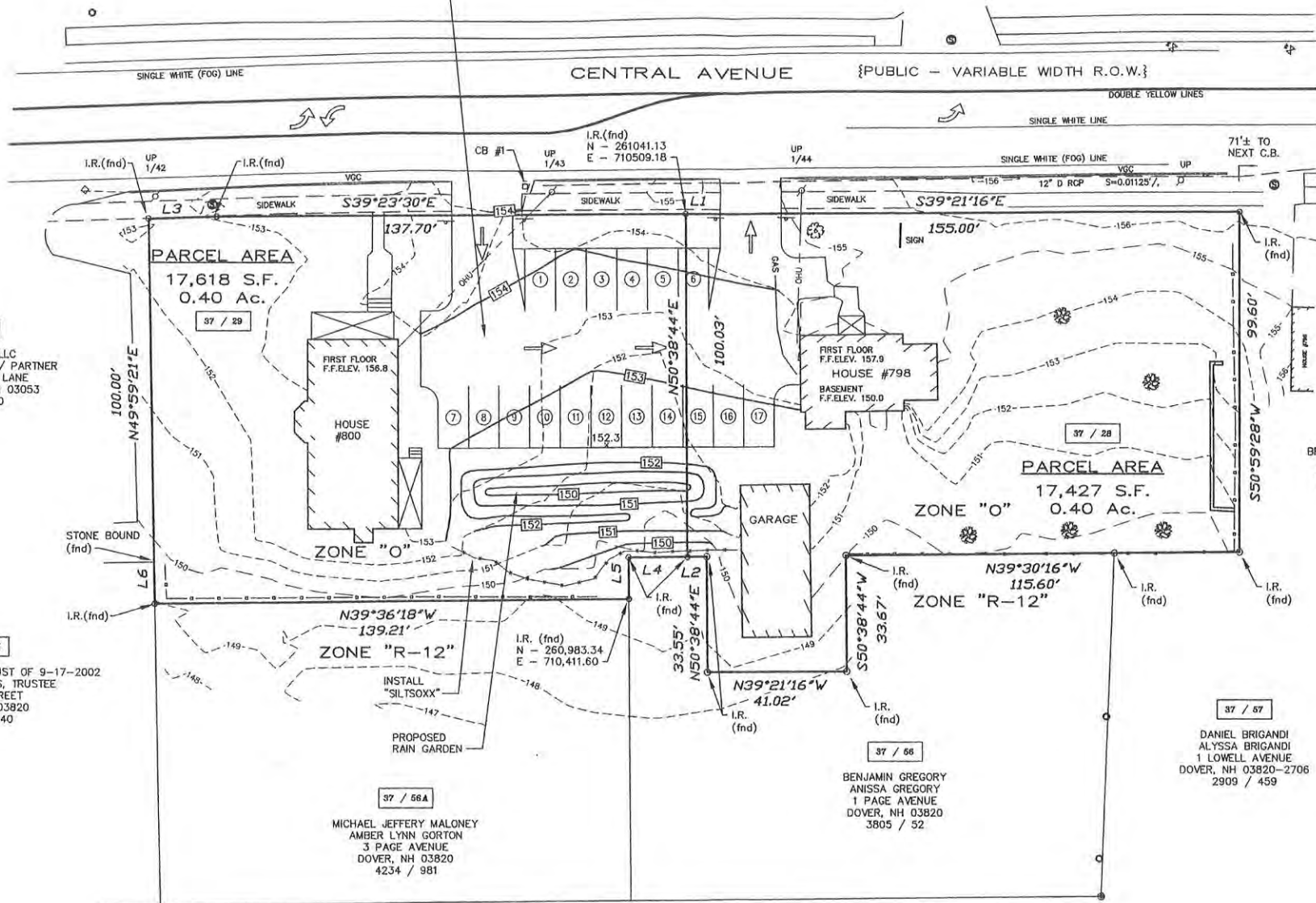
civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603-749-0443



No.	Bearing	Distance
L1	S39°23'30"E	8.00'
L2	N39°35'16"W	5.78'
L3	S41°08'30"E	20.00'
L4	N39°35'16"W	17.20'
L5	S50°38'44"W	12.00'
L6	N49°59'21"E	12.00'

PROPOSED COMMON PARKING AREA
TRAFFIC FLOW IS TO BE ONE WAY
ENTRANCE ISLE IS 18 FEET WIDE
PARKING ISLE IS 22 FEET WIDE
EXIT ISLE IS 18 FEET WIDE

37 / 1A
WENTWORTH HOME
795 CENTRAL AVENUE
DOVER, NH 03820



37 / 30
BHD REALTY LLC
c/o DANIEL DUDLEY / PARTNER
25 DEVONSHIRE LANE
LONDONDERRY, NH 03053
2245 / 700

37 / 56
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DOVER, NH 03820
4234 / 981

37 / 56
BENJAMIN GREGORY
ANISSA GREGORY
1 PAGE AVENUE
DOVER, NH 03820
3805 / 52

37 / 57
DANIEL BRIGANDI
ALYSSA BRIGANDI
1 LOWELL AVENUE
DOVER, NH 03820-2706
2909 / 459

37 / 27
BRIAN P. CASSIDY, TRUSTEE
ROSLEA REALTY TRUST
1 WINTER STREET PLAZA
ROCHESTER, NH 03867
3835 / 947

LEGEND

- SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS
- R.O.W. - RIGHT OF WAY
- S.F. - SQUARE FEET
- Ac - ACRE
- SM - SEWER MANHOLE
- CB - CATCH BASIN
- FH - FIRE HYDRANT
- DM - DRAIN MANHOLE
- UP - UTILITY POLE
- OHU - OVERHEAD UTILITIES
- V.C. - VERTICAL GRANITE CURB
- I.R. (set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
- I.P. (fnd) - IRON PIPE (FOUND)
- I.R. (fnd) - IRON ROD (FOUND)
- 152- - EXISTING CONTOUR
- 156- - PROPOSED CONTOUR

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
15-1683	SITE DEVELOP	15-04	1-2	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

NOTES:

- THE INTENT OF THIS PLAN IS TO DEPICT THE CONSTRUCTION / INSTALLATION OF A NEW PARKING AREA AND ASSOCIATED SITE IMPROVEMENTS THAT WILL SERVE THE NEEDS OF THE PROPERTIES AT 798 AND 800 CENTRAL AVENUE.
- THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- PROPOSED NUMBER OF PARKING SPACES = 17
PARKING SPACE SIZE: 9' x 18'
- ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 4" OF HIGH QUALITY LOAM AND SHALL BE SEEDDED WITH GRASS. SEE PERMANENT SEEDING NOTES. ALL TREATMENT SWALES SHALL HAVE SOD BOTTOMS.
- PAVEMENT / PARKING STRIPING TO BE 4" WIDE / WHITE.
- THE RAIN GARDEN SHALL BE PLANTED WITH GROUPINGS OF THE FOLLOWING:

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
Aq	AQUILEGIA CANADENSIS	COLUMBINE	15	1 GAL.
Aster	ASTER OBLONGIFOLIUS 'OCTOBER SKIES'	OCTOBER SKIES ASTER	8	1 GAL.
Ech	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER 'MAGNUS'	10	1 GAL.
Mon	MONARDA 'RASPBERRY WINE'	WINE RED BEEBALM 'RASPBERRY WINE'	10	1 GAL.
Rudm	RUBRICKIA MAXIMA	GREAT CONEFLOWER	12	1 GAL.

RECEIVED
Planning Office
OCT 06 2015
Dover, New Hampshire

SHEET 2

PARKING LOT
PROPOSED SITE DEVELOPMENT PLAN
LOCATED AT
798-800 CENTRAL AVENUE
TAX MAP 37, LOT Nos. 28 & 29
798-800 CENTRAL AVENUE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15--

DRAWN BY: RJM FILE: VR CP\1683\15-1683

SCALE: 1" = 20' DATE: JULY 31, 2015

McEneaney Survey Associates

P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

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engineers • surveyors

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