

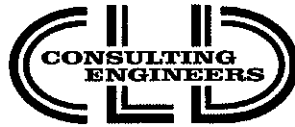


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, December 17, 2015**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 PM: Site Review for CLD Consulting Engineers, Inc., (Owner: William R. Dube Revocable Trust), Assessor's Map K, Lot 25-B, zoned B-3, located at 40 Dover Point Road. (Proposal is to construct a 31,200 sq. ft. building with 79 parking spaces and 40,447 sq. ft. of vehicle display area). (P15-58)



RECEIVED
Planning Office

DEC 02 2015

Dover, New Hampshire

December 1, 2015

Mr. Christopher G. Parker, AICP
City of Dover
City Hall
288 Central Avenue
Dover, New Hampshire 03820

Re: Bill Dube Ford Toyota Scion
William R. Dube Revocable Trust
40 Dover Point Road, Dover, NH 03820
Tax Map K, Lot 25B
Site Review Permit Application
CLD Reference: 15-0188

Dear Mr. Parker:

On behalf of William R. Dube Revocable Trust, CLD Consulting Engineers Inc. is submitting a Site Review Application for the Bill Dube Ford Toyota Scion building which is being proposed for the current site of the existing dealership.

The project site is located at 40 Dover Point Road, within the Thoroughfare Business (B-3) Zone. This application proposes to demolish the existing auto dealership and service center building and replace it with a redesigned building, offering improved servicing capability and efficiency. In order to maintain business during construction the new building will be constructed on the southern portion of the site, allowing uninterrupted operation of the existing dealership. Upon completion of the proposed building, the existing building will be removed to allow for vehicle display area.

Impacts to immediate areas will be minimal, as the function of the site will remain consistent. New underground utility lines will be installed to service the property. Signage and perimeter lighting will remain the same, with only minor modifications to accommodate the proposed building positioning.

Currently the property is almost entirely covered by pavement and building. The intention of the proposed site development is to slightly reduce impervious coverage, and implement stormwater infiltration for the proposed building roof area. Although impervious coverage is not increasing for this development, the infiltration system is designed to exceed the required New Hampshire Department of Environmental Services (NH DES) Water Quality Standards for this roof area. The balance of the site will continue to run overland, as it currently does, toward the Varney Brook.

To aid in the Town's review of this submission, we have included a site plan review checklist. In addition, mailing labels in triplicate have been included, for use in notifying abutters as required per Chapter 149-6.

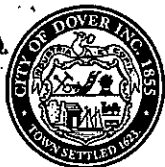
I look forward to the opportunity to present this project to the Planning Board at the next available meeting. If you have any questions, please do not hesitate to contact me at (207) 363-0669 x314 or rickl@cldengineers.com.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Richard R. Lundborn'.

Richard R. Lundborn, P.E.

FSD:rrl
Enclosures



City of Dover, New Hampshire SITE REVIEW APPLICATION

RECEIVED
[Revision Date: April 23, 2013]
Planning Office

Office Use Only	Project #:	<u>P15-58</u>	Date Received:	<u>DEC 02 2015</u>
	Amount Paid:	<u>\$5284.00</u>	Time Received:	<u>Dover, New Hampshire</u>

ch #96008

APPLICANT AND OWNER INFORMATION

Name of Applicant: CLD Consulting Engineers, Inc. Telephone # 207-363-0669

Address of Applicant: 316 U.S. Route 1, Suite D, York, ME 03909

E-Mail Address: rickl@cldengineers.com

Name of Property Owner (if different from applicant): William R Dube Revocable Trust Telephone # 603-749-5500

Address of Property Owner: 252 Dover Point Road, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 40 Dover Point Road, Dover, NH 03820

Assessor's Map # K Lot(s) # 25B (and 19-002 for purposes of abutters)

Zoning District(s) B-3 Overlay District(s) Wetland Protection District

Size of Parcel: 146,083 sq. ft. 3.35 ac. Property Deed: Book 1715 Page: 4

Existing Use of Property: Auto Dealership

SITE PLAN INFORMATION

Describe Proposed Use: Auto Dealership

Area of Parcel to be Developed: 90,000+/- Graded Disturbance; 135,000 Total incld Repaving sq. ft.

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

Number of Parking Spaces: Existing 250 (per tax card) Proposed 135 (per Chapter 149-14)

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

Number of Employees Total: 55 In Maximum Shift: 40

Disposition of Parcel:

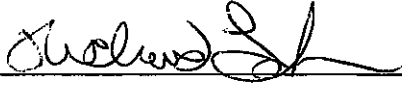
Building Setbacks:

Building Footprint 31,200 sq. ft.

Front Yard 50 ft.

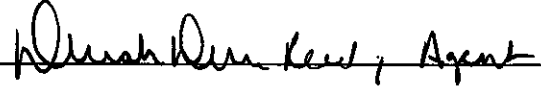
Total Building Area 31,200 sq. ft.

Rear Yard 15 ft.

Signature of Agent:  Date: 12/1/15

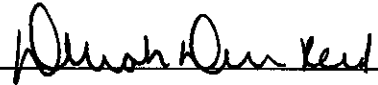
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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:  Agent Date: 12/1/15

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

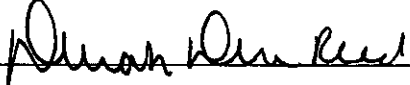
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

Signature of Property Owner:  Date: 12/1/15

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

CERTIFICATION OF FEES

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

Signature of Property Owner:  Date: 12/1/15

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

Paved Area 135,000+/- sq. ft. Side Yard: Right 12 ft.
Left 12 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? _____

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? _____

BUILDING INFORMATION

Type of Building to be Built: New Auto Dealership

Height of Building: Building 25ft; Entry Element 29ft Finished Floor Elevation: 50.0

Number of Seats (where applicable) _____

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

Justification for waiver request(s) (*attach additional sheets as needed*): _____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Doucet Survey, Inc.

Address 102 Kent Place, Newmarket, NH 03857 Telephone #: 603-659-6560

Professional License #: _____ E-mail address: email@doucetsurvey.com

ENGINEER INFORMATION

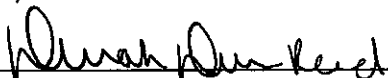
Name of Engineer and Company (Licensed in N.H.) Richard Lundborn, P.E.

Address 316 U.S. Route 1, Suite D, York, ME 03909 Telephone #: 207-363-0669

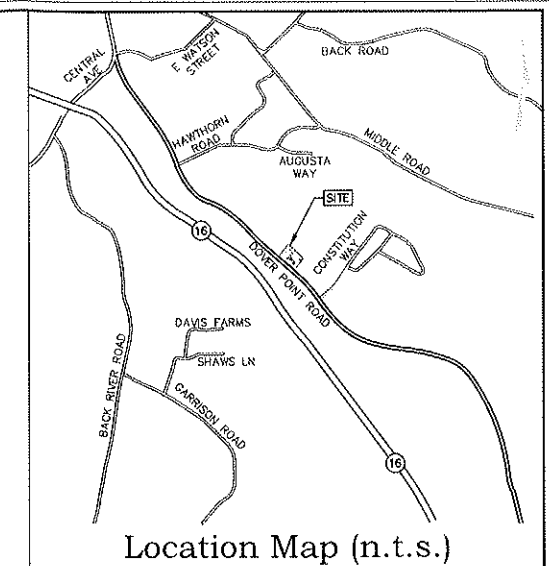
Professional License #: 10943 E-mail address: rickl@cldengineers.com

SIGNATURES

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

Signature of Property Owner:  Date: 12/1/15

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

[illegible]

BILL DUBE, INC.
40 DOVER POINT ROAD
DOVER, NH 03820

WILLIAM R. DUBE
REVOCABLE TRUST
252 DOVER POINT ROAD
DOVER, NH 03820
SITE PLAN

SCALE: 1"=30'	JOB NO. 15-0188
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DATE: DEC. 2015	DWG. C1 6 OF 13
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SITE PLAN

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