

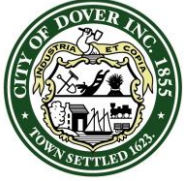


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, February 25, 2016**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 PM: TRC review for Geoff Aleva, PE, (Owner: Bob McGuire), Assessor's Map G, Lot 31-1, zoned I-2, located at 52 Crosby Road. (Build out utilizing 7,500 sq. ft. within a 12,000 sq. ft. building for Ever Proven CrossFit).
*(P15-43A)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-02

Application Type: Site Plan Review
Applicant(s): Long Road LLC
Owner(s): Long Road LLC
Location: 784 Central Ave and 4 Abbott Street (Tax Map 29, Lots 23 & 25)
Date: January 21, 2016

INTENT: Site plan to remodel an existing 1,080 sq. ft. residential building to 1,515 sq. ft. residential building and convert 450 sq. ft. to office with 12 parking spaces at 4 Abbott and improve parking at 784 Central Ave. There will be 57 parking spaces provided within the 24,370 sq. ft. paved area of both lots.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 1.09 acres total

ZONING DISTRICT: Office (O)

EXISTING LAND USE: Single-family residential and Medical/Office

SURROUNDING LAND USE:
Residential and Commercial

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Planning/Zoning
Thomas Clark, Building/Fire
Marn Speidel, Police
Gretchen Young, Engineering
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:

Dana Lynch, Engineer
Alan Dews, Community Services

Motion to approve January 7 meeting minutes by Thomas Clark and seconded by Franklin Torr. Vote U/A.

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Planning Board review may be required to have the two structures on one lot and to grant any waivers including Traffic Impact Analysis
- Landscape Plan to be added to plan set
- Need a Lighting Plan
- Signature and stamp of LLS and PE are needed on final plans
- Add Planning Board number P16-02 to all sheets
- Add a note regarding construction hours
- Add a key to Sheet 4
- Indicate that the parking was approved by the Director of Planning on December 10, 2015
- Indicate # of spaces in existing lot to clarify the total of 57 provided
- Correct building height in notes to 45 ft.
- Typos in notes such as single-family
- Staff will look into screening/fencing requirements between the two proposed uses

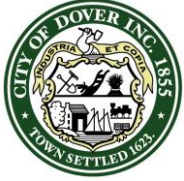
Police Department Comments:

- Confirm existing parking total for upper lot (narrative vs. plan)
- Notwithstanding lot merger, confirm that 4 Abbott Street will keep its address
- Will the offices have security alarms? If so, add security alarm note and ensure that alarm location refers to 4 Abbott before Building Permit is issued.

Engineering Comments:

- It appears that the applicant is widening the existing parking lot to accommodate a 24' drive aisle, is there concern that the proposed 22' drive aisle will be too narrow?
- We recommend that the applicant reconstruct the existing sidewalk along the front of the Abbot Street property.
- Per 149-14 A. (1) (i) – the purpose of the stormwater management is to promote a balance between pre-development and post-development flow and volume. The applicant has addressed how the rates from the 4,000 sf of additional pavement/drive will be mitigated, however, it appears that volumes will be increase. This is particularly important in this area as the city and several

Approval of 1/7/16 Meeting Minutes



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-02

Application Type: Site Plan Review
Applicant(s): Long Road LLC
Owner(s): Long Road LLC
Location: 784 Central Ave and 4 Abbott Street (Tax Map 29, Lots 23 & 25)
Date: January 21, 2016

individual property owners have introduced low impact development strategies throughout the Berry Brook Watershed in an effort to disconnect impervious area and reduce runoff volumes discharging to the Brook.

Fire/Inspections Comments:

- Cover sheet, note 19 – change references to 2009 Bldg Code & 2009 NFPA 101
- Sheet 3, demo tasks, note 8 – provide architectural drawings
- Confirm that the striped area next to the handicap space be 8' wide for vans
- Revise note 4 on sheet 5 to add sheet numbers where there are currently blanks that should say 8 & 9

Economic Development Comments:

- Concerned about the condition of the fence after being relocated

Planning Board Comments:

- Prefer merger to be approved by PB (not necessarily recorded) before the site review process
- Typo in note 2 on sheet 3
- Was a parking deck considered?
- Are 2 dumpsters necessary? Can one be eliminated?
- Add a note regarding snow storage
- Consider shrubbery or fence along side of zoning district boundary

Motion to adjourn by Tom Clark and seconded by Dan Barufaldi.

Vote: U/A

S:\Department\Planning\Planning_Share\PlanningBoard\TRC\2016TRC\MINUTES\2016.01.21_PlanningTechnicalReviewCommittee.Lynch 4 Abbott and Central.Minutes.docx

RECEIVED
Planning Office
FEB 03 2016
Dover, New Hampshire

2/3/2016

52 Crosby Road Build out Information

Tenant: Ever Proven CrossFit

Occupied Space: 7,500 Square Feet

Average tenancy at any point: 20-25 persons

Build out overview:

The buildout is approximately 60x20 feet to include an entry room, administrative office, men's bathroom, and a woman's bathroom. There will also be a small utility room and a staircase to go up to the lofted area created by the build out. This lofted area is scheduled to be used as storage and will remain unfinished with a safety rail built to code. The remaining space is to be left open.

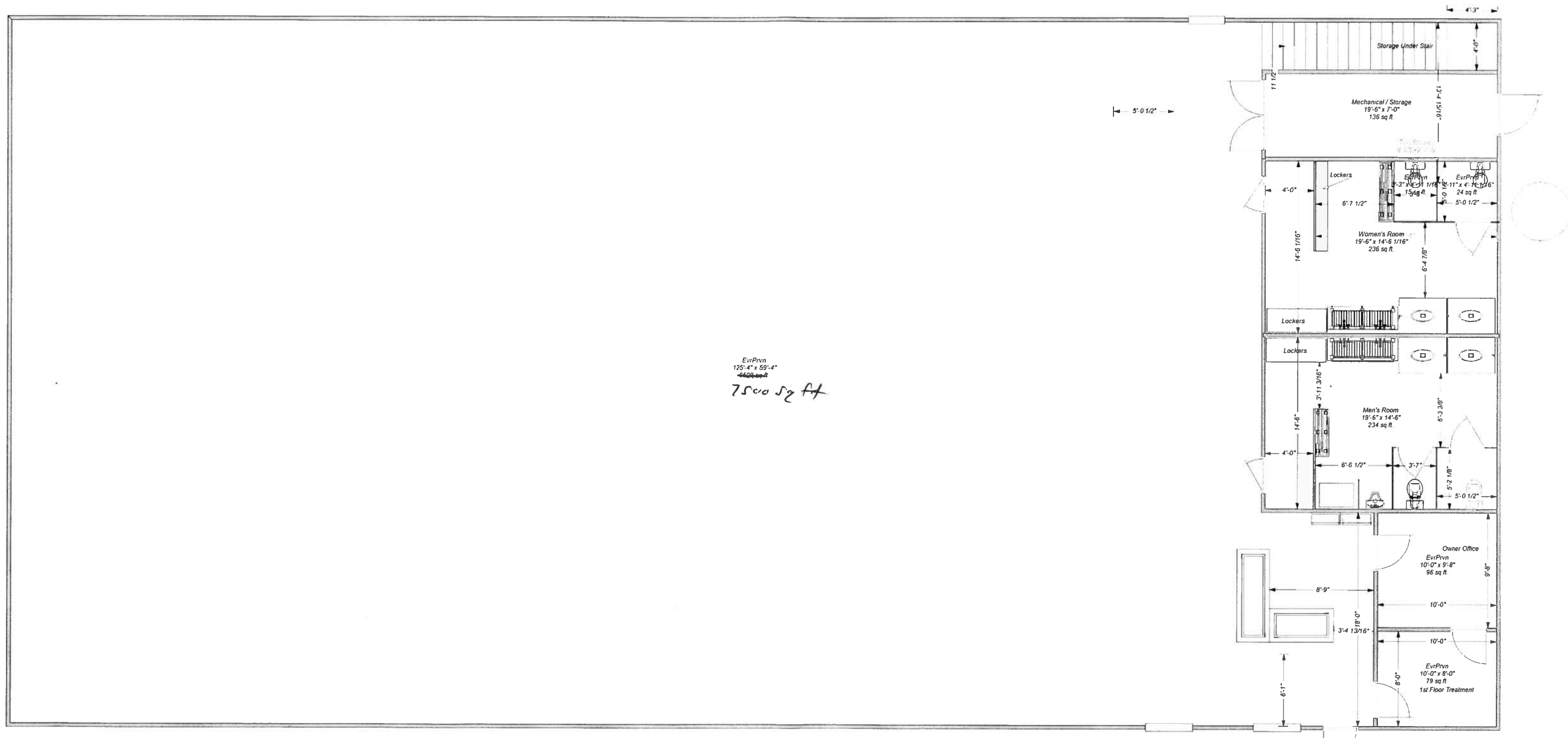
Both Bathrooms will be ADA accessible with two toilets, two sinks and two showers in each as well as a urinal in the men's bathroom.

Fire Suppression

This building will have a sprinkler system installed by Superior Fire Protection. All Flow rates and engineering have been performed at this point.

Egress:

The Tenant space includes three (3) pass doors (two in the front and one on the left rear side in the utility room). It also include four (4) 14 foot overhead garage doors on the front of the building.



RECEIVED
Planning Office
FFB 03 2016
Dover, New Hampshire



CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

DATE	NO.	REVISIONS
10/20/15	1	PER CLIENT COMMENTS
9/9/15	2	PER TRC COMMENTS
8/12/15	3	PER CONDITIONS OF APPROVAL
7/23/15	4	PER CONDITIONS OF APPROVAL

RECORD OWNER:
ROBERT A. MCGUIRE, JR. TRUSTEE
HORIZON TRUST OF
NEW HAMPSHIRE
OWNER ADDRESS:
PO BOX 988
DOVER, NH 03821-0988

McGUIRE GROUP
SITE PLAN
50 CROSBY ROAD
DOVER, NEW HAMPSHIRE 03820
PREPARED FOR:
HORIZON TRUST OF NEW HAMPSHIRE
50 CROSBY ROAD, DOVER, NEW HAMPSHIRE, 03820
CLIENT ADDRESS:

DATE: 7/10/15
DRAWN BY: M.A.
CHECKED BY: GRA
APPROVED BY: GRA

SITE
PLAN
P15-43

PROJECT NO: 15-189.00

L1

SHEET 1 OF 3

CADD FILE: J:\000\2015\1518900\Carlson\1518900-Site Plan-Rev3.dwg

NOTE:

1. ASSESSOR'S INFORMATION:
CITY OF DOVER ASSESSOR'S MAP G 101 31-1

2. RECORD OWNER:
ROBERT A. MCGUIRE, JR. TRUSTEE
PO BOX 988
DOVER, NH 03821-0988

3. DEED REFERENCE:
SCRD. 3993/238

4. ZONING INFORMATION:
RURAL RESTRICTED INDUSTRIAL (R-2) DISTRICT
LOT SIZE: 20,000 SQ FT
MINIMUM FRONTAGE: 100'
SETBACKS:
FRONT YARD: 35'
SIDE YARD: 10'
REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 50'
MAXIMUM LOT COVERAGE: 50%

5. THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF DOVER, COMMUNITY PANEL NO. 330145, EFFECTIVE DATE MAY 17, 2005.

6. APPROVAL OF THIS PLAN IS BASED ON INFORMATION PRESENTED TO AND ON FILE WITH THE CITY OF DOVER PLANNING BOARD.

7. LOCUS PARCEL CONTAINS 34.00 ACRES MORE OR LESS.

8. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DOWSATE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.

9. THE SUBJECT PARCEL IS ENCOMBERED BY A 30' UTILITY EASEMENT AND A 100' WIDE CONSERVATION DISTRICT, LOCATED 50' TO EACH SIDE OF KNOX MARSH BROOK.

10. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MEDIUM AND IN A DIGITAL DXF FORMAT ON A DISK TO THE CITY OF DOVER'S ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A L.L.S. OR P.E.

11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.

12. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, DESIGN ENGINEER, EARTHWORK CONTRACTOR AND CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

13. HORIZONTAL AND VERTICAL DATUM SHOWN IS BASED UPON THE CITY OF DOVER GEO COORDINATE GRID, BASED UPON INFORMATION PROVIDED BY THE CITY OF DOVER ENGINEER'S OFFICE.

14. THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE. SHOULD ANY OMISSION, ERRORS OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE "DESIGN ENGINEER" THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.

15. SOIL TYPES ON THE SITE ARE SEA, BHL, AND WBL (SCANTY SILT LOAM, BUXTON SILT LOAM, AND WINDSOR LOAMY FINE SAND). THE SOURCE FOR THE SOILS TYPE IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY, ISSUED MARCH 1973.

16. JURISDICTIONAL WETLANDS SHOWN WERE DELINEATED BY JAMES H. LONG, C.W.S., C.S.S. OF NEW HAMPSHIRE SOIL CONSULTANTS, INC. ON MARCH 29, 2006 IN ACCORD WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLAND BUREAU. WETLANDS WERE DELINEATED FOR REFERENCE PLAN #1.

17. TOPOGRAPHIC SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES, INC. ON JUNE 1, 2000 AND MARCH 30, 2006 (REFERENCE PLAN #2).

18. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT AT THE TIME THE TOPOGRAPHIC SURVEY WAS PERFORMED (REFERENCE PLAN #1). THE ABSENCE OF SUBSURFACE STRUCTURES AND UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE IS NOT INTENDED OR IMPLIED.

19. BOUNDARY INFORMATION OBTAINED FROM "LOT LINE ADJUSTMENT PLAN PREPARED FOR BUSINESS PARTNERS, INC. AND CHAUNY ARMOUR, INC. CROSBY ROAD AND FARADAY DRIVE, TAX MAP G, LOTS 1-1 & 31-1, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD", PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC., DATED: NOV. 5, 1999, SCALE: 1"=100' (REFERENCE PLAN #2).

20. THE PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

21. BACKFLOW PREVENTER SHALL BE PROVIDED FOR THE PROPOSED WATER SERVICE.

22. UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN A SINGLE TRENCH PER PSNH, VERIZON, AND COMCAST STANDARDS.

23. DAILY SEWAGE FLOW TO BE APPROXIMATELY 2,500 GAL BASED ON 15 CPD/100 SF OF BUILDING. FINAL VOLUME TO BE DETERMINED.

24. SEWER PIPE TO BE SDP 35.

25. EXTERIOR LIGHTING TO BE CUT OUT TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHT DIRECTLY TO SITE ONLY.

26. THE PROPOSED BUILDING IS TO MEET THE REQUIREMENTS OF CHAPTER 109 OF THE CITY CODE.

27. CHANGES OF USE, OTHER THAN INDUSTRIAL MANUFACTURING, SHALL REQUIRE THAT THE APPLICANT COMPLY WITH THE SITE PLAN REGULATIONS.

LAND USE:
TOTAL LOT AREA: 1,481,040 SF
WETLAND AREA: 1,169,773 SF (79%)
UPLAND AREA: 311,267 SF (21%)
BUILDING: 16,800 SF
PAVED: 57,000 SF
GRAVEL: 120,394 SF
LANDSCAPED: 117,173 SF

REFERENCE PLANS:

- "SITE PLAN OF LAND R & W PAVING, LOT 31-1, TAX ACCESSOR'S MAP G, 53 CROSBY ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD" PRODUCED BY CIVIL WORKS, P.O. BOX 1166 DOVER, NEW HAMPSHIRE 03820, DATED 4-5-06
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR BUSINESS PARTNERS, INC. AND CHAUNY ARMOUR, INC. CROSBY ROAD AND FARADAY DRIVE, TAX MAP G, LOTS 1-1 & 31-1, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD", PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC., DATED: NOV. 5, 1999, SCALE: 1"=100'.

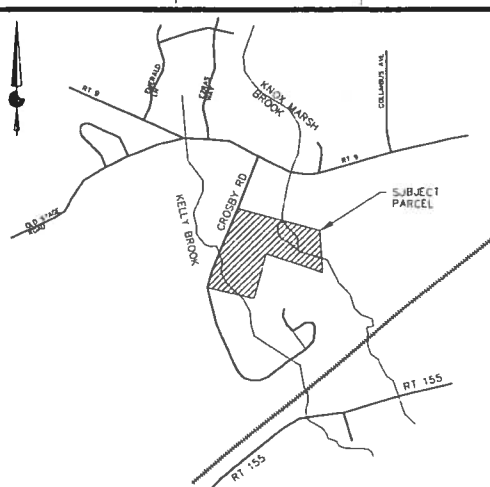
SCOPE:

THE INTENT OF THIS PLAN IS TO DETAIL THE CHANGES TO THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THE PROPOSED BUILDING.

PARKING CALCULATIONS:

BASED ON PROPOSED PARKING REQUIREMENTS PER CITY OF DOVER SITE REVIEW REGULATIONS 149-14

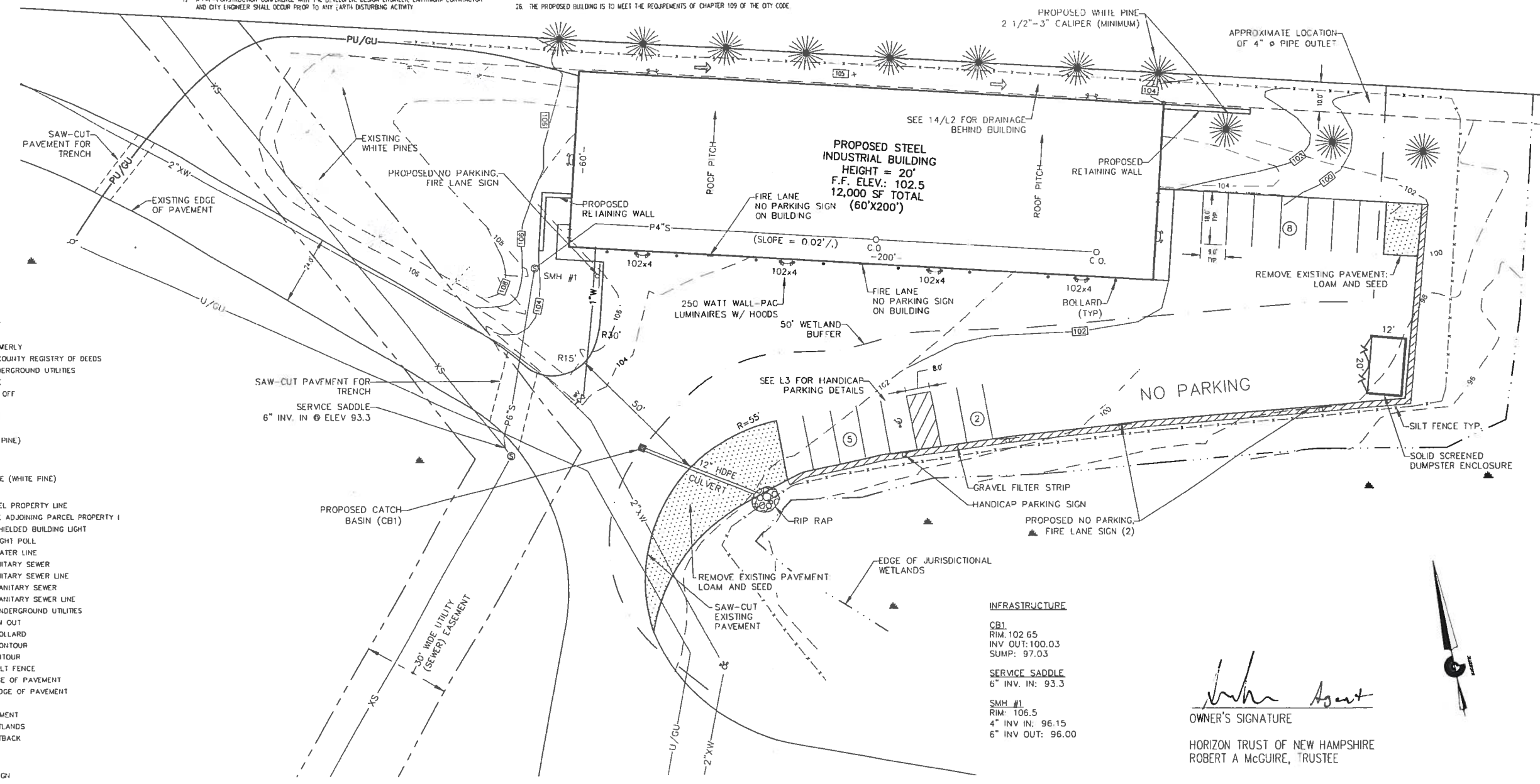
INDUSTRIAL/MANUFACTURING 1 SPACE / 800 SF
12,000 SF / (1 SPACE / 800 SF) = 15 PARKING SPACES
SPACES PROVIDED = 15 PARKING SPACES



LOCATION PLAN
(NOT TO SCALE)

LEGEND:

- FF FINISH FLOOR
- INV INVERT
- N/F NOW OR FORMERLY
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- U/GU EXISTING UNDERGROUND UTILITIES
- W VALVE
- W SHUT OFF
- W LINE
- CATCH BASIN
- TREE (WHITE PINE)
- EXISTING TREE (WHITE PINE)
- LOCUS PARCEL PROPERTY LINE
- APPROXIMATE ADJOINING PARCEL PROPERTY
- PROPOSED SHIELDED BUILDING LIGHT
- PROPOSED LIGHT POLE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND UTILITIES
- SEWER CLEAN OUT
- PROPOSED BOLLARD
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SILT FENCE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- UTILITY POLE
- UTILITY EASEMENT
- FLAGGED WETLANDS
- WETLAND SETBACK
- SETBACK
- RIP RAP
- PROPOSED SIGN



INFRASTRUCTURE

CB1
RIM: 102.65
INV. OUT: 100.03
SUMP: 97.03

SERVICE SADDLE
6" INV. IN: 93.3

SMH #1
RIM: 106.5
4" INV. IN: 96.15
6" INV. OUT: 96.00

OWNER'S SIGNATURE
HORIZON TRUST OF NEW HAMPSHIRE
ROBERT A. MCGUIRE, TRUSTEE

TAX MAP G LOT NO. 31-1