

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 26, 2016**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 12, 2016 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public hearing and vote on potential amendment on a Citizen's Petition for a Zoning Amendment for Scott Mitchell Real Estate, LLC, Assessor's Map 37, Lots 35, 36, 37, and 38, located on Glenwood Avenue and Central Avenue. (Rezone 5.384 acres from Office (O) and Medium Density Residential (R-12) to Thoroughfare Business District (B-3)*(P16-06)

4. NEW BUSINESS

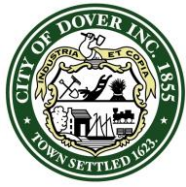
- A. Consideration and acceptance of a Conditional Use Permit for Helen Gagnon and Raymond Bardwell, Assessor's Map C, Lot 39A-3, zoned R-40, located on French Cross Road. (Proposal is to construct a driveway with a wetland buffer impact of 1,830 square feet). *(P16-10)
- B. Consideration and acceptance of a Conditional Use Permit for Summit Land Development (Owner: Varney Brook Lands, LLC), Assessor's Map K, Lots 19, 19-4, 19-5, zoned ETP (RCM Overlay), located at Pointe Place. (Proposal is to revise the Master Concept Plan for the Pointe Place Development). *(P06-51C)
- C. Consideration and acceptance of a Site Plan Review for Summit Land Development (Owner: Varney Brook Lands, LLC), Assessor's Map K, Lot 19-5, zoned ETP (RCM Overlay), located at Pointe Place. (Proposal is to construct 132 residential units consisting of 2 mixed use buildings and 4 multi-unit townhouses with a 76,750 sq. ft paved area). *(P16-05)
- D. Revision to the CDBG Action Plan for FFY16.

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. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, 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 and Friday 8:30 am to 4:00 pm or email DoverPlanning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 12, 2016**
Meeting Time: **7:00 pm**

Members Present: Frank Torr (Chair), Kirt Schuman (Vice Chair), Dennis Ciotti (Councilor), Tom Clark, Dave White, Lee Skinner, Gina Cruikshank, Maggie Fogarty (Alternate), Curtis J. Pratt (Alternate), David Landry (Alternate)

Members Not Present: Catherine Plante, Christopher Lawrence

Staff Present: Christopher Parker (Assistant City Manager), Steve Bird, (City Planner), Donna Benton (Assistant City Planner), Elena Piekut (Assistant City Planner), Gretchen Young (Assistant City Engineer), Dean Peschel (Environmental Consultant)

The Chair recognized M.Fogarty to sit in for C.Plante, and C.Pratt to sit in for C.Lawrence.

The Chair called the meeting to order at 7:00 p.m.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- March 22, 2016 Regular Meeting Minutes

Motion: K.Schuman made a motion to approve the March 22, 2016 Regular Meeting Minutes. Seconded by D.Ciotti. Vote U/A

K.Schuman stated item 3.A would not be heard at the request of the applicant. C.Parker explained the request.

3. OLD BUSINESS

- A. Public hearing and vote on potential amendment on a Citizen's Petition for a Zoning Amendment for Scott Mitchell Real Estate, LLC, Assessor's Map 37, Lots 35, 36, 37, and 38, located on Glenwood Avenue and Central Avenue. (Rezone 5.384 acres from Office (O) and Medium Density Residential (R-12) to Thoroughfare Business District (B-3)*(P16-06)

This item was not heard at the request of the applicant.

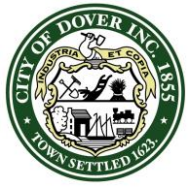
4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Pierre and Carolyn Lavoie (Owner: Eleanor Milliken Revocable Trust), Assessor's Map L, Lots 14M & 83G, zoned R-20, located at 175A Dover Point Road and 8 Evans Drive. *(P16-07)

C.Parker gave an overview of the application and the plans were displayed for viewing.

Kevin McEneaney, McEneaney Surveying Associates, represented the applicants and explained the proposed project. Pierre Lavoie was also present.

Motion: K.Schuman made a motion to accept the application. Seconded by D.White. Vote U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 12, 2016**
Meeting Time: **7:00 pm**

Public Hearing Opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board 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 add the surveyor's stamp and signature to the final plat.
4. The applicant shall revise the plat to include the Planning File number P16-07 to the title block.
5. The applicant shall revise the plat to show the correct amount of sq. ft. in existing lot L/14M.

Motion: T.Clark made a motion to approve subject to the staff recommended conditions. Seconded by G. Cruikshank. Vote U/A

- B. Impact Fee Waiver Request for Stabile Homes at Pointe Place, LLC, Assessor's Map K, Lot 19-3, located at Sierra Drive. (Waiver of School Impact Fee per 170.23-F-1-a to be reduced to 20% for 29 out of 31 units of housing for older persons (55+))

C.Parker gave an overview of the waiver request.

F.X. Bruton, Attorney from Bruton & Berube, PLLC, represented the applicant and explained the request. Mark Fougere of Fougere Planning & Development, Inc. was also present. Attorney Bruton explained that the properties will be permanently deed restricted to require that at least one owner be age 55 or older.

Attorney Bruton clarified for C.Pratt and T.Clark the concept of rational nexus, in response to a question about the connection between 55+ homeowners and school facilities.

Attorney Bruton clarified for T.Clark the restrictive deed requirements.

Attorney Bruton and M.Fougere clarified for K.Schuman the report, included with the application, noting demographic and construction information about 55+ aged homes in the region.

C.Parker clarified for D.Ciotti the impact fee methodology.

Attorney Bruton clarified for M.Fogarty that the deed restriction is permanent.

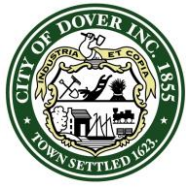
Motion: C.Pratt motioned to deny the waiver request, as it negatively impacts the future high school, and is opposite the intent of the impact fee ordinance. D.Ciotti seconded.

C.Parker clarified for L.Skinner how impact fees are collected and apportioned for use in paying for projects.

M.Fogarty and C.Cruikshank noted concerns.

Discussion ensued.

Motion: D.Ciotti motioned to move the question. C.Pratt seconded. Vote U/A



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Motion to deny. Vote 4/5

Motion: M.Fogarty made a motion to approve the waiver. Seconded by T.Clark. Vote passed 5/4

C. Discussion and possible posting of the Storm Water Regulations.

C.Parker gave an overview of the work that staff has completed since the January workshop.

D.Peschel presented the need to update stormwater regulations, and the background work that went into the creation of the regulations to be presented.

G.Young presented the regulations, comparing existing to proposed, and noting the intended impact of the change.

D.Peschel explained that many of the regulation changes are mandatory, by EPA permitting and that the goal is to ensure that developers and property owners are held accountable for their stormwater impacts and not the City as a whole.

Motion: K.Schuman made a motion to Post the regulations. Seconded by G.Cruikshank. Vote U/A

F.Torr and K.Schuman requested that item E be heard prior to D.

D. Discussion and possible posting of Subdivision Amendments.

D.Benton reviewed amendments, including genesis and intended outcome of proposed changes. Amendments include housekeeping items, such as definition updating, clarifying thresholds for vesting, and removing stormwater regulations.

Motion: K.Schuman made a motion to Post the regulations. Seconded by M.Fogarty. Vote U/A

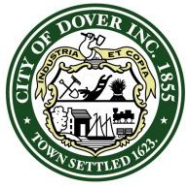
E. Discussion and possible posting of Site Review Amendments.

D.Benton reviewed amendments, including genesis and intended outcome of proposed changes. Amendments include housekeeping items, such as definition updating, clarifying thresholds for vesting, and revising blasting lighting, and loading zone regulations.

Motion: K.Schuman made a motion to Post the regulations. Seconded by G.Cruikshank. Vote U/A

F. Discussion and possible posting of Zoning Amendments.

S.Bird reviewed amendments addressing housekeeping items, such as definition updating, bringing Dover's Accessory Dwelling Unit requirements into compliance with State Statute, adding requirements for self-service storage facilities, clarifying impact fee waivers and changes to fence height.



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S.Bird clarified for M.Fogarty changes to the ADU regulations. Discussion ensued on unit size and the history of the regulations.

E.Piekut reviewed amendments to the sign ordinance. The amendments add definitions and remove content based regulations, so the City is in compliance with Reed V Gilbert, a US Supreme Court case. The main impact of the changes is that temporary signs may only be placed in front of the property represented in the sign, and no longer can be placed on islands or medians throughout the City.

Motion: K.Schuman made a motion to Post the regulations. Seconded by M.Fogarty. Vote U/A

C.Parker explained the process going forward for Site, Subdivision and Zoning amendments.

C.Parker thanked Steve, Elena, Gretchen and Donna for all the time, effort and thought that went into developing the regulations presented tonight.

5. STAFF COMMENTS

C.Parker addressed:

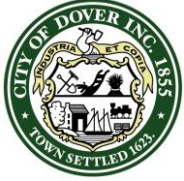
- The OEP Annual Spring Planning & Zoning Conference
- Rescheduling the driving tour
- Planning Board members attending other committees
- The recently completed National Planning conference in Phoenix

6. MEMBER COMMENTS

K.Schuman asked for a justification for the Impact Fee amendment for 55+ housing to be 20% of the total.

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 9:29pm. Seconded by L.Skinner. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-06

Application Type:	Citizen Petition for Rezoning
Applicant(s):	Scott Mitchell Real Estate, LLC
Owner(s):	Multiple (See attached application)
Location:	Central Ave and Glenwood Ave (Assessor's Map 37, Lots 35, 36, 37, 38)
Meeting Date:	April 26, 2016

INTENT: A request by a citizen proposes to rezone four (4) parcels that total approximately 5.38 acres from Office (O) and Medium Density Residential (R-12) to Thoroughfare Business District (B-3).

LOTS/UNITS PROPOSED: None at this time

AGENDA ITEM #: 3-A

ACREAGE: 5.38 acres

ZONING DISTRICT: Office (O) and Medium Density Residential (R-12)

EXISTING LAND USE: Office, residential, and vacant

PROPOSED LAND USE: Commercial and other uses permitted in the Thoroughfare Business District (B-3)

SURROUNDING LAND USE: Residential, office, and vacant

ZBA ACTION:

Lot 35:

H82-17: Variance granted to have professional offices in a residential zone on August 19, 1982

H84-36: Variance granted to move the existing building and garage to the rear of the lot and construct a new office building at the front of the lot on June 21, 1984

Z01-2: Variance granted to install a 12 sq. ft. freestanding sign with the condition that there will be no additional signage on the property that would otherwise be allowed on March 15, 2001

Lot 36

Z00-16: Variance granted to allow a 12 sq. ft. freestanding sign with the condition that it be at least 10 feet from sidewalk and that no additional signs to be permitted on the property on June 15, 2000

Lot 37

Z94-22: Variance granted to allow a 12 sq. ft. freestanding sign and to increase the overall sq. ft. to 36 sq. ft. on October 20, 1994.

H87-47: Variance granted to allow one sign to be 8 sq. ft. and one sign to be 40 sq. ft. on September 17, 1987.

H70-7: Exception denied to rezone lot to commercial from residential

Z94-15: Variance denied to erect a second freestanding sign

ATTACHMENTS: Bring material from 3/22/16 meeting

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by first class mail for this meeting

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background

The applicant is requesting to rezone four parcels on Glenwood Ave and Central Ave from Office (O) and Medium Density Residential (R-12) to Thoroughfare Business District (B-3).

Many of the variances over the past thirty years have been obviated due to previous or proposed rezoning.

The process for handling the petitioned amendment is outlined in Chapter 170-53-C-3. On March 22, 2016, the Planning Board voted to post the citizen petition and hold a public hearing on April 12, 2016.

STAFF RECOMMENDATION:

The Planning Board should hold a public hearing and allow the applicant to present the rezoning request, receive input from abutters, and make a recommendation to the City Council.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.



City of Dover, New Hampshire ZONING AMENDMENT APPLICATION

RECEIVED
[Revision Date: February 13, 2013]
Planning Office

Office Use Only

File #:

P16-06

Date Received:

MAR 17 2016

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: Scott Mitchell Real Estate, LLC

Address of Applicant: 321D Lafayette Road, Hampton, NH 03242

Telephone # (603) 926-7770

Email Address scott@tropicstardevelopment.com

DESCRIPTION OF PROPOSED AMENDMENT

Amendment will rezone four properties on or near the southeasterly corner of Glenwood
Avenue and Central Avenue to B-3 (Thoroughfare Business Zoning District)

AREA REZONING INFORMATION

Assessor's Map and Lot #s of all properties within the area proposed to be rezoned:

Map	Lot(s)
37	35-0-0
37	36-0-0
37	37-0-0
37	38-0-0

Current Zoning District(s) See attached Size of Area: 5.38 AC (in total)

Existing Use(s) Within Area: Properties on Central Avenue-Office; Property on Glenwood-Residential

Proposed Zoning District(s) B-3 Proposed Use of Area: Retail/Commercial

ORDINANCE AMENDMENT INFORMATION

Article# 170 Section(s) # 8 Section Title(s) Zoning Map

Current Provision(s) Language See attached for existing zoning of properties.

Proposed Provision(s) Language See attached for proposed zoning of properties.

In a separate narrative, please describe how your proposed amendment(s) addresses the following elements:

- The purpose and intent of the amendment;
- Consistency with RSA 674:17;
- Consistency with Dover's Master Plan;
- Consistency with other plans, studies, or technical reports prepared by, or for, the Planning Board and the City;
- Effect on the City's municipal services and capital facilities as described in the Capital Improvements Program;
- Effect on the natural, environment, and historical resources of the City;
- Effect on neighborhood including the extent to which nonconformities will be created or eliminated; and
- Effect on the City's economy and fiscal resources.

REQUIRED ATTACHMENTS

Fifteen (15) hard copies and one digital copy of the following:

- This application;
- A properly drafted ordinance containing the amendment in a form meeting the requirements of the City Clerk (please see attached for example);
- A statement of the purposes and intent of the proposed amendment
- For zoning map amendments:
 - A map showing the existing zoning districts of the area to be rezoned and the proposed changes to these districts;
 - The names, addresses, and telephone numbers of those submitting the petition and of any agents or representatives of the same;
 - A list and address labels including the name, address, and tax map number of each property owner of the area proposed for rezoning and each property owner within one hundred (100) feet of the subject area. The list shall be current within ten (10) days of submittal;
 - A non-refundable fee of eight dollars (\$8.00) per property owners and abutter required to be notified included on the lists of properties;
- A non-refundable fee of one hundred fifty dollars (\$150.00) to cover the cost of staff review and processing of the amendment;
- A non-refundable fee of eighty dollars (\$80.00) to cover the cost of the newspaper notice; and
- For district or citywide zoning map amendments, or for zoning ordinance text amendments, please contact the Planning Department for cost of mailing and abutter notice requirements.

SIGNATURE OF APPLICANT(S)

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 Applicant: See attached Date: _____

Signature of Applicant: _____ Date: _____

City of Dover, New Hampshire REZONING APPLICATION (Addendum)

The following information is supplied for each property in this rezoning application:

824 Central Avenue

Property Owner: Judith T. Spang, Trustee
Owner Address: Judith T. Spang Revocable Trust of 2003
55 Wiswall Road
Durham, New Hampshire 03824
Assessor's Map #: 37-35-0-0
Current Zoning District: O - Office District
Size of Parcel: .7 Acres
Existing Use: Professional office

826 Central Avenue

Property Owner: 826 Central Avenue, LLC
Owner Address: P.O. Box 343
Lafayette, Colorado 80026
Assessor's Map #: 37-36-0-0
Current Zoning District: O- Office District
Size of Parcel: .585 Acres
Existing Use: Office

828 Central Avenue

Property Owner: Parkstone Properties, Inc.
Owner Address: 4 Bulough Park
Newton, Massachusetts 02160

Assessor's Map #: 37-37-0-0
Current Zoning District: O - Office District
Size of Parcel: .82 Acres
Existing Use: Professional office

8 Glenwood Avenue

Property Owner: Charles Banaian
Owner Address: 8 Glenwood Avenue
Dover, New Hampshire 03820
Assessor's Map #: 37-38-0-0
Current Zoning District: R-12 Medium Density Residential District
Size of Parcel: 3.279 Acres
Existing Use: Single family home



REZONING INFORMATION

Scott Mitchell Real Estate, LLC, proposes to rezone the properties identified above, to the Thoroughfare Business (B-3) Zoning District. As set forth above, the three properties fronting on Central Avenue are zoned in the Office (O) Zoning District, while the 8 Glenwood Avenue property is zoned in the Medium Density Residential (R-12) Zoning District.

Purposes and Intent of Amendment: The purpose of the rezoning application is to enable the applicant to develop the four parcels in a manner more in keeping the existing Central Avenue corridor/neighborhood. Specifically, with the rezoning, the four parcels could be developed to house a bank, professional offices, retail and restaurant uses. With the rezoning, the following requirements, pursuant to RSA 674:17, are achieved:

- Promotion of health and the general welfare through enhancement of the commercial tax base of the City.
- Reduction of congestion in the streets through careful planning of access points into the parcels, which will be merged, and elimination of separate driveways for each parcel.

- Provision of light and air and the prevention of overcrowding of the land, through master planning of the parcels, as merged, including appropriate open space, landscaping and buffering, as part of a master plan for the development of the parcels.

Impacts on economy, fiscal resources, environment, natural and historical resources, municipal services, capital facilities and neighborhoods: The amendment will have a positive impact on the economy of the City, while not creating any material burden on municipal services, capital facilities or any natural or historic resources in Dover. The rezoning will positively impact the fiscal resources of the City by rezoning the properties to accommodate the highest and best uses of those properties, given the affected area. The rezoning also brings the properties more in line with the manner in which this portion of Central Avenue has been developed. The area to be rezoned is adjacent to the Walgreen's Pharmacy development and across the street from the Shaws Plaza and the Hannaford/Natural Pharmacy/Papa Gino's developments. In fact, the rezoning simply represents an extension of the existing B-3 Zoning District. Through thoughtful layout of the buildings, reasonable landscaping, preservation of existing trees where possible, and the establishment of fencing and vegetative buffers, the area in question can be developed in a manner which is complementary to Central Avenue while protecting the residential neighborhood on Crescent Avenue. The applicant is not aware of any non-conformities which will be created, once the rezoning is accomplished and the properties are developed as intended.

Master Plan Consistency. The City's master plan espouses a vision for an increase in the City's commercial tax base through economic development, especially on properties already used commercially. See Vision Element 8. As noted above, the rezoning of the properties in this application will accommodate the highest and best uses of those properties, given the affected area. This will represent an improvement, in terms of commercial tax base, over the current uses of the properties. Also, as noted above, the properties, as combined, offer an opportunity to develop the land with higher quality commercial uses, while providing for the reservation of areas of open space and landscaping to protect the nearby residential neighborhood on Crescent Avenue. This is consistent with the Master Plan vision of protecting the residentially zoned areas in the City from unreasonable encroachment by commercial uses. Not all commercially-zoned properties in the City feature enough size and depth to be developed commercially with appropriate separation from residentially-zoned areas. Finally, the rezoning does not represent the expansion of commercially zoned properties outside of what is thought as the urban growth area of the City into its rural areas. See February 24, 2015 Land Use Analysis, LU 2.1. It is in an area within or adjacent to land designated as "Retail Corridor" in the Master Plan Future Land use Map. The rezoning is perfectly consistent with the other uses along Central Avenue to the west and across both streets. While the rezoning does include one parcel which is occupied by and zoned for residential use, the parcel location lines up, in terms of depth, with the depth of other commercial uses fronting on Central Avenue, and provides sufficient land to buffer residential uses on Crescent Avenue from the proposed development of the properties.

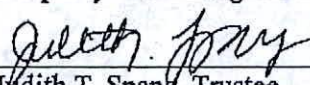
Respectfully submitted:

SCOTT MITCHELL REAL ESTATE, LLC

By:


Richard V. Nichols (Print Name)
Attorney at Law (Title)
Duly authorized

Property Owner Signatures:


Judith T. Spang, Trustee

826 Central Avenue, LLC

(Print Name)

(Title)
Duly authorized

Parkstone Properties, Inc.

(Print Name)

(Title)
Duly authorized

Charles Banaian

Property Owner Signatures:

Judith T. Spang, Trustee

826 Central Avenue, LLC

(Print Name)

(Title)

Duly authorized

Joseph Tischler
Parkstone Properties, Inc.

JOSEPH TISCHLER (Print Name)

PRESIDENT (Title)

Duly authorized

Charles Banaian

Property Owner Signatures:

Judith T. Spang, Trustee

Heather S. Clements, member

826 Central Avenue, LLC

Heather S. Clements (Print Name)

member (Title)

Duly authorized

Parkstone Properties, Inc.

(Print Name)

(Title)

Duly authorized

Charles Banaian

Property Owner Signatures:

Joshua L. Spang, Trustee

126 Central Avenue, LLC

(Print Name)

(Title)

Duly authorized

Parkstone Properties, Inc.

(Print Name)

(Title)

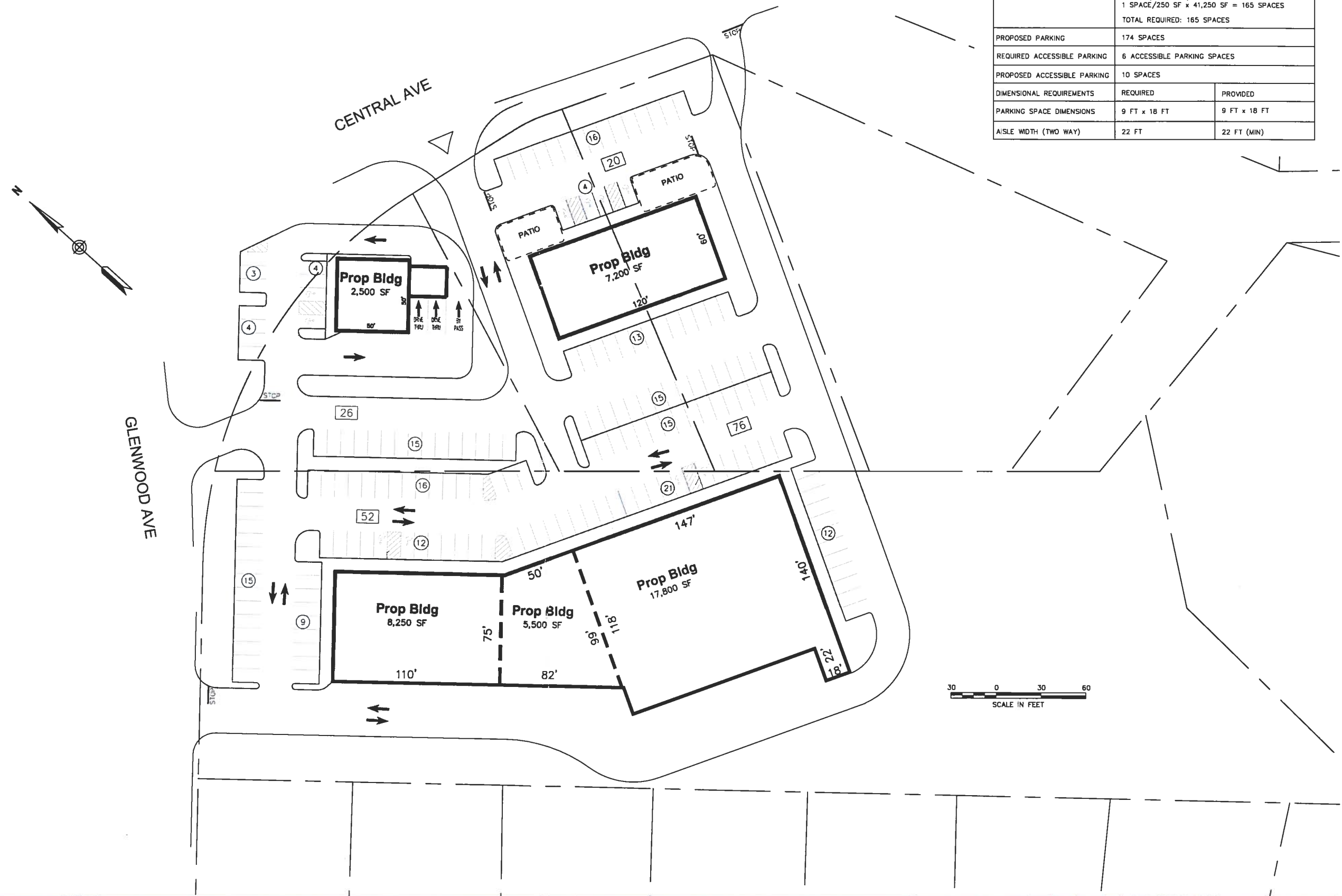
Duly authorized

Alfred M. Silva Mascato

Charles Baranovich

Executive for Charles Baranovich

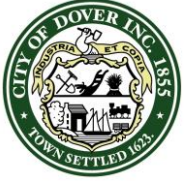
PARKING TABLE		
REQUIRED PARKING	RETAIL (41,250 SF)	
	1 SPACE/250 SF x 41,250 SF = 165 SPACES	
	TOTAL REQUIRED: 165 SPACES	
PROPOSED PARKING	174 SPACES	
REQUIRED ACCESSIBLE PARKING	6 ACCESSIBLE PARKING SPACES	
PROPOSED ACCESSIBLE PARKING	10 SPACES	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
PARKING SPACE DIMENSIONS	9 FT x 18 FT	9 FT x 18 FT
AISE WIDTH (TWO WAY)	22 FT	22 FT (MIN)



March 16, 2016

Scale: 1" = 30'





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-10

Application Type: Conditional Use Permit
Applicant(s): Helen Gagnon and Raymond Bardwell
Owner(s): Helen Gagnon and Raymond Bardwell
Location: French Cross Road (Assessor's Map C, Lot 39A-3)
Meeting Date: April 26, 2016

INTENT: To obtain a Conditional Use Permit to construct a driveway within a wetland buffer impact of 1,830 sq. ft.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 3.13 Acres

ZONING DISTRICT: Rural Density Residential District (R-40)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENT: Conditional Use Permit Application (Over)

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- Driveway Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit for work impacting 1,830 sq. ft. within the wetland buffer. These impacts would allow for a new driveway on the vacant property.

This lot was created in 2013 (P13-19) and the Planning Board required a shared driveway with the adjacent lot to avoid the wetland buffer impacts, since no CUP had been applied for at that time.

The applicant appeared before the Conservation Commission on April 11, 2016. At the meeting, the Conservation Commission endorsed the CUP application.

Consistency with Land Use Regulations

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

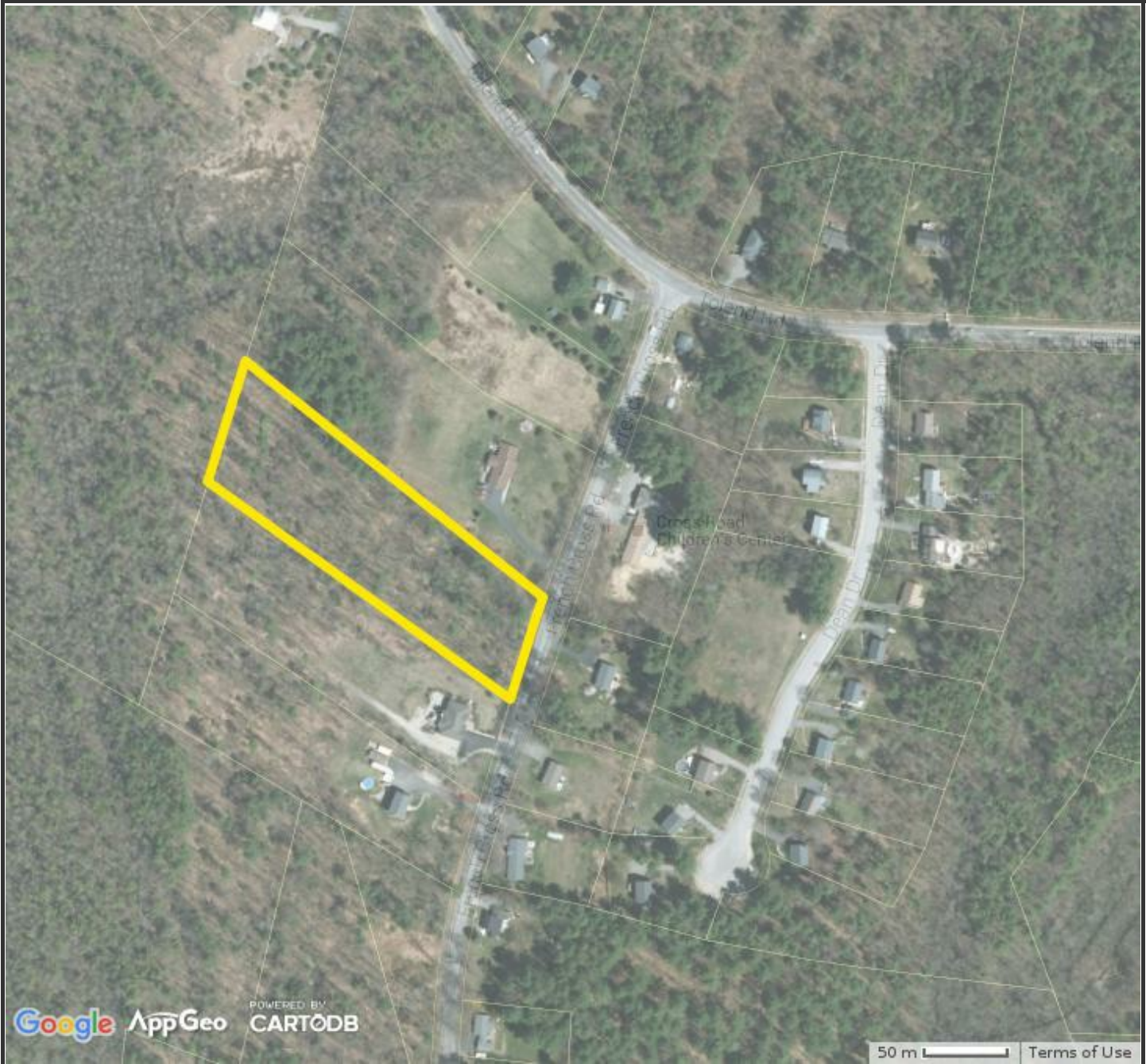
STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board re-open a public hearing and approve the Conditional Use Permit with the following conditions:

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

- 1.) The LLS shall sign and stamp the final plan.

French Cross Road

**Property Information**

Property ID C0039-A00003
Location FRENCH CROSS RD
Owner GAGNON HELEN E &



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Monday, April 11, 2016
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Cora Quisumbing-King, Tristan Donovan, Richard Erickson (5:38), Michael Joyce, Isaac Epstein (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Kevin McEneaney, Curtis Pratt, Erin Lambert, Ethan Cole, Laura Wernick, Brian Sullivan

The meeting was convened by Hunt at 5:32 PM.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Donovan moved to approve the March 14, 2016 minutes, Quisumbing-King seconded. Vote: 5 yes, Epstein abstained

2. OLD BUSINESS: NONE

3. NEW BUSINESS:

- A. City of Dover Conditional Use Permit for Helen Gagnon and Raymond Bardwell, (Agent: McEneaney Survey Associates, Inc.), Assessor's Map C, Lot 39A-3, located on French Cross Road.

Kevin McEneaney was present to explain that the proposal is for construction of a driveway with a wetland buffer impact of 1,830 square feet. There are no wetland impacts, only buffer. A revised plan was distributed which shows the proposed erosion control features, including silt soxx. The lot was on the market for three years due to shared driveway requirement.

Hunt: Are shared driveways discouraged?

McEneaney: The Planning Board likes them but the owners do not.

Hunt: I would like to see that no further CUP would be required for the house development.

McEneaney: There is plenty of room for the house without needing any further relief.

Pratt: I am a Planning Board alternate. I would like to see new technology or innovative design to reduce the impact of the driveway. I would want to reduce the impacts to biodiversity and ecosystems.

McEneaney: It is only a small driveway. There is no wetland impact, only buffer impacts.

Quisumbing-King confirmed that the plan is to pave the driveway but that will be left to the buyer.

Bird: When the subdivision was approved 3 years ago, the Planning Board required that wetland buffer signs be installed at 100 foot intervals prior to the granting of a building permit to help prevent buffer encroachment during construction.

Donovan made a motion to endorse the Conditional Use Permit application, Epstein seconded. Vote: Unanimous

Quisumbing-King left the meeting at 5:45 pm.



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: September 29, 2015]
RECEIVED
Planning Office

Office Use Only	Project #:	<u>P16-10</u>	Date Received:	<u>APR 13 2016</u>
	Amount Paid:	<u>\$295.00</u>	Time Received:	<u>Dover, New Hampshire</u>

APPLICANT AND OWNER INFORMATION

Name of Applicant: Helen H. Gagnon Telephone # 817-2759
Raymond H. Bardwell Telephone # 742-6422
Address of Applicant: 199 Spur Road Dover NH 03820
E-Mail Address: spurroad@aol.com
Name of Property Owner (if different from applicant): Same Telephone # _____
Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # C Lot(s) # 39A-3
Address of Property: French Cross Road
Zoning District(s) R-40 Overlay District(s) _____
Existing Use of Property: Vacant - 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 | ☐ Alternative Treatment Center |
| ☐ Wetland Protection District | ☐ Central Business District | |

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

To eliminate the current access & utility easement for a
shared driveway by allowing a new driveway within a
wetland buffer to access the buildable area of the lot.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: none required

Name of Professional That Prepared Plans: McEneaney Survey Associates Inc.
Address 24 Chestnut Street Dover NH 03820 Telephone #: 742-0911
Professional License #: NH LLS #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.

Signature of Property Owner: Helen E. Dagnon Date: 4-19-16

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

Signature of Agent: Kevin McEneaney Date: 4/13/16

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: Helen E. Dagnon Date: 4-19-16

**CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS**

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the site review application.

An ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly within two hundred (200) feet (including land across the street or waterway) of the proposed site under consideration by the Planning Board. (See additional requirement below).

Owner/Applicant:

TAX MAP/LOT #	PROPERTY OWNER(S)	MAILING ADDRESS
C / 39A-3	Helen Gagnon & Raymond Bardwell	199 Spur Road Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney	McEneaney Survey Associates	24 Chestnut Street Dover, NH 03820

Conservation Easement Holder (if applicable):

TAX MAP/LOT #	EASEMENT HOLDER	MAILING ADDRESS

Abutters:

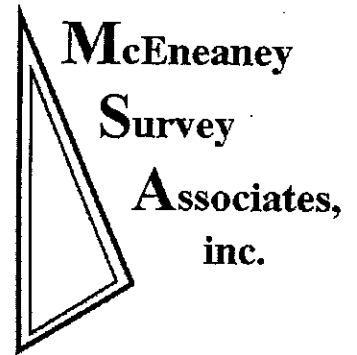
TAX MAP/LOT #	OWNER(S) OF RECORD	MAILING ADDRESS
C / 39A	Richard & Kathleen Epperson	21 French Cross Road Dover, NH 03820
C / 39A-1	Rooney Family Revocable Trust	37 French Cross Road Dover, NH 03820
C / 33D	Debra Shevelin, Laurin & Edgar Hebert	480 Tolend Road Dover, NH 03820
F / 12B	Tyler R. & Cari B. Dickson	36 French Cross Road Dover, NH 03820
F / 12C	Delores Bittrich Revocable Living Trust	28 French Cross Road Dover, NH 03820
F / 12D-1	Tri-City Covenant Church	150 West High Street Somersworth, NH 03878

If a condominium association is an abutter, add below all owners of individual units that are located within two hundred (200) feet of the common property line for notification by first class mail.
(attached additional sheets, if necessary)

UNIT #	CONDOMINIUM OWNER(S) OF RECORD	MAILING ADDRESS

PLANNING BOARD APPLICATION CHECKLIST & FEE SCHEDULE

- A. If you are submitting an application for Site Review or a Major Subdivision the applicant shall meet with the Technical Review Committee (TRC). Eight (8) copies of the application and preliminary plan must be submitted. _____
- B. Prior to the submission deadline for Planning Board, fifteen (15) copies of the application and fifteen (15) sets of plans must be submitted. Four (4) 22" x 34" and eleven (11) 11" x 17" (signed by owner). _____
- C. TOTAL FEE paid by cash or check made payable to "City of Dover"
1. Application fee for the following:
 - ☐ SUBDIVISION \$150.00 x # _____ new lots created = \$ _____
 - ☐ LOT LINE ADJUSTMENT \$200.00
(if more than two lots involved, add \$100.00 per lot) = \$ _____
 - ☐ SITE REVIEW - RESIDENTIAL \$100.00 x # _____ per dwelling unit = \$ _____
 - ☐ SITE REVIEW - NON - RESIDENTIAL (not to exceed \$10,000)
New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
 - Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ IMPERVIOUS PAVED AREA (for new development)
OR IMPERVIOUS PARKING LOT ADDITIONS
(not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$ _____
 - ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
 - ☐ CHANGE OF USE (not to exceed \$5,000)
Existing floor space \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
 - ☒ CONDITIONAL USE PERMIT \$150.00 x # 1 per application = \$ 150.00
 - ☐ GRAVEL PIT/ EXTRACTION PERMIT Application fee \$50.00 = \$ _____
Permit fee \$75.00 = \$ _____
 - ☐ EXTENSIONS OF/AMENDMENTS TO /WAIVERS
FOR AN APPROVED PLAN (\$150.00 minimum)
\$50.00 x # _____ per hour of review \$ _____
 - ☐ REQUEST FOR REZONING \$150.00 = \$ _____
 - ☐ DRIVEWAY WAIVER - \$100.00 application fee = \$ _____
Letter of rejection from Engineering Department,
diagram & letter from owner _____
- D. Mailing Labels (Avery 5160) in triplicate including owner, engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plat with names and addresses for notices
1. Certified letters fee: # of abutters 6 X \$8.00 = \$ 48.00
 2. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # 2 x \$8.00 = \$ 16.00
 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
 4. Creating/Printing Abutter Labels fee per sheet _____ x \$10.00 = \$ _____
- E. Foster's newspaper public notice fee \$ 80.00
- F. Digital Version of the Plan & Archive Fee \$1.00 x # 1 per sheet of plan set = \$ 1.00
- TOTAL FEE \$ 295.00**



April 4, 2016

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Conservation Commission

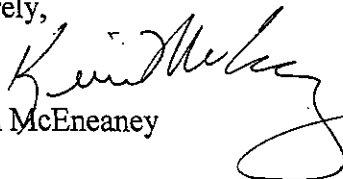
Re: Conditional Use Permit Application
Helen Gagnon & Raymond Bardwell
French Cross Road – Dover, NH

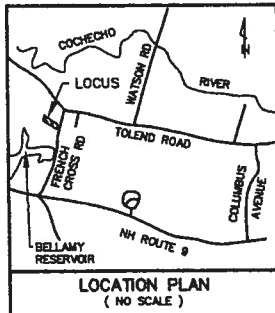
Dear Members of the Commission,

Our clients own a vacant property which currently has access via a shared driveway. This lot has been on the market for some time with limited interest shown and they believe that the shared driveway has been a large factor. Therefore, they wish to create a new driveway to access this lot, eliminating the need for a shared driveway. However, the only option for the location of this new driveway is within a wetland buffer. The submitted plans depict the amount of impact that would occur within this buffer. We have discussed this with City Code Enforcement and Planning and, with their input, have allowed for a practical driveway width in a location that keeps the impact within the buffer to a minimum. Utilities to the vacant lot would be also be installed within this new driveway location, allowing the existing access and utility easement over the abutting lot to be eliminated altogether as depicted on the submitted plan.

We appreciate your consideration regarding this application and look forward to your comments.

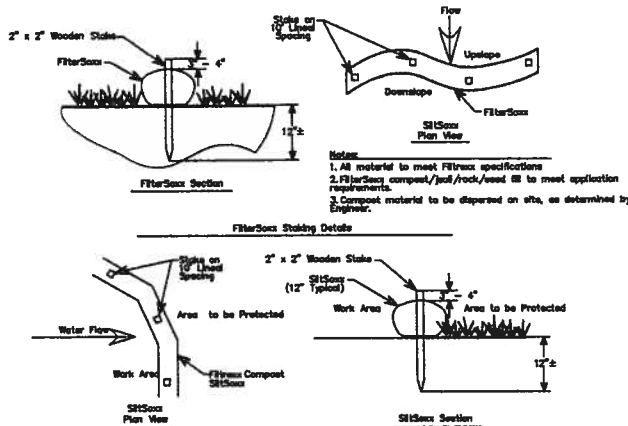
Sincerely,


Kevin McEneaney



REFERENCE PLANS:

- 1.) PLAN OF LAND FOR ROLAND & HELEN E. GAGNON - FRENCH CROSS ROAD & TOLLAND ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: DECEMBER 1981; BY: K.E. MOORE & B.G. STAPLES RECORDED S.C.R.D. PLAN 22A-123.
- 2.) PLAN OF SUBDIVISION FOR ROLAND & HELEN E. GAGNON - FRENCH CROSS ROAD & TOLLAND ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: APRIL 1987; BY: K.E. MOORE & B.G. STAPLES RECORDED S.C.R.D. PLAN 32-44.
- 3.) BOUNDARY LINE ADJUSTMENT FOR ROLAND & HELEN E. GAGNON AND MARC A. MOREAU - FRENCH CROSS ROAD & TOLLAND ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: OCTOBER 1988; BY: K.E. MOORE & B.G. STAPLES RECORDED S.C.R.D. PLAN 32-76.
- 4.) LOT LINE ADJUSTMENT FOR HARVEY WOODWARD IN DOVER, N.H. SCALE: 1" = 50'; DATED: JUNE 5, 1989; BY: BRUCE L. POHOPEK NOT RECORDED.
- 5.) LIMITED SUBDIVISION ALICE E. FELKER - DOVER, N.H. SCALE: 1" = 100'; DATED: AUGUST 1977; BY: FREDERICK E. DREW ASSOCIATES RECORDED S.C.R.D. PLAN 17D-128.
- 6.) MINOR SUBDIVISION OF LAND FOR ROLAND AND HELEN E. GAGNON TAX MAP C, LOT 39A 21 FRENCH CROSS ROAD COUNTY OF STRAFFORD DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: SEPTEMBER 18, 1999, REV. TO 10/19/99; BY KEM LAND SURVEY, INC. RECORDED S.C.R.D. PLAN 57-44.
- 7.) MINOR SUBDIVISION OF LAND PREPARED FOR THE GAGNON FAMILY REVOCABLE TRUST TAX MAP C, LOT No. 39A 21 FRENCH CROSS ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JUNE 5, 2013, REVISED THROUGH 7/12/13; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 106-2.



- Notes:
1. All material to meet FilterSoxx specifications.
 2. FilterSoxx must be installed in accordance with the application requirements.
 3. FilterSoxx is for minimum slopes. Greater slopes may require larger stakes per the Engineer.
 4. Corrosion material to be dispersed on site, as determined by Engineer.

FilterSoxx Details

NOT TO SCALE

LEGEND

- I.P.(nd) - IRON PIPE (FOUND)
- I.R.(nd) - IRON ROD (FOUND)
- D.H.(nd) - DRILL HOLE (FOUND)
- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
- EDGE OF WETLAND
- WETLAND
- A1 - WETLAND I.D. FLAG
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- 2 - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- UP 410/5 - UTILITY POLE W/ I.D. Nos.
- TREE LINE
- FLOWAGE EASEMENT LINE (SEE NOTE 10)
- 54 - EXISTING CONTOUR
- TPIT #2 - TEST PIT
- PERCOLATION TEST
- 4,000 S.F. AREA SUITABLE FOR SUBSURFACE DISPOSAL
- W - WATER GATE VALVE
- W - FIRE HYDRANT
- W - WATER SHUT-OFF (CURB STOP)
- W - SPRUCE TREE
- W - SHRUB
- W - WATER MAIN

PROPOSED 250 FOOT LONG DRIVEWAY (10' DRIVEWAY W/ 2' SHOULDERS = 14' TOTAL WIDTH) PROVIDE "SILT-SOXX" EROSION CONTROL ALONG BOTH SIDES OF PROPOSED DRIVEWAY PER DETAIL.

IRON ROD FOUND
N - 257,208.65
E - 693,225.09

F / 12B

TYLER R. DICKSON
CARL B. DICKSON
38 FRENCH CROSS ROAD
DOVER, NH 03820
3982 / 434

F / 12C

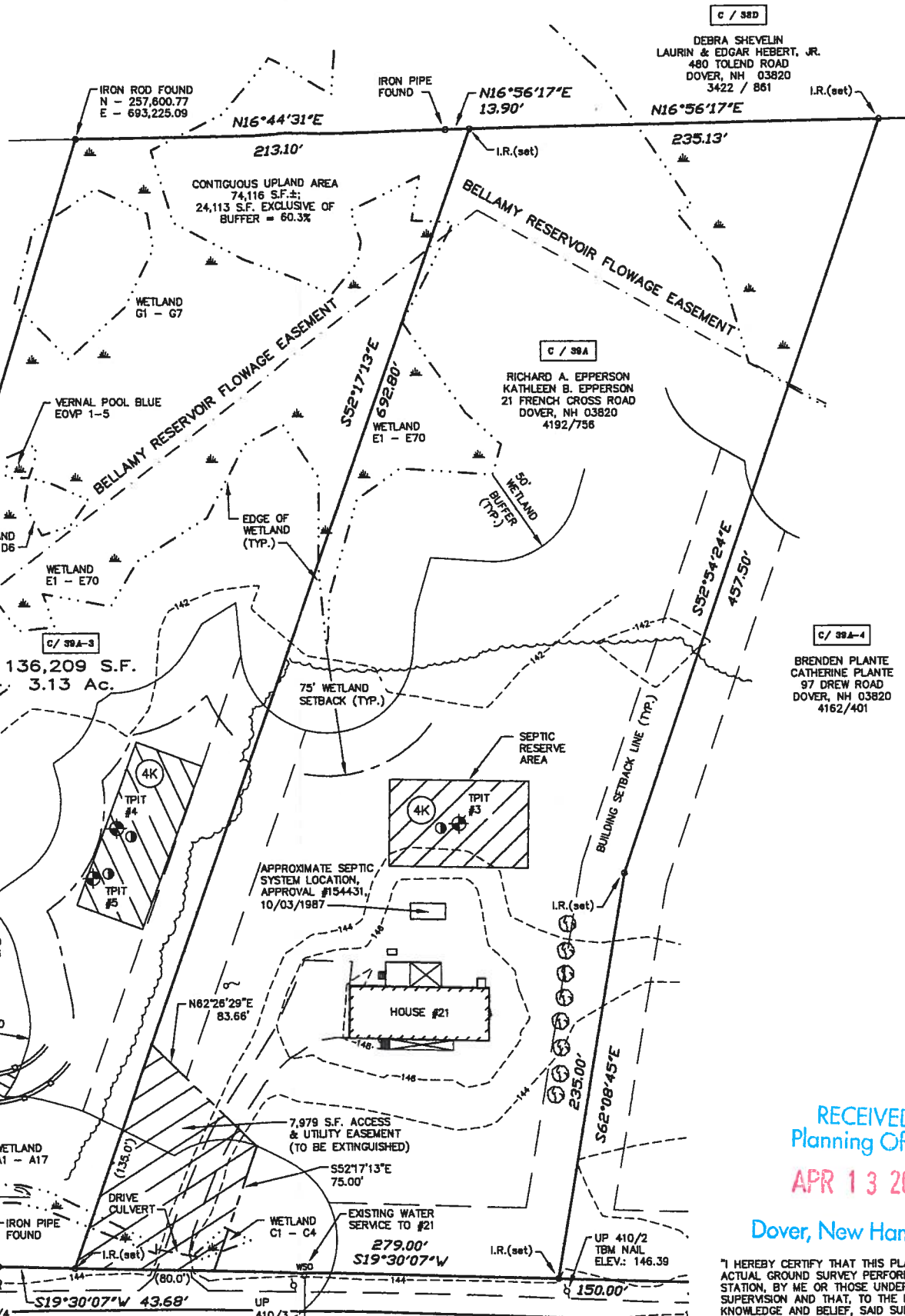
DOLORES BITTRICH, TRUSTEE
DOLORES BITTRICH REV LIVING TRUST
28 FRENCH CROSS ROAD
DOVER, NH 03820
3807 / 855

F / 12D-1

TRI-CITY COVENANT CHURCH
150 WEST HIGH STREET
SOMERSWORTH, NH 03878
2083 / 608

F / 12

AUSTENA S. DUMAS
ALFRED L. DUMAS
12 FRENCH CROSS ROAD
DOVER, NH 0382
973 / 290



NOTES:

- 1.) OWNER OF RECORD: HELEN E. GAGNON, RAYMOND H. BARDWELL, 199 SPUR ROAD, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOL. 4255, PAGE 737.
- 2.) C / 39A-3 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS R-40 (RURAL DENSITY RESIDENTIAL DISTRICT).
- 4.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
 - MINIMUM LOT SIZE = 40,000 S.F.
 - MINIMUM FRONTAGE = 150 FEET
 - MAXIMUM LOT COVERAGE = 10 PERCENT
 - MINIMUM BUILDING SETBACKS, PRINCIPAL:
 - FRONT / ABUT A STREET = 40 FEET
 - SIDE = 25 FEET
 - REAR = 30 FEET
 - MINIMUM BUILDING SETBACKS, ACCESSORY:
 - FRONT / ABUT A STREET = 40 FEET
 - SIDE = 10 FEET
 - REAR = 10 FEET
 - MAXIMUM BUILDING HEIGHT = 35 FEET
- 5.) PLAN INTENT: TO DEPICT A PROPOSED 10 FOOT WIDE DRIVEWAY WITH 2 FOOT SHOULDERS WHICH CROSSES TWICE THROUGH THE 50 FOOT WETLAND BUFFER AS SHOWN, TOTAL IMPACT = 1,830 S.F.±.
- 6.) PER FLOOD INSURANCE RATE MAP 33017C0305E, EFFECTIVE DATE: SEPTEMBER 30, 2015: AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- 7.) BASIS OF BEARING IS THE CITY OF DOVER / GEOID CORP. COORDINATE GRID. BASED ON DOVER GIS STATIONS TR 202 AND TR 371 WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION AND VERTICAL DATUM.
- 8.) A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- 9.) WETLANDS SHOWN WERE DELINEATED BY JOSEPH W. NOEL, C.W.S. No. 086 DURING MAY 2013 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE. WETLANDS BOUNDARIES ARE JURISDICTIONAL POORLY DRAINED SOILS. THERE ARE NO VERY POORLY DRAINED SOILS WITHIN 100' OF THE SOUTHEASTERLY POORLY DRAINED BOUNDARY.
- 10.) THE PARCEL IS SUBJECT TO A FLOWAGE EASEMENT AS DESCRIBED IN S.C.R.D. VOL. 882, PAGE 209.
- 11.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 12.) PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.

RECEIVED
Planning Office

APR 13 2016

Dover, New Hampshire

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "M" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

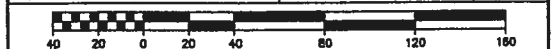
"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

DATE: / KEVIN M. McNEANEY LLS # 661

PROPOSED DRIVEWAY SKETCH
PREPARED FOR THE
RAYMOND BARDWELL & HELEN GAGNON
TAX MAP C, LOT No. 39A-3
FRENCH CROSS ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

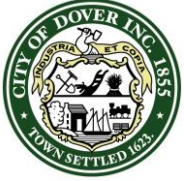
DOVER PLANNING FILE No. P 16-

DRAWN BY: R/M FILE: VR CP 2023/13-2023 2016
SCALE: 1" = 40' DATE: MARCH 17, 2016



P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P06-51-C

Application Type: Conditional Use Permit Amendment
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Tax Map K, Lot 19-5)

INTENT: To amend a Conditional Use Permit for a revised Master Concept Plan for Pointe Place Development, a mixed use development in the Residential-Commercial Mixed Use Overlay.

The original Conditional Use Permit was approved by the Planning Board on December 11, 2007.

UNITS PROPOSED:

347 residential units (173 age restricted and 174 non-age restricted)
106,000 sq. ft. of commercial use
100,000 sq. ft. (use TBD)

AGENDA ITEM #: 4-B

ACREAGE: 40.5 Acres

ZONING DISTRICT: Executive and Technology Park (ETP) and Residential-Commercial Mixed Use (RCM) Overlay

EXISTING LAND USE: Roadways and residential

SURROUNDING LAND USE:

Single family residential, multi-family residential, and manufactured housing park.

ZBA ACTION:

Z13-07: Variance granted for Map K Lots 19-1 & 6 to permit a 20' setback
Z10-02: At a rehearing, special exception granted for Map K, lot 19C to allow a gas station on

ATTACHMENTS: Conditional Use Permit application, revised concept plan and letter from Altus Engineering dated April 7, 2016

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit
- NHDES Wetlands Permit
- NHDES Alteration of Terrain Permit
- NHDES Sewer Connection Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The Planning Board approved an amendment to the original CUP on December 17, 2013.

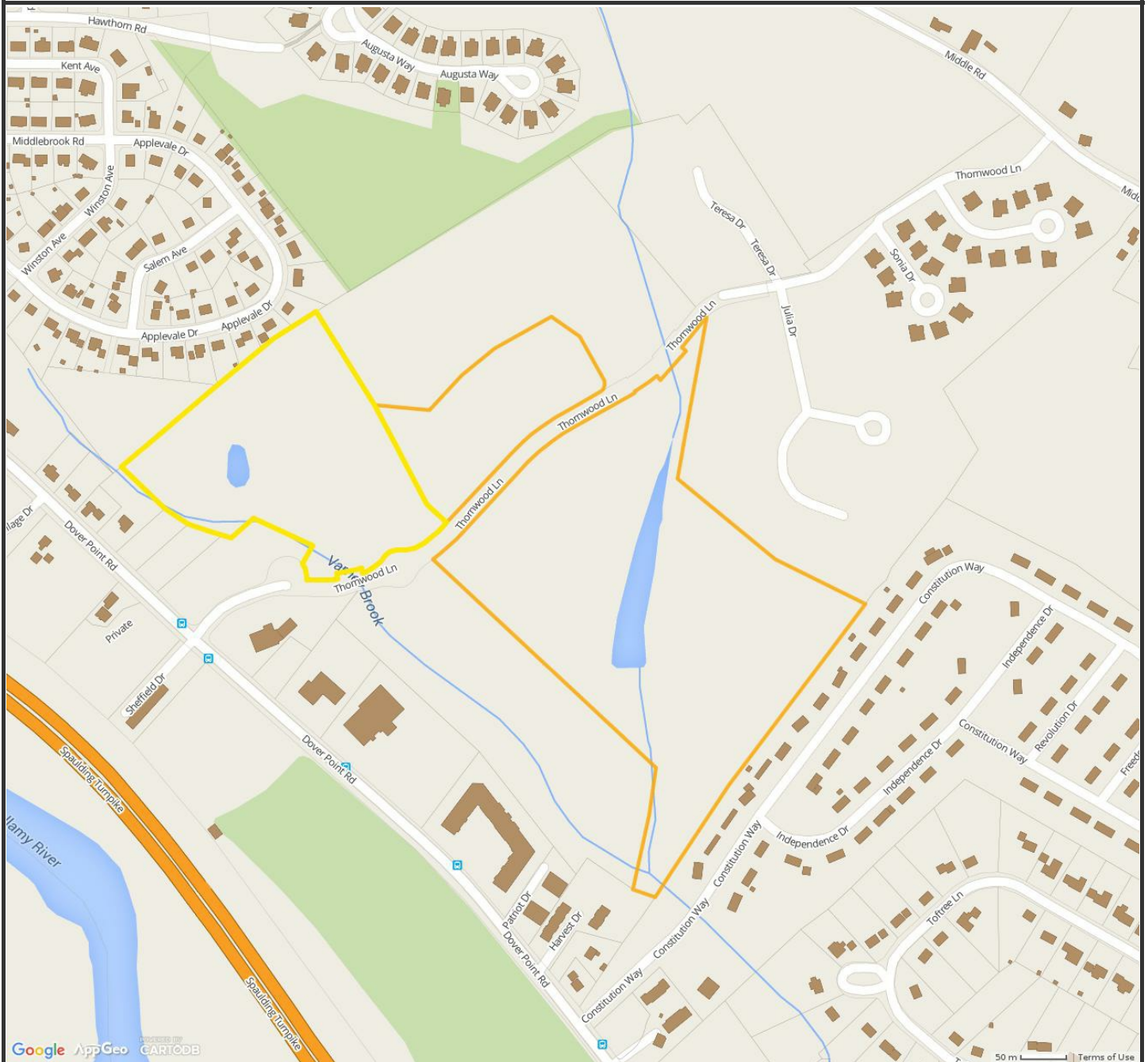
The applicant has applied to amend a conditional use permit for the proposed development. The applicant prepared a letter dated April 7, 2016 explaining the need for the amended CUP.

Consistency with Land Use Regulations

This project is located in a Residential-Commercial Mixed Use (RCM) Overlay District, which encourages a mixture of residential and non-residential uses in close proximity to each other. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and then table the item until the next meeting.

**Property Information**

Property ID K0019-000000
Location DOVER POINT RD
Owner VARNEY BROOK LANDS LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

April 7, 2016

Mr. Christopher Parker, Director
Planning & Community Development
City of Dover
288 Central Ave.
Dover, NH 03820

RECEIVED
Planning Office

APR 08 2016

Dover, New Hampshire

**Re: Pointe Place (formerly Village at Thornwood)
Revised Master Plan
Conditional Use Permit Application
Altus Project #P4390**

Dear Mr. Parker,

On behalf of Summit Land Development, Altus Engineering, Inc. (Altus) respectfully submits an Application for Conditional Use Permit for "Pointe Place", formerly the "Village at Thornwood Lane", for a revised Master Plan. Enclosed please find the following items:

- Application for Conditional Use Permit
- Revised Development Table
- Revised Master Plan (four 22x34 and eleven 11x17)
- Abutters Labels (Professionals only, in triplicate)
- Conditional Use Permit Application Fee Schedule

As you are aware, the Applicant, Summit Land Development, has been methodically working on the development of the property in a sound and sensible manner, amending the Master Plan over the years to create a sustainable and viable development that will be a valued amenity for the City of Dover. The first phases of the project have been approved for construction, permitted, and sold for development. These include the Sawyer Green development, the Dube Ford outdoor display area and service building, and convenience store at the intersection with Dover Point Road. The new Pointe Place roadway and Sierra Drive residential development were approved, permitted, and are currently under construction. This application updates the Master Plan to reflect the approved portions of the project and the remaining portions of the master plan that are still being planned.

The Applicant and Altus have been working with the City of Dover Planning and Engineering Departments throughout the development of this project. We look forward to continuing to work with the City of Dover on the development of this project. Please call us if you have any questions or need any additional information.

Sincerely,

Cory Belden, PE, LEED AP

Enclosures

Cc: Chad Kageleiry, Summit Land Development



City of Dover, New Hampshire

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: September 29, 2015]

RECEIVED
Planning Office

Office Use Only

Project #:

PO6-51C

Date Received:

APR 08 2016

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # (603) 749-2800

Address of Applicant: 340 Central Avenue, Dover, NH 03820

E-Mail Address: Chad@Summitlanddev.com

Name of Property Owner (if different from applicant): Varney Brook Lands, LLC Telephone # (603) 749-2800

Address of Property Owner: same as applicant

PROPERTY INFORMATION

Assessor's Map # K Lot(s) # 19, 19-4, 19-5

Address of Property: Pointe Place (Thornwood Lane)

Zoning District(s) RCM by Conditional Use Permit Overlay District(s) RCM & Wetland Protection District
(Zoned ETP)

Existing Use of Property: Roadways and 31 single family homes are under construction.

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 | ☐ Alternative Treatment Center |
| ☐ Wetland Protection District | ☐ Central Business District | |

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

This application is to revise the Master Plan for the Pointe Place Development (formerly the Village at Thornwood Commons). The current plan is consistent with the intent of the previously approved

Master Plan and provides an updated site layout. A revised development table is also included.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Wetlands Permit (approved), NHDES Alteration of Terrain Permit (approved for Pointe Place and Sierra Drive roadways and Sierra Drive residential houses, NHDES AoT Permit (Pending Approval for Mixed Use Buildings and townhouses on Lot 19-5, NHDES Sewer Connection Permit (approved)

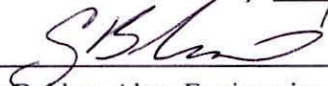
Name of Professional That Prepared Plans: Cory Belden, PE (Altus Engineering Inc.)Address 133 Court Street, Portsmouth, NH 03801 Telephone #: (603) 433-2335Professional License #: 14239 E-mail address: cbelden@altus-eng.com**SIGNATURES**

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: 4-6-16

Chad Kageleiry, Varney Brook Lands LLC

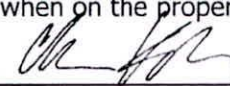
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent:  Date: 4/7/16

Cory Belden, Altus Engineering, Inc.

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:  Date: 4-6-16

Chad Kageleiry, Varney Brook Lands LLC

Pointe Place
Residential and Commercial Mixed Use Development
(formerly the Village at Thornwood Commons)

Revised Development Table
(revised April 5, 2016)

Mixed Use Buildings (2 Mixed Use Buildings - Pending Approval)

236 not age restricted multi-family units (4 Mixed Use Buildings)

- 78 age restricted (1/3)
- 158 Non- age restricted (2/3)

44,000 square feet of commercial (11,000 sf on first floor of each building)

Townhouses (Pending Approval)

16 Non-age restricted multi-family units (4 Multi-Family Townhouse w/ 4 units per Building)

Sawyer Green Development and Sierra Drive Development (Approved)

95 age restricted single family units

Bill Dube Ford (Approved)

16,000 square foot service building and 70,000 square feet of outdoor display area

Convenience Store (Approved)

4,000 square foot commercial

Future Commercial Development to North (2 Buildings)

42,000 square feet traditional commercial in two buildings

Future Development Area to South (Use to be Determined)

100,000 square foot building with 150 parking spaces

Recreational Area

2.84 Acre Lot w/ U-10 ball field to be donated to the City of Dover for Applevale Park expansion

TOTALS:

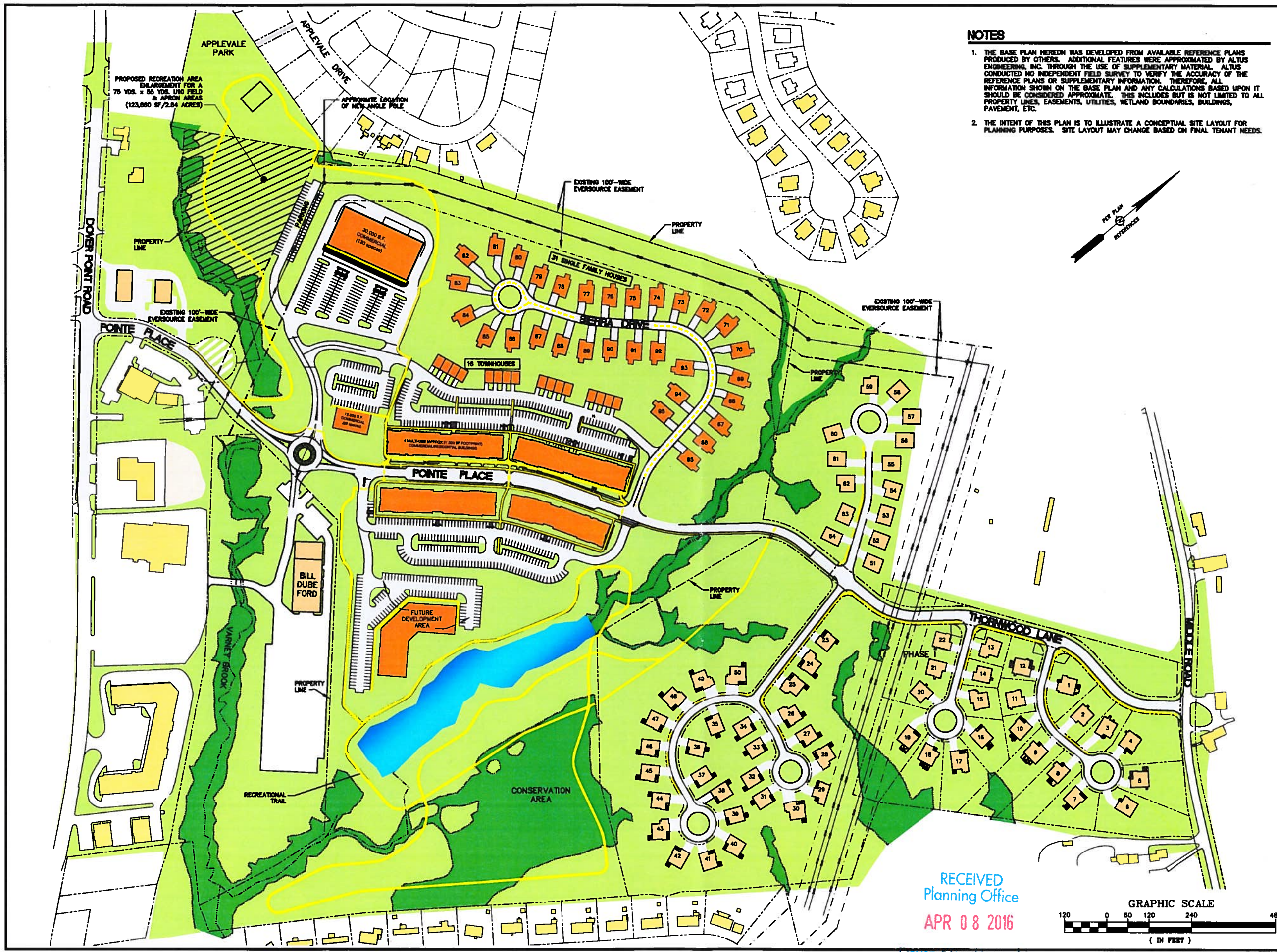
347 Residential Units (173 Age Restricted / 174 Non-Age Restricted)

106,000 square feet of Commercial

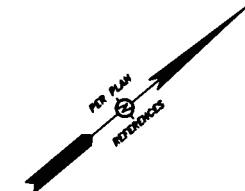
100,000 square feet (Use to be determined)

2.84 Acres Recreational Area (to be donated to the City of Dover)

17.05 Acres in Conservation Land



- NOTES**
1. THE BASE PLAN HEREON WAS DEVELOPED FROM AVAILABLE REFERENCE PLANS PRODUCED BY OTHERS. ADDITIONAL FEATURES WERE APPROXIMATED BY ALTUS ENGINEERING, INC. THROUGH THE USE OF SUPPLEMENTARY MATERIAL. ALTUS CONDUCTED NO INDEPENDENT FIELD SURVEY TO VERIFY THE ACCURACY OF THE REFERENCE PLANS OR SUPPLEMENTARY INFORMATION. THEREFORE, ALL INFORMATION SHOWN ON THE BASE PLAN AND ANY CALCULATIONS BASED UPON IT SHOULD BE CONSIDERED APPROXIMATE. THIS INCLUDES BUT IS NOT LIMITED TO ALL PROPERTY LINES, EASEMENTS, UTILITIES, WETLAND BOUNDARIES, BUILDINGS, PAVEMENT, ETC.
 2. THE INTENT OF THIS PLAN IS TO ILLUSTRATE A CONCEPTUAL SITE LAYOUT FOR PLANNING PURPOSES. SITE LAYOUT MAY CHANGE BASED ON FINAL TENANT NEEDS.



THIS DRAWING HAS NOT BEEN
RELEASED FOR CONSTRUCTION

ISSUED FOR:
CUP REVISED MASTER PLAN

ISSUE DATE:
APRIL 6, 2016

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	12/12/13
1	CUP REV MASTER PLAN	EDW	04/06/16

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 4390_012816.dwg

SCALE: 24"x36" 1" = 120'
12"x18" 1" = 240'

OWNER:
VARNEY BROOK LANDS, LLC
P.O. BOX 728
DOVER, NH 03821

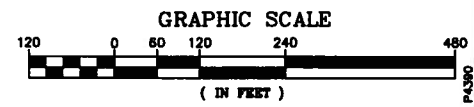
APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., # 202
DOVER, NH 03820

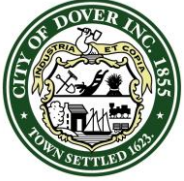
PROJECT:
POINTE PLACE
(FORMERLY THORNWOOD COMMONS)
DOVER POINT ROAD, MIDDLE
ROAD & POINTE PLACE
DOVER, NH

TITLE:
**REVISED
MASTER PLAN**

SHEET NUMBER:
1 OF 1

RECEIVED
Planning Office
APR 08 2016
Dover, New Hampshire





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-05

Application Type: Site Plan
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Tax Map K, Lot 19-5)
Meeting Date: April 21, 2016

INTENT: To construct 132 residential units consisting of 2 mixed use buildings and 4 multi-unit townhouses with a 76,750 sq. ft. paved area.

UNITS PROPOSED: 132 residential units; 21,532 sq. ft. GLA commercial area

AGENDA ITEM #: 4-C

ACREAGE: 5.2 Acres

ZONING DISTRICT: Residential Commercial Mixed-Use Overlay (RCM), Executive Technology Park (ETP) underlying

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential and Commercial Mixed Use; 16 Townhouses

SURROUNDING LAND USE:
Single family dwellings, commercial, vacant land

ZBA ACTION: None

ATTACHMENT: Site plan and application; waiver request letters, and March 17 TRC minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

PERMITS REQUIRED:

- Alteration of Terrain Permit
- Conditional Use Permit Amendment

WAIVERS REQUESTED:

- Section 170.23.F-School impact fee for 55+
- Section 170.23.F-Recreation impact fee in exchange for donating park
- Section 149.14.D(5)(iv)-Porous pavement

Summary of Request and Background

The applicant proposes to build a mixed use project including 132 residential units consisting of 2 mixed use buildings and four 4-unit townhouses with 76,750 sq. ft. paved area as part of the concept plan for the Pointe Place site. The applicant appeared before the Technical Review Committee on March 17, 2016 (see TRC Minutes attached).

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. The site is located in the Executive Technology Park (ETP) in the Residential Commercial Mixed Use (RCM) Overlay, which is designed to allow a mixture of residential and commercial on one parcel.

Waiver Requests

The applicant is requesting 3 waivers (the school impact fee for one-bedroom units is being withdrawn) with justification in a letter dated April 15, 2016. The requests include:

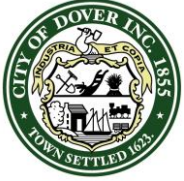
- A waiver to allow for the use of non-pervious pavement. The Planning Board will remember that this is one of the amendments currently posted so the waiver request is more of a formality and to be clear during this interim posting time. The Planning Department supports the waiver for the reasons stated by the applicant.
- A waiver for recreational impact fees in exchange for the donation of a recreational field. The Planning Department supports this request for the justification provided.
- A waiver for the school impact fee for 55+. The Planning Department would not support a full waiver request but would support a reduction to 20% which is consistent with prior approvals and the posted amendments.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board open the public hearing, accept the application, and approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The CUP amendment (P06-51C) shall be approved.
2. The owner's signatures shall be added to the final plan.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-05

Application Type: Site Plan
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Meeting Date: April 21, 2016

3. Applicant shall provide a digital version of plan set.
4. The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans.
5. The Storm Water Management Plan and Storm Water Management System Operation and Maintenance Plan be approved to the satisfaction of the City Engineer.
6. The approval includes the granting of the waivers requested for the porous pavement, recreation impact fees, and a reduction to 20% of the school impact fee for units with 55+, for the reasons stated by the applicant. The Board finds that the criteria of Chapter 149-19.A have been met.
7. Provide an updated fiscal impact analysis to the satisfaction of the Assistant City Manager.
8. Revise plan set to:
 - a. Address any life safety/fire safety concerns (signage, infrastructure, lane markings, etc.) to the satisfaction of the Fire Chief.
 - b. Supply a photometric plan that meets the requirements of 149-14.E(2) which includes the street lamps.
 - c. Add the abutters names and addresses to the neighborhood plan.
 - d. Indicate the number of bedrooms in the 16 townhouses.
 - e. Show the sewer manhole installed at the end of the 8" main in front of unit 6 rather than a clean out.
 - f. Parking calculation on sheet N-1, shall be updated to the current regulations.

Conditions to Be Met Prior to Issuance of a Building Permit:

11. Any new building shall pay the current impact fees in place at the time of building permit application, except specified in condition #5.
12. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

13. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Conditions to Be Met Prior to Any Construction

Activity:

9. The development agreement relative to the City, and Applicant documenting phasing, transfer of development rights, landscaping, the construction of the roundabout, etc. shall be reviewed by the City Legal Counsel, approved by the Assistant City Manager, and recorded at the registry of deeds.
10. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, with 8 AM-5 PM Saturday with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

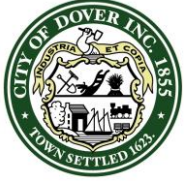
**Property Information**

Property ID K0019-005000
Location THORNWOOD LANE
Owner DOVER POINT RD 252 LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-05

Application Type: Site Plan
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Tax Map K, Lot 19-5)
Date: March 17, 2016

INTENT: To construct 132 residential units consisting of 2 mixed use buildings and 4 multi-unit townhouses with a 76,750 sq. ft. paved area.

UNITS PROPOSED: 132 residential units; 21,532 sq. ft. GLA commercial area

AGENDA ITEM #: 1

ACRES: 5.2 acres

ZONING DISTRICT: Residential Commercial Mixed-Use Overlay (RCM), Executive Technology Park (ETP) underlying

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential and Commercial Mixed Use; 16 Townhouses

SURROUNDING LAND USE: Single family dwellings, commercial, vacant land

SERVICES: Existing municipal water and sewer

ZBA ACTION: None

PERMITS REQUIRED: TBD; CUP amendment

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Planning/Zoning
Dave White, Engineering
Dan Barufaldi, Economic Development
Jim Maxfield, Building
Marn Speidel, Police
Frank Torr, Planning Board

Others:

Christopher Parker, Planning
Thomas Clark, Building
Chad Kageleiry, Applicant

Erik Weinrieb, Altus Engineering
Cory Belden, Altus Engineering

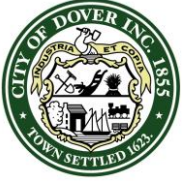
Approval of 2/25/16 Meeting Minutes

Frank Torr moved to approve the minutes of February 25, 2016. Dave White seconded. Vote U/A.

Plan Review

Planning Comments:

- Refer to approved Conditional Use Permit and amend
- Amend concept plan and provide updated residential/commercial/residential ratios in comparison to concept plan
- Is Transfer of Development Rights (TDR) employed?
- Indicate that easement over Sierra Drive to Varney Brook Lands (access and drainage) exists and is recorded
- Please provide:
 - Floor plans
 - Clarify limit of pavement note/phasing lines, which will determine Letter of Credit but may be completed in any order
 - Recreation Impact Fees waiver letter
 - Streetscape in plan set that meets 149-13.A(17)
 - Neighborhood plan that meets 149-13.A(16) including zoning district boundaries
 - Updated fiscal and traffic impact
- Plan set notes/revisions:
 - Update Planning file number (P16-05) throughout
 - Correct cover: Tax Map K, Lot 19-5
 - Update locus map identifying Sierra Drive
 - Include Signature and stamp of LLS and PE
 - Indicate where Pointe Place ends and Thornwood begins and show stop sign locations at road intersection with Teresa and Julia
 - Show porous pavement and walkways or a waiver is necessary
 - Parking provided appears appropriate, but calculations must be corrected to reflect updated site review regulations and 2 spaces per dwelling unit per RCM zoning
 - Indicate number of bedrooms in 16 townhouses
 - Add note regarding construction hours and sign



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-05

Application Type: Site Plan
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Location: Pointe Place (Tax Map K, Lot 19-5)
Date: March 17, 2016

- Add “provided” column to Dimensional Requirements table
- Show pedestrian connections to Sierra Drive on site plans
- Add note that roundabout will be designed to the satisfaction of the Community Services Department
- Label width of access to parking/townhouses
- Show parking bays along street
- Show dumpster location for townhouses and main building’s commercial tenants (or add note regarding bag and tag)
- Add a note that townhouse numbering is determined by the Fire Department
- Indicate snow storage on B2-1
- Why are there two crosswalk styles?
- Add planter typical and bike rack detail
- Indicate that “planter area typical” is continued along Point Place
- Add note that bench and trash receptacle location are TBD prior to Building Permit or Certificate of Occupancy to the satisfaction of the Assistant City Manager
- Improve pedestrian connections
- On sheet C-1:
 - Show boundary markers
 - Show zoning district boundaries
 - Licensed Land Surveyor stamp
 - Add plan references
- On Sheet S-1:
 - Indicate number of units per building
 - Provide detail of existing earth berm shown
 - Clarify existing or proposed 30’ sewer easement
- Landscaping Plan (L-1):
 - Confirm that landscape plan meets RCM landscape regulations 149-14.2.B(7)
 - Show landscaping between buildings #1 and #2
 - Median islands need to be raised in RCM Overlay
 - Add berm between townhouses and Sierra Drive
- Lighting Plan (1 of 1):
 - Parking lot lighting avg/min should be 6:1
 - add north arrow to lighting plan
 - Fixture specifications should be incorporated into plan set, must indicate full cut-off fixtures
 - Add street lamps to public road

Planning Board Comments:

- Architectural rendering of townhouses
- Rain garden #7 seems to need more landscaping
- Planning Board would like to see a more innovative approach to parking
- Landscape plan is incomplete

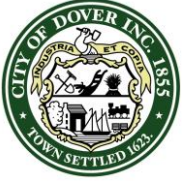
Engineering Comment:

General Comments:

- Locate the gas behind the hydrant by the town houses
- Show the proposed electrical to townhouses 111-114
- Extend the sidewalk from the main road to the entrance of the town house road up Sierra
- Relocate the hydrant on Sierra from station 53+80 to 54+75 +/-.
- The proposed 8 inch main looping through the townhouses may be oversized, a 6 inch may be sufficient.
- Maintain at least 6 ft of separation between water and gas/electric.
- The sewer just ends in front of unit 114. Will there be a SMH here?
- On B1-3—check the pipe size on #5. Is it 8 or 12 inch?
- On B2-3a—check the pipe size on #30.
- Check the cover over the pipes entering CB101. It appears some have less than 2 feet of cover.
- Show the underdrain on the plan view in the raingardens.
- Concerned about the steep slope from the level spreader down to the wetland at RG#7. Will this be vegetated or otherwise stabilized to handle the flow?
- Plan calls for all of the rain gardens to be lined. Is there any opportunity to infiltrate some of this stormwater?
- Include the 100yr storm event in the report.
- The review of the report and drainage is ongoing.

Round about comments:

- Would not like to have textured concrete or asphalt or any painted product. If there is to be something in these areas where you show texture we would like cobble stones.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-05

Application Type: Site Plan
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Tax Map K, Lot 19-5)
Date: March 17, 2016

S:\Department\Planning\Planning_Share\Planning Board\TRC\2016
TRC\MINUTES\2016.03.17_PlanningTechnicalReviewCommittee.Summit.
PointePlace.Minutes.docx

- Where you show the textured areas on the North side of the round about, on the right hand side as you drive in and out of the North entrance, is this because of possible truck tracking outside of the pavement?
- Anywhere that the truck may mount the curb, provide beveled curb.
- The drainage down the North and South roads need to be designed or somehow addressed now.

Police Department Comments:

- Pointe Place/Thornwood/Julia/Teresa intersection should be an all way stop
- Label Pointe Place and Thornwood on plan
- Interested in seeing update to Traffic Impact Assessment
- Noted Winter Parking Ban on City streets

Fire/Inspections Comments:

- Indicate location of proposed underground electric and transformer for townhouse unit 111-114 on submitted plan U-1
- Locate the FDC connections on each of the townhouse buildings
- Locate FDC on front and rear of building 1 and 2
- Indicate hydrant locations on access road
- Provide curb stops where accessible routes can be blocked by parked cars
- Revised roundabout specifications and access road plans were not provided to this office prior to TRC
- The plans shall indicate that design has been reviewed for compliance with applicable accessibility regulations (i.e. '09 IBC Chap 11 & ANSI standards)
- Indicate Fire lanes – signage is sufficient and preferred

Economic Development Comments:

- Would like more information on landscaping and planters
- Concerned about variety of building finishes and colors

Adjournment:

Motion to adjourn by Frank Torr and seconded by Tom Clark. Vote U/A.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Planning Office

Office Use Only

Project #:

P16-05

Date Received:

MAR 03 2016

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # 603.749.2800

Address of Applicant: 340 Central Avenue, Dover, NH 03820

E-Mail Address: Chad@Summitlanddev.com

Name of Property Owner (if different from applicant): Varney Brook Lands, LLC Telephone # 603.749.2800

Address of Property Owner: (Same)

PROPERTY INFORMATION

Address of Property: Pointe Place (between Dover Point Road and Middle Road)

Assessor's Map # K Lot(s) # Lot 19-5

Zoning District(s) RCM by Conditional Use Permit Overlay District(s) RCM

Size of Parcel: 220,979 sq. ft. 5.07 ac. Property Deed: Book SCRD Plan # 110-023 - 026 Page:

Existing Use of Property: Vacant deed not yet recorded

SITE PLAN INFORMATION

Describe Proposed Use: Residential and commercial development

Area of Parcel to be Developed: 220,979 SF sq. ft. 132 units 2 mixed use buildings

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 4 multi-unit townhouses

Number of Parking Spaces: Existing 0 Proposed 221

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

Number of Employees Total: to be determined In Maximum Shift:

Disposition of Parcel: 22,008 sf each commercial bldg
Building Footprint townhouses to be determined sq. ft.

Building Setbacks:

Front Yard 14.5' +/- ft.

Total Building Area 85,513 Sf (each comm bldg.) sq. ft.

Rear Yard 22' +/- (townhouses) ft.

Paved Area 76,750 SF +/- sq. ft. Side Yard: Right 15.2+/- ft.
Left 10+/- ft.

City Water? ☒ Yes ☐ No How far is city water from the property? to be installed along frontage

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? to be installed along frontage

BUILDING INFORMATION

Type of Building to be Built: 2B (non-combustible/non protected) fully sprinklered steel structure with metal stud infill exterior walls

Height of Building: 54'-9" Finished Floor Elevation: 62.0

Number of Seats (where applicable) to be determined

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney - McEneaney Survey Associates, Inc.

Address 24 Chestnut Street, Dover, NH 03820 Telephone #: 603.742.0911

Professional License #: 661 E-mail address: Kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Eric Weinrieb - Altus Engineering, Inc.

Address 133 Court Street, Portsmouth, NH 03801 Telephone #: 603.433.2335

Professional License #: 7634 E-mail address: Eric@altus-eng.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.

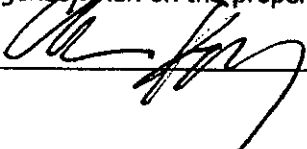
Signature of Property Owner: _____ Date: _____

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

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:  _____ Date: 3/2/14

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

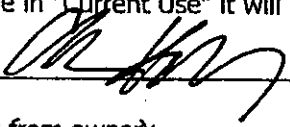
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

Signature of Property Owner: _____ Date: _____

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: 3/2/14

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

Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801

Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801

Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801

TW Designs
PO Box 69
Strafford, NH 03884

TW Designs
PO Box 69
Strafford, NH 03884

TW Designs
PO Box 69
Strafford, NH 03884

Highland Soil Services
75 Prospect Street
Somersworth, NH 03878

Highland Soil Services
75 Prospect Street
Somersworth, NH 03878

Highland Soil Services
75 Prospect Street
Somersworth, NH 03878

Woodburn & Company
103 Kent Place
Newmarket, NH 03857

Woodburn & Company
103 Kent Place
Newmarket, NH 03857

Woodburn & Company
103 Kent Place
Newmarket, NH 03857

Varney Brook Lands
340 Central Ave #202
Dover, NH 03820

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PO Box 681
Dover, NH 03820



P16-05

Abutter:

Dover Point Rd 252 LLC
40 Dover Point Road
Dover, NH 03820

Dover Point Rd 252 LLC
40 Dover Point Road
Dover, NH 03820

Dover Point Rd 252 LLC
40 Dover Point Road
Dover, NH 03820



#4

7/8



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

April 15, 2016

RECEIVED
Planning Office

APR 15 2016

Dover, New Hampshire

Mr. Christopher Parker, Director
Planning & Community Development
City of Dover
288 Central Ave.
Dover, NH 03820

**Re: Pointe Place Residential and Commercial Mixed Use Development
 Planning Board Approval Plans,
 City Proj No. P16-05
 Altus Project #4390**

Dear Mr. Parker,

On behalf of Summit Land Development, Altus Engineering, Inc. (Altus) respectfully submits four (4) full size and eleven (11) reduced (11" x 17") sets of plans for Approval and Signature from the City of Dover for the **Pointe Place Residential and Commercial Mixed Use Development**, City File. No. P16-05. This project has been in the planning and development stage for many years, as depicted in the Master Plan for the site. In recent years, the construction of the roadways (Pointe Place and Sierra Drive) has been approved and is currently under construction. This project is the next phase of the development that will construct two residential and commercial mixed use buildings and four townhouse buildings on the north side of Pointe Place. The mixed use buildings will be approximately 22,000 square feet (footprint) in size and have 59 residential apartments (24 one bedroom and 35 two bedroom) and approximately 11,000 square feet of commercial space on the first floor of each building. The townhouses will consist of 4 units per building and average 2.5 bedrooms per building. A Revised Master Plan and Conditional Use Permit were submitted to the City on April 8, 2016 to update the approved master plan for the site and reflect the adjustments to the residential and commercial components of the development.

Through the planning process for this phase of the development, Summit Land Development and Altus Engineering have met with the City of Dover Technical Review Committee for a pre-application meeting on February 11, 2016 and the application review meeting on March 17, 2016. These meetings were productive in addressing the concerns of the committee and allowing Altus to revise the plans to meet various concerns and regulations. The following comments were received from the March 17 meeting and are followed by Altus' response to the comments and how they are addressed on this plan submittal:

Planning comments:

- ☐ Refer to approved Conditional Use Permit and amend

A Conditional Use Permit Application for the Revised Master Plan was submitted on April 8, 2016.

- ☐ Amend concept plan and provide updated residential/commercial/residential ratios in comparison to concept plan

A revised development table has been provided with the CUP Application.

- ☐ Is Transfer of Development Rights (TDR) employed?

It is our understanding that it does not apply to ETP or RCM Districts. TDR rights are not employed for this project.

☐ Indicate that easement over Sierra Drive to Varney Brook Lands (access and drainage) exists and is recorded.

The easement was recorded with the condominium documents for the Sierra Drive (Stabile) development and allows drainage to the raingarden. It is shown on the Plan of Land as the access and utility easement.

☐ Please provide:

o Floor plans

Floor Plans have been included in the plans.

o Clarify limit of pavement note/phasing lines, which will determine Letter of Credit but may be completed in any order

Phase 1 noted on plans for limits of pavement and note added to plans.

o Recreation Impact Fees waiver letter

A Waiver request has been submitted.

o Streetscape in plan set that meets 149-13.A(17)

A Street Scape plan has been prepared by TW Designs in conjunction with Woodburn and Associates.

o Neighborhood plan that meets 149-13.A(16) including zoning district boundaries

A neighborhood site plan has been added to the plan set, sheet S-2.

o Updated fiscal and traffic impact

The fiscal impact analysis has been updated. The percentage of construction does not mandate an update of the traffic impact at this point.

☐ Plan set notes/revisions:

o Update Planning file number (P16-05) throughout

Agreed.

o Correct cover: Tax Map K, Lot 19-5

Agreed.

o Update locus map identifying Sierra Drive

Agreed.

o Include Signature and stamp of LLS and PE

Existing Conditions Plan prepared and signed by LLS

o Indicate where Pointe Place ends and Thornwood begins and show stop sign locations at road intersection with Teresa and Julia

Sheet C-1 modified to show "T" intersection at Julia/Teresa/Pointe Place/ Thornwood Lane.

o Show porous pavement and walkways or a waiver is necessary

Waiver requested for porous pavement.

o Parking provided appears appropriate, but calculations must be corrected to reflect updated site review regulations and 2 spaces per dwelling unit per RCM zoning

Parking calculations have been updated to 1.4 parking stalls per unit (non-CDB district).

o Indicate number of bedrooms in 16 townhouses

2.5 Bedrooms per Unit have been added to the plans.

o Add note regarding construction hours and sign

Note 15 has been added to the plan notes requiring contractor to submit sign approval to City with construction hours.

o Add "provided" column to Dimensional Requirements table

Column added to show provided dimensions.

o Show pedestrian connections to Sierra Drive on site plans

Sidewalk has been added along Sierra Drive to provide a pedestrian connection to the residential houses.

o Add note that roundabout will be designed to the satisfaction of the Community Services Department

Roundabout comments have been addressed and submitted for approval.

- Label width of access to parking/townhouses

Access widths labeled.

- Show parking bays along street

Parking bays have been added to the street (will be completed as part of roadway project).

- Show dumpster location for townhouses and main building's commercial tenants (or add note regarding bag and tag)

Two dumpsters have been added to the plans at each end of the buildings.

- Add a note that town house numbering is determined by the Fire Department

Note 4 added to the Site plan.

- Indicate snow storage on B2-1

Snow storage areas have been added to sht B2-1

- Why are there two crosswalk styles?

The crosswalks that cross the driveway aisle are a std crosswalk with 12" thick paint stripes. The areas on each side are striped for no access/parking with white 4" stripes.

- Add planter typical and bike rack detail

Bike rack detail added to plans. Planter area typical is the grass seed mix type A. Additional shrubs will be based on the tenant and patio layout.

- Indicate that "planter area typical" is continued along Point Place

Planter areas have been identified along the Point Place frontage.

- Add note that bench and trash receptacle location are TBD prior to Building Permit or Certificate of Occupancy to the satisfaction of the Assistant City Manager

Note 4 has been added to the site plan.

- Improve pedestrian connections

A sidewalk has been added to extend up Sierra Drive to the driveway entrance. The buildings are surrounded by walkways and patio areas that connect to the sidewalk along Pointe Place roadway. Three pedestrian walkways extend to the townhouses behind the buildings. There is a western walkway that will connect to the future development to the west.

- On sheet C-1:

- Show boundary markers

New Plan of Land shows existing and proposed property lines & easements and is signed by LLS.

- Show zoning district boundaries

Zoning boundaries shown on Neighborhood Site Plan, Sht S-2.

- Licensed Land Surveyor stamp

Sheet C-1 not prepared by LLS. New Plan of Land added and signed by LLS.

- Add plan references

Plans references added to sheet C-1.

- On Sheet S-1:

- Indicate number of units per building

Residential units and commercial area added.

- Provide detail of existing earth berm shown

Earth berm is existing – typical dimensions added. .

- Clarify existing or proposed 30' sewer easement

"Existing" add to sewer easement note.

- Landscaping Plan (L-1):

- Confirm that landscape plan meets RCM landscape regulations 149-14.2.B(7)

It is our understanding that the landscape plan does meet the regulations.

- Show landscaping between buildings #1 and #2

Landscaping areas have been added to the landscaping plan.

- Median islands need to be raised in RCM Overlay

Median islands in parking area are curbed, except for the area around the upper side of Raingarden #6 to allow the runoff to enter the raingarden.

- Add berm between townhouses and Sierra Drive

The berm is shown on the plans. The berm is planted with grass. Any additional planting on the south side of the berm will be allowed by the townhouse owners.

○ Lighting Plan (1 of 1):

- Parking lot lighting avg/min should be 6:1

Parking Lot lighting shown is 4:1 which exceeds the 6:1 requirement. See note from Lighting Designer.

"These ratios are a measure of uniformity, the relationship of the highest footcandle value to the lowest footcandle value. So 4:1 is better than 6:1 because at 4:1, the highest value is 4 times higher than the lowest value. I believe the IES recommends 8:1 but as you can see, we usually design to better than that. In all reality, uniformities are easier to achieve with LED than they were with HID."

- add north arrow to lighting plan

North arrow added to plans

- Fixture specifications should be incorporated into plan set, must indicate full cut-off fixtures

The fixtures are labeled on the Lighting plan. The spec sheets for the light fixtures in the in the parking lot (Lithonia LED) and along street (AAL Promenade LED) are provided.

- Add street lamps to public road

Street lights added to Pointe Place at cross walk locations, per direction from City.

Planning Board Comments:

- ☐ Architectural rendering of townhouses

An Architectural rendering of the townhouses is provided by TW Designs.

- ☐ Rain garden #7 seems to need more landscaping

Raingarden #7 (Infiltration Pond #7) has been added to the Landscape Plan.

- ☐ Planning Board would like to see a more innovative approach to parking

The proposed design utilizes a raingarden in the median island area to treat stormwater runoff. Infiltration and porous pavement are not suitable in this area due to high groundwater and poor soils.

- ☐ Landscape plan is incomplete

The landscaping plan has been updated.

Engineering Comment:

General Comments:

- ☒ Locate the gas behind the hydrant by the town houses

Gas line has been moved behind hydrant.

- ☒ Show the proposed electrical to townhouses 111-114

Electric lines and transformers to townhouses have been revised.

- ☒ Extend the sidewalk from the main road to the entrance of the town house road up Sierra

Sidewalk has been added along the Sierra Drive frontage.

- ☒ Relocate the hydrant on Sierra from station 53+80 to 54+75 +/-.

Hydrant has been relocated.

- ☒ The proposed 8 inch main looping through the townhouses may be oversized, a 6 inch may be sufficient.

Hydrant has been relocated.

- ☒ Maintain at least 6 ft of separation between water and gas/electric.

Plans checked to keep 6' separation from gas and elec. lines.

- ☒ The sewer just ends in front of unit 114. Will there be a SMH here?

A sewer cleanout has been added at the end of the sewer servicing units 13-16.

✓ On B1-3—check the pipe size on #5. Is it 8 or 12 inch?

Pipe size revised to 12”.

✓ On B2-3a—check the pipe size on #30.

Pipe size revised to 12”.

✓ Check the cover over the pipes entering CB101. It appears some have less than 2 feet of cover.

The grades and cover of P101 have been raised to 59.0 to provide 2.5’ min cover.

✓ Show the underdrain on the plan view in the raingardens.

Underdrain has been added to the plans.

✓ Concerned about the steep slope from the level spreader down to the wetland at RG#7. Will this be vegetated or otherwise stabilized to handle the flow?

The outlet has been revised to reduce the slopes and allow for a longer level area after the level spreader.

✓ Plan calls for all of the rain gardens to be lined. Is there any opportunity to infiltrate some of this stormwater?

Yes. On April 8, Altus performed test pits in the location of Raingarden #7 and found the soils to have adequate infiltration. Altus will revise the drainage design to make Raingarden #7 an infiltration basin. High groundwater ran unfavorable soils do not allow for infiltration design for Raingardens #5 or #6.

✓ Include the 100yr storm event in the report.

We are currently waiting for comments from NHDES Alteration of Terrain Bureau on the AOT application and drainage analysis. When the comments are received and any revisions made to the report, we will include the 100 results in the final submittal.

✓ The review of the report and drainage is ongoing.

Agreed.

Police Department Comments:

□ Pointe Place/Thornwood/Julia/Teresa intersection should be an all way stop

Intersection shown to be 4-way stop on plans.

□ Label Pointe Place and Thornwood on plan

Pointe Place and Thornwood defined limits on Overall Site Plan, S-1.

□ Interested in seeing update to Traffic Impact Assessment

WE have not updated Traffic Impact Assessment, as the current phase of development is far from build-out conditions and does not warrant an updated traffic analysis at this point.

□ Noted Winter Parking Ban on City streets

Note added to site plan sheet that Winter Parking ban will apply to City streets. The city street construction is part of the Pointe Place and Sierra Drive project, P14-56, under construction.

Fire/Inspections Comments:

□ Indicate location of proposed underground electric and transformer for townhouse unit 111-114 on submitted plan U-1

Underground electric added to townhouses. Additional transformed added.

□ Locate the FDC connections on each of the townhouse buildings

FDC on townhouses not know at this point. Location to be determined when building permit is applied for.

□ Locate FDC on front and rear of building 1 and 2

Storz connections have been shown on the front and back of mixed use buildings.

□ Indicate hydrant locations on access road

Hydrant located at beginning of road and between the two western townhouse buildings.

- ☐ Provide curb stops where accessible routes can be blocked by parked cars

Altus hired Marc Batchelder to do an ADA accessible assessment of the site for compliance with the 2009 IBC Chap 11 & ANSI standards. Mr. Batchelder is reviewing the revised plans and will submit a letter prior to the Planning Board meeting on April 26. 6 ft sidewalks are provided adjacent to parking areas.

- ☐ Revised roundabout specifications and access road plans were not provided to this office prior to TRC Roundabout plans are a separate plan submittal package.

- ☐ The plans shall indicate that design has been reviewed for compliance with applicable accessibility regulations (i.e. '09 IBC Chap 11 & ANSI standards)

Altus hired Marc Batchelder to do an ADA accessible assessment of the site for compliance with the 2009 IBC Chap 11 & ANSI standards. Mr. Batchelder is reviewing the revised plans and will submit a letter prior to the Planning Board meeting on April 26.

- ☐ Indicate Fire lanes – signage is sufficient and preferred
Signage added to site plan for “No Parking – Fire Lane” signs.

Economic Development Comments:

- ☐ Would like more information on landscaping and planters

Landscape plan has been updated and a streetscape plan provided. Much of the landscaping in the planter areas around the building will depend on the tenants and their preference and use of exterior space.

- ☐ Concerned about variety of building finishes and colors

Architectural renderings provided. The multiple colors, setbacks, and finishes are intended to make to single building feel like multiple buildings. Building colors and finishes vary from personal preferences.

As mentioned in the responses, Altus hired Marc Batchelder to do an ADA assessment of the site for compliance with the 2009 IBC Chap 11 & ANSI standards. Summit Land Development has also hired Applied Economic Research to update the economic analysis. Both of these reviews will be ready for the Planning Board meeting on April 26.

The following attachments are included in this submittal:

1. Four (4) full size (24” 36”) plans and eleven (11) reduced (11” x17”) plans
2. Waiver request letter
 - a. Recreational Impact Fees
 - b. School Impact Fees for 55+ Age-Restricted Apartments
 - c. School Impact Fees for One-Bedroom Apartments
 - d. Porous Pavement for Parking lot
3. Lighting Spec Sheets

We thank you and your staff at the City for your assistance on this project and look forward to presenting at the April 26 Planning Board meeting. Please give us a call if you have any questions.

Sincerely,
ALTUS ENGINEERING, INC.



Cory Belden, PE
Senior Project Engineer

Enclosures

Cc: Chad Kageleiry, Summit Land Development

WAIVER REQUESTS

Pointe Place Residential & Commercial Mixed Use Development Tax Map K, Lot 19-5 (File No. P16-05)

April 15, 2016

Dover Code - Subdivision of Land and Site Review Regulations

Waiver Request #1: Recreational Impact Fees

As part of the development of the Master Plan for Pointe Place, the developer, Summit Land Development has agreed to donate a 2.84 acre parcel located in the northwest corner of the site, adjacent to Applevale Park. In return for donating this land to the City of Dover for recreational use, the applicant requests a waiver from all Recreational Impact Fees.

Waiver Request #2: School Impact Fees for 55+ Age Restricted Apartments

The proposed development will construct two mixed use residential and commercial buildings with one-third of the units as age restricted (55+). A waiver is requested from the School Impact Fees for the age restricted apartments, as these units are anticipated to have minimal impact on the school system.

Waiver Request #3: School Impact Fees for One-Bedroom Apartments

The proposed development will construct two mixed use residential and commercial buildings with 24 single-bedroom and 35 two-bedroom apartments. A waiver is requested from the School Impact Fees for the single-bedroom apartments, as these units are anticipated to have minimal impact on the school system.

Waiver Request #4: **Use of porous pavement for parking lot over $\frac{3}{4}$ acre in size.**
(Dover Code / Site Review Regulations / Article IV Site Design and
Development Design / Chapter 149-14 Site Development Design Criteria)

149-14.D.6 – Parking Lot Design Standards

- (f) *Where a proposed parking area exceeds three quarters ($\frac{3}{4}$) of an acre, the applicant shall document that they have investigated utilization of pervious materials to implement the parking area. The applicant shall supply the documentation to the City Engineer to review and approve prior to TRC. Said documentation shall include, design conditions and other such variables to show that the use of pervious materials is prohibitive.*

The project parking lot is located in an area with a high groundwater table and the geotechnical report indicates unsuitable soils for infiltration in this area. Therefore, pervious pavement is not recommended in this project application. As an alternative, a series of raingardens have need designed to collect the stormwater runoff from the parking areas. All stormwater from parking and roadway areas will be conveyed through treatment practices (raingardens or infiltration ponds) which provide the same type of filtration treatment as pervious pavement.

Cory Belden, P.E.
Altus Engineering, Inc.

Date



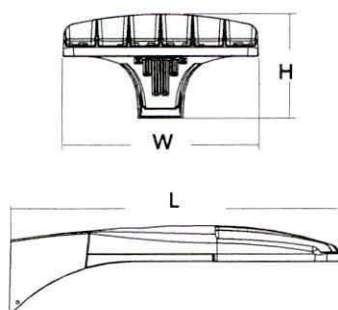
D-Series Size 0 LED Area Luminaire



d#series

Specifications

EPA:	0.95 ft ² (.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Drive current		Color temperature		Distribution				Voltage	Mounting	
DSX0 LED	Forward optics	530	530 mA	30K	3000 K	T1S	Type I short	T5S	Type V short	MVOLT ⁴	Shipped included	
	20C 20 LEDs (one engine)	700	700 mA	40K	4000 K	T2S	Type II short	T5M	Type V medium	120 ⁴	SPA	Square pole mounting
	40C 40 LEDs (two engines)	1000	1000 mA (1 A) ²	50K	5000 K	T2M	Type II medium	TSW	Type V wide	208 ⁴	RPA	Round pole mounting
	Rotated optics¹			AMBPC	Amber phosphor converted ³	T3S	Type III short	BLC	Backlight control ²	240 ⁴	WBA	Wall bracket
	30C 30 LEDs (one engine)					T3M	Type III medium	LCCO	Left corner cutoff ²	277 ⁴	SPUMBA	Square pole universal mounting adaptor ⁶
						T4M	Type IV medium	RCCO	Right corner cutoff ²	347 ⁵	RPUMBA	Round pole universal mounting adaptor ⁶
						TFTM	Forward throw medium			480 ⁵	Shipped separately⁷	
						TSVS	Type V very short				KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (no controls) ⁸
PER5	Five-wire receptacle only (no controls) ^{8,9}
PER7	Seven-wire receptacle only (no controls) ^{8,9}
DMG	0-10V dimming driver (no controls) ¹⁰
DCR	Dimmable and controllable via ROAM [®] (no controls) ¹¹
PIR	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ¹²
PIRH	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ¹²

PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹²
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹²
BL30	Bi-level switched dimming, 30% ^{13,14}
BL50	Bi-level switched dimming, 50% ^{13,14}
PNMTDD3	Part night, dim till dawn ¹⁵
PNMTSD3	Part night, dim 5 hrs ¹⁵
PNMT6D3	Part night, dim 6 hrs ¹⁵
PNMT7D3	Part night, dim 7 hrs ¹⁵

Other options

Shipped installed

HS	House-side shield ¹⁶	DDBXD	Dark bronze
SF	Single fuse (120, 277, 347V) ¹⁷	DBLXD	Black
DF	Double fuse (208, 240, 480V) ¹⁷	DNAXD	Natural aluminum
L90	Left rotated optics ¹	DWHXD	White
R90	Right rotated optics ¹	DDBTXD	Textured dark bronze
DDL	Diffused drop lens ¹⁶	DBLBDX	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white

Controls & Shields

DL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁸
DL1347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁸
DL1480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁸
SCU	Shorting cap ¹⁸
DSX0HS 20C U	House-side shield for 20 LED unit ¹⁸
DSX0HS 30C U	House-side shield for 30 LED unit ¹⁸
DSX0HS 40C U	House-side shield for 40 LED unit ¹⁸
DSX0DDL U	Diffused drop lens (polycarbonate) ¹⁶
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷

NOTES

- 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
- Not available with AMBPC.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with BL30, BL50 or PNMT options.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANSI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- DMG option for 347V or 480V requires 1000mA.

- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamcontrols.net. N/A with PIR options PER5, PER7, BL30, BL50 or PNMT options.
- PIR and PIRH1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Requires an additional switched circuit.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Accessories
Ordered and shipped separately.

For more control options, visit [DTL](#) and [ROAM](#) online.



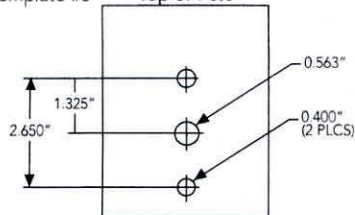
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DSX0-LED
Rev. 02/24/16
Page 1 of 5

Drilling

Template #8

Top of Pole



DSXQ shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 80° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum

**For round pole mounting (RPA) only.

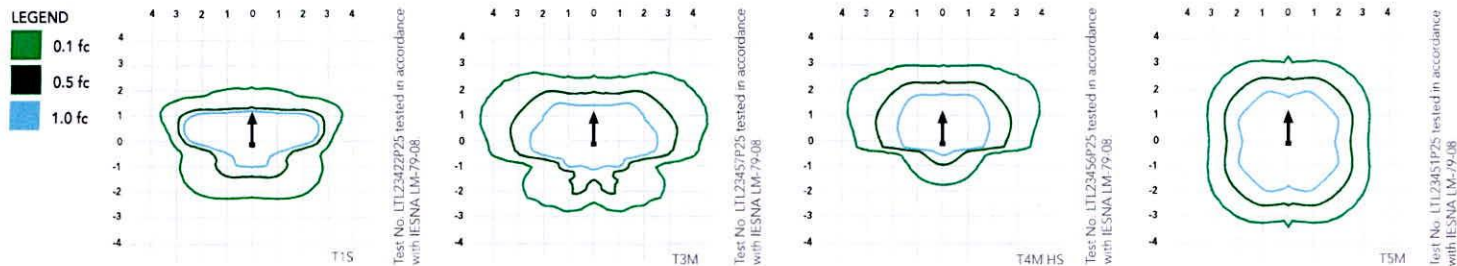
Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area homepage](#).

Isofootcandle plots for the DSXQ LED 40C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSXQ LED 20C 1000			
	1	0.98	0.96	0.93
	DSXQ LED 40C 1000			
	1	0.98	0.95	0.90
	DSXQ LED 40C 700			
	1	0.99	0.99	0.99

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	530 mA	35 W	T1S	4,079	1	0	1	117	4,380	1	0	1	125	4,408	1	0	1	126	2,541	1	0	1	73
			T2S	4,206	1	0	1	120	4,516	1	0	1	129	4,544	1	0	1	130	2,589	1	0	1	74
			T2M	4,109	1	0	1	117	4,413	1	0	1	126	4,440	1	0	1	127	2,539	1	0	1	73
			T3S	4,104	1	0	1	117	4,407	1	0	1	126	4,435	1	0	1	127	2,558	1	0	1	73
			T3M	4,142	1	0	1	118	4,447	1	0	1	127	4,475	1	0	1	128	2,583	1	0	1	74
			T4M	4,198	1	0	1	120	4,508	1	0	1	129	4,536	1	0	1	130	2,570	1	0	1	73
			TFIM	4,135	1	0	1	118	4,440	1	0	2	127	4,468	1	0	2	128	2,540	1	0	1	73
			TSVS	4,368	2	0	0	125	4,691	2	0	0	134	4,720	2	0	0	135	2,650	1	0	0	76
			TSS	4,401	2	0	2	126	4,725	2	0	0	135	4,755	2	0	0	136	2,690	1	0	0	77
			TSM	4,408	2	0	1	126	4,734	3	0	1	135	4,763	3	0	1	136	2,658	2	0	0	76
			TSW	4,344	3	0	1	124	4,664	3	0	1	133	4,693	3	0	1	134	2,663	2	0	1	76
			BLC	3,071	1	0	1	88	3,297	1	0	1	94	3,318	1	0	1	95					
			LCCO	2,983	1	0	1	85	3,204	1	0	1	92	3,224	1	0	1	92					
			RCCO	2,983	1	0	1	85	3,204	1	0	1	92	3,224	1	0	1	92					
	700 mA	45 W	T1S	5,181	1	0	1	115	5,563	1	0	1	124	5,598	1	0	1	124	3,144	1	0	1	70
			T2S	5,342	1	0	1	119	5,736	1	0	1	127	5,772	1	0	1	128	3,203	1	0	1	71
			T2M	5,219	1	0	1	116	5,605	1	0	1	125	5,640	1	0	1	125	3,141	1	0	1	70
			T3S	5,213	1	0	1	116	5,598	1	0	1	124	5,633	1	0	1	125	3,165	1	0	1	70
			T3M	5,260	1	0	1	117	5,649	1	0	2	126	5,684	1	0	2	126	3,196	1	0	1	71
			T4M	5,332	1	0	1	118	5,725	1	0	2	127	5,761	1	0	2	128	3,179	1	0	1	71
			TFIM	5,252	1	0	2	117	5,640	1	0	2	125	5,675	1	0	2	126	3,143	1	0	1	70
			TSVS	5,548	2	0	0	123	5,958	2	0	0	132	5,995	2	0	0	133	3,278	2	0	0	73
			TSS	5,589	2	0	0	124	6,002	2	0	0	133	6,039	2	0	0	134	3,328	2	0	0	74
			TSM	5,599	3	0	1	124	6,012	3	0	1	134	6,050	3	0	1	134	3,288	2	0	1	73
			TSW	5,517	3	0	1	123	5,924	3	0	1	132	5,961	3	0	1	132	3,295	2	0	1	73
			BLC	3,909	1	0	1	87	4,198	1	0	1	93	4,224	1	0	1	94					
			LCCO	3,798	1	0	1	84	4,078	1	0	1	91	4,104	1	0	1	91					
			RCCO	3,798	1	0	1	84	4,078	1	0	1	91	4,104	1	0	1	91					
	1000 mA	72 W	T1S	7,085	1	0	1	98	7,608	2	0	2	106	7,656	2	0	2	106					
			T2S	7,305	1	0	1	101	7,845	2	0	2	109	7,894	2	0	2	110					
			T2M	7,138	1	0	2	99	7,665	2	0	2	106	7,713	2	0	2	107					
			T3S	7,129	1	0	1	99	7,656	2	0	2	106	7,704	2	0	2	107					
			T3M	7,194	1	0	2	100	7,725	2	0	2	107	7,773	2	0	2	108					
			T4M	7,292	1	0	2	101	7,830	2	0	2	109	7,879	2	0	2	109					
			TFIM	7,183	1	0	2	100	7,713	1	0	2	107	7,761	1	0	2	108					
			TSVS	7,588	2	0	0	105	8,148	3	0	0	113	8,199	3	0	0	114					
			TSS	7,644	2	0	0	106	8,208	2	0	0	114	8,259	2	0	0	115					
			TSM	7,657	3	0	1	106	8,222	3	0	1	114	8,274	3	0	1	115					
			TSW	7,545	3	0	1	105	8,102	3	0	2	113	8,153	3	0	2	113					
			BLC	5,162	1	0	1	72	5,543	1	0	2	77	5,578	1	0	1	77					
			LCCO	5,015	1	0	2	70	5,386	1	0	2	75	5,419	1	0	2	75					
			RCCO	5,015	1	0	2	70	5,386	1	0	2	75	5,419	1	0	2	75					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40C (40 LEDs)	530 mA	68 W	T1S	7,926	2	0	2	117	8,511	2	0	2	125	8,564	2	0	2	126	4,878	1	0	1	72
			T2S	8,172	2	0	2	120	8,775	2	0	2	129	8,830	2	0	2	130	4,969	1	0	1	73
			T2M	7,985	2	0	2	117	8,574	2	0	2	126	8,628	2	0	2	127	4,874	1	0	1	72
			T3S	7,975	1	0	2	117	8,564	2	0	2	126	8,617	2	0	2	127	4,910	1	0	1	72
			T3M	8,047	2	0	2	118	8,642	2	0	2	127	8,696	2	0	2	128	4,958	1	0	2	73
			T4M	8,157	1	0	2	120	8,759	2	0	2	129	8,813	2	0	2	130	4,932	1	0	2	73
			TFTM	8,035	1	0	2	118	8,628	2	0	2	127	8,682	2	0	2	128	4,876	1	0	2	72
			TSVS	8,488	2	0	0	125	9,115	3	0	0	134	9,172	3	0	0	135	5,086	2	0	0	75
			TSS	8,550	2	0	0	126	9,182	3	0	1	135	9,239	3	0	1	136	5,163	2	0	0	76
			TSM	8,565	3	0	1	126	9,198	3	0	2	135	9,255	3	0	2	136	5,102	3	0	1	75
			TSW	8,440	3	0	2	124	9,063	3	0	2	133	9,120	3	0	2	134	5,112	3	0	1	75
			BLC	6,142	1	0	2	90	6,595	1	0	2	97	6,636	1	0	2	98					
			LCCO	5,967	1	0	2	88	6,407	1	0	2	94	6,447	1	0	2	95					
			RCCO	5,967	1	0	2	88	6,407	1	0	2	94	6,447	1	0	2	95					
	700 mA	91 W	T1S	10,066	2	0	2	111	10,810	2	0	2	119	10,877	2	0	2	120	6,206	2	0	2	68
			T2S	10,379	2	0	2	114	11,145	2	0	2	122	11,215	2	0	2	123	6,322	2	0	2	69
			T2M	10,141	2	0	2	111	10,890	2	0	2	120	10,958	2	0	2	120	6,201	2	0	2	68
			T3S	10,129	2	0	2	111	10,877	2	0	2	120	10,945	2	0	2	120	6,247	1	0	2	69
			T3M	10,221	2	0	2	112	10,975	2	0	2	121	11,044	2	0	2	121	6,308	2	0	2	69
			T4M	10,359	2	0	2	114	11,124	2	0	2	122	11,194	2	0	2	123	6,275	1	0	2	69
			TFTM	10,205	2	0	2	112	10,958	2	0	3	120	11,027	2	0	3	121	6,203	1	0	2	68
			TSVS	10,781	3	0	0	118	11,576	3	0	1	127	11,649	3	0	1	128	6,569	2	0	0	72
			TSS	10,860	3	0	1	119	11,662	3	0	1	128	11,734	3	0	1	129	6,569	2	0	0	72
			TSM	10,879	3	0	2	120	11,682	3	0	2	128	11,755	3	0	2	129	6,491	3	0	1	71
			TSW	10,719	3	0	2	118	11,511	4	0	2	126	11,583	4	0	2	127	6,504	3	0	2	71
			BLC	7,819	1	0	2	86	8,396	1	0	2	92	8,448	1	0	2	93					
			LCCO	7,596	1	0	2	83	8,157	1	0	2	90	8,208	1	0	2	90					
			RCCO	7,596	1	0	2	83	8,157	1	0	2	90	8,208	1	0	2	90					
	1000 mA	138 W	T1S	13,767	2	0	2	100	14,783	3	0	3	107	14,876	3	0	3	108					
			T2S	14,194	2	0	2	103	15,242	3	0	3	110	15,338	3	0	3	111					
			T2M	13,869	2	0	2	101	14,893	3	0	3	108	14,986	3	0	3	109					
			T3S	13,852	2	0	2	100	14,875	2	0	2	108	14,968	2	0	2	108					
			T3M	13,978	2	0	2	101	15,010	3	0	3	109	15,104	3	0	3	109					
			T4M	14,168	2	0	2	103	15,214	3	0	3	110	15,309	3	0	3	111					
			TFTM	13,956	2	0	3	101	14,987	2	0	3	109	15,080	2	0	3	109					
			TSVS	14,744	3	0	1	107	15,832	3	0	1	115	15,931	4	0	1	115					
			TSS	14,852	3	0	1	108	15,948	3	0	1	116	16,048	3	0	1	116					
			TSM	14,878	4	0	2	108	15,976	4	0	2	116	16,076	4	0	2	116					
			TSW	14,660	4	0	2	106	15,742	4	0	2	114	15,840	4	0	2	115					
			BLC	10,325	1	0	2	75	11,087	1	0	2	80	11,156	1	0	2	81					
			LCCO	10,031	2	0	2	73	10,771	2	0	3	78	10,839	2	0	3	79					
			RCCO	10,031	2	0	2	73	10,771	2	0	3	78	10,839	2	0	3	79					

Performance Data

L90 and R90 Rotated Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	530 mA	52 W	T1S	6,130	2	0	2	118	6,583	2	0	2	127	6,624	2	0	2	127	3,841	2	0	2	74
			T2S	6,321	2	0	2	122	6,787	2	0	2	131	6,830	3	0	3	131	3,912	2	0	2	75
			T2M	6,176	2	0	2	119	6,632	3	0	3	128	6,673	3	0	3	128	3,837	2	0	2	74
			T3S	6,168	2	0	2	119	6,624	3	0	3	127	6,665	3	0	3	128	3,866	2	0	2	74
			T3M	6,224	3	0	3	120	6,684	3	0	3	129	6,726	3	0	3	129	3,904	2	0	2	75
			T4M	6,309	3	0	3	121	6,775	3	0	3	130	6,817	3	0	3	131	3,884	2	0	2	75
			TFTM	6,215	3	0	3	120	6,673	3	0	3	128	6,715	3	0	3	129	3,839	2	0	2	74
			TSVS	6,565	2	0	0	126	7,050	2	0	0	136	7,094	2	0	0	136	4,005	2	0	0	77
			TSS	6,613	2	0	0	127	7,102	2	0	0	137	7,146	2	0	0	137	4,065	2	0	0	78
			TSM	6,625	3	0	1	127	7,114	3	0	1	137	7,159	3	0	1	138	4,017	2	0	1	77
			TSW	6,528	3	0	1	126	7,010	3	0	2	135	7,054	3	0	2	136	4,025	3	0	1	77
			BLC	4,747	2	0	2	91	5,098	2	0	2	98	5,130	2	0	2	99					
			LCCO	4,612	1	0	2	89	4,953	1	0	2	95	4,984	1	0	2	96					
			RCCO	4,612	1	0	2	89	4,953	1	0	2	95	4,984	1	0	2	96					
	700 mA	70 W	T1S	7,786	2	0	2	111	8,361	3	0	3	119	8,413	3	0	3	120	4,783	2	0	2	68
			T2S	8,028	2	0	2	115	8,620	3	0	3	123	8,674	3	0	3	124	4,873	2	0	2	70
			T2M	7,844	3	0	3	112	8,423	3	0	3	120	8,476	3	0	3	121	4,779	2	0	2	68
			T3S	7,834	3	0	3	112	8,413	3	0	3	120	8,465	3	0	3	121	4,815	2	0	2	69
			T3M	7,905	3	0	3	113	8,489	3	0	3	121	8,542	3	0	3	122	4,862	3	0	3	69
			T4M	8,013	3	0	3	114	8,604	3	0	3	123	8,658	3	0	3	124	4,837	3	0	3	69
			TFTM	7,893	3	0	3	113	8,476	3	0	3	121	8,529	3	0	3	122	4,781	3	0	3	68
			TSVS	8,338	2	0	0	119	8,954	3	0	0	128	9,010	3	0	0	129	4,988	2	0	0	71
			TSS	8,400	2	0	0	120	9,020	3	0	1	129	9,076	3	0	1	130	5,063	2	0	0	72
			TSM	8,414	3	0	1	120	9,036	3	0	2	129	9,092	3	0	2	130	5,003	3	0	1	71
			TSW	8,291	3	0	2	118	8,903	3	0	2	127	8,959	3	0	2	128	5,013	3	0	1	72
			BLC	6,044	2	0	2	86	6,490	3	0	3	93	6,530	3	0	3	93					
			LCCO	5,872	1	0	2	84	6,305	1	0	2	90	6,345	1	0	2	91					
			RCCO	5,872	1	0	2	84	6,305	1	0	2	90	6,345	1	0	2	91					
	1000 mA	104 W	T1S	10,648	3	0	3	102	11,434	3	0	3	110	11,506	3	0	3	111					
			T2S	10,979	3	0	3	106	11,789	3	0	3	113	11,863	3	0	3	114					
			T2M	10,727	3	0	3	103	11,519	3	0	3	111	11,591	3	0	3	111					
			T3S	10,714	3	0	3	103	11,505	3	0	3	111	11,577	3	0	3	111					
			T3M	10,812	3	0	3	104	11,610	4	0	4	112	11,682	4	0	4	112					
			T4M	10,958	3	0	3	105	11,767	3	0	3	113	11,841	3	0	3	114					
			TFTM	10,795	3	0	3	104	11,592	3	0	3	111	11,664	4	0	4	112					
			TSVS	11,404	3	0	0	110	12,245	3	0	1	118	12,322	3	0	1	118					
			TSS	11,487	3	0	1	110	12,336	3	0	1	119	12,413	3	0	1	119					
			TSM	11,508	3	0	2	111	12,357	4	0	2	119	12,434	4	0	2	120					
			TSW	11,339	4	0	2	109	12,176	4	0	2	117	12,252	4	0	2	118					
			BLC	7,981	3	0	3	77	8,570	3	0	3	82	8,624	3	0	3	83					
			LCCO	7,754	1	0	2	75	8,326	2	0	2	80	8,378	2	0	2	81					
			RCCO	7,754	1	0	2	75	8,326	2	0	2	80	8,378	2	0	2	81					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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FEATURES

- Reliable, uniform, glare free illumination
- Types II, III, IV, V and custom distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- LifeShield™ thermal protection
- 13 standard powder coat finishes
- Upgrade Kits



SPECIFICATIONS



- Diameter: 19" / 480mm
- Height: 39" / 990mm
- Weight: 38 lbs / 17 kg
- EPA: 1.53
- IP Rating: 66



ORDERING INFORMATION

MODEL	1	2	3	4	5	6	7
PRMN							
	Distribution	CCT	Drive Current	Color	Options	Controls	Mounting

1. DISTRIBUTION

MicroCore Precision aimed optics

T2-48LED
T3-48LED
T4-48LED
T5-48LED
TL-48LED
TR-48LED

2. COLOR TEMPERATURE

3K 4K 5K

3. DRIVE CURRENT

700 450

4. COLOR

WH Arctic White	VBU Verde Blue
BL Black	CRT Corten
BLT Matte Black	MAL Matte Aluminum
DB Dark Bronze	MG Medium Grey
DGN Dark Green	AGN Antique Green
TT Titanium	LG Light Grey
WDB Weathered Bronze	RAL Premium Color
MDB Bronze Metallic	CUSTOM ** Contact Factory

5. OPTIONS

May choose one

CHC (Copper hood cover)
BHC (Brass hood cover)
May choose one
CHM (Glass chimney with brass holder)
LDL (Lightly diffused drop lens)
HSS (House Side shield for Type 4)

6. CONTROLS

May choose one

PCA-T (photocell adapter, requires mounting that slips over a 4"/100mm DIA. pole)
EPA-T (Egress adapter, requires mounting that slips over a 4"/100mm DIA. pole)

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/

7. MOUNTING (Standard mounting slips over a 4"/100mm pole or may choose one)

POST TOP MOUNT

Slips over a 5"/125mm DIA. pole or tenon
PT5

POLE MOUNT ARM

Slips over a 4"/100mm DIA. pole or tenon

SLA1 SLA1-2

Bolts to the side of a 4"/100mm DIA. or 5"/125mm DIA. pole

TRA1M	TRA1L
TRA3	TRA5U
TRA55	TRA56 (4" only)
TRA57	TRA6U
SLA8U	SLA22U

WALL MOUNT

WMA1M	WMA1L
WMA3	WMA35U
WMA36U	WMA55
WMA56	WMA57
WMA7	WMA9U
WMA22U	

PIER MOUNT

PM1 PM2 PM3

LUMINAIRE PERFORMANCE

Optical System	Secondary Lens or Shield	Distribution	Light Engine	Ordering Code												Drive Current (ma)	System Watts			
				3K			4K			5K										
				Delivered Lumens	Efficacy (lm/w)	Bug Rating	Delivered Lumens	Efficacy (lm/w)	Bug Rating	Delivered Lumens	Efficacy (lm/w)	Bug Rating								
						B	U	G			B	U	G							
MicroCore	Global Lens (Standard)	TYPE 2	T2-48LED	5548	50	2	2	2	7328	66	2	2	2	7774	70	2	3	2	700	112
		TYPE 3	T3-48LED	5442	49	2	2	2	7187	64	2	3	2	7624	68	2	3	2		
		TYPE 4	T4-48LED	5258	47	1	3	2	6944	62	1	3	2	7366	66	1	3	2		
		TYPE 5	T5-48LED	5653	51	3	3	2	7466	67	3	3	2	7920	71	3	3	2		
	House Side Shield	TYPE 4	T4-48LED-...HSS	4042	36	1	0	2	5338	48	1	0	2	5663	51	1	0	2		
	Diffuse Lens (Standard)	TYPE 2	T2-48LED...LDL	4716	42	1	3	3	6034	54	2	3	3	6567	59	2	4	3		
		TYPE 3	T3-48LED...LDL	4719	42	1	3	3	6038	54	2	3	3	6570	59	2	4	3		
		TYPE 4	T4-48LED...LDL	4554	41	1	3	3	5827	52	1	3	3	6341	57	1	4	3		
		TYPE 5	T5-48LED...LDL	4956	44	2	3	3	6343	57	3	4	3	6902	62	3	4	3		
	House Side Shield	TYPE 4	T4-48LED-...HSS-LDL	3494	31	1	3	3	4471	40		3	3	4866	44	1	3	3		
	Global Lens (Standard)	TYPE 2	T2-48LED	3551	50	1	2	1	4690	66	2	2	2	4975	70	2	2	2	450	72
		TYPE 3	T3-48LED	3483	49	1	2	1	4600	64	2	2	2	4879	68	2	2	2		
		TYPE 4	T4-48LED	3365	47	1	2	1	4445	62	1	2	1	4714	66	1	3	1		
		TYPE 5	T5-48LED	3618	51	2	2	1	4778	67	3	2	2	5069	71	3	3	2		
	House Side Shield	TYPE 4	T4-48LED-...HSS	2587	36	1	0	1	3416	48	1	0	1	3624	51	1	0	1		
	Diffuse Lens (Standard)	TYPE 2	T2-48LED...LDL	3018	42	1	3	2	3862	54	1	3	3	4203	59	1	3	3		
		TYPE 3	T3-48LED...LDL	3020	42	1	3	2	3864	54	1	3	3	4205	59	1	3	3		
		TYPE 4	T4-48LED...LDL	2915	41	1	3	2	3729	52	1	3	3	4058	57	1	3	3		
		TYPE 5	T5-48LED...LDL	5749	51	2	3	3	7172	64	3	4	3	7908	71	3	4	3		
	House Side Shield	TYPE 4	T4-48LED-...HSS-LDL	3873	35	1	3	3	4832	43	1	3	3	5328	48	1	3	3		

ELECTRICAL CHARACTERISTICS

Optical System	Ordering Code	LED Drive mA	System Watts	Driver						Dimming Range	Dimming					
				Line Voltage		Amps AC		Min. Power Factor	Max THD (%)	Operating Temp. Range	Source current out of 0-10V purple wire			Absolute voltage range on 0-10V (+) purple wire		
				VAC	HZ	120	277				Min	Typical	Max	Min	Typical	Max
MicroCore	48LED	700	700	112	120-277	50/60	0.93	≥ 9	20	-30°C TO +40°C	10% TO 100%	0 MA	-	8 mA	-2.0 V	+15 V
		450	450	72			0.6									

LED COLOR

Consult factory for Amber, Turtle Friendly, Gulf Coast and Observatory applications.

	Ordering Code		
	3K	4K	5K
CCT Average	3000K	4000K	5000K
CRI Minimum	≥ 80	≥ 70	≥ 70
S/P Ratio	1.33	1.66	1.78

TM-21 LIFETIME CALCULATION

Optical System	Ordering Code	Ambient Environment °C	Projected Lumen Maintenance (% vs. Khrs)					Reported L70
			15	25	50	60	100	
MicroCore	48LED	15	98	98	97	97	95	>60Khrs
		25	98	98	97	96	94	
		40	98	97	95	94	92	



ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. | City of Industry | CA 91745
P 626.968.5666 | F 626.369.2695 | www.aal.net
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JOB
TYPE
NOTES

SPECIFICATIONS

HOUSING

- Luminaire housing and lens frame shall be cast aluminum, A356 alloy and sealed with continuous extruded silicone rubber gaskets.
- Outer globe lens shall be one piece clear, injection molded optical grade DR acrylic and sealed to the lens frame with a continuous extruded silicone rubber gasket. Concealed tool less latch mechanisms shall be stainless steel.
- All internal and external hardware shall be stainless steel or aluminum.
- Optical bezel shall be painted white.

OPTICAL

- Patent pending MicroCore™ LED modules shall independently aim each light emitting diode (LED) in both horizontal rotation and vertical tilt angle.
- LEDs shall be mounted to a metal printed circuit board assembly (PCBA) with a uniform conformal coating over the panel surface and electrical features.
- LED optics shall be clear injection molded PMMA acrylic.
- MicroCore™ PCBA and optic shall be sealed to a die-cast anodized aluminum heat sink with an injection molded silicone rubber gasket. IP66.
- Type 4 distribution with optional House Side Shield not available with clear or diffused glass lenses. Factory installed House Side Shield is optimized for Type 4 distribution and not recommended for use with Type 2 or 3 distribution and not available with type 5 distribution.

ELECTRICAL

- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J.
- Drivers shall be U.L. recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems, approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV.
- LifeShield™ shall be provided with all configurations for added protection in the event of abnormally excessive high ambient temperature conditions.

CONTROLS

- SCP shall have an integral surge protection device with a current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Sensor not intended for use with additional photo-control, wireless control or dimming systems.

PHOTOCELL / EGRESS ADAPTERS

- Adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others.

SERVICING

- Electrical assembly shall be mounted to a prewired internal service tray and accessed by releasing two concealed tool less latches.

ARM AND POLE MOUNTING

- Standard post top configurations shall slip over a 4"/100mm O.D. pole and be secured to the pole with three stainless steel set screws
- Arm or wall mount configurations shall have the bracket welded to luminaire. Visit www.aal.net for Arm, Poles & Accessories Specification Guide.

FINISH

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

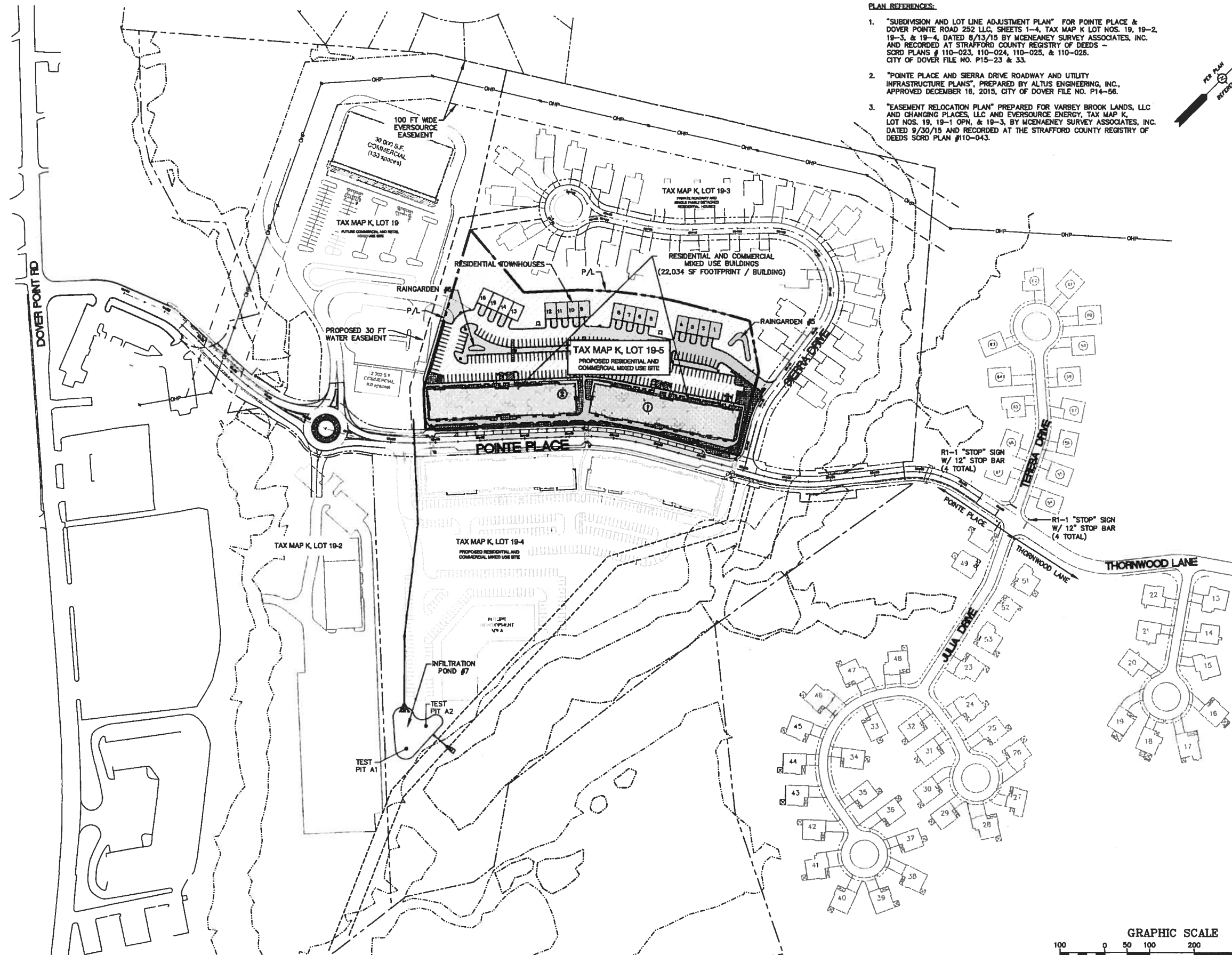
CERTIFICATION

- Luminaire shall be listed with ETL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.

WARRANTY / TERMS AND CONDITIONS OF SALE

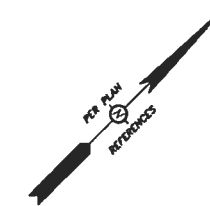
Download:

<http://www.hubbellighting.com/resources/warranty/>



PLAN REFERENCES:

1. "SUBDIVISION AND LOT LINE ADJUSTMENT PLAN" FOR POINTE PLACE & DOVER POINTE ROAD 252 LLC, SHEETS 1-4, TAX MAP K LOT NOS. 19, 19-2, 19-3, & 19-4, DATED 8/13/15 BY MCNEANEY SURVEY ASSOCIATES, INC. AND RECORDED AT STRAFFORD COUNTY REGISTRY OF DEEDS - SCRD PLANS # 110-023, 110-024, 110-025, & 110-026. CITY OF DOVER FILE NO. P15-23 & 33.
2. "POINTE PLACE AND SIERRA DRIVE ROADWAY AND UTILITY INFRASTRUCTURE PLANS", PREPARED BY ALTUS ENGINEERING, INC., APPROVED DECEMBER 16, 2015, CITY OF DOVER FILE NO. P14-56.
3. "EASEMENT RELOCATION PLAN" PREPARED FOR VARNEY BROOK LANDS, LLC AND CHANGING PLACES, LLC AND EVERSOURCE ENERGY, TAX MAP K, LOT NOS. 19, 19-1 OPH, & 19-3, BY MCNEANEY SURVEY ASSOCIATES, INC. DATED 9/30/15 AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS SCRD PLAN #110-043.



ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2338 www.ALTUS-ENG.com



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ISSUED FOR:
PLANNING BOARD APPROVAL
ISSUE DATE:
APRIL 15, 2016

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMITTAL CDB 03/03/16
1 TRC COMMENTS CDB 04/15/16

DRAWN BY: _____
APPROVED BY: _____
DRAWING FILE: _____

SCALE: 24"x36" 1" = 100'
12"x18" 1" = 200'

OWNER:
VARNEY BROOK LANDS, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE
RESIDENTIAL AND
COMMERCIAL
MIXED USE DEVELOPMENT
(FILE NO. P16-05)

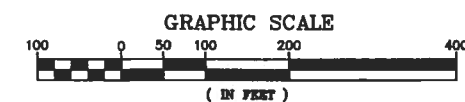
TAX MAP K, LOT 19-5
DOVER, NH

TITLE:

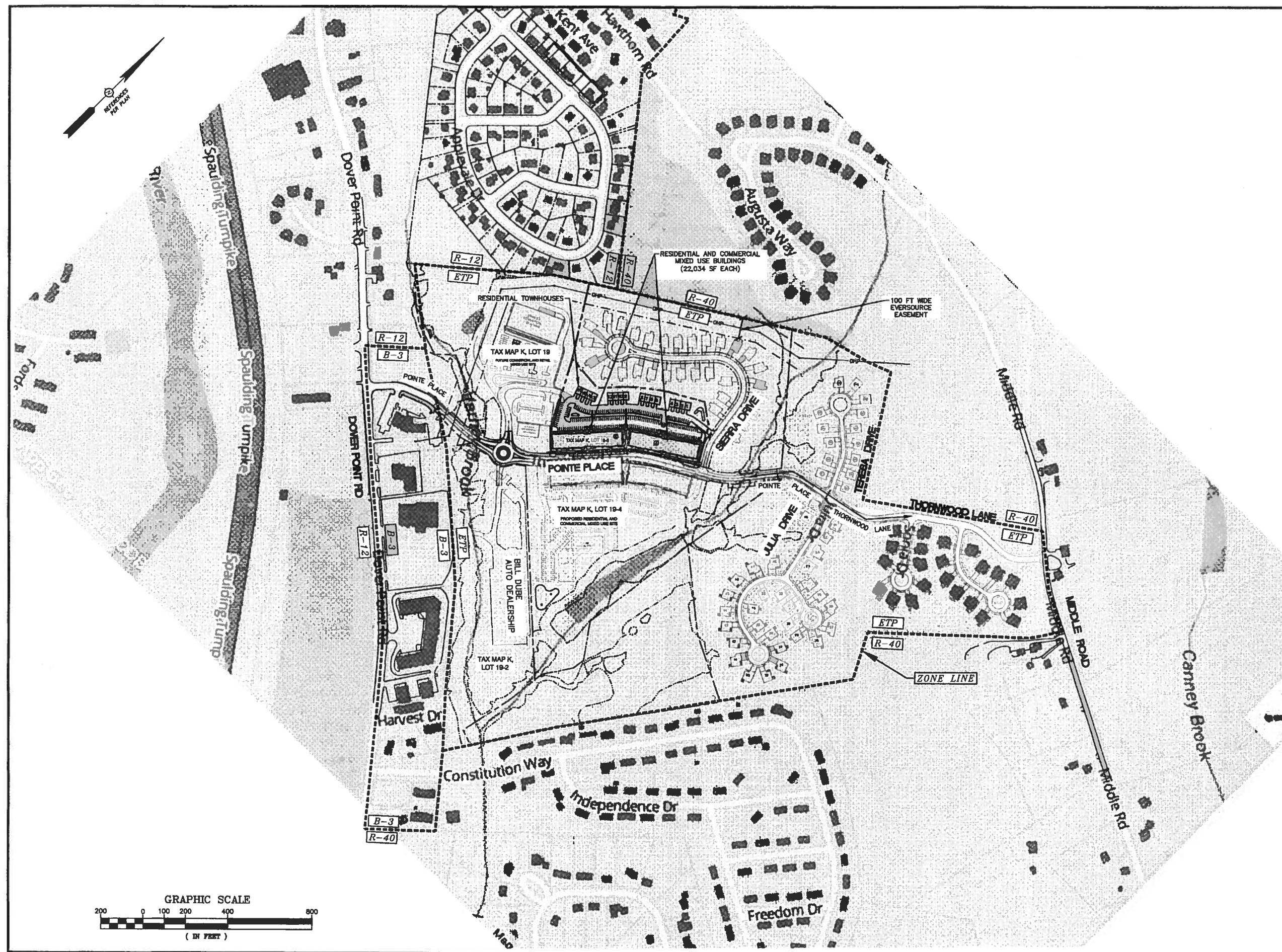
OVERALL
SITE PLAN

SHEET NUMBER:

S-1



P4390



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PLANNING BOARD APPROVAL
ISSUE DATE: APRIL 15, 2016

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0	INITIAL SUBMITTAL	COB	04/15/16	

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DRAWING FILE: _____

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DOVER, NH 03820

PROJECT:
POINTE PLACE
RESIDENTIAL AND
COMMERCIAL
MIXED USE DEVELOPMENT
(FILE NO. P16-05)

TAX MAP K, LOT 19-5
DOVER, NH

TITLE:
**NEIGHBORHOOD
SITE PLAN**
SHEET NUMBER:

RECEIVED
Planning Office

APR 15 2016

Dover, New Hampshire

