

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, June 14, 2016**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 24, 2016 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of an Open Space Subdivision of land for Copley Properties, LLC (Owner: Gary & Rae Anne Bernier), Assessor's Map C, Lot 2, zoned R-40, located at 114 Watson Road (7 lots). *(P16-13)
- B. Consideration and possible vote on amendment to a condition of approval of a previously approved site plan (Pointe Place Site Plan) *(P16-05A)

4. NEW BUSINESS

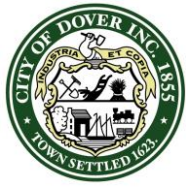
- A. Consideration and acceptance of a Site Review for Hellenic Realty Partners, (Owner: 104 Washington Street, Inc./Sidney Robbins Family Trust), Assessor's Map 2, Lots 4,5,6,6A,7,8,8A,9, zoned CBD District, located at 102, 108, 114, 124 Washington Street/26, 28, 32 Walnut Street/9 Locust Street. (Proposal is to construct 38 units consisting of 1 mixed use commercial/residential building with approx. 61 parking spaces and a 20,000 sq. ft. paved area). *(P16-08)
- B. Consideration and acceptance of a Site Review for Tennyson Property Management, (Owner: Freeboard Properties, LLC), Assessor's Map 6, Lot 20, zoned CBD, located at 1 First Street (Proposal is to renovate the existing building creating 10 new residential apartments with approx. 5,570 sq. ft. office). *(P16-15)
- C. Consideration and acceptance of a Conditional Use Permit, per Chapter 170-20-B(1), for Tennyson Property Management, (Owner: Freeboard Properties, LLC.), Assessor's Map 6, Lot 20, zoned CBD, located at 1 First Street (Relief from street wall requirement) *(P16-17)

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 Dover-Planning@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

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

Members Not Present: Maggie Fogarty (Alternate), Lee Skinner

Staff Present: Christopher Parker (Assistant City Manager), Tracy Smith (Recording Secretary)

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

The Chair recognized C.Pratt to sit in for L.Skinner, and welcomed D.Landry as a regular Board member.

The Chair announced T.Clark's retirement, recognized his 31 years of service to the City, and stated he will be reappointed to the Planning Board.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- May 10, 2016 Regular Meeting Minutes

Motion: K.Schuman made a motion to approve the May 10, 2016 Regular Meeting Minutes with the spelling correction to the motion on page 4. Seconded by D.Ciotti. Vote U/A

3. OLD BUSINESS

- A. Public hearing and possible vote 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)

Motion: K.Schuman made a motion to remove item 3.A from the table. Seconded by G.Cruikshank. Vote U/A

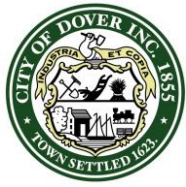
C.Parker gave an update of the application, and explained the 50 ft. buffer in location to the homes from Glenwood Avenue to the City property. He clarified the residential impact, and the importance of communication with the residents. He further clarified the application process if the Board approved the rezoning project.

Attorney Richard Uchida, Hinckley, Allen & Snyder, LLP, represented the applicant, displayed updated plans for viewing, and presented the proposed plan. He also presented in comparison a possible plan showing a six lot residential development with no buffer that could be developed on the site. He distributed a plan and a future land use map to the Board members regarding the project. Scott and Jim Mitchell, Richard Friberg, TEC Engineering, Michael Seekamp, wetlands consultant, and John Arnold were also present.

Michael Seekamp, clarified the location of the wetlands for D.Landry.

Discussion ensued regarding the conceptual plan, the amount and location of the no development easement, as well as the location of the building in relation to the new entry way. R.Uchida displayed a plan to show the location of the building and landscaping, and confirmed for D.Landry that there would be less impervious surface there than existing.

Public hearing opened.



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Ernie Clark, 32 Glenwood Avenue, spoke against the rezoning and stated his concerns regarding the impact of the project to the neighborhood, wetlands and water. He further stated concerns regarding traffic due to the project.

Douglas Knight, 19 Roosevelt Avenue, spoke against the rezoning and stated his concerns regarding drainage and water management problems to the homes due to past development and his concern with additional water management problems with any future development.

David Latchaw, 1 Crescent Avenue, spoke against the rezoning and stated his concerns regarding traffic and safety concerns due to the development and the impact to the elementary school and the neighborhood. He further stated his concern regarding the impact to the wetlands, Berry Brook, and water shed.

Kathy Smith, 8 Crescent Avenue, spoke against the rezoning and stated her agreement with the neighbors. She displayed pictures on poster board for viewing.

Brian Kelley, 2 Crescent Avenue, spoke against the rezoning and stated his agreement with the neighbors. He stated additional concerns regarding the impact to the quality of life, and the financial impact of the property values to the homes, as well as, possible problems with rodents, fumes, dumpster diving, potential drugs and crime with the development.

Irene Bennett, 6 Crescent Avenue, spoke against the rezoning and stated her agreement with her neighbors.

Richard Casimiro, 4 Crescent Avenue, spoke against the rezoning and stated his agreement with his neighbors. He stated an additional concern regarding noise pollution, adding the community pays their taxes and doesn't want the development.

Ellen Wood, 15 Crescent Avenue, spoke against the rezoning and stated her agreement with the neighbors.

Aileen West, 10 Glenwood Avenue, spoke against the rezoning and stated her agreement with the neighbors.

Jimmy Veinote, 7 Page Avenue, spoke against the rezoning and stated his agreement with the neighbors.

Gail Lyons, 102 Horne Street, spoke against the rezoning and stated her concerns regarding traffic, litter, and salt use in the winter and how it would affect Berry Brook.

Peter Schmidt, 53 Fourth Street, spoke against the rezoning and stated his concern regarding the impact of tree removal to the area, and the need for the existing trees to remain. He further stated traffic concerns and the impact to the water with the impervious area.

Gregg Lavasseur, 11 Crescent Avenue, spoke against the rezoning and stated his agreement with the neighbors.

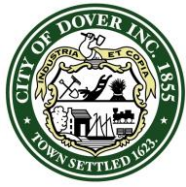
Jimmy Veinote, 7 Page Avenue, stated additional traffic concerns.

Douglas Knight, 19 Roosevelt Avenue, stated additional traffic concerns.

Public hearing closed.

C.Parker addressed the abutter concerns and reread the statement regarding the vegetative buffer. He explained to the Board their voting options.

Discussion ensued regarding clarification of the setback, right of way, utility, sewer and City property location at Walgreens. C.Parker displayed a plan for viewing to show the locations.



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C.Pratt stated he liked the plan; however, he was against the project due to the amount of abutters present.

D.White addressed the abutter concerns regarding tree removal and water drainage.

C.Plante stated her consideration of the comparison of the two development plans proposed by R.Uchida, and that the project proposed by the applicant provided less impact to the residents.

Discussion ensued regarding the trees in the conservation area, the water treatment, traffic changes, and clarification of the higher use of the development associated with the taxes.

Discussion ensued regarding Board members stating their support for the project based on the goal of the City Council to review property for rezoning, and evaluation of the project with what is promoted in the Master Plan. Discussion continued with the proposed plan and how it provided a larger setback for the residents, in comparison to the residential plan also presented. D.Ciotti stated his support for the project and his concern for Berry Brook, the trees, and clarified the abutters would have a say with what goes in.

Discussion ensued regarding clarification about the wording of the vegetative buffer and the conservation easement to the City Council. C.Parker clarified the recommendation and explained the process regarding the City Council. He confirmed there is a commitment by the applicant to donate the conservation easement, and stated there would be a site walk.

Motion: C.Plante made a motion to make a recommendation to the City Council that they accept the zoning amendment with the staff recommendation. Seconded by D.White. Vote 8/1 Passed

C.Parker stated the project would be heard by the City Council on June 1, 2016 and June 8, 2016 with a public hearing on June 22, 2016.

The Chair announced a five minute recess.

- B. Public Hearing and possible vote on amendments to Chapter 170, entitled “Zoning” of the Code of the City of Dover. Amendments include revising and adding definitions, rezoning property to the Heritage Residential (HR) District, adding self-service storage facility as an allowed use via a Conditional Use Permit, revising dimensional regulations, removing obsolete references, revising the Central Business District Administration section, revising the applicability of school impact fee waivers for age restricted properties, revising accessory dwelling unit regulations, revising sign ordinance to remove content-based requirements ensuring neutrality, revising fence setbacks, and removing loading space regulations. The full text of the amendments is available in Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports. *

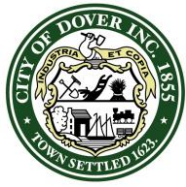
C.Parker gave an update and addressed regarding and explained the reason for the revision to the sign ordinance.

Public hearing opened.

Attorney Mark Moeller, represented St John’s Methodist Church, and spoke against the sign ordinance. He explained how the sign ordinance could have a negative impact on the church, and other churches in the area. He stated profit and non-profits organizations could be treated the same.

Mark Alley, Pastor of St. John’s Methodist Church, spoke against the sign ordinance and stated how it could have a negative impact on churches, schools, and other non-profit organizations.

Barbara Trow, 192 Silver Street, spoke against the proposal to rezone the property at 178 Silver Street to B-3, and stated her concerns regarding traffic problems, and the impact of this change to the neighborhood.



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Chris Wyskiel, Wyskiel, Boc, Tillinghast & Bolduc, PA, represented Peter and Barbara Smith, 178 Silver Street, presented the proposal to amendment #4 to rezone the property from R-12 to B-3, addressed the size deficiency as stated by B.Trow, and noted his comments as stated in his letter submitted to the Board on May 9, 2016.

C.Parker read an email received from Terry Picard, 192 Silver Street, stating her opposition to the proposal regarding rezoning 178 Silver Street to B-3.

Public hearing closed.

C.Parker addressed the abutter comments, and explained the voting options to the Board members.

Discussion ensued regarding consideration of temporary sign permits and ways to better meet the need of both non-profit and profit organizations, as stipulated by the court case. The Board members agreed to table the issue due to the negative impact to non-profit organizations, and to consider a fee schedule for the temporary sign permits.

C.Parker clarified the process for the Board members regarding their decisions on the issues.

Discussion ensued regarding the R-12 and B-3 Districts. C.Parker read the permitted uses from each district table. The Board members agreed with not including the proposal until more information was received about the traffic circle.

Discussion ensued regarding clarification of the school impact fee waiver, and that there is a budget for a consultant analysis regarding the impact fees and the rates. C.Plante suggested the impact fees be codified, so everyone pays them. C.Parker stated this could be reviewed by consultant.

Motion: K.Schuman made a motion to forward the recommended zoning changes to the City Council with amendment of striking out the bold section of #11A, and not forwarding #14 to the City Council to allow Staff to work out the recommended fee schedule changes to the City Council. Seconded by D.Ciotti. C.Plante requested clarification of the building height review. C.Parker stated he confirmed the Board did not want to make that change. Vote U/A

- C. Public Hearing and possible vote on amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include revising terminology, administrative review process, certificate of occupancy requirements, lighting standards, loading dock requirements, stormwater regulations, and deleting unutilized definitions. The full text of the amendments is available in Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports. *

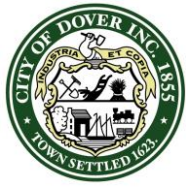
C.Parker gave the update regarding amendment.

Public hearing opened. Nobody spoke. Public hearing closed.

C.Parker stated the Site Review Regulations and the Subdivision of Land are not forwarded to the City Council.

Motion: K.Schuman made a motion to approve as proposed. Seconded by D.Ciotti. Discussion ensued regarding clarification of ordinance changes reviewed by City Council, and possibly tabling this item in case the City Council opposes an item within this regulation. C.Parker confirmed for C.Plante that only parking lots that straddle common property lines are to be 5 ft. Vote U/A

- D. Public Hearing and possible vote on amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include revising terminology, administrative review process, open space subdivision requirements, stormwater regulations, bridge and culvert design, certificate of occupancy



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requirements and deleting unutilized definitions. The full text of the amendments is available in the Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports. *

C.Parker gave the update regarding the amendment.

Public hearing opened. Nobody spoke. Public hearing closed.

Motion: K.Schuman made a motion to approve as proposed. Seconded by D.Ciotti. C.Plante addressed the issue of waivers granted numerous times for Open Space Subdivisions, and asked if this would be addressed in the amendments. C.Parker recommended going forward with the motion, adding he would further discuss the issue with D.Ciotti. He stated changing Site and Subdivision regulations are easier than changing Zoning regulations. Vote U/A

4. NEW BUSINESS

- A. Consideration and acceptance of an Open Space Subdivision of land for Copley Properties, LLC (Owner: Gary & Rae Anne Bernier), Assessor's Map C, Lot 2, zoned R-40, located at 114 Watson Road (7 lots). *(P16-13)

C.Parker gave an overview of the application.

Kevin McEneaney, McEneaney Survey Associates, Inc., represented the applicant, displayed plans for viewing, and presented the proposed plan. Andrew Goddard, Copley Properties, LLC and Steve Haight, Haight Engineering, PLLC were also present.

F.Torr confirmed with K.McEneaney that the applicant is proposing a public street.

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

Public hearing opened.

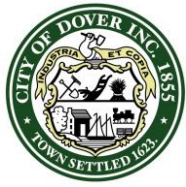
Paul Bayliss, 44 Cardinal Drive, Treasurer of the Waldron Falls Home Owner Association (HOA), stated his agreement with the plans and his request for two conditions: 1. That there be plantings before the Certificate of Occupancy is issued on any home developed. 2. Assurance that these plantings are watered for two years.

Deborah Ballantyne, 45 Cardinal Drive, Secretary of the Waldron Falls HOA, spoke in favor of the project with the condition that the road be private and not public. She submitted a document listing other subdivisions with private roads. She further recommended a HOA for the development.

Paula Lavoie, 96 Watson Road, stated her concern regarding the number of homes to be developed on the site, and how it would change the feel of the neighborhood and impact the property values of the existing homes. She further stated concerns regarding contaminated barrels on the site, traffic, safety, water drainage issues, wildlife, and trees. She asked for a site walk, and requested fewer houses be developed than the number proposed.

Public hearing closed.

K.McEneaney addressed the abutter concerns regarding having a public road, and explained Cardinal Drive is a private road due to the developer's request. He further explained the reason for the Open Space Subdivision regulation, and addressed the issues regarding the right of way, contamination, traffic, and drainage.



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C.Parker explained the Board member's decision making process regarding public and private roads for Open Space Subdivisions and clarified that it is the developer decision. He read a Staff recommendation with the conditions of approval.

D.White stated he was not prepared to vote on the project and needed to prepare his comments.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board table the public hearing to schedule a site walk.

Motion: D.White made a motion to table the item to schedule a site walk. Seconded by F.Torr. Vote 8/1 Passed

K.McEneaney requested the project be scheduled for the next meeting. The site walk was scheduled for Tuesday, May 31, 2016 at 5:30 pm.

5. STAFF COMMENTS

C.Parker addressed the information update in the Board member's packets on the Spaulding Turnpike project.

C.Parker presented a lot merger for parking lots between Locust Street and Chestnut Street. The two lots are to be sold for the Robbins property which will be presented at the next meeting. K.Schuman read the lot merger to the Board members.

Motion: D.Ciotti made a motion for the Chair to sign the merger. Seconded by D.White. Vote U/A

C.Parker addressed:

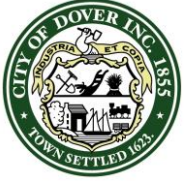
- Provided information regarding T.Clark's retirement gathering.
- The transportation improvement regarding Exit 10 and upgrades to Route 108, and working with Strafford Regional Planning on bike lanes and bus pull offs, as well as working with other communities and the Department of Transportation with this project. He confirmed for C.Pratt that the project is State funded.

6. MEMBER COMMENTS

F.Torr commented on the need to let everyone have their time to state their concerns at the podium.

7. ADJOURNMENT

Motion: G.Cruikshank made a motion to adjourn at 11:17 p.m. Seconded by F.Torr. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-13

Application Type: Open Space Subdivision
Applicant: Copley Properties, LLC
Owner: Rae Anne and Gary Bernier
Location: 114 Watson Road (Tax Map C, Lot 2)
Meeting Date: June 14, 2016

INTENT: Subdivision Plan to create an open space subdivision containing seven (7) single family residential lots plus an open space lot. Lots will be serviced by municipal water and sewer. A new 400' long public road is proposed to provide access.

LOTS/UNITS PROPOSED: Seven (7) new single family dwelling units, and demolishing existing home on parent lot

AGENDA ITEM #: 4-A

ACRES: 10.51 acres

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Single-Family Residential

SURROUNDING LAND USE:
Residential

PROPOSED LAND USE: 7 Lot open space subdivision

ZBA ACTION: None

ATTACHMENTS: Subdivision plan, application, and April 28, 2016 TRC minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the May 24th meeting

PERMITS REQUIRED: None

WAIVERS REQUESTED: 155-32 F. – Block length

Summary of Request and Background

The applicant has submitted a plan to subdivide one lot at 114 Watson Road to 7 lots. The lots will be serviced by municipal water and sewer and accessed on a 400' long public road.

The applicant appeared before the Technical Review Committee on April 28th, accepted the application on May 24th, opened and closed a public hearing, and held a site walk on May 31st.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board let the applicant present any changes, discuss amongst the Board and proceed to vote separately on the waiver and site plan.

The Planning Department recommends that the Board approve the waiver with the following conditions:

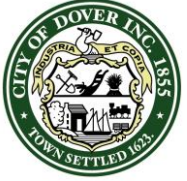
Conditions to Be Met Prior to Signing of Plans:

1. A note shall be added to the site plan that the Board has granted the waiver for the reasons stated by the applicant, and the Board finds that the criteria of Chapter 155-51.A have been met.

The Planning Department recommends that the Board approve the subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The Licensed Land Surveyor and Professional Engineer stamp and sign final plans.
3. The applicant shall provide the Planning Department with a:
 - a. digital version of the final plat.
4. The applicant shall revise the plat to:
 - a. Include a revised Current Use plan for the property to the Tax Assessor's satisfaction.
 - b. Include a note about when the tree buffer will be planted.
 - c. Deduct utilities and stormwater infrastructure from Open Space calculation
5. The applicant must submit proposed Homeowner's Association Documents addressing access to the open space lot, preservation of perimeter landscaping, and ownership and



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PLANNING BOARD - STAFF MEMO FILE #P16-13

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maintenance of common areas including open space, lighting, drainage infrastructure and utilities. These documents must be reviewed by the Planning Department, with consultation by the City Attorney on compliance with conditions.

6. The Stormwater Management Plan and Stormwater Management System Operation and Maintenance Plan must be approved to the satisfaction of the City Engineer.

Road to the satisfaction of the Assistant City Manager.

12. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work, including a 2 year surety on the landscaped buffer along Watson Road.

Conditions to Be Met Prior to Any Construction Activity:

7. The applicant shall submit a copy of the Phase I Environmental Study completed on the project, and note any remediation necessary if soil contamination is discovered.
8. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, 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 Assistant City Manager.

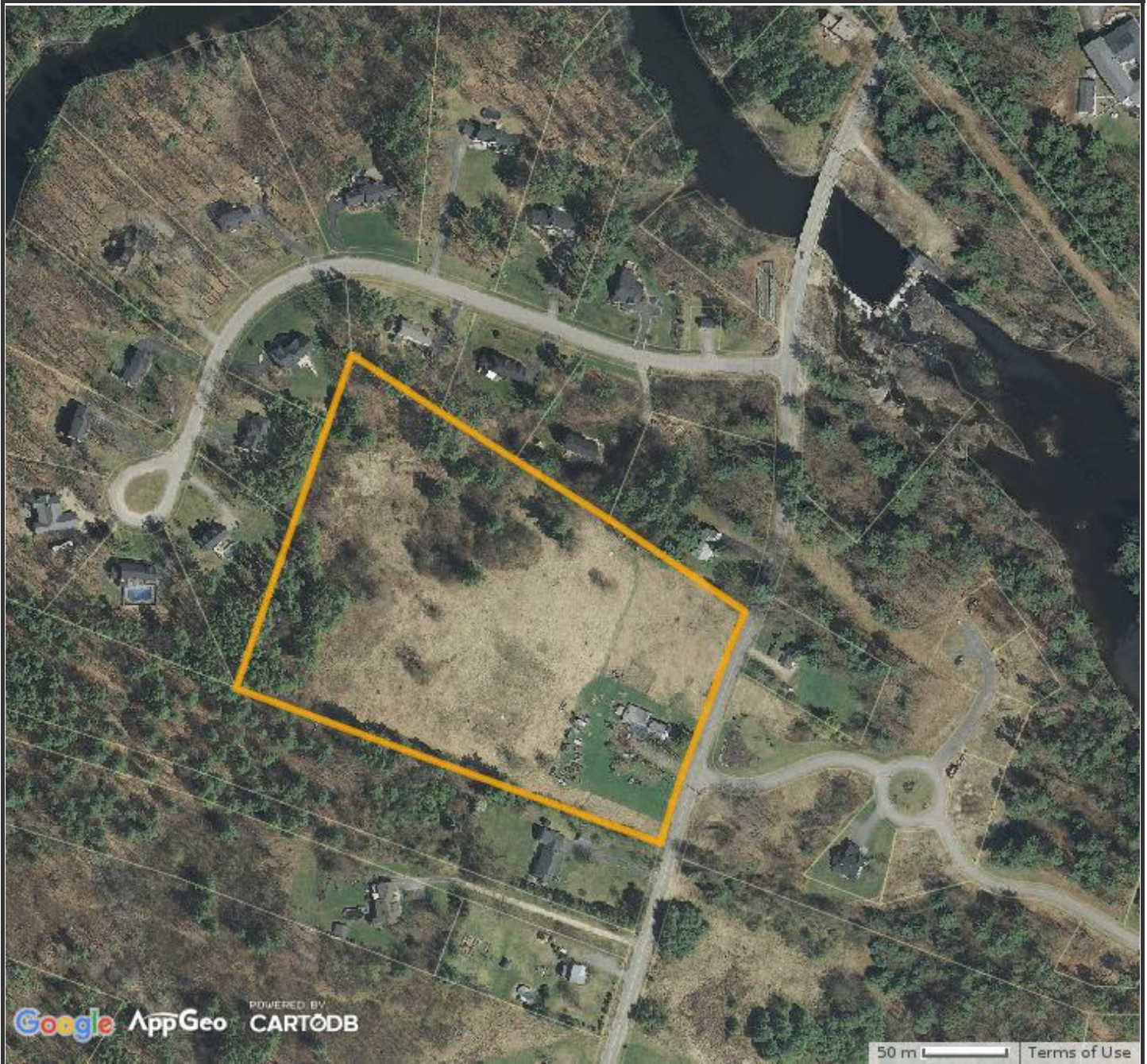
Condition to Be Met Prior to Issuance of a Building Permit:

9. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
10. Any new dwelling units 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:

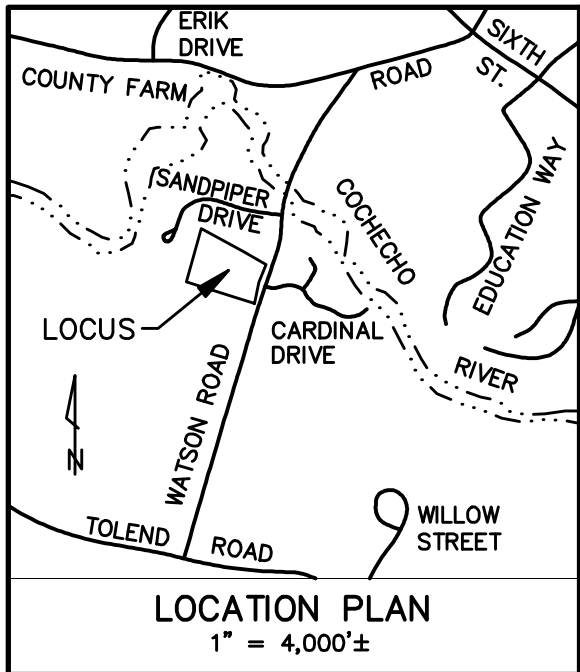
11. The applicant shall install the landscaped buffer along Watson

114 Watson Road



**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.



LOCATION PLAN
1" = 4,000'

ERIK DRIVE
COUNTY FARM ROAD
SANDPIPER DRIVE
LOCUS
WATSON ROAD
CARDINAL DRIVE
WILLOW STREET
TOLEND ROAD

WALTER KING & M. QUISUMBING-KING, TRUSTEES
WALTER KING AND M. QUISUMBING KING REV TRUST
40 SANDPIPER DRIVE
DOVER, NH 03820
3763 / 298

GEORGEY A. KINNICUTT
PATRICIA L. KINNICUTT
48 SANDPIPER DRIVE
DOVER, NH 03820
4098 / 943

RAYMOND O. JOHNSON, JR.
LISA J. JOHNSON
52 SANDPIPER DRIVE
DOVER, NH 03820
4208 / 334

BRIAN R. MURPHY
LISA M. MURPHY
56 SANDPIPER DRIVE
DOVER, NH 03820
2436 / 334

AARON D. GOODWIN
KYLIE L. GOODWIN
26 SANDPIPER DRIVE
DOVER, NH 03820-5707
4284 / 272

GREGORY M. ROVNAK
SUSAN G. ROVNAK
18 SANDPIPER DRIVE
DOVER, NH 03820
2416 / 666

BRIAN SWENTON
10 SANDPIPER DRIVE
DOVER, NH 03820
4061 / 035

CHARLENE S. WRIGHT
126 WATSON ROAD
DOVER, NH 03820
1387 / 007
(747 / 180)

DOUGLAS DODD
GENERAL CONTRACTOR INC.
155 HANSON STREET
DOVER, NH 03820
3154 / 739

GLADYS H. KILCULLEN
125 WATSON ROAD
DOVER, NH 03820
3912 / 110

MICHAEL R. SHOLT
CHERYLEE R. SHOLT
87 WATSON ROAD
DOVER, NH 03820
2944 / 897

WILLIAM C. MITCHELL & MARY M. MALONE, TRUSTEES
WILLIAM C. MITCHELL & MARY M. MALONE REV LIV TRUST
102 WATSON ROAD
DOVER, NH 03820
3916 / 516

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DOVER, NH 03820
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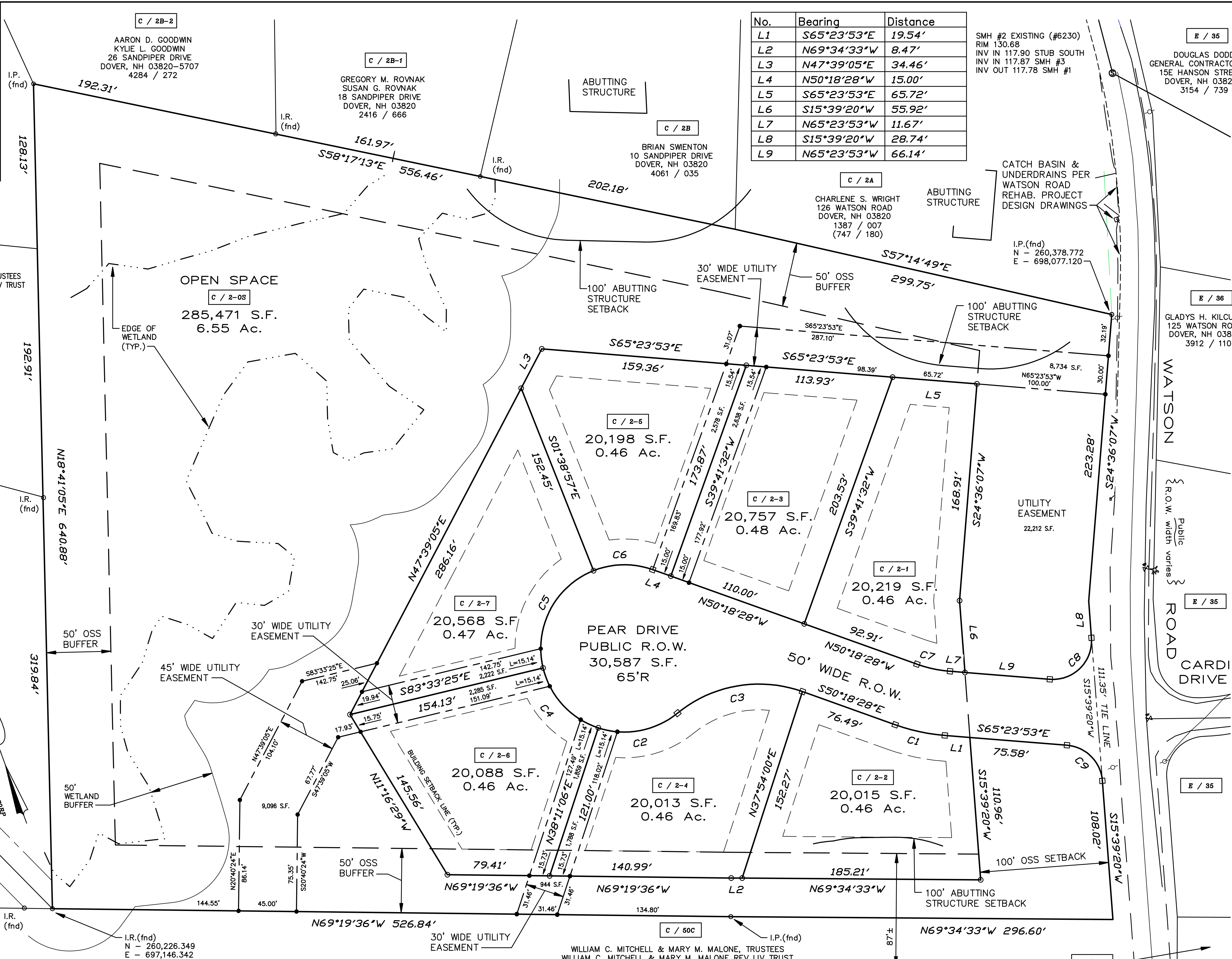
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No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	15°05'25"	150.00	39.51	39.39	S57°51'10"E
C2	57°29'07"	65.00	65.21	62.51	S80°33'27"E
C3	58°59'33"	100.00	102.96	98.47	S79°48'14"E
C4	58°15'28"	65.00	66.09	63.28	S22°41'10"E
C5	81°54'28"	65.00	92.92	85.21	S47°23'49"W
C6	41°20'29"	65.00	46.90	45.89	N70°58'43"W
C7	15°05'25"	100.00	26.34	26.26	N57°51'10"W
C8	98°56'47"	30.00	51.81	45.61	S65°07'44"W
C9	81°03'13"	30.00	42.44	38.99	S24°52'16"E

LEGEND

I.P. (fnd) - IRON PIPE (FOUND)
I.R. (fnd) - IRON ROD (FOUND)
I.R. (TBS) - IRON ROD W/ I.D. CAP
(TO BE SET)
G.B. (TBS) - GRANITE BOUND
(TO BE SET)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
-o- - UTILITY POLE

"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 "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

- NOTES:**

 - OWNERS OF RECORD:
RAE ANNE BERNIER
GARY BERNIER
114 WATSON ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 3391, PAGE 411
 - C / 2** - DENOTES TAX MAP AND PARCEL NUMBER.
 - ZONING DISTRICT IS R-40 (RURAL RESIDENTIAL).
 - SUBDIVISION IS TO BE CONSIDERED UNDER THE OPEN SPACE SUBDIVISION REGULATIONS FOR REDUCED SIZED HOUSE LOTS*
MINIMUM LOT SIZE = 20,000 S.F.
MINIMUM FRONTAGE FOR LOTS = 40 FEET
MINIMUM BUFFER ALONG FRONTAGE = 100 FEET
MINIMUM BUILDING SETBACKS FOR LOTS:
ABUTTING A STREET = 20 FEET
ABUTTING A LOT = 20 FEET
PROPOSED STRUCTURE BUFFER DISTANCES:
MINIMUM DISTANCE FROM EXISTING STRUCTURES = 100 FEET
MINIMUM DISTANCE FROM EXTERNAL BOUNDARIES = 50 FEET
 - CONVENTIONAL LOT CALCULATIONS:
UPLAND = 383610 S.F. 8.81 Ac. / 40,000 S.F. = 9.6 LOTS
 - OPEN SPACE REQUIRED
= 7 LOTS x 20,000 = 140,000 S.F. / 3.21 Ac. OF WHICH
50% MUST BE USEABLE UPLAND 70,000 S.F. / 1.61 Ac.
 - OPEN SPACE SUBDIVISION CALCULATIONS:
GROSS PARCEL AREA: 457,916 S.F. = 10.51 Ac.
AREA OF UPLANDS: = 8.81 Ac.
YIELD PLAN SHOWS:
TOTAL AREA OF SUBDIVISION LOTS: = 7 LOTS
(INCLUDING R.O.W.) = 3.96 Ac.
GROSS OPEN SPACE AREA: = 5.82 Ac.
OR 55 PERCENT OF GROSS PARCEL AREA
WETLAND WITHIN OPEN SPACE AREA: = 1.71 Ac.
OR 30 PERCENT OF GROSS OPEN SPACE AREA
USEABLE UPLAND AREA WITHIN OPEN SPACE: = 3.50 Ac.
BUFFER WITHIN USEABLE UPLAND AREA: = 1.31 Ac.
OR 38 PERCENT OF USEABLE UPLAND AREA
TOTAL SUBDIVISION LOTS PROPOSED: = 7
 - PLAN INTENT: TO DEPICT A SEVEN (7) LOT OPEN SPACE SUBDIVISION WITH PARCELS TO BE SERVED BY MUNICIPAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM.
 - PARCEL AREA = 457,916 S.F. / 10.51 Ac.
 - THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
 - BASIS OF BEARING IS CITY OF DOVER / GEOD CORP. G.I.S. COORDINATES BASED ON S.C.R.D. PLAN 56-21.
 - JURISDICTIONAL WETLANDS IDENTIFIED AND FLAGGED BY DAMON BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES. DURING DECEMBER 2015 AND FIELD LOCATED BY McENEANEY SURVEY ASSOCIATES, INC.
- OWNER SIGNATURES**
- PEAR DRIVE**
PROPOSED OPEN SPACE SUBDIVISION PLAN
PREPARED FOR
COPLEY PROPERTIES, LLC
TAX MAP "C", LOT 2
114 WATSON ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE
- DOVER PLANNING FILE No. **P 16-13**

DRAWN BY: **RJM** FILE: **VR CP\2107\15-2107.DWG**

SCALE: **1" = 40'** DATE: **APRIL 8, 2016**

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

Civilworks New England
civil engineering
P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

PEAR DRIVE
PROPOSED OPEN SPACE SUBDIVISION PLAN
PREPARED FOR
COPLEY PROPERTIES, LLC
TAX MAP "C", LOT 2
114 WATSON ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

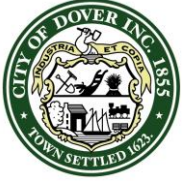
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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-05-A

Application Type: Amendment to Conditions for a Site Plan for a mixed use project
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Tax Map K, Lot 19-5)

INTENT: Amendment to the conditions of approval for a site plan for a mixed use project regarding the development agreement to the city and a condition of approval to provide sample leases.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-B

ACREAGE: 5.2 Acres

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

EXISTING LAND USE: Vacant

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

ZBA ACTION: None

ATTACHMENT: Amendment application and letter

APPLICATION IS COMPLETE:
Yes

NOTICES SENT: No

PERMITS REQUIRED:

- None for this request

WAIVERS REQUESTED: None with this request

Summary of Request and Background

The applicant proposes to amend condition #9 from the Planning Board approval on April 26, 2016. Condition #9 reads as follows:

“The development agreement relative to the City, and Applicant documenting phasing (including that the mixed use buildings shall both be constructed prior to the townhouses), transfer of development rights, landscaping, the construction of the roundabout and walking paths, monitoring of age restricted leases, and traffic impacts shall be reviewed by the City Legal Counsel, approved by the Assistant City Manager, and recorded at the registry of deeds.”

The amended condition would read as follows:

“The development agreement relative to the City, and Applicant documenting phasing (including that one of the mixed use buildings shall be constructed prior to the issuance of the 94th residential certificate of occupancy), transfer of development rights, landscaping, the construction of the roundabout and walking paths, monitoring of age restricted leases, and traffic impacts shall be reviewed by the City Legal Counsel, approved by the Assistant City Manager, and recorded at the registry of deeds.”

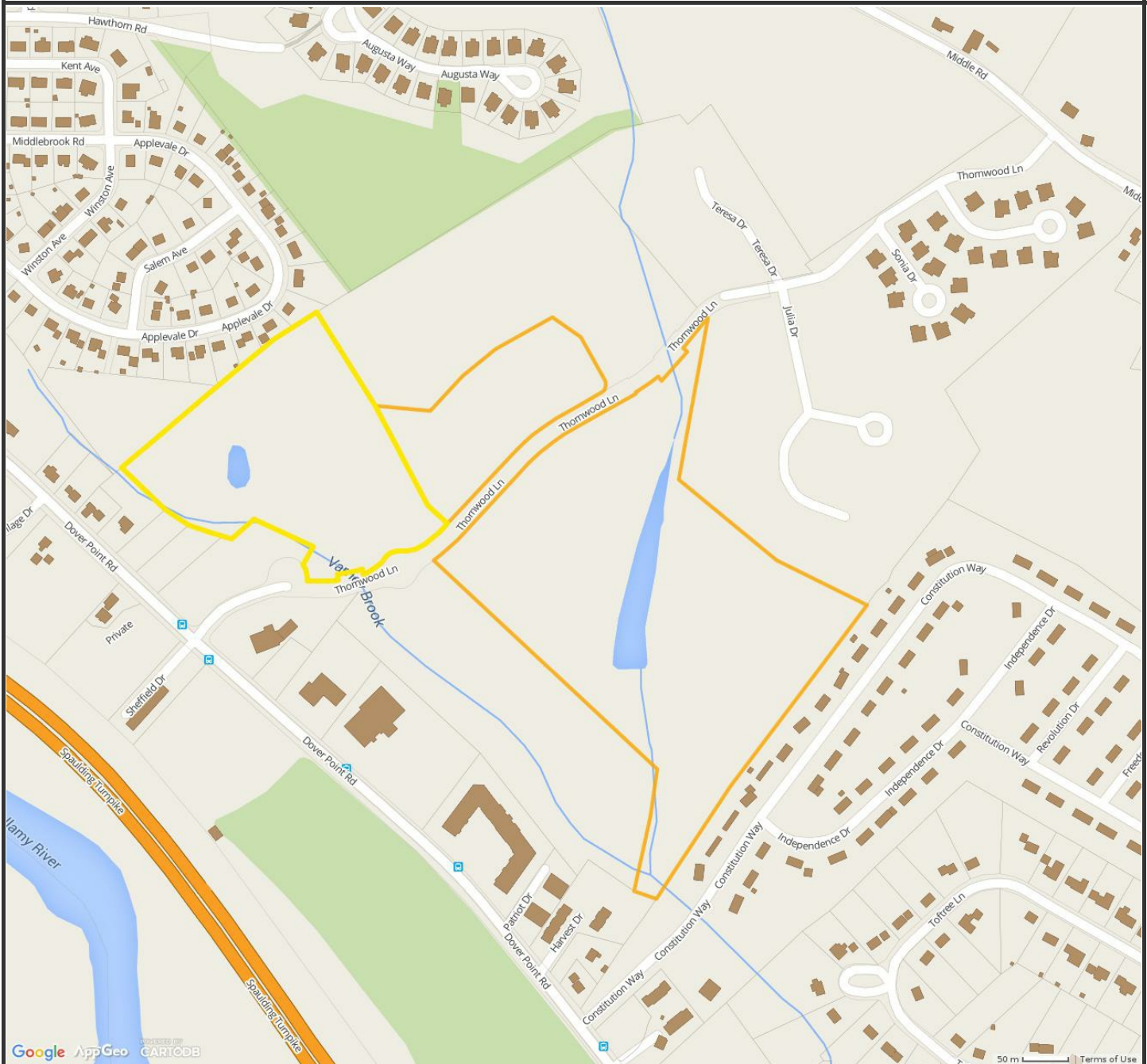
The applicant also requests to remove condition #13:

“The Applicant shall provide a sample lease, to be reviewed by the Assistant City Manager and City Attorney, which documents the restriction of tenants being 55 years or older, for those units, which are age restricted.”

Since the April 26, 2016 meeting, the applicant has discussed with staff that since the 55+ impact fee waiver was denied, then the only requirement for 55+ would be in the Residential Commercial Mixed Use overlay. Therefore, condition #9 should be amended based off of the Development Agreement, and Chapter 170-28.2.E, and condition #11 should be removed completely.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the amendment to the conditions as noted above.

**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.



City of Dover, New Hampshire
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS
TO/ WAIVERS FOR AN APPROVED PLAN

[Revised June 30, 2014]
RECEIVED
Planning Office

Office Use Only	Amount Paid: <u>\$246.00</u> <u>CR #1368</u>	Date/Time Received: <u>JUN 03 2016</u> <u>Dover, New Hampshire</u>
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APPLICANT INFORMATION

Name of Applicant: SUMMIT LAND DEVELOPMENT Telephone # 603-749-2800
Address of Applicant: 370 Central Ave #202 Dover E-Mail chad@summitlanddev.com
Project Name: Pointe Place Project Location: Thornwood Lane
Planning File Number: P16-05A Date of Original Approval 4/26/16
File Type: Conditional Use ☐ Site Plan Review ☒ Subdivision ☐

EXTENSION INFORMATION (Note: notification of abutters required for first time extensions under Sec. 149-9.B and Sec. 155-24.B only)

Extension type requested (check one): ☐ Sec. 149-8.A ☐ Sec. 149-9.B ☐ Sec. 155-14.A ☐ Sec. 155-24.B
Current deadline date: _____ Number of Extensions Previously granted by Board _____
Reason(s) for extension/comments (attach additional sheets as needed): _____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: CONDITION #9
Reason(s) for amendment/comments (attach additional sheets as needed): SEE ATTACHED

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: _____
Justification for waiver request(s) (attach additional sheets as needed): _____

SIGNATURES

I/We hereby submit this application to the 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: [Signature] Date: 6/2/16
Signature of Applicant (if different from owner): _____ Date: _____
Signature of Agent: _____ Date: _____

AMENDMENT INFORMATION

Applicant is requesting amendment to certain provisions in Condition #9, specifically:

- A: Current language in Condition #9 requires both mixed use buildings to be constructed prior to any townhouses being built. This requirement contradicts the binding Development Agreement between property owner and the City. The current Development Agreement allows for up to 93 residential units to be occupied prior to the completion of the first mixed use building. There are currently 62 residential units occupied.

So as long as no more than 31 of the 47 currently approved residential units (31 single-family on Sierra Drive and the 16 Pointe Place townhouses) are occupied, in whatever combination of the two, then Applicant is in compliance with the Development Agreement and this Condition should be removed.

- B. Current language in Condition #9 requires municipal monitoring of the age restricted units. Since applicant is no longer seeking an impact fee waiver for the age restricted units and will be paying full fees, this Condition should be removed.

Also, for the record, even though numerous other age restricted projects have been approved by the City, many of which received waivers on school impact fees, no other project has been required to have buildings monitored for age of occupants.

RECEIVED
Planning Office

JUN 03 2016

Dover, New Hampshire

VARNEY BROOK LANDS LLC
340 CENTRAL AVE STE 202
DOVER, NH 03820

DOVER POINT RD 252 LLC
40 DOVER POINT RD
DOVER, NH 03820

716-05A Abutter
Labels

VARNEY BROOK LANDS LLC
340 CENTRAL AVE STE 202
DOVER, NH 03820

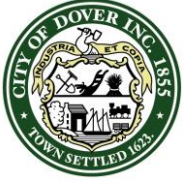
VARNEY BROOK LANDS LLC
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DOVER, NH 03820

DOVER POINT RD 252 LLC
40 DOVER POINT RD
DOVER, NH 03820

VARNEY BROOK LANDS LLC
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VARNEY BROOK LANDS LLC
340 CENTRAL AVE STE 202
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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-08

Application Type: Site Plan for Review
Applicant(s): Hellenic Realty Partners
Owner(s): 104 Washington Street Inc./Sidney Robbins Family Trust and City of Dover
Location: 102, 108, 114, 124 Washington and 26, 28, 32 Chestnut and 9 Locust (Tax Map 2, Lots 4,5,6A,7,8,8A, and 9)
Meeting Date: June 14, 2016

INTENT: Site plan to construct a 46,483 sq. ft mixed use building with commercial on the first floor and residential on the other 3 to 4 floors. The project presented is the first two phases.

UNITS PROPOSED: 38 units

AGENDA ITEM #: 4-A

ACREAGE: 1.07 Acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Commercial/Residential

PROPOSED LAND USE: Commercial/Residential

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION:

- Variance granted on February 20, 1986 to allow a 3rd sign to be installed (H86-5)
- Variance granted December 17, 1987 to allow a wall sign to be 16'x8' (H87-68)

ATTACHMENT: Site plan and application; April 7 and May 19 TRC minutes, traffic analysis, and response letter

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None submitted

Summary of Request and Background

The applicant proposes to build a 46,483 sq. ft. mixed use building with commercial on the first floor and residential on the other 3 to 4 floors. The project is presented in the first 2 phases.

The applicant appeared before the Technical Review Committee on April 7, 2016 and May 19 (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.

STAFF RECOMMENDATION – SITE PLAN:

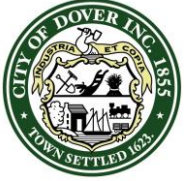
The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures must be added to the final plan.
2. Applicant must provide a digital version of plan set.
3. The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans.
4. The Stormwater Management Plan and Stormwater Management System Operation and Maintenance Plan must be approved to the satisfaction of the City Engineer.
5. The final plan must address any engineering comments to the satisfaction of the City Engineer.
6. The final plan set must meet the Fire Code and any accessibility concerns to the satisfaction of the Fire Chief.
7. Approval includes merger of Map 2, lots 4, 5, 6, 6A, 7, 8, 8A, and 9.
8. The applicant must revise plan set to:
 - a. Add supplemental phasing plan in color
 - b. Document traffic improvements noted at Technical Review Committee
 - c. Update addresses and map/lots after merger
 - d. Remove Planning Board approval block
 - e. Correct index or include phase 3 plan

Conditions to Be Met Prior to Any Construction Activity:

9. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, and Sunday 10 AM-4 PM. Hours of construction must be documented on a



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-08

Application Type:	Site Plan for Review
Applicant(s):	Hellenic Realty Partners
Owner(s):	104 Washington Street Inc./Sidney Robbins Family Trust and City of Dover
Location:	102, 108, 114, 124 Washington and 26, 28, 32 Chestnut and 9 Locust (Tax
Meeting Date:	Map 2, Lots 4,5,6A,7,8,8A, and 9) June 14, 2016

site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

10. The applicant shall hold a second neighborhood meeting per the development agreement.

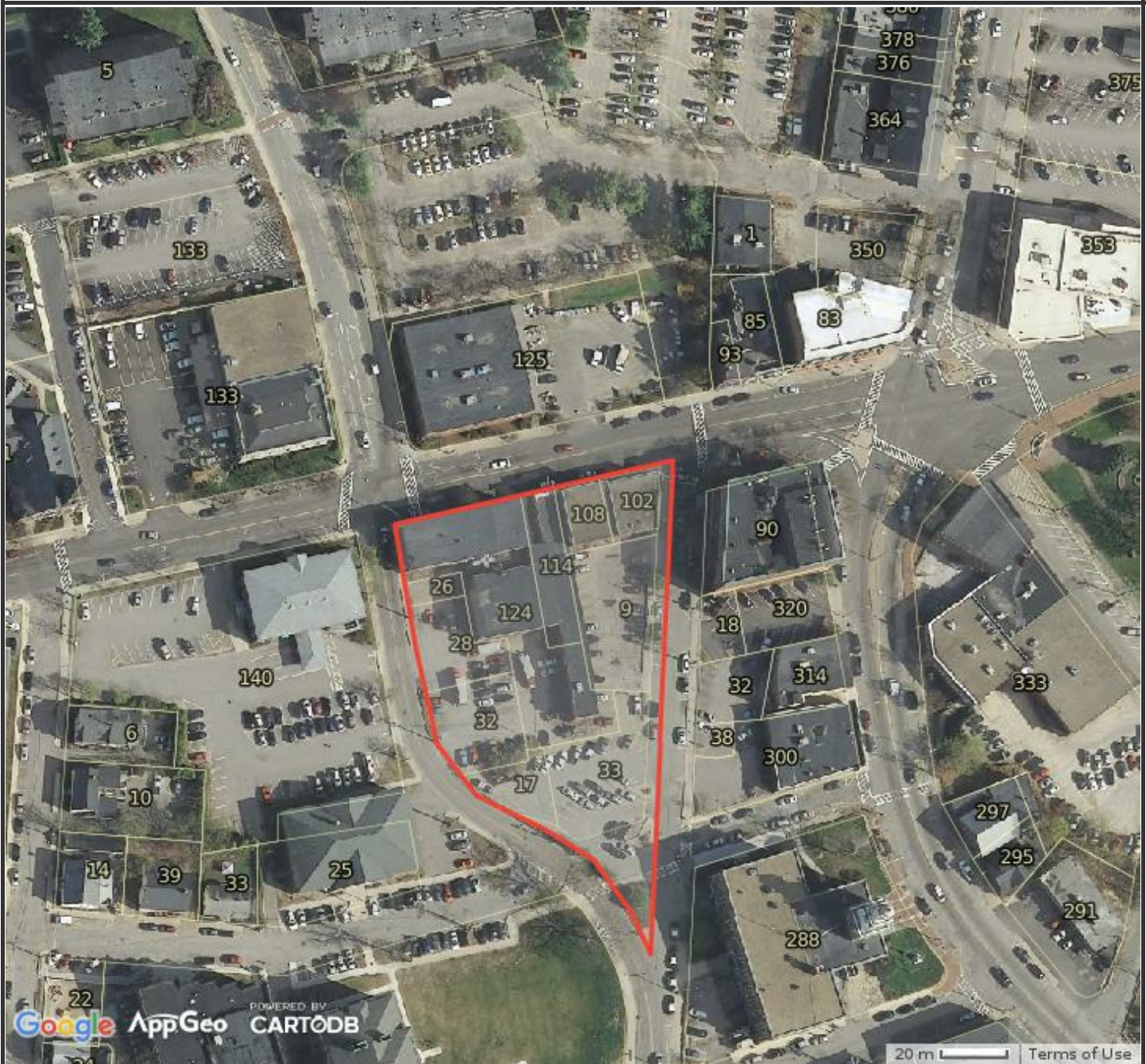
Conditions to Be Met Prior to Issuance of a Building Permit:

11. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
12. The new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.
13. The applicant shall host a third neighborhood meeting per the development agreement.

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

14. When the plaza at the south end of the site is created, a license agreement for use of the right of way will be required.
15. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Hellenic Realty Partners/City of Dover Washington and Locust

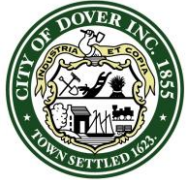
**Property Information**

Property ID 12131-A00000
Location 24 RUTLAND ST
Owner MCCABE ROBERT JR & FISCHER
ELIZABETH REV



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

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CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-08

Application Type: Site Plan Review
Applicant(s): Hellenic Realty Partners
Owner(s): 104 Washington Street Inc./Sidney Robbins Family Trust
Location: 102, 108, 114, 124 Washington and 26, 28, 32 Chestnut and 9 Locust
(Tax Map 2, Lots 4,5,6A,7,8,8A, and 9)
Date: May 19, 2016

INTENT: Site plan to construct a 46,483 sq. ft mixed use building with commercial on the first floor and residential on the other 3 to 4 floors. The project presented is the first two phases.

LOTS/UNITS PROPOSED: 38 units

AGENDA ITEM #: 1

ACREAGE: 1.07 acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Commercial/Residential

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION:

- Variance granted on February 20, 1986 to allow a 3rd sign to be installed (H86-5)
- Variance granted December 17, 1987 to allow a wall sign to be 16'x8' (H87-68)

PERMITS REQUIRED: None

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
James Maxfield, Building
Dan Barufaldi, Economic Development
Marn Speidel, Police
Gretchen Young, Engineering

Others:

Mike Sievert, MJS Engineering
Adam Wagner, DeStefano Architects
Jason Nieuweboer, DeStefano Architects
Stephen Pernaw, Pernaw and Company Inc.
Nick Kostis, Hellenic Realty Partners

John Kostis, Hellenic Realty Partners
Dennis Kostis, Hellenic Realty Partners
Laura Farago, Colliers International
Don Provost, TJN Inc.
Jim Noonan, TJN Inc.

Approval of 4/28/16 Meeting Minutes

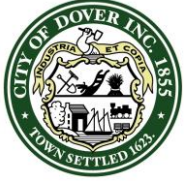
Marn Speidel moved to approve the minutes of April 28, 2016. Gretchen Young seconded. Vote U/A.

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Please revise the plan set to:
 - clarify that demolition/construction is conducted from lot and not from Washington Street
 - add street trees on Locust Street
 - correct conflicting lot area figures on lot consolidation plan
 - show phasing in color at Planning Board
- Please provide:
 - a lot merger application.
 - a surveyed plan showing land transfer from owner to City for Washington Street right of way and Chestnut Street right of way
- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
- Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
- When the plaza at the south end of the site is created, a license agreement for use of the right of way will be required

Police Department Comments:

- Please revise the plan set to:
 - change Chestnut Street northbound lanes to a dedicated left turn and through/right turn



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-08

Application Type: Site Plan Review
Applicant(s): Hellenic Realty Partners
Owner(s): 104 Washington Street Inc./Sidney Robbins Family Trust
Location: 102, 108, 114, 124 Washington and 26, 28, 32 Chestnut and 9 Locust
(Tax Map 2, Lots 4,5,6A,7,8,8A, and 9)
Date: May 19, 2016

- remove do not enter/right turn only signs and alter geometry at surface lot entrance so that all turns are permitted (at final phase)
- change Washington Street lanes (eastbound, approaching intersection with Chestnut) to through/left and through/right lanes (will not require change to signals)
- Ensure a sufficient radius is provided for a right turn from Locust Street onto Washington

- Concerned about materials and contrasting colors on rear façade

Planning Board Comments:

Motion to adjourn by Dan Barufaldi and seconded by James Maxfield. Vote: U/A

S:\Department\Planning\Planning_Share\Planning Board\TRC\2016
TRC\MINUTES\2016.05.19_PlanningTechnicalReviewCommittee.
Robbins.Minutes.docx

Engineering Comments:

- Phase 2 drainage, particularly in Locust Street, appears to have pipes with very little separation. Please confirm all crossings, and work with the Community Services Department to coordinate any additional construction considerations.
- Please include a detail of the proposed raingarden in Phase 1 parking lot.
- Has there been any consideration of including LID practices such as treebox filters or pocket rain-garden, adjacent to parking on Washington Street?
- Continue to coordinate utility connections, specifically water services, with the Community Services Department. Gate valve should be fostered directly to a tee without a spacer piece as shown on detail sheet C-10.

Fire/Inspections Comments:

- The submitted document for the test boring indicates "DRAFT" please submit final version
- Provide test logs referenced in test boring "DRAFT"
- Submit a stamped geotechnical report by the appropriate design professional along with building permit application.
- Add template for turn off of Locust Street into site
- Consider gas meters in relationship to windows
- Add an accessible space on Washington Street

Economic Development Comments:

- Appreciates the investment in Dover



City of Dover, New Hampshire SITE REVIEW APPLICATION

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

Office Use Only	Project #:	<u>16-08</u>	Date Received:	<u>JUN 06 2016</u>
	Amount Paid:	_____	Time Received:	_____

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Hellenic Realty Partners and City of Dover Telephone # (603)652-1104

Address of Applicant: 263 Central Ave., Dover, NH 03820 & 288 Central Ave.

E-Mail Address: nick@kostisenterprises.com

Name of Property Owner (if different from applicant): 104 Washington Street, Inc. and Sidney Robbins Family Trust Telephone # _____

Address of Property Owner: P. O. Box 1535 Dover, NH 03821-1535, & 288 Central Ave. Dover, NH

PROPERTY INFORMATION

Address of Property: 102,108,114,124 Washington St./26,28,32 Walnut St./9 Locust St., 17 St. Thomas Street, 33 Locust St.

Assessor's Map # 2 Lot(s) # 2,3,4,5,6,6A,7,8,8A,9

Zoning District(s) CBD Overlay District(s) General

Size of Parcel: 58,046 sq. ft. 1.33 ac. Property Deed: Book 1177 Page: 636 & 666
Book 1656/Page 496, Book 1515/Page 224, Book 2957/Page 274, Book 4333/Page 647

Existing Use of Property: Commercial/Residential

SITE PLAN INFORMATION

Describe Proposed Use: Mixed-use commercial/residential

Area of Parcel to be Developed: Phases 1 - 3 58,046 sq.

ft. If Multi-family Residential, Specify Number of Units & Buildings Proposed: Phases 1&2 38 units, 1 bldg phase 3 64 units, 1 building

Number of Parking Spaces: Existing 61+/- Proposed 124Highway Access (check where applicable): X City Street State HighwayNumber of Employees Total: In Maximum Shift:

Disposition of Parcel:

Building Setbacks:

Building Footprint 39,767 sq. ft.Front Yard 0 ft.Total Building Area 263,070 sq. ft.Rear Yard 0 ft.Paved Area 20,000 sq. ft.Side Yard: Right 0 ft.
Left 0 ft.City Water? X Yes NoHow far is city water from the property? On the propertyCity Sewer? X Yes NoHow far is city sewer from the property? On the property**BUILDING INFORMATION**Type of Building to be Built: mixed-useHeight of Building: 56.5' (MH) Finished Floor Elevation: 50.0' - 46.0'Number of Seats (where applicable) **WAIVER REQUESTS**Site Review Regulations section(s) to be waived: Justification for waiver request(s) (*attach additional sheets as needed*): **SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) William Doucet, LLS Doucet Survey, Inc.Address 102 Kent Place Newmarket, NH 03857 Telephone #: 659-6560Professional License #: 824 E-mail address: bill@doucetsurvey.com

ENGINEER INFORMATIONName of Engineer and Company (Licensed in N.H.) Michael Sievert, P.E. MJS Engineering, P.C.Address P. O. Box 359 Newmarket, NH 03857 Telephone #: 659-4979Professional License #: 8397 E-mail address: mjs@mjs-engineering.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: X *Stacy B Oller* Date: 6/3/16Signature of Applicant (if different from owner): *O. Korte* Date: 6/3/16Signature of Agent: *Michael Sievert* Date: 6-3-16**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: X *Stacy B Oller* Date: 6/3/16**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: X *Stacy B Oller* Date: 6/3/16Signature of Applicant (if different from owner): *O. Korte* Date: 6/3/16**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: X *Stacy B Oller* Date: 6/3/16Signature of Applicant (if different from owner): *O. Korte* Date: 6/3/16

UNIT #	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 # 38 per dwelling unit = \$ 3,800.00
 - SITE REVIEW - NON-RESIDENTIAL (not to exceed \$10,000)
 - New construction \$.15 sq. ft. x # 14,000 sq. ft. = \$ 2,100.00
 - 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 # _____ per application = \$ _____
 - 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 _____ X \$8.00 = \$ _____
 2. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # _____ of x \$8.00 = \$ _____
 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 # _____ per sheet of plan set = \$ _____
- TOTAL FEE** \$ **5,980.00**

NOTICE OF MERGER

This notice of Merger is made this 3rd day of June, 2016. Be it known that

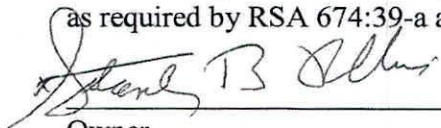
_____ of
104 Washington Street, Inc./Sidney Robbins Family Trust being the owner of
Tax Map 2, Lots 4 & 5, parcels described in deed **Book 1656, Page 496** recorded at the
Strafford County Registry of Deeds and **Tax Map 2, Lots 6, 6A, 7, 8, 8A, & 9**, parcels
described in deed **Book 1515, page 224 and deed Book 2957, page 274** recorded at the
Strafford County Registry of Deeds has requested that said parcels be merged. The
landowner certifies that the above described lots have at least one common boundary and are
located in the City of Dover, NH, in the County of Strafford.

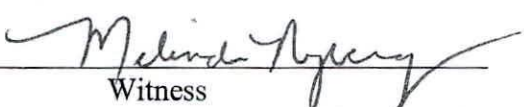
The above described lots shall not be conveyed as individual lots, but shall be conveyed as
one. The intent is that any common boundaries between or among the lots shall be
abandoned. The resulting merged lot may only be subdivided upon approval by the Planning
Board based on the regulations existing at the time of application for the subdivision.

It is further understood that the above described lots shall be assessed as one lot for property
tax evaluation purposes.

The owner(s) of the above described parcels has/have notified all mortgage holders for the
above described parcels that said parcels are being merged and the owner(s) accepts full
liability for this merger.

The Planning Board of the City of Dover, New Hampshire has signed this Notice of Merger
as required by RSA 674:39-a and accepts no liability for this merger.


Owner


Witness

Stanley Robbins
(Print owner name)

Owner

Witness

(Print owner name)

Owner

Witness

(Print owner name)

Franklin Torr – Planning Board Chair

Witness



ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

June 3, 2016

City of Dover
Planning Department
288 Central Ave.
Dover, NH 03820

RECEIVED
Planning Office
JUN 06 2016

Dover, New Hampshire

Re: **Site Plan Review**
104 Washington Street

Dear Donna,

Please find below responses, in **bold**, to the Technical Review Committee comments of May 19, 2016. I have also tried to identify on the specific plan sheets where the information is provided as appropriate, to help expedite your review.

Planning Comments:

- *Impact fees and water and sewer investment fees will be assessed*

N/C

- *Please revise the plan set to:*
 - *Clarify that demolition/construction is conducted from lot and not from Washington Street*
The construction sequence on Sheet C9 has been revised accordingly.
 - *Add street trees on Locust Street*
In Phase 1 and 2, a tree located in the parking lot has been shifted closer to the sidewalk. In Phase 3, four additional trees have been added along Locust Street.
 - *Correct conflicting lot area figures on lot consolidation plan*
The Lot Consolidation Plan has been revised accordingly.

- *Show phasing in color at Planning Board*

N/C

- *Please provide:*
 - *A lot merger application.*
A completed lot merger application has been submitted.
 - *A surveyed plan showing land transfer from owner to City for Washington Street right of way and Chestnut Street right of way*

This land transfer is shown on the Lot Consolidation and Boundary Line Adjustment Plan prepared by Doucet Survey, Inc.

- *The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans*

This will be completed for final submission.

- *Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer*

The stormwater management plan has been submitted.

- *Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer*
A stormwater management system O&M plan has been submitted.

- *When the plaza at the south end of the site is created, a license agreement for use of the right of way will be required*

N/C

Police Department Comments:

- *Please revise the plan set to:*
 - *change Chestnut Street northbound lanes to a dedicated left turn and through/right turn*
The plans have been revised accordingly.
 - *remove do not enter/right turn only signs and alter geometry at surface lot entrance so that all turns are permitted (at final phase)*

The plans have been revised accordingly.

- *Change Washington Street lanes (eastbound, approaching intersection with Chestnut) to through/left and through/right lanes (will not require change to signals)*

This has change has been added to the plans.

- *Ensure a sufficient radius is provided for a right turn from Locust Street onto Washington*

The radius has been increased to allow for this turn.

Engineering Comments:

- *Phase 2 drainage, particularly in Locust Street, appears to have pipes with very little separation. Please confirm all crossings, and work with the Community Services Department to coordinate any additional construction considerations.*

There are no know conflicts with the current design. All work will be coordinated with the Community Services Department.

- *Please include a detail of the proposed raingarden in Phase 1 parking lot.*

A detail has been added to the plan.

- *Has there been any consideration of including LID practices such as treebox filters or pocket raingarden, adjacent to parking on Washington Street?*

This item will need to be addressed in regards to the agreement in place between the owner and City for work in the right of way.

- *Continue to coordinate utility connections, specifically water services, with the Community Services Department. Gate valve should be fostered directly to a tee without a spacer piece as shown on detail sheet C-10.*

Coordination with the Community Services Department is ongoing. The detail has been revised accordingly.

Fire/Inspections Comments:

- *The submitted document for the test boring indicates "DRAFT" please submit final version*

The geotechnical report is being finalized and will be submitted when complete.

- *Provide test logs referenced in test boring "DRAFT"*

The geotechnical report is being finalized and will be submitted when complete.

- *Submit a stamped geotechnical report by the appropriate design professional along with building permit application.*

The geotechnical report is being finalized and will be submitted when complete.

- *Add template for turn off of Locust Street into site*
A turning radius plan for this movement is enclosed.
- *Consider gas meters in relationship to windows*
The windows have been removed in his location.
- *Add an accessible space on Washington Street*
An accessible space has been added along Locust Street.

Economic Development Comments:

- *Appreciates the investment in Dover*
- *Concerned about materials and contrasting colors on rear façade*

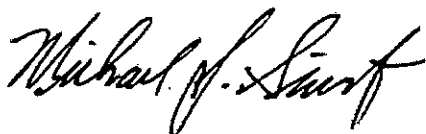
Planning Board Comments:

Motion to adjourn by Dan Barufaldi and seconded by James Maxfield. Vote: U/A

*S:\Department\Planning\Planning_Share\Planning Board\TRC\2016
TRC\MINUTES\2016.05.19_PlanningTechnicalReviewCommittee.
Robbins.Minutes.docx*

If you require additional information or have any questions or comments please call (603) 659-4979 x302.

Sincerely,



Michael J. Sievert PE
President



ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

May 10, 2016

City of Dover
Planning Department
288 Central Ave.
Dover, NH 03820

RECEIVED
Planning Office

JUN 03 2016

Dover, New Hampshire

Dear Donna,

Please find below responses, in **bold**, to the Technical Review Committee comments. I have also tried to identify on the specific plan sheets where the information is provided as appropriate, to help expedite your review.

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
 - N/C
- City should be considered co-owner
 - **The city has been added to the application as co-applicant. The boundary and existing conditions plans also identify the City as owners of the proposed developed lots.**
- Is there an impact of Chestnut Street expansion on Telephone easement?
 - **Yes, the owner and applicant's attorney are working on a release.**
- Please revise the plan set to:
 - Have Sheet C3 be the site plan which can always be amended later
 - **The overall or full buildout phase is the new site plan C1**
 - include the plan number (P16-08) on all sheets
 - **The City plan number is shown on each sheet in the set**
 - face benches in a different direction
 - **Benches have been relocated and reoriented**
 - add fence along north and northeast corner of property
- **A fence has been added to the corner for phase 1. This is shown on sheet C2**
- improve western cross walk crossing Washington Street
 - **That leg of the western cross walk is not part of this project. The entire corner of the sidewalk tip down would have to be reconstructed to move the cross walk lines. The City is responsible for the offsite work in accordance with the agreement so it could be assessed at the time of construction.**
- sidewalk to be brick not concrete
 - **The sidewalk along Washington St. has been changed to brick**
- remove extra leading note "Extend stop bar across new lane"
 - **Complete**
- tie in landscaping areas along Chestnut
 - **The landscape area has been revised on all sheets.**
- not include on-street parking in calculation—looks like a CUP is needed for more than 50 off-street spaces
 - **The parking calculations have been revised so not to include on-street parking. A table is shown for each phase.**

- revise dimensional requirements to indicate what is being provided
 - **Dimensional requirements have been revised and shown on sheet C1**
 - remove the extra bump out along Locust Street shown master development plan on sheet C-3
 - **Complete**
 - clarify parking levels. Is parking on first floor?
 - **Plans have been revised to show phases and all parking levels more clearly. Sheets C1, C4 and C7**
 - clarify to use demolition/construction from lot and not from Washington Street
 - **Demolition note #3 sheet C8 has been amended to clarify use of materials**
 - flip sheet L1 to be consistent with rest of plan set
 - **Sheet L1 has been oriented correctly**
 - indicate poles/lamps and provide information including specs and height on sheet LT-1
 - **All lighting specifications have been detailed in the table on sheet L1**
 - indicate zoning district boundaries
 - **The zoning district boundaries have been shown on the Neighborhood Plan, as they do not show on the site plan due to the scale.**
 - clarify what architecture typ is and meet the standards in Chapter 170-20(F)
 - **The Architect will address this at the TRC meeting.**
 - revise traffic circulation by:
 - indicating whether Locust Street will become two-way or remain one-way
 - **See traffic memo, the recommendation is to remain in NB direction City should discuss.**
 - indicate no left turn out of driveway onto Chestnut
 - **This has been recommended in the traffic memo and signs have been added to the plans. The egress has been redesigned to better prevent no left turns from Chestnut St. in the phase 3 buildout.**
 - close off Locust Street between City Hall and island
 - **A final decision needs to be made for the correct configuration.**
 - a meeting should be scheduled to discuss these topics
 - **Complete**
- Please provide:
 - digital version of the revised plan set
 - **Submitted**
 - a neighborhood plan to include required details per Chapter 149-13.A(16)
 - **A Neighborhood plan is included with the submission and meets the requirements.**
 - a lot merger application
 - **TBD**
 - a surveyed plan showing land transfer from owner to City for Washington Street right of way and Chestnut Street right of way
 - **A new survey plan has been submitted titled Lot Consolidation and Boundary Line Adjustment Plan, showing the lot consolidation and land transfer.**
 - trip generation in Traffic Impact for total not just these phases
 - **Refer to revised traffic memo**
 - phasing plan, otherwise project doesn't meet build out of percentage of frontage
 - **The plan set has been updated with a full buildout plan C1, and phasing plans C2, C3. Building phases are shown on the C1 plan for clarification**
 - The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans

- **This will be completed for final submission**
- Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
 - **The stormwater management plan has been updated and resubmitted**
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
 - **A stormwater management system O&M plan has been submitted**

Police Department Comments:

- Can you improve the visibility for drivers pulling out of Locust Street? New angled parking will not be improvement over current conditions
 - **The design of the Locust St. and Washington St intersection has been redesigned by adding a larger island on the east side and removing the first vehicle parking space on the west side. This provides a larger island giving better sight distance to the west.**
- Preliminary Concept B1 (Southbound Locust St) is promising, but may not work even with the added lane at Chestnut/Washington. A third lane would be required to process the northbound traffic
 - **Refer to the new traffic memo with updated traffic information. The recommendation is for Locust St. to remain NB. The lane configuration has been changed per the traffic study, however the intersection is projected to operate below the capacity level with the new project.**

- Intersection counts (Pernaw Figure 2) should be updated for the Garage Driveway which was not open on 1/20/16
 - **This has been included in revised traffic memo.**
- 95 new pm peak hour trips added to existing 600-1000 on Washington Street is more than a "small increase" as described in MJS Letter of Intent
 - **This has been better explained in the new traffic memo.**
- Add parking meter location to plan
 - **A parking meter is shown on the C1-C3 plans**

Engineering Comments:

- Need to design for total build out and then show buildout phases
 - **This is shown as C1 – C3.**
- Provide signal plans for buildout and we need to discuss lane usage and what will happen on locust street
 - **These plans will be provided as part of the off-site improvements construction documents which has been approved.**

On C-1

- It seems the garbage trucks will not be able to empty the dumpsters easily and these will eventually go away
 - **The dumpsters can be accessed and a truck turning movement plan is enclosed. The final location of the dumpsters is shown in the trash room which will be accessed off Locust St. in the final phase 3 buildout**
- Concerned about the proximity of the first parking space backing out into the crosswalk on Washington St.
 - **A vehicle radius has been shown and it will not back into the crosswalk as there is adequate distance from the parking space to the cross walk.**
- Do not put trees on Walnut St (Chestnut St)
 - **Removed**

- The transformer location will have to change at build out. Can this be relocated to a permanent position now?
 - **The transformer location has been adjusted and the building design modified. There is adequate room for additional transformers in the other phases without relocation.**
- The landscaped area on the corner of Chestnut and Washington St should be all brick and turned into a little plaza. You could also locate a tree there
 - **We have made this area all brick and added landscaping see sheet L1**
- You could also locate a tree on the corner of Washington and Locust
 - **There was already one there but since we made that area even larger more landscaping has been added. See sheet L1**
- Consider installing a pedestrian bump out on the opposite corner of Washington and Locust for the crosswalks
 - **This has been designed into the plans and is shown on all relevant sheets**
- Is there any opportunity to do some green infrastructure short term?
 - **Yes, a raingarden area has been added on the east side of the parking area to treat some of the runoff from the parking lot in the short term. Additional green technologies can be incorporated into the upper deck in phase 3.**
- Must accommodate the proposed garage floor drainage with an oil grease separator
 - **The preliminary drainage collection system has been designed and is shown on sheets C4 and C7**
- Discuss water services to this block long term with Community Services
 - **We have shown water services for all phases and will discuss prior to final submission. Scheduling conflicts did not**

allow us to meet prior to this submission.

On Detail sheets

- Typical valve connection detail-Uses anchor tees or foster adapters
 - **The valve connection detail has been updated sheet C9**
- Manhole cover- use pamrex or Neenah liftmate hindged
 - **Updated, sheet C9**
- Trench details- use stone bedding for sewer and drainage, use sand for water
 - **Updated, sheets C9, C11**
- Use asphalt coated or black powder coated detectable warning plates
 - **Noted in detail sheet C10**
- Use 2x2 square sign posts with breakaway base
 - **Detail updated sheet C12**
- Typical curb reveal is 7 inch
 - **Detail updated sheet C11**
- Sidewalk detail use 9 inches of crushed gravel under the concrete
 - **Detail update sheet C10**
- Use eccentric tops on the catch basins and manholes
 - **Detail update sheet C9&C11**
- Use hoods in the catchbasins
 - **Detail update sheet C9 &C12**

Fire/Inspections Comments:

- Change Walnut Street to Chestnut Street on Doucet survey plans
 - **This change has been made to the plans**
- There are 2 sheets marked C-3, please clarify sheet numbers
 - **The sheet numbers have all been updated to fix the duplicate sheets and include the new plans**
- The pad mount transformer (sheet C-1 and C-2) located on the south west corner of the building appears to be located in the building envelope as depicted on master development plan C-3. Please clarify design intent
 - **The transformer location has been adjusted and the building design modified.**

There is adequate room for additional transformers in the other phases without relocation.

- Submitted plans shall include a phasing plan of the complete site build out
 - **Sheet C1 is the complete site buildout plan with inset building phases. The first two phases are detailed on sheets C2, C3, C5, and C6**
- Identify hydrant locations on plans
 - **The existing hydrants are shown on the Existing Conditions plan sheet 2 of 3. A proposed hydrant has been added to the southerly end of the lot at the split of Locust St. and Chestnut St.**
- Identify all FDC's on plans
 - **FDC's have been shown on sheet C1 – C3**
- Locate standpipe locations on plans
 - **Standpipe locations are shown on sheets C1 – C3 in the stairwells**
- Sheet C-3, Master Development Plan indicates "Future Build Exterior (Typical)". Please clarify what is the intended design (i.e. number of stories, use, etc.)
 - **We have provided a preliminary sketch to show the intended building massing for phase 3 buildout plan.**
- Parking spaces shall be configured in a manner that does not impede the accessible access route
 - **No accessible route is impeded by parking spaces. All sidewalks are greater than the minimum width for accessibility in accordance with 2009 IBC Chap 11 and ANSI a117**
- Identify accessible route to the businesses along Washington Street and the dwelling units

- **The accessible routes are the sidewalks. All accessible entrances to the building have been labeled as such on the site plans sheets C1-C3. The entrances at the center of the building both on the north and south sides are the accessible entrances to the dwelling units. The lobby is accessible through the building.**

- Locate poles for accessibility signs on site plan as shown on sheet C-9
 - **Accessible parking signs and poles have been located on the site plans. In phase 2 all signs will be mounted on the building.**
- Submitted plans shall indicate compliance with the applicable accessibility regulations (i.e. '09 IBC Chap 11 & ANSI standards)
 - **A note stating compliance has been added to the site plans sheets C1 – C3.**
- Discuss test pit sample report
 - **Additional information from the geotechnical report has been submitted.**

Economic Development Comments:

- Concerned about back side of building architecture material
 - **The Architect will address this at the TRC meeting**

Planning Board Comments:

- Concerned about traffic, prefers to keep the existing one-way northbound
 - **This is the recommendation in the revised traffic memo**
- Suggests salvaging pieces of existing architecture and offering to the Woodman Museum
 - **Will contact Woodman Museum**
- Clarify underground parking phasing
 - **This has been done on the site plans. Sheets C1 – C4**

If you require additional information or have any questions or comments please call (603) 659-4979 x302.

Sincerely,

A handwritten signature in black ink, reading "Michael J. Sievert". The signature is written in a cursive style with a large, stylized "M" and "S".

Michael J. Sievert PE
President

MEMORANDUM

Ref: 1608A

To: Michael Sievert, P.E.
MJS Engineering, PC

RECEIVED
Planning Office

JUN 03 2016

From: Stephen G. Pernaw, P.E., PTOE

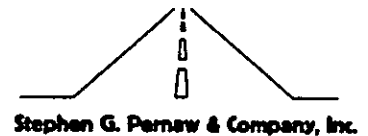
Dover, New Hampshire

Subject: Kostis Project – Traffic Summaries
Dover, New Hampshire

Date: May 12, 2016

The purpose of this memorandum is to provide the Technical Review Committee with several traffic exhibits and tables, and preliminary findings for the City's consideration at the next meeting on May 19th. To summarize:

1. Existing Traffic Counts – Figure 1 shows that the AM peak hour occurred from 7:30 to 8:30 AM in the study area, and from 4:15 to 5:15 PM on a typical weekday in January 2016.
2. No-Build Traffic Volumes – The future traffic volumes in the study area without the Kostis project are summarized on Figure 2 for the horizon year 2027. These volumes reflect peak-month conditions (seasonal adjustment factor = 1.15), a background traffic growth rate (1.0% compounded annually) and an accounting for traffic changes at the Garage Driveway (as provided by the Dover Police Department).
3. Traffic Generation - Table 1 summarizes the results of the trip generation analyses for Phase 1&2 and Phases 3-5. The overall site, consisting of 101 apartments, 6,750 sf of retail and 9,750 sf of restaurants is expected to generate approximately 149 vehicle-trips during the AM peak hour and 138 trips during the PM peak hour.
4. Build Traffic Volumes – The future 2027 traffic volumes in the study area with the Kostis project fully occupied are summarized on Figure 3 (northbound Locust Street) and Figure 4 (southbound Locust Street).
5. Impact Summary – Table 2 compares the traffic demand at the two study area intersections on Washington Street in terms to "total vehicles entering" under the Build-NB Locust Street and Build-SB Locust Street scenarios. This table shows that changing the direction of Locust Street from northbound to the southbound direction increases the net impact at the Washington/Chestnut intersection (from approximately +2% to +11% during the PM peak hour) and decreases the net impact at the Washington/Locust intersection slightly (from +6% to +5%).



6. Signalized Intersection Capacity Analyses – Table 3 provides an overview of the detailed summary in Table 4, and evaluates two alternative lane configurations on the upgraded Chestnut Street approach to Washington Street. Favorably, the overall intersection is projected to operate below capacity through 2027 with the Kostis project fully occupied and regardless of the travel direction on Locust Street.
7. Unsignalized Intersection Capacity Analyses – Table 5 summarizes the results of the analyses for the Washington/Locust/Garage intersection. This intersection is projected to operate below capacity with the Kostis project fully occupied, regardless of the travel direction on Locust Street. The applicable turning movements will operate at Level of Service D or higher depending upon time period and travel direction on Locust Street.

Given the extent of vehicle queuing at the site driveway on Chestnut Street, it is recommended that the traffic movements at this driveway be limited to right-turn arrivals and right-turn departures only. Table 6 shows that right-turn departure movement has the potential to operate at Level of Service B during the peak hour periods; however vehicle queueing at the nearby traffic signal could result in longer delays.

Since Locust Street will remain a one-way street (in either direction) there will only be one arrival movement (from the north or south) and one departure movement (to the north or to the south). The departure movement from this driveway is projected to operate at Level of Service A with minimal queuing regardless of the travel direction on Locust Street. (See Table 7).

At the previous committee meeting members were seeking information and input regarding the new Chestnut Street approach to Washington Street and the travel direction on Locust Street.

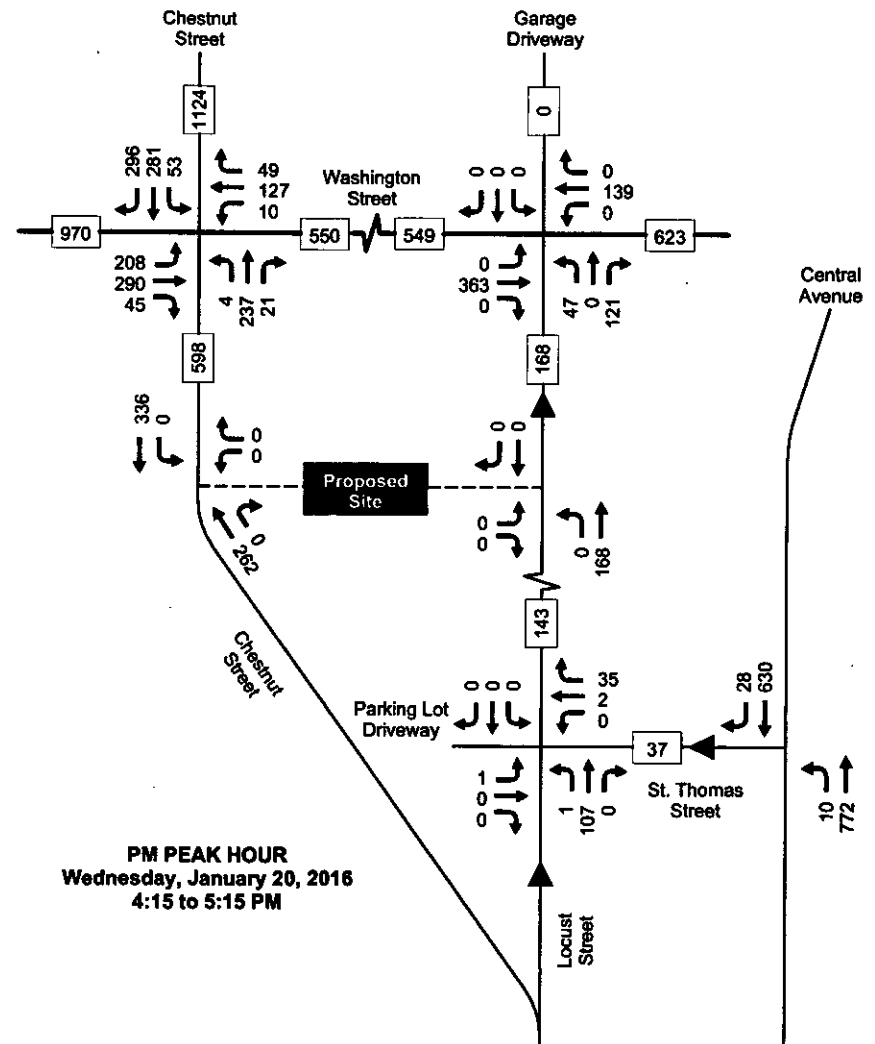
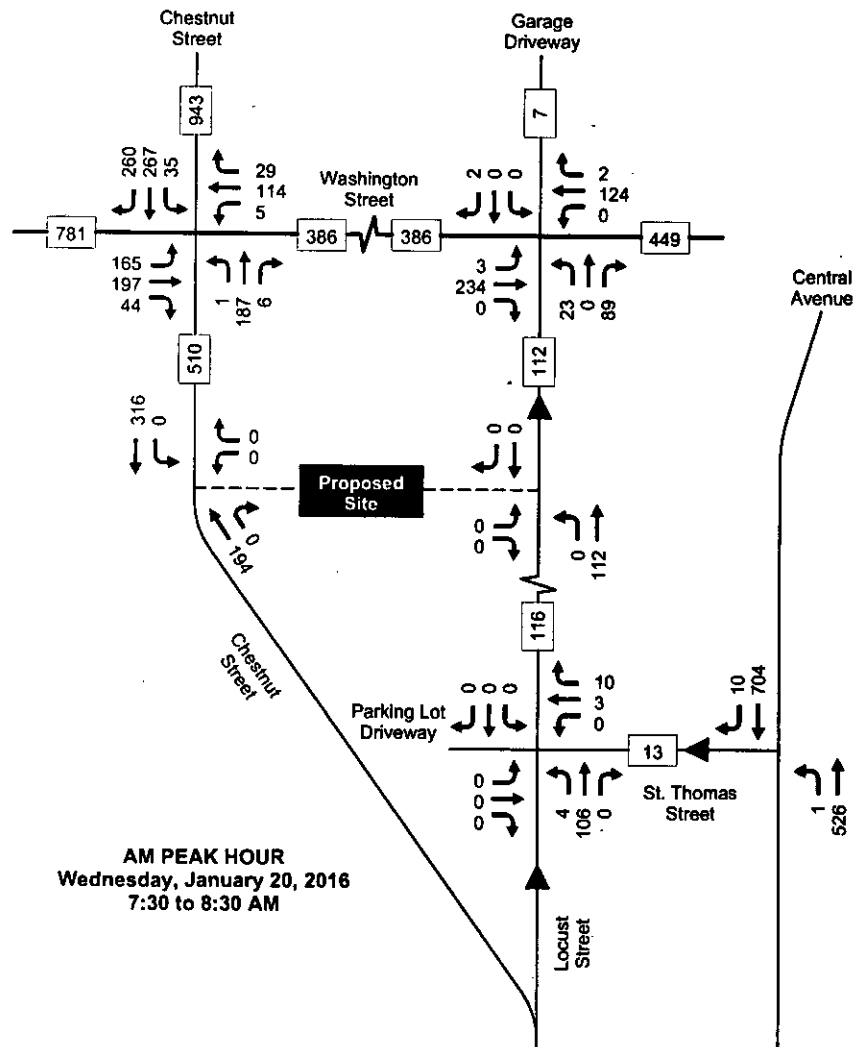
Question 1: *Should the widened Chestnut Street approach to Washington Street be designated as a shared left-through and exclusive right lane OR an exclusive left and shared through-right lane?*

Answer: Although the results are dependent upon the travel direction on Locust Street that the City chooses, we believe Table 2 demonstrates that the better option is to delineate the new Chestnut Street approach to Washington Street with a shared left-through lane and an exclusive right-turn lane.

Question 2: *Should the travel direction on Locust Street be maintained in the northbound direction or changed to the southbound direction?*

Answer: Solely from a traffic operations standpoint, and with respect to the immediate study area, Table 3 indicates that there is a slight advantage in maintaining Locust Street in the northbound direction. However, this table also shows that with the proposed widening of the Chestnut Street intersection to provide two approach lanes, this and the other study area intersections are capable of accommodating a change in travel direction on Locust Street from northbound to southbound. This decision should not be made in isolation, as there are many other non-traffic related advantages and disadvantages associated with reversing the travel direction on Locust Street. Favorably, the study area intersections are capable of accommodating either travel direction.

Attachments



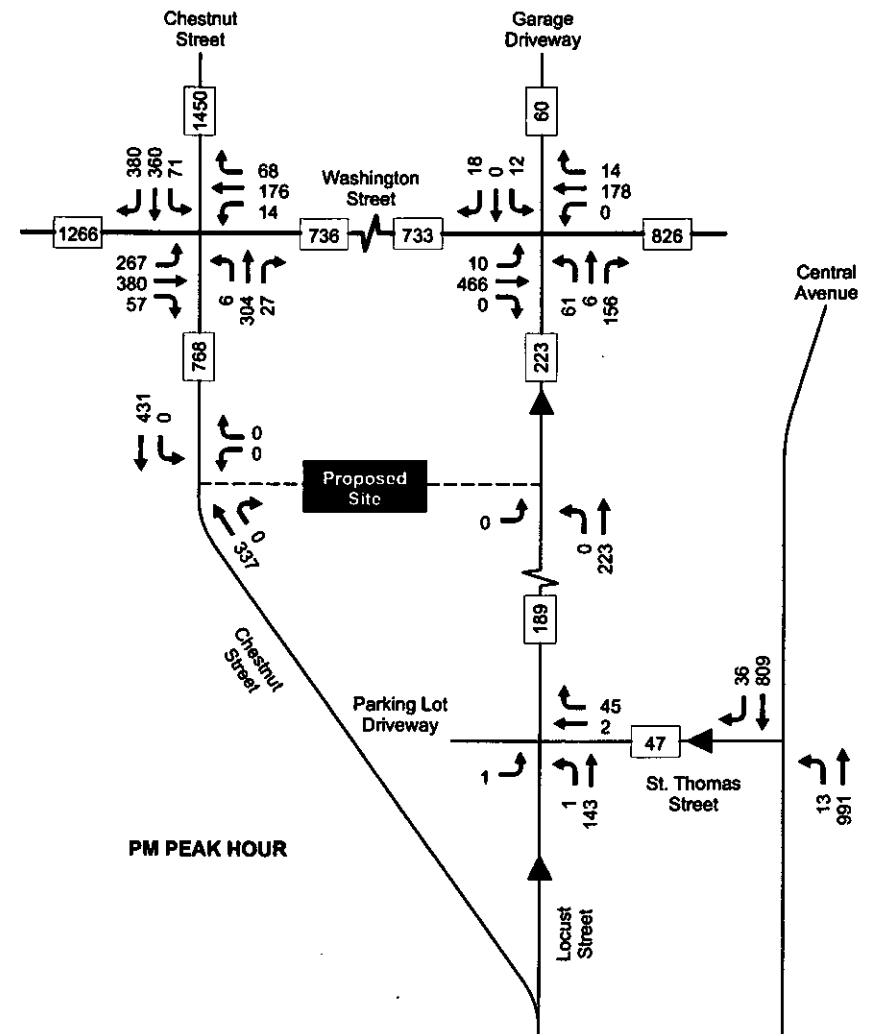
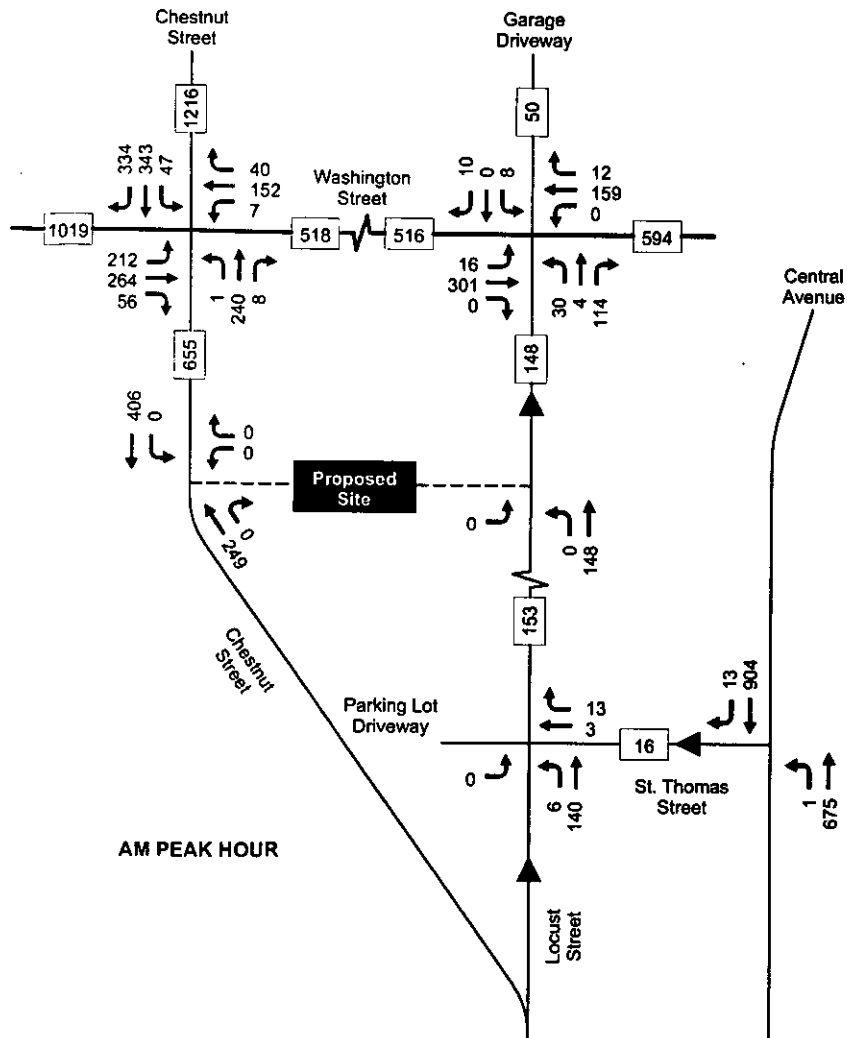
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Figure 1

2016 Existing Traffic Volumes

Traffic Impact and Site Access Study, Proposed Mixed-Use Development, Dover, New Hampshire



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Figure 2

2027 No-Build Traffic Volumes (Northbound Locust Street)

Traffic Impact and Site Access Study, Proposed Mixed-Use Development, Dover, New Hampshire

Table 1

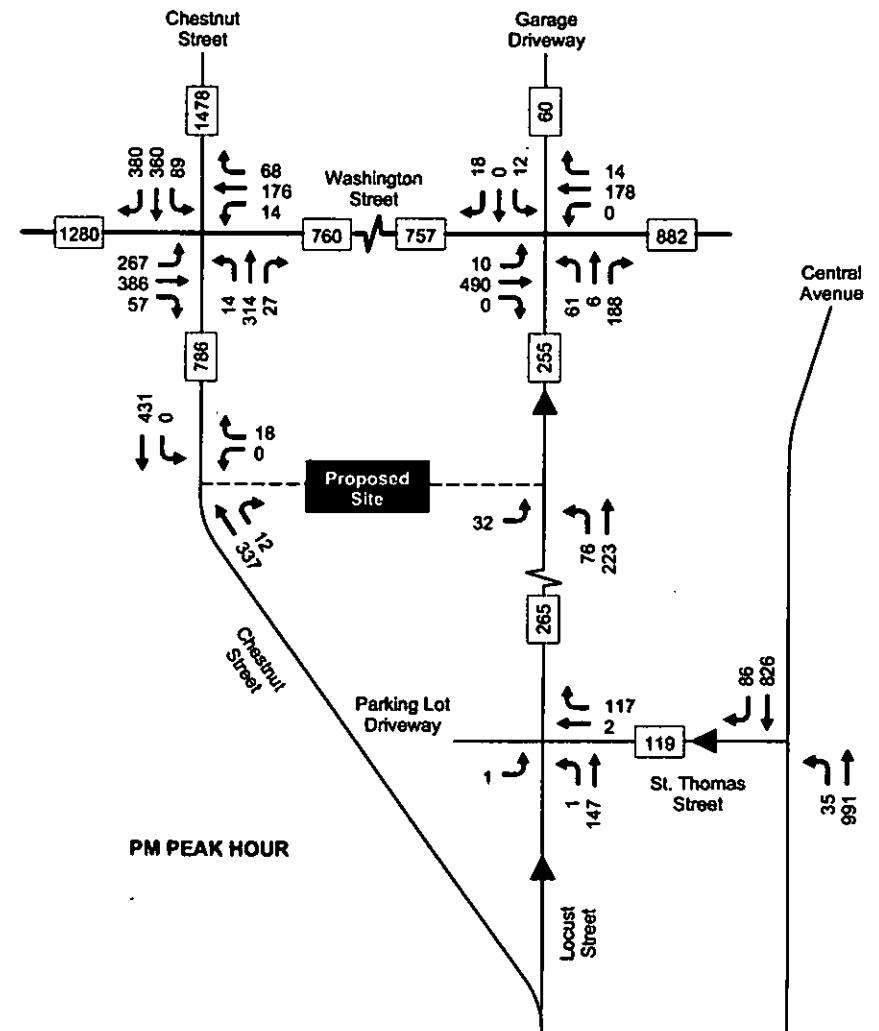
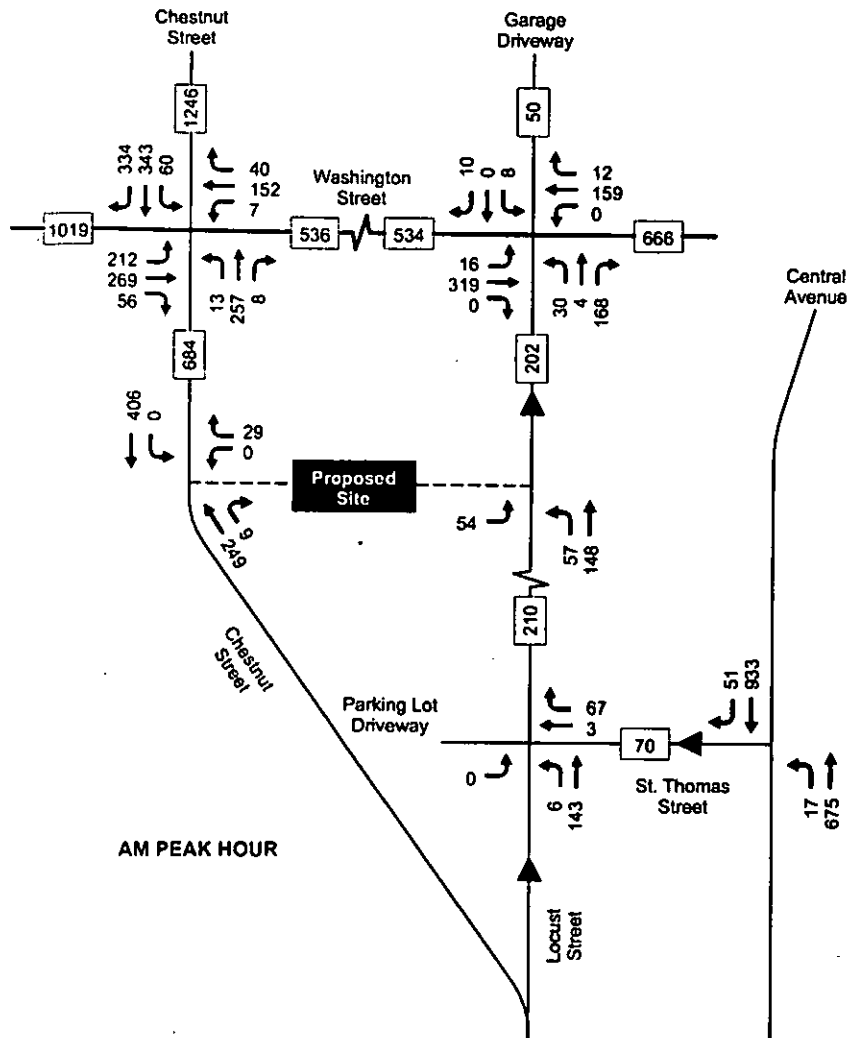
Trip Generation Summary - KOSTIS Enterprises

	Phase 1 & 2			Phase 3 & 4 & 5			Total External Trips
	Total Trips	Less Internal Trips	Net External Trips	Total Trips	Less Internal Trips	Net External Trips	
AM Peak Hour							
Entering	48	-3	45	25	-4	21	66
Exiting	<u>50</u>	<u>-3</u>	<u>47</u>	<u>40</u>	<u>-4</u>	<u>36</u>	<u>83</u>
Total	98	-6	92	65	-8	57	149
PM Peak Hour							
Entering	67	-18	49	44	-5	39	88
Exiting	<u>47</u>	<u>-18</u>	<u>29</u>	<u>26</u>	<u>-5</u>	<u>21</u>	<u>50</u>
Total	114	-36	78	70	-10	60	138

Table 2

Impact Summary - 2027

	Phase 1 - 5		
	No-Build	Build Northbound Locust Street	Build Southbound Locust Street
Washington Street / Chestnut Street			
AM Peak Hour	1,704 vehicles	1,751 vehicles (+3%)	1,912 vehicles (+12%)
PM Peak Hour	2,110 vehicles	2,152 vehicles (+2%)	2,348 vehicles (+11%)
Washington Street / Locust Street			
AM Peak Hour	654 vehicles	726 vehicles (+11%)	714 vehicles (+9%)
PM Peak Hour	921 vehicles	977 vehicles (+6%)	967 vehicles (+5%)

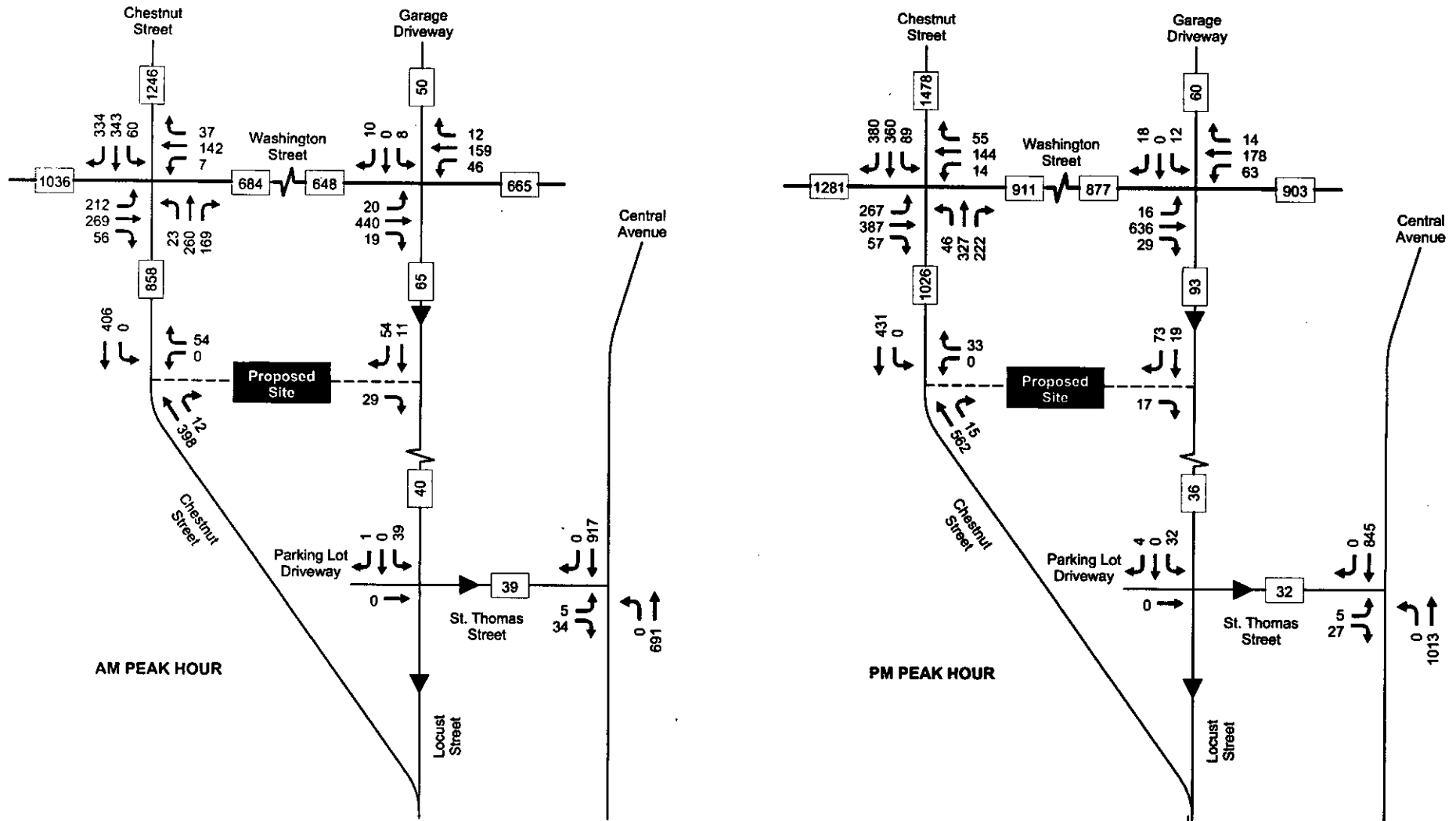


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Figure 3

2027 Build Traffic Volumes (Northbound Locust Street)

Traffic Impact and Site Access Study, Proposed Mixed-Use Development, Dover, New Hampshire



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Figure 4

2027 Build Traffic Volumes (Southbound Locust Street)

Traffic Impact and Site Access Study, Proposed Mixed-Use Development, Dover, New Hampshire

Table 3

Signal-Controlled Intersection Capacity Analysis Summary - 2027
Washington Street / Chestnut Street (Overall Intersection Results)

	NORTHBOUND Locust Street (Current Direction)						SOUTHBOUND Locust Street (Alternative Direction)					
	2027 No-Build			2027 Build Lane Config. A ¹			2027 Build Lane Config. B ²			2027 Build Lane Config. A ¹		
	<u>V/C</u> ³	<u>Delay</u> ⁴	<u>LOS</u> ⁵	<u>V/C</u>	<u>Delay</u>	<u>LOS</u>	<u>V/C</u>	<u>Delay</u>	<u>LOS</u>	<u>V/C</u>	<u>Delay</u>	<u>LOS</u>
Weekday AM Peak Hour	0.74	16.8	B	0.77	17.6	B	0.75	17.1	B	0.78	18.0	B
Weekday PM Peak Hour	0.77	21.5	C	0.78	21.4	C	0.82	24.3	C	0.83	21.7	C
Chestnut Street Lane Configuration												

Table 4

Signal-Controlled Intersection Capacity Analysis Summary - 2027
Washington Street / Chestnut Street

	2027 No-Build				NORTHBOUND Locust Street (Current Direction)								SOUTHBOUND Locust Street (Alternative Direction)							
					2027 Build - Lane Config. A ¹				2027 Build - Lane Config. B ²				2027 Build - Lane Config. A ¹				2027 Build - Lane Config. B ²			
	V/C ³	Delay ⁴	LOS ⁵	Queue Avg/95 ⁶	V/C	Delay	LOS	Queue Avg/95 ⁶	V/C	Delay	LOS	Queue Avg/95 ⁶	V/C	Delay	LOS	Queue Avg/95 ⁶	V/C	Delay	LOS	Queue Avg/95 ⁶
Weekday AM Peak Hour																				
Washington Street - EB LT	0.66	25.5	C	3 (7)	0.76	33.1	C	3 (8)	0.70	28.1	C	3 (7)	0.76	33.4	C	3 (8)	0.79	42.9	D	4 (8)
Washington Street - EB TH & RT	0.42	11.4	B	3 (5)	0.45	12.4	B	3 (6)	0.44	11.9	B	3 (6)	0.46	12.6	B	3 (6)	0.48	17.3	B	5 (8)
Washington Street - WB TH & LT	0.65	26.8	C	2 (4)	0.64	26.1	C	2 (4)	0.65	26.3	C	2 (4)	0.61	25.3	C	2 (4)	0.60	30.9	C	3 (5)
Washington Street - WB RT	0.03	21.2	C	0 (0)	0.73	20.9	C	0 (0)	0.03	21.0	C	0 (0)	0.03	21.2	C	0 (0)	0.03	26.6	C	0 (0)
Chestnut Street - NB LT & TH & RT	0.75	26.8	C	5 (7)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chestnut Street - NB LT & TH	-	-	-	-	0.78	27.0	C	5 (7)	-	-	-	-	0.83	30.8	C	5 (8)	-	-	-	-
Chestnut Street - NB RT	-	-	-	-	0.01	15.1	B	0 (0)	-	-	-	-	0.14	15.7	B	0 (0)	-	-	-	-
Chestnut Street - NB LT	-	-	-	-	-	-	-	-	0.07	16.1	B	0 (1)	-	-	-	-	0.09	15.9	B	0 (1)
Chestnut Street - NB TH & RT	-	-	-	-	-	-	-	-	0.77	27.3	C	5 (7)	-	-	-	-	0.89	37.5	D	9 (11)
Chestnut Street - SB LT	0.17	10.7	B	0 (1)	0.22	9.6	A	1 (1)	0.22	10.1	B	1 (1)	0.22	9.7	A	1 (1)	0.30	12.7	B	1 (2)
Chestnut Street - SB TH	0.55	13.8	B	4 (7)	0.52	12.6	B	4 (6)	0.54	13.3	B	4 (6)	0.51	12.4	B	4 (6)	0.45	12.6	B	4 (6)
Chestnut Street - SB RT	0.23	6.6	A	0 (1)	0.23	6.7	A	0 (1)	0.23	6.7	A	0 (1)	0.22	6.6	A	0 (1)	0.26	6.6	A	1 (1)
Overall	0.74	16.8	B		0.77	17.6	B		0.76	17.1	B		0.78	18.0	B		0.80	23.3	C	
Cycle Length (Lost Time)	60 (20.0)				60 (20.0)				60 (20.0)				60 (20.0)				75 (20.0)			
Weekday PM Peak Hour																				
Washington Street - EB LT	0.81	39.3	D	5 (11)	0.81	39.3	D	5 (11)	0.96	67.5	E	5 (11)	0.84	42.5	D	5 (10)	0.85	46.8	D	6 (11)
Washington Street - EB TH & RT	0.53	13.1	B	6 (9)	0.53	13.2	B	6 (9)	0.55	13.3	B	5 (9)	0.60	15.8	B	6 (10)	0.64	20.2	C	8 (12)
Washington Street - WB TH & LT	0.58	26.4	C	4 (6)	0.58	26.4	C	4 (6)	0.55	23.6	C	3 (5)	0.62	29.3	C	3 (5)	0.69	38.2	D	4 (7)
Washington Street - WB RT	0.05	23.0	C	0 (0)	0.05	23.0	C	0 (0)	0.05	21.1	C	0 (0)	0.04	24.7	C	0 (0)	0.04	29.3	C	0 (0)
Chestnut Street - NB LT & TH & RT	0.81	36.1	D	6 (11)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chestnut Street - NB LT & TH	-	-	-	-	0.81	36.2	D	6 (11)	-	-	-	-	0.85	37.2	D	6 (12)	-	-	-	-
Chestnut Street - NB RT	-	-	-	-	0.02	20.4	C	0 (0)	-	-	-	-	0.14	18.6	B	0 (2)	-	-	-	-
Chestnut Street - NB LT	-	-	-	-	-	-	-	-	0.07	19.6	B	0 (1)	-	-	-	-	0.14	17.8	B	1 (2)
Chestnut Street - NB TH & RT	-	-	-	-	-	-	-	-	0.82	35.8	D	6 (11)	-	-	-	-	0.91	42.6	D	10 (18)
Chestnut Street - SB LT	0.25	14.9	B	1 (2)	0.32	14.6	B	1 (2)	0.32	13.4	B	1 (2)	0.30	12.4	B	1 (2)	0.42	15.3	B	1 (2)
Chestnut Street - SB TH	0.59	18.7	B	6 (9)	0.59	18.7	B	6 (9)	0.58	17.1	B	5 (8)	0.53	15.1	B	5 (7)	0.47	14.4	B	5 (7)
Chestnut Street - SB RT	0.27	8.4	A	0 (2)	0.27	8.4	A	0 (2)	0.26	8.7	A	0 (1)	0.28	7.1	A	1 (2)	0.31	8.5	A	1 (2)
Overall	0.77	21.5	C		0.78	21.4	C		0.82	24.3	C		0.83	21.7	C		0.86	26.2	C	
Cycle Length (Lost Time)	75 (20.0)				75 (20.0)				70 (20.0)				70 (20.0)				80 (20.0)			

- 1) Chestnut Street: Northbound shared left-through lane & exclusive left-turn lane
- 2) Chestnut Street: Northbound exclusive left-turn lane & shared through-right lane
- 3) Volume-to-capacity ratio
- 4) Delay in vehicles per second
- 5) Level of Service
- 6) Queue length in vehicles

Table 5

Stop-Controlled Intersection Capacity Analysis Summary - 2027
Washington Street / Locust Street / Garage Driveway

	NORTHBOUND Locust Street (Current Direction)				SOUTHBOUND Locust Street (Alternative Direction)			
	<u>V/C</u> ¹	<u>Delay</u> ²	<u>LOS</u> ³	<u>Queue</u> ⁴	<u>V/C</u> ¹	<u>Delay</u> ²	<u>LOS</u> ³	<u>Queue</u> ⁴
Weekday AM Peak Hour								
Locust Street - NB LT	0.56	25.4	D	3	-	-	-	-
Locust Street - NB RT	0.05	9.6	A	<1	-	-	-	-
Washington Street - EB LT	0.01	7.6	A	<1	0.02	7.6	A	<1
Washington Street - WB LT	0.00	0.0	A	<1	0.05	8.6	A	<1
Garage Driveway - SB LT&TH&RT	0.06	10.8	B	<1	0.07	11.9	B	<1
Weekday PM Peak Hour								
Locust Street - NB LT	0.23	22.0	C	1	-	-	-	-
Locust Street - NB RT	0.27	11.9	B	1	-	-	-	-
Washington Street - EB LT	0.01	7.7	A	<1	0.01	7.7	A	<1
Washington Street - WB LT	0.00	0.0	A	<1	0.08	9.7	A	<1
Garage Driveway - SB LT&TH&RT	0.07	12.5	B	<1	0.09	16.0	C	<1

1) Volume-to-capacity ratio

2) Delay in vehicles per second

3) Level of Service

4) 95th percentile queue length in vehicles

Table 6

Stop-Controlled Intersection Capacity Analysis Summary - 2027
Chestnut Street / Proposed Site Driveway

	NORTHBOUND Locust Street (Current Direction)				SOUTHBOUND Locust Street (Alternative Direction)			
	<u>V/C</u> ¹	<u>Delay</u> ²	<u>LOS</u> ³	<u>Queue</u> ⁴	<u>V/C</u> ¹	<u>Delay</u> ²	<u>LOS</u> ³	<u>Queue</u> ⁴
<u>Weekday AM Peak Hour</u>								
Site Driveway - WB RT Departures	0.04	10.0	B	<1	0.10	11.5	B	<1
<u>Weekday PM Peak Hour</u>								
Site Driveway - WB RT Departures	0.03	10.6	B	<1	0.07	12.7	B	<1

1) Volume-to-capacity ratio

2) Delay in vehicles per second

3) Level of Service

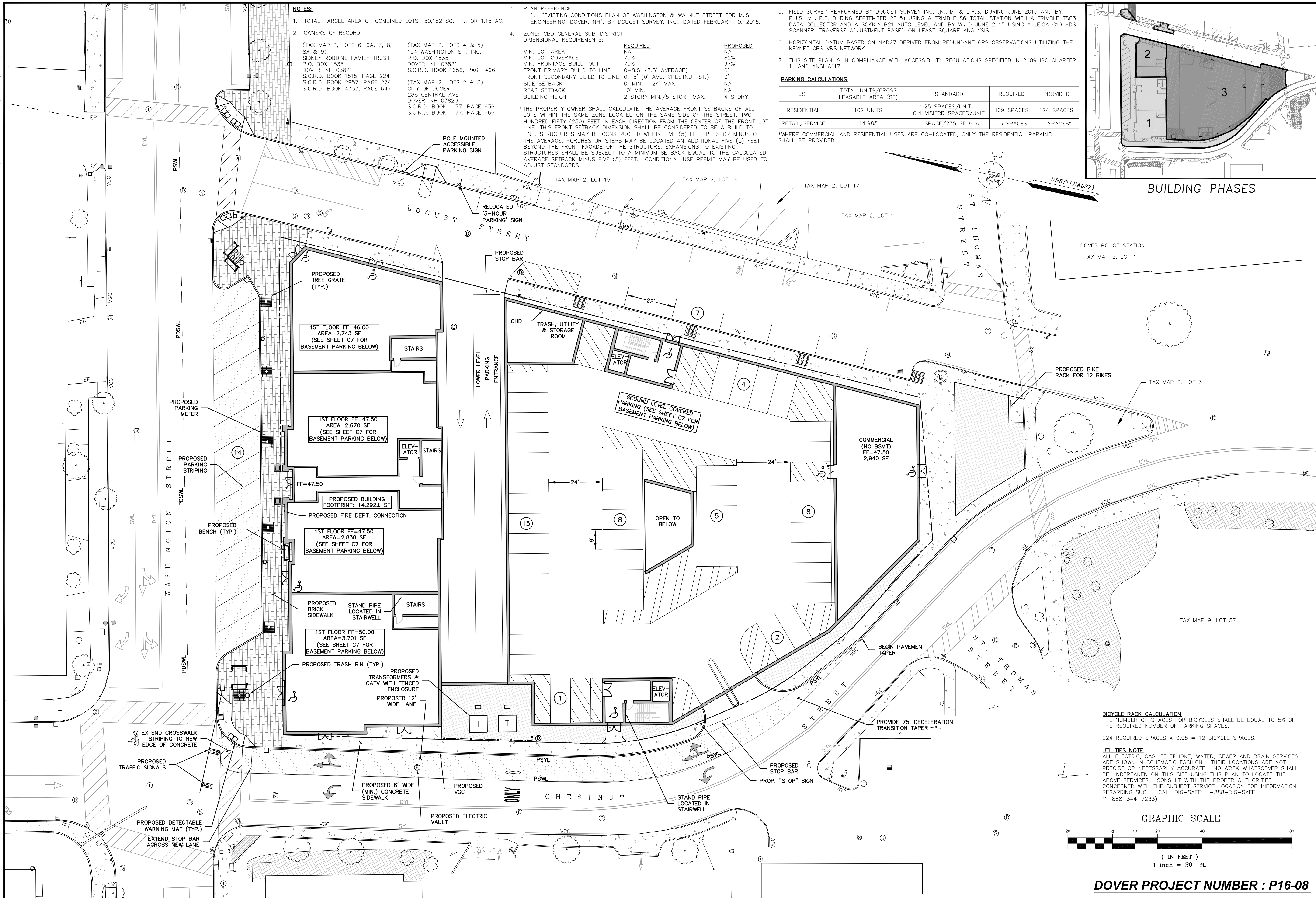
4) 95th percentile queue length in vehicles

Table 7

Stop-Controlled Intersection Capacity Analysis Summary - 2027
Locust Street / Proposed Site Driveway

	NORTHBOUND Locust Street (Current Direction)				SOUTHBOUND Locust Street (Alternative Direction)			
	<u>V/C</u> ¹	<u>Delay</u> ²	<u>LOS</u> ³	<u>Queue</u> ⁴	<u>V/C</u> ¹	<u>Delay</u> ²	<u>LOS</u> ³	<u>Queue</u> ⁴
Weekday AM Peak Hour								
Site Driveway - EB LT Departures	0.00	0.0	A	<1	-	-	-	-
Site Driveway - EB RT Departures	-	-	-	-	0.03	8.6	A	<1
Weekday PM Peak Hour								
Site Driveway - EB LT Departures	0.00	0.0	A	<1	-	-	-	-
Site Driveway - EB RT Departures	-	-	-	-	0.02	8.6	A	<1

- 1) Volume-to-capacity ratio
- 2) Delay in vehicles per second
- 3) Level of Service
- 4) 95th percentile queue length in vehicles



NOTES:

- TOTAL PARCEL AREA OF COMBINED LOTS: 50,152 SQ. FT.. OR 1.15 AC.
- OWNERS OF RECORD:
(TAX MAP 2, LOTS 6, 7, 8, 9)
SIDNEY ROBBINS FAMILY TRUST
P.O. BOX 1535
DOVER, NH 03821
S.C.R.D. BOOK 1515, PAGE 224
S.C.R.D. BOOK 2957, PAGE 274
S.C.R.D. BOOK 4333, PAGE 647
(TAX MAP 2, LOTS 4 & 5)
104 WASHINGTON ST., INC.
P.O. BOX 1535
DOVER, NH 03821
S.C.R.D. BOOK 1656, PAGE 496
(TAX MAP 2, LOTS 2 & 3)
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
S.C.R.D. BOOK 1177, PAGE 636
S.C.R.D. BOOK 1177, PAGE 666

- PLAN REFERENCE:
1. "EXISTING CONDITIONS PLAN OF WASHINGTON & WALNUT STREET FOR MJS ENGINEERING, DOVER, NH", BY DOUCET SURVEY, INC., DATED FEBRUARY 10, 2016.
- ZONE: CBD GENERAL SUB-DISTRICT
DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROPOSED
MIN. LOT AREA	NA	NA
MIN. LOT COVERAGE	75%	82%
MIN. FRONTAGE BUILD-OUT	70%	92%
FRONT PRIMARY BUILD TO LINE	0'-8.5' (3.5' AVERAGE)	0'
FRONT SECONDARY BUILD TO LINE	0'-5' (0' AVG. CHESTNUT ST.)	0'
SIDE SETBACK	0' MIN - 24' MAX	NA
REAR SETBACK	10' MIN.	NA
BUILDING HEIGHT	2 STORY MIN./5 STORY MAX.	4 STORY

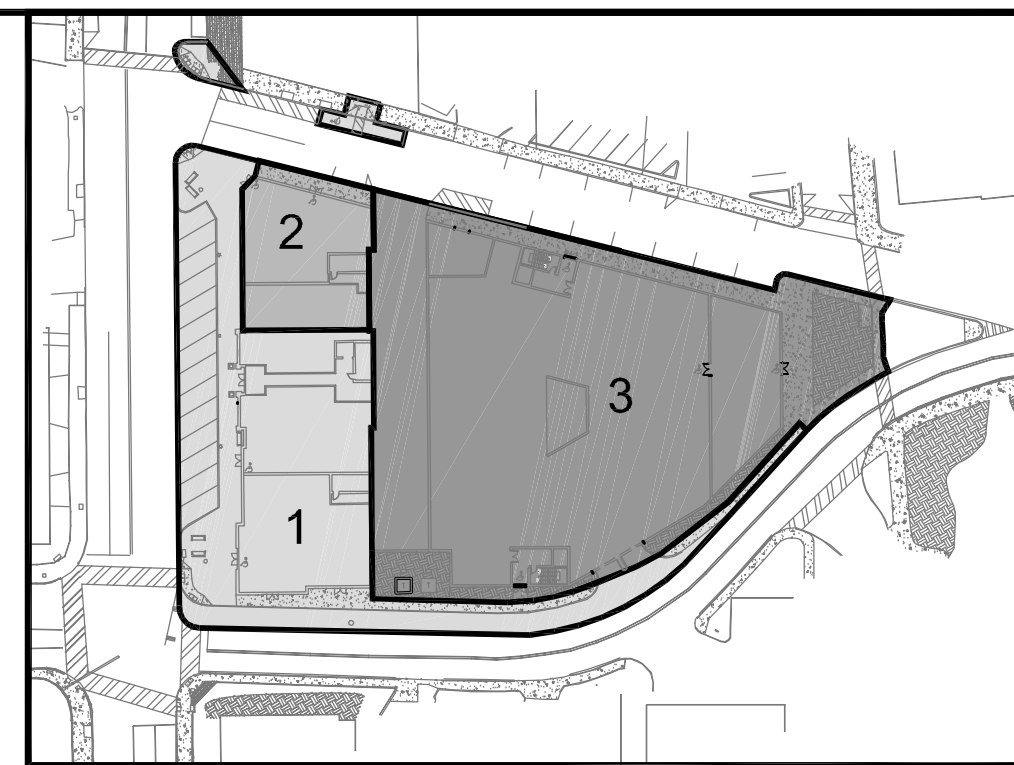
*THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET. TWO HUNDRED FIFTY (250) FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN FIVE (5) FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR STEPS MAY BE LOCATED AN ADDITIONAL FIVE (5) FEET BEYOND THE FRONT FAÇADE OF THE STRUCTURE. EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS FIVE (5) FEET. CONDITIONAL USE PERMIT MAY BE USED TO ADJUST STANDARDS.

- FIELD SURVEY PERFORMED BY DOUCET SURVEY INC. (N.J.M. & L.P.S. DURING JUNE 2015 AND BY P.J.S. & J.P.E. DURING SEPTEMBER 2015) USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL AND BY W.J.D. JUNE 2015 USING A LEICA C10 HDS SCANNER. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- HORIZONTAL DATUM BASED ON NAD27 DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- THIS SITE PLAN IS IN COMPLIANCE WITH ACCESSIBILITY REGULATIONS SPECIFIED IN 2009 IBC CHAPTER 11 AND ANSI A117.

PARKING CALCULATIONS

USE	TOTAL UNITS/GROSS LEASABLE AREA (SF)	STANDARD	REQUIRED	PROVIDED
RESIDENTIAL	102 UNITS	1.25 SPACES/UNIT + 0.4 VISITOR SPACES/UNIT	169 SPACES	124 SPACES
RETAIL/SERVICE	14,985	1 SPACE/275 SF GLA	55 SPACES	0 SPACES*

*WHERE COMMERCIAL AND RESIDENTIAL USES ARE CO-LOCATED, ONLY THE RESIDENTIAL PARKING SHALL BE PROVIDED.



BUILDING PHASES

SEAL

DATE: 5/12/16
SCALE: 1"=20'
DESIGNED BY: MS
DRAWN BY: JLG
APPROVED BY: MJS
DWG FILE: 15012C1K-Phase 3-D.dwg

OVERALL SITE PLAN
prepared for
HELLENIC REALTY PARTNERS
(TAX MAP 2, LOTS 2-9)
WASHINGTON ST. DOVER, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. BOX 359
DOVER, NH 03820
PHONE: (603) 659-0079 FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

15012C1K-Phase 3-D.dwg

NO. 1

REVISIONS

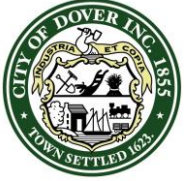
NO.	REVISIONS	DATE	INT.
0.	REVISIONS PER TRC MEETINGS	5/12/16	JLG
1.	REVISIONS PER 5/19/16 TRC MEETING	6/3/16	MS

BICYCLE RACK CALCULATION
THE NUMBER OF SPACES FOR BICYCLES SHALL BE EQUAL TO 5% OF THE REQUIRED NUMBER OF PARKING SPACES.
224 REQUIRED SPACES X 0.05 = 12 BICYCLE SPACES.

UTILITIES NOTE
ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

DOVER PROJECT NUMBER : P16-08

C1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-15

Application Type: Site Plan for Review
Applicant(s): Tennyson Property Management
Owner(s): Freeboard Properties, LLC
Location: 1 First Street (Tax Map 6, Lot 20)
Meeting Date: June 14, 2016

INTENT: Site plan to renovate the existing building, creating 10 new residential apartments with approximately 5,570 sq. ft. of office.

UNITS PROPOSED: 10 residential and 5,570 sq. ft. of office

AGENDA ITEM #: 4-B

ACREAGE: 0.53 Acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Commercial rental (Officer/professional)

PROPOSED LAND USE:
Commercial/Residential

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION: None

ATTACHMENT: Site plan and application; and May 26 TRC minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None submitted

Summary of Request and Background

The applicant proposes to renovate the old court house to create 10 new residential apartments with approximately 5,570 sq. ft. of office.

The applicant appeared before the Technical Review Committee on May 26 (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.

STAFF RECOMMENDATION – SITE PLAN:

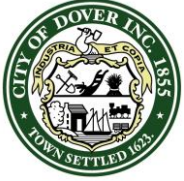
The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The Conditional Use Permit (P16-17) be approved.
2. The owner's signatures must be added to the final plan.
3. Applicant must 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 Stormwater Management Plan and Stormwater Management System Operation and Maintenance Plan must be approved to the satisfaction of the City Engineer.
6. The final plan set must address any engineering concerns to the satisfaction of the City Engineer.
7. The final plan set must meet the Fire Code and any accessibility concerns to the satisfaction of the Fire Chief.
8. The applicant must revise plan set to:
 - a. Indicate lighting on the building to meet Chapter 149-14(E)
 - b. Include a landscape plan per Chapter 149-13(A)(12)
 - c. Revise leader note on sheet L1 that the brick sidewalk along second street is to be reconstructed to the satisfaction of the City Engineer.
 - d. Add a note to the landscape plan that 8 planters shall be donated to the City for use in the City right-of-way. Planter shall be specked by Community Services Director.

Conditions to Be Met Prior to Any Construction Activity:

9. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, and Sunday 10 AM-4 PM. Hours of construction must be documented on a site construction sign along with the contact information for the



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Meeting Date: June 14, 2016

general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

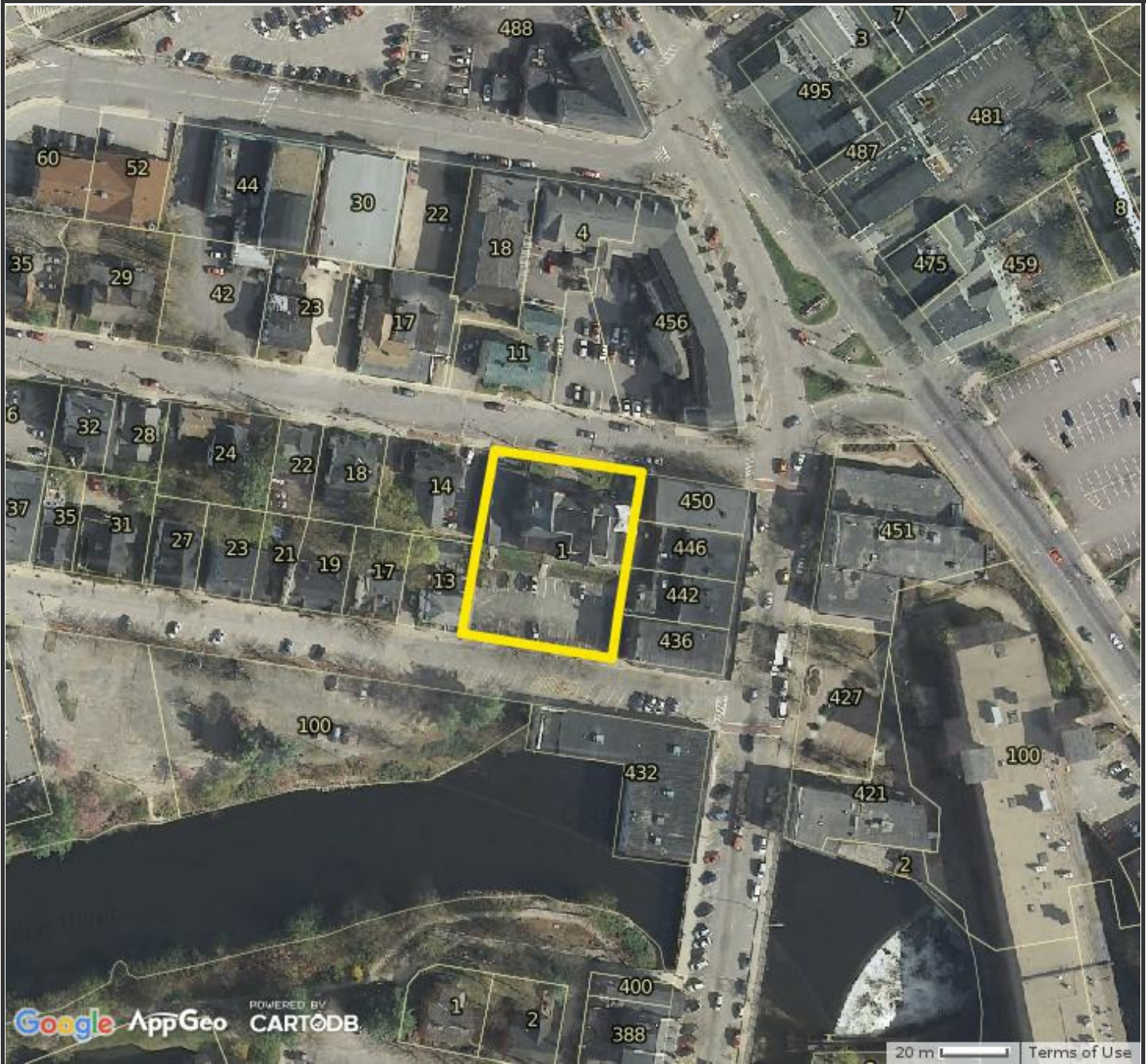
Conditions to Be Met Prior to Issuance of a Building Permit:

10. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
11. The 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:

12. The brick sidewalk along Second Street shall be reconstructed to the satisfaction of the City Engineer.
13. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

1 First Street

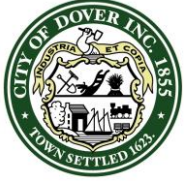
**Property Information**

Property ID 06020-000000
Location 1 FIRST ST
Owner FREEBOARD PROPERTIES 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 - P16-15

Application Type: Site Plan Review
Applicant(s): Tennyson Property Management
Owner(s): Freeboard Properties LLC
Location: 1 First Street (Tax Map 6, Lot 20)
Date: May 26, 2016

INTENT: Site plan to renovate the existing building, creating 10 new residential apartments with approximately 5,570 sq. ft. of office.

LOTS/UNITS PROPOSED: 10 residential and 5,570 sq. ft. of office

AGENDA ITEM #: 1

ACREAGE: 0.53 acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Commercial rental (Office/professional)

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Jim Maxfield, Building
Dan Barufaldi, Economic Development
Marn Speidel, Police
Dave White, Engineering
Tom Clark, Planning Board

Others:

Neil Rapoza, Engineer
Brian Caple, Owner
Donna Benton, Planning

Approval of 5/19/16 Meeting Minutes

Marn Speidel moved to approve the minutes of May 19, 2016. Dave White seconded. Vote U/A.

PLAN REVIEW:

Planning Comments:

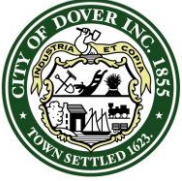
- Please provide 15 copies revised materials, 2 copies of the stormwater reports, a pdf of plans and display poster on property
- Impact fees and water and sewer investment fees will be assessed
- PE and LLS will need to sign and stamp plan sets
- Please revise the plan set to:
 - include the plan number (P16-15) on all sheets
 - add a project title to the cover sheet
 - add date and north arrow to site plan
 - add width of existing egress
 - indicate lighting on the building to meet Chapter 149-14(E)
 - indicate snow storage areas
 - add a bike rack
 - add one bench and one waste bin each on First and Second Street
 - add street wall per Chapter 170-20(F)(4)
- Please provide:
 - digital version of the revised plan set
 - public transit description in Traffic Impact
 - A landscape plan per Chapter 149-13(A)(12)
- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
- Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
- Review sidewalks on both streets and suggest repairs
- Work with City Engineer regarding catch basin
- Update owner information

Police Department Comments:

- Provide product spec sheet and maintenance plan for the exterior wheelchair lift
- Is the reconstructed ADA ramp on the Second Street side intended to serve the two commercial units in the annex only, or the whole building?
- Shift parking spaces away from fence
- Indicate 10 Second St. addresses exist

Engineering Comments:

- Show proposed elevations-spot grades



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-15

Application Type: Site Plan Review
Applicant(s): Tennyson Property Management
Owner(s): Freeboard Properties LLC
Location: 1 First Street (Tax Map 6, Lot 20)
Date: May 26, 2016

- Drainage—provide some infiltration on site to reduce runoff
- Close 2nd driveway and add trees
- Show water and sewer services

Fire/Inspections Comments:

- Provide location of FDC on site plan
- Provide location of proposed sprinkler room
- Clarify site access/maneuverability for department apparatus with the closure of one entrance of the First Street parking lot
- Provide utility locations on site plan(i.e. Gas, electric, water, sewer)
- Provide specifications for wheelchair lift a time of building permit application
- Identify accessible parking space as van accessible
- Provide confirmation design has been reviewed for compliance with the applicable regulations. (i.e. '09, IBC Chapter 11 w/ NH Amendments and ANSI)
- Add a note that the Building Official/Fire Chief will assign addresses
- Add bollard in front of accessible space

Economic Development Comments:

- Provide renderings
- Consider other commercial opportunities

Planning Board Comments: None

Motion to adjourn by Tom Clark and seconded by Marn Speidel.

Vote: U/A

S:\Department\Planning\Planning_Share\Planning Board\TRC\2016 TRC \MINUTES\2016.05.26_PlanningTechnicalReviewCommittee.Tennyson.Minutes.docx



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

RECEIVED
Planning Office

Office Use Only

Project #:

P16-15

Date Received:

Amount Paid:

\$2682.00

Time Received:

JUN 02 2016

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Tennyson Property Management Telephone # 603-767-5252

Address of Applicant: PO Box 1818, Dover, NH

E-Mail Address: bcaple@comcast.net

Name of Property Owner (if different from applicant): Freeboard Properties, LLC Telephone # 603-767-5252

Address of Property Owner: PO Box 1818, Dover, NH

PROPERTY INFORMATION

Address of Property: 1 First Street

Assessor's Map # 6 Lot(s) # 20

Zoning District(s) CBD Overlay District(s)

Size of Parcel: sq. ft. 0.53 ac. Property Deed: Book 1924 Page: 733

Existing Use of Property: Commercial rental (office/professional)

SITE PLAN INFORMATION

Describe Proposed Use: Residential apartments and commercial rental (office/professional)

Area of Parcel to be Developed: Parcel currently fully developed sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 10

Number of Parking Spaces: Existing 24 Proposed 24

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

Number of Employees Total: 11 +/- In Maximum Shift: 11 +/-

Disposition of Parcel:

Building Setbacks:

Building Footprint 7,220 sq. ft.

Front Yard 9.5 (pavement to PL) ft.

Total Building Area 24,614 sq. ft.

Rear Yard 83 (pavement to PL) ft.

Paved Area 12,062 sq. ft.Side Yard: Right 0 ft.
Left 0 ft.City Water? ☒ Yes ☐ No How far is city water from the property? _____City Sewer? ☒ Yes ☐ No How far is city sewer from the property? _____**BUILDING INFORMATION**Type of Building to be Built: Renovation of existing brick buildingHeight of Building: 45.5 ft +/- Finished Floor Elevation: 56.5 ft (First St.)
67.6 ft (Second St.)

Number of Seats (where applicable) _____

WAIVER REQUESTS

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

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

_____**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Christopher M. Mende, LLS, Civil ConsultantsAddress 293 Main Street, South Berwick, ME 03908 Telephone #: 207.384.2550Professional License #: 792 E-mail address: chris@civcon.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Neil J. Rapoza, PE, Civil ConsultantsAddress 293 Main Street, South Berwick, ME 03908 Telephone #: 207.384.2550Professional License #: 12870 E-mail address: neil@civcon.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: BC Gls Date: 5/12/16Signature of Applicant (*if different from owner*): BC Gls Date: 5/13/16

Signature of Agent: 4732 Date: 5/12/16

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: B.C. Gile Date: 5/12/16

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: B.C. Gile Date: 5/12/16

Signature of Applicant (if different from owner): B.C. Gile Date: 5/12/16

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: B.C. Gile Date: 5/12/16

Signature of Applicant (if different from owner): BC. Gile Date: 5/12/16

CIVIL CONSULTANTS MEMORANDUM

TO: City of Dover, Planning **FROM:** Neil J. Rapoza, P.E. **DATE:** June 2, 2016
SUBJECT: Technical Review Committee Comment Responses
PROJECT: Dover Project #P16-15
16-116.00 Former County Court House (Caple)

Following please find CIVIL CONSULTANTS's responses to comments provided by the TRC resulting from a meeting held on May 26, 2016.

COMMENT	RESPONSE
Planning Comments	
Please provide 15 copies revised materials, 2 copies of the stormwater reports, a pdf of plans and display poster on property	<i>Submitted.</i>
Impact: fees and water and sewer investment fees will be assessed	<i>Will provide info as requested by the City, expected use calculated on sheet L1.</i>
PE and LLS will need to sign and stamp plan sets.	<i>Appropriate professional seals are on the submitted plans.</i>
Please revise the plan set to:	
include the plan number (P16-15) on all sheets.	<i>Included. See plan set.</i>
add a project title to the cover sheet	<i>The project title is indicated on the cover sheet as "THE COURT HOUSE"</i>
add date and north arrow to site plan.	<i>Included. See plan set.</i>
add width of existing egress.	<i>Included. See plan set, sheet L1.</i>
indicate lighting on the building to meet Chapter 149-14(E).	<i>Per conversations with planning staff, the site and building lighting will remain as existing and is to be considered "grandfathered". Any changes to the lighting in the future will be brought before the City for approval.</i>
indicate snow storage areas.	<i>Included. See plan set.</i>
add a bike rack.	<i>Included. See plan set.</i>
add one bench and one waste bin each on First and Second Street.	<i>Included. See plan set.</i>
add street wall per Chapter 170-20(F)(4).	<i>A Conditional Use Permit Application has been included with this submission after consulting with planning staff to allow for the installation of a wrought iron style fence with whiskey barrel planters as an alternative to the street wall. See the plan set and attached Application.</i>



Please provide: digital version of the revised plan set	Digital plan set emailed to Donna Benton on 6/2/2016.
public transit description in Traffic Impact	Public transportation information included in revised Traffic Impact memo. See attached.
A landscape plan per Chapter 149-13(A)(12).	Robbi Woodburn of Woodburn & Company Landscape Architecture has been consulted regarding the proposed landscaping. It is requested that providing a stamped landscape plan prepared by Woodburn be a condition of the approved project.
The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans	Appropriate professional seals are on the submitted plans.
Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer.	A drainage narrative has been prepared describing the existing and proposed drainage conditions. The City Engineer has performed a cursory review of the proposed system, and his input has been worked into the revised plans.
Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer.	A Maintenance plan has been prepared and is included in this submission for review.
Review sidewalks on both streets and suggest repairs	While repair of the entire Second Street side of the sidewalk will not be economically feasible at the time of construction, it is proposed that the developer improves the areas that will be disturbed by installation of utilities, etc, and install stabilized brick sidewalks as indicated on sheets L1 and L3. The sidewalk at First Street is to remain in use as a loading zone and it would be counterproductive to improve the area at this time.
Work with City Engineer regarding catch basin	The existing catch basins will not receive more flow that currently drains to them. The previously existing catch basin and brick culvert that was noted in the parking area of the subject lot was investigated and found to be collapsed through its entire length to the river.
Update owner information	Updated. See plan set.
Police Department Comments	
Provide product spec sheet and maintenance plan for the exterior wheelchair lift	After consultation with a lift provider, it was determined that a more traditional ramp would be a more effective solution in this case. The plans have been revised accordingly. Final design for all fixtures, reinforced concrete, etc. shall be provided to Code Enforcement prior to the issuance of a building permit.



Is the reconstructed ADA ramp on the Second Street side intended to serve the two commercial units in the annex only, or the whole building?;	<i>The Second Street ramp will serve only the two commercial units, and has been labeled as such on the revised plan.</i>
Shift parking spaces away from fence	<i>The parking spaces on the north side of the lot have been shifted 9" to allow for more maneuverability between the edge of curb and a parked vehicle. The spaces on the north site have been shifted 18", giving the end space a width of 10.5'.</i>
Indicate 10 Second St. addresses exist	<i>This information has been added to sheet L1 as note 28.</i>
Engineering Comments	
Show proposed elevations-spot grades	<i>Included. See plan set.</i>
Drainage—provide some infiltration on site to reduce runoff	<i>Included in the form of a perforated PVC drain and drywell at the outlet of the collection system. See plan set.</i>
Close 2nd driveway and add trees;	<i>The 2nd driveway is not intended to be completely closed, only barricaded by the proposed whiskey barrel planters shown on the plan.</i>
Show water and sewer services	<i>See sheet L4 for existing/proposed utility locations.</i>
Fire/Inspections Comments	
Provide location of FDC on site plan	<i>Location indicated on plan. Final location to be coordinated with Fire Department and fire protection designer.</i>
Provide location of proposed sprinkler room	<i>Location indicated on plan. Final location to be coordinated with Fire Department and fire protection designer.</i>
Clarify site access/maneuverability for department apparatus with the closure of one entrance of the First Street parking lot.	<i>Both entrances on First Street are intended to remain accessible to fire department apparatus and will be blocked only by whiskey barrel planters.</i>
Provide utility locations on site plan (i.e. Gas, electric, water, sewer).	<i>See sheet L4 for existing/proposed utility locations.</i>
Provide specifications for wheelchair lift a time of building permit application.	<i>Lift has been replaced by a conventional concrete ramp. See sheet L1 for proposed layout.</i>
Identify accessible parking space as van accessible	<i>Included. See plan set sheets L1 & L2.</i>
Add a note that the Building Official/Fire Chief will assign addresses	<i>See sheet L1, note 12.</i>
Provide confirmation design has been reviewed for compliance with the applicable regulations.	<i>The revised design has been reviewed per applicable regulations.</i>



(i.e. IBC Chapter 11 w/NH Amendments and ANSI)	
Add bollard in front of accessible space	<i>Included. See plan set sheet L1.</i>
Economic Development Comments	
Provide renderings	<i>After consulting with planning department staff, it was indicated that the color photos of the existing building as submitted are an acceptable representation of the building, as no modifications are proposed for the façade.</i>
Consider other commercial opportunities	<i>The applicant will consider all appropriate commercial opportunities. For the purpose of the application, the space has been designated as general commercial space with calculations for required services based on office occupancy. If found to be necessary by the City based on future tenants, additional investigation for required services will be performed for review by the City.</i>

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CIVIL CONSULTANTS MEMORANDUM

TO: **FROM:** Neil J. Rapoza, P.E. **DATE:** April 29, 2016
SUBJECT: Site Design and Development Checklist
PROJECT: Former County Court House (Caple)

Following please find CIVIL CONSULTANTS's responses to Article IV Site Design and Review

SUBMISSION ITEM	RESPONSE
(1) A small-scale location map delineating the project site and its relation to the surrounding area within a radius of three thousand (3,000) feet.	<i>See project drawings.</i>
(2) Name or identifying title of the proposed project as well as planning file number once assigned.	<i>See project drawings. Planning file number unassigned at the time of this submission.</i>
(3) Date and approximate true North.	<i>See project drawings.</i>
(4) Exact locations and dimensions or property lines and names of current ABUTTERS.	<i>See project drawings.</i>
(5) Location of all existing and proposed buildings and structures on the site.	<i>See project drawings.</i>
(6) Delineate existing zoning and special district boundaries.	<i>See project drawings.</i>
(7) Specify proposed finished floor elevations of buildings so to assure positive surface drainage and proper elevation relationship to adjacent property.	<i>See project drawings.</i>
(8) Existing and proposed grade contours (two-foot intervals) so to certify the adequate disposal of on-site water. Upon request, contours delineating existing surface shall be extended one hundred (100) feet beyond the limits of the project site and shall be related to the United States Geographical Survey.	<i>See project drawings.</i>
(9) Location, dimension and material of all existing and proposed utilities and identify all on site waste disposal systems and wells.	<i>Project will continue to be served by municipal sewer and water services, location on site to remain as existing.</i>
(10) Location of test borings, groundwater elevation and soil profiles shall be provided upon request.	<i>Not applicable.</i>
(11) Parking layout that delineates the number of parking spaces and parking arrangement.	<i>See project drawings.</i>
(12) A landscape plan that delineates the arrangement, species and dimensions of all existing and proposed landscaping materials. The landscape	<i>Proposed landscaping will be indicated on the project drawings.</i>



plan, in sufficient detail to indicate compliance with these regulations, shall be prepared by a Professional Landscape Architect who is licensed by the State of NH. The licensed Landscape Architect shall sign the plan. The landscape plan shall be certified by the licensed Landscape Architect and include their State of NH license number.	
(13) Where multi-family development is proposed, those areas supporting slopes in excess of twenty (20%) percent, the Federal floodway and floodplain, and the surface areas of water bodies and wetlands shall be clearly depicted on the site PLAN and quantified.	<i>See attached FEMA mapping for floodplain information. A portion of the lower parking lot is located in the 0.2% annual chance flood hazard area. No portion of the lot is located in the floodway.</i>
(14) Where CHANGE IN USE is being proposed, the following additional items are required	
(a) A table showing the expected amount of change in demand for parking, water and sewer use, and traffic.	<i>See project drawings for approximate demand changes.</i>
(b) A floor plan showing the proposed USE and square footage in each USE.	<i>See project drawings.</i>
(15) A colored architectural PLAN showing all sides of new buildings, as prepared by a registered engineer or architect, who shall sign the PLAN and place his/her seal upon it. The PLAN shall conform to the guidelines contained in Section 149-14-L).	<i>Minimal changes are expected for the exterior of the building. A compilation of photos of the existing elevations and original design drawings have been supplied for informational purposes.</i>
(16) A neighborhood PLAN, showing all property lines within a distance determined by the Director of Planning and Community Development during initial consultations, and how the project relates to abutting USES. This sheet should show the proposed impervious surfaces, and zoning boundaries.	<i>See project drawings.</i>
(17) A colored rendering of the streetscape that will be created along the existing public R.O.W. This sheet shall include a perspective of both sides of any existing roadway, any street or sidewalk improvements, proposed plantings and structures, as prepared by a registered engineer or architect, who shall sign the PLAN and place his/her seal upon it, as required.	<i>Minimal changes are expected for the exterior of the building. A compilation of photos of the existing elevations and original design drawings have been supplied for informational purposes.</i>
(18) Any project that creates more than ten (10) residential units shall submit a fiscal impact analysis which details the probable effects of the site PLAN on the following aspects of concern to the City:	<i>The project will not create more than 10 units, this section not applicable.</i>



(a) attendance at public schools;	N/A.
(b) increase in vehicular traffic;	N/A.
(c) changes in the number of legal residents;	N/A.
(d) increases in municipal costs;	N/A.
(e) load on public utilities or future demand for them;	N/A.
(f) public safety;	N/A.
(g) changes in tax revenue;	N/A.
(h) changes in surface drainage;	N/A.
(i) increased consumption of groundwater;	N/A.
u) increased refuse disposal;	N/A.
(k) pollution of water or air;	N/A.
(l) land EROSION or loss of tree cover;	N/A.
(m) disturbance to other aspects of the natural ecology;	N/A.
(n) blocking of views;	N/A.
(o) harmony with the character of surrounding development; and	N/A.
(p) location of utilities.	N/A.
(19) A STORM WATER Management and EROSION Control Plan shall be developed in accordance with the requirements of Chapter 149-14-A if it is determined to be necessary by the Technical Review Committee during its review process, as outlined in Chapter 149-6-A. Site plans shall provide for the proper management of STORM WATER and EROSION and sedimentation control.	<i>Basic erosion and sedimentation control information is provided on the project drawings, no changes to the actual flows or collection points are proposed. Any structures or drain lines that are installed will outlet to the same areas, with improved stability at the pipe outfalls.</i>
(20) Traffic Impact Assessment and Analysis - All development projects that require site PLAN review shall prepare a Traffic Impact Assessment and Analysis that complies with the standards contained in Chapter 155 - Land Subdivision Regulations, Section 155-9-1, as amended.	<i>A basic TIAA is included in this submission. Minimal impacts are expected with the redevelopment of the building.</i>

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[illegible]

Map 6, Lot 20
Subject Lot: FREEBOARD PROPERTIES, LLC, PO BOX 1818 DOVER, NH 03821-1818
Map 6, Lot 22 WEST CONCORD INVESTMENTS LLC, 4 WEST CONCORD ST DOVER, NH 03820
Map 6, Lot 18 WHITE DOVE PROPERTIES LLC 32 PISCATAQUA RD DOVER, NH 03820
Map 6, Lot 19 FORTIER MARY M, 13 FIRST ST DOVER, NH 03820
Map 6, Lot 21A HENRY PETER T &, HENRY JOAN 454 CENTRAL AVE DOVER, NH 03820
Map 6, Lot 21-3 CARTELLI'S LLC, 30 GOVERNOR SAWYER LN DOVER, NH 03820-4266
Map 6, Lot 21-2 MARKER 21 HOLDINGS LLC, 130 CENTRAL AVE DOVER, NH 03820
Map 6, Lot 21-1 BUILD UPON LLC, 56 SUMMER ST DOVER, NH 03820

Map 6, Lot 24 CAMIRE DAVID R &, CAMIRE STACEY L P O BOX 724 SOMERSWORTH, NH 03878
Map 6, Lot 15 KAB REALTY MANAGEMENT LLC 35 THIRD ST DOVER, NH 03820-3316
Map 6, Lot 16 CONNORS COLLEEN F &, CONNORS AILLINN 21 FIRST ST DOVER, NH 03820
Map 6, Lot 17 HOLGATE LIMITED PARTNERSHIP 130 CENTRAL AVE DOVER, NH 03820
Map 6, Lot 25 CAMIRE DAVID R &, CAMIRE STACEY L P O BOX 724 SOMERSWORTH, NH 03878
Map 6, Lot 26 FIELD JEAN 24 SECOND ST DOVER, NH 03820
Map 6, Lot 1 FISCHER BRIAN &, FISCHER STEPHANIE 46 NORTH RIVER ROAD LEE, NH 03824
Map 6, Lot 3 RIPARIA - ONE HUNDRED FIRST STREET LLC, 466 CENTRAL AVE STE 12 DOVER, NH 03820
Map 6, Lot 37 ANBELWOLD LLC 334 ROUTE 108 MADBURY, NH 03823

Map 6, Lot 38 ROSS FURNITURE COMPANY INC 38 THIRD STREET DOVER, NH 03820
Map 6, Lot 33 ROSS FURNITURE COMPANY INC 38 THIRD STREET DOVER, NH 03820
Map 6, Lot 34 WOODS PHYLLIS L TRUSTEE, WOODS PHYLLIS L REV TRUST 1 BARRY STREET DOVER, NH 03820
Map 6, Lot 36 BAMFORD INVESTMENT CO LLC, 466 CENTRAL AVE SUITE 12 DOVER, NH 03820
Map 6, Lot 36A BAMFORD INVESTMENT CO LLC, 466 CENTRAL AVE SUITE 12 DOVER, NH 03820
Map 6, Lot 35 SOUDAKIM LLC &, DWBH ESTATES LLC PO BOX 1813 DOVER, NH 03821-1813
Map 6, Lot 35A BAMFORD INVESTMENT CO LLC, 466 CENTRAL AVE SUITE 12 DOVER, NH 03820
Map 3, Lot 64 PILLAR INVESTMENT CORP 340 CENTRAL AVE #202 DOVER, NH 03820
Map 3, Lot 66 COCHECO MILLS HOLDINGS LLC 3 PENSTOCK WAY NEWMARKET, NH 03857-4416

Map 3, Lot 67

421 CENTRAL AVENUE LLC
113 BUNKER HILL AVENUE
STRATHAM, NH 03885

J:\aaa\2016\1611600\20160512-ABUTTERS-list.docx

Map 6, Lot 20

CAMIRE DAVID R &, CAMIRE STACEY L
P O BOX 724
SOMERSWORTH, NH 03878

ROSS FURNITURE COMPANY INC
38 THIRD STREET
DOVER, NH 03820

FREEBOARD PROPERTIES, LLC
PO BOX 1818
DOVER, NH 03821-1818

KAB REALTY MANAGEMENT LLC
35 THIRD ST
DOVER, NH 03820-3316

ROSS FURNITURE COMPANY INC
38 THIRD STREET
DOVER, NH 03820

WEST CONCORD INVESTMENTS LLC,
4 WEST CONCORD ST
DOVER, NH 03820

CONNORS COLLEEN F &, CONNORS
AILLINN
21 FIRST ST
DOVER, NH 03820

ROSS FURNITURE COMPANY INC
38 THIRD STREET
DOVER, NH 038200

WHITE DOVE PROPERTIES LLC
32 PISCATAQUA RD
DOVER, NH 03820

HOLGATE LIMITED PARTNERSHIP
130 CENTRAL AVE
DOVER, NH 03820

WOODS PHYLLIS L TRUSTEE, WOODS
PHYLLIS L REV TRUST
1 BARRY STREET
DOVER, NH 03820

FORTIER MARY M,
13 FIRST ST
DOVER, NH 03820

CAMIRE DAVID R &, CAMIRE STACEY L
P O BOX 724
SOMERSWORTH, NH 03878

BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12
DOVER, NH 03820

HENRY PETER T &, HENRY JOAN
454 CENTRAL AVE
DOVER, NH 03820

FIELD JEAN
24 SECOND ST
DOVER, NH 03820

BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12
DOVER, NH 03820

CARTELLI'S LLC,
30 GOVERNOR SAWYER LN
DOVER, NH 03820-4266

FISCHER BRIAN &, FISCHER STEPHANIE
46 NORTH RIVER ROAD
LEE, NH 03824

SOUDAKIM LLC &, DWBH ESTATES LLC
PO BOX 1813
DOVER, NH 03821-1813

MARKER 21 HOLDINGS LLC,
130 CENTRAL AVE
DOVER, NH 03820

RIPARIA - ONE HUNDRED FIRST STREET
LLC,
466 CENTRAL AVE STE 12
DOVER, NH 03820

BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12
DOVER, NH 03820

BUILD UPON LLC,
56 SUMMER ST
DOVER, NH 03820

ANBELWOLD LLC
334 ROUTE 108
MADBURY, NH 03823

PILLAR INVESTMENT CORP
340 CENTRAL AVE #202
DOVER, NH 03820

COCHeco MILLS HOLDINGS LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857-4416

421 CENTRAL AVENUE LLC
113 BUNKER HILL AVENUE
STRATHAM, NH 03885

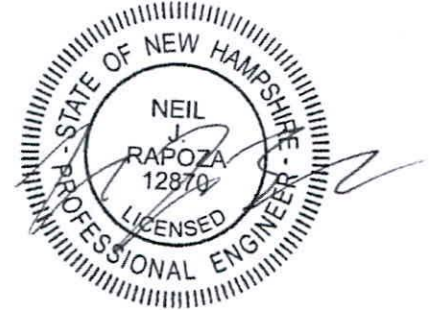
PLANNING BOARD

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.	X
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 # <u>10</u> per dwelling unit = \$ <u>1,000</u> • 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 # <u>13,500</u> sq. ft. = \$ <u>1,350</u> • CONDITIONAL USE PERMIT \$150.00 x # <u>1</u> per application = \$ <u>150</u> • 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 <u>28</u> X \$8.00 =	\$ <u>224</u>
2. Applicant & Owner, engineer, architect, land surveyor or soil scientist Certified letters fee # <u>3</u> of x \$8.00 =	\$ <u>24</u>
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	\$ <u>80.00</u>
F. Digital Version of the Plan & Archive Fee \$1.00 x # <u>4</u> per sheet of plan set =	\$ <u>4</u>
TOTAL FEE	\$ <u>2,832</u>

CIVIL CONSULTANTS MEMORANDUM

TO: City of Dover Planning and Community Development
FROM: Neil J. Rapoza, PE - Project Engineer
SUBJECT: Traffic Analysis, 1 First Street
DATE: MAY 12, 2016 (REV MAY 31, 2016)
PROJECT: 16-116.00 COURT HOUSE REDEVELOPMENT



PROJECT INTRODUCTION

The property is located at 1 First Street and is known as lot 20 on tax map 6. The lot has a total area of 0.53 acres and is located entirely in the General Business District (GBD). The parcel is completely developed, and is the location of the former Strafford County Court House. The court house building and an associated parking lot are located the subject property. The lot has frontage on both First Street and Second Street, with one curb cut to a small loading area on Second Street and two curb cuts to the existing on-site parking lot on First Street. Both First Street and Second Street have one-way traffic originating from Central Avenue and outletting to Chestnut Street.

The redevelopment of the property is proposed that includes a complete interior renovation, along with improvements to the site landscaping, drainage, parking lot striping, and handicap accessibility. The current use of the building is leased office space, with a total floor area of approximately 19,000 sf. The proposed renovation will create 10 new residential apartments with approximately 5,570 sf of leased office space.

The site is located approximately 230 ft west of Central Avenue, with the main entrance on First Street at the most western curb cut to the existing parking lot. This entrance is to remain with minimal modification.

The existing speed limit on Central Avenue is 30 mph, with traffic entering First Street from the north.

The existing speed limit on Chestnut Street is 30 mph, with a sight distance of approximately 240 ft for traffic exiting to the south and 450 ft for traffic exiting to the north.

Public transportation in the form of COAST bus service is available nearby, with a stop located one block north of the property at the intersection of Third Street and Central Avenue (400ft +/- walking). A COAST bus stop is also available across Central Avenue and Main Street to the east (550ft +/- walking).

TRAFFIC GENERATION AND ANALYSIS

The number of trips both currently generated by the site, and the trips produced the proposed modification in use, have been calculated using the Institute of Transportation Engineers' "Trip Generation Manual", 9th Edition (2012).



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CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

Trips for the existing use were calculated using ITE Land Use Code 710 (General Office Use) for the full building.

The renovated building will be a mixture of ITE Land Use Code 710 and ITE Land Use Code 221 (Low-Rise Residential Apartment Building).

The following table compares the traffic generation existing and proposed conditions.

	Trip Generation				
	Existing ITE 710	Proposed ITE 710	Proposed Aptmt. ITE 221	Proposed Total Trips	Change
AM Peak Hour	29.6	10.5	4.6	15.1	-14.5
PM Peak Hour	28.3	10.0	5.8	15.8	-12.5
Saturday Peak Hour	8.2	2.9	5.8	8.7	+0.5

The initial analysis indicates that there will be a significant reduction in trips during the weekday peak hour traffic, with a very small increase in trips on the weekends. This is expected to be an improvement from existing conditions and cause less congestion than the current use.

Trip generation does not exceed 100 peak hour trips or 1,000 average daily trips and does not require "Advanced" analysis.

J:\aaa\2016\1611600\DOVER-INFO\20160602-submission\20160531_traffic_memo(rev_1).docx





Photo 1 – Original architectural elevation, Second Street entrance.



Photo 2 – Existing Second Street elevation. (4/5/2016)



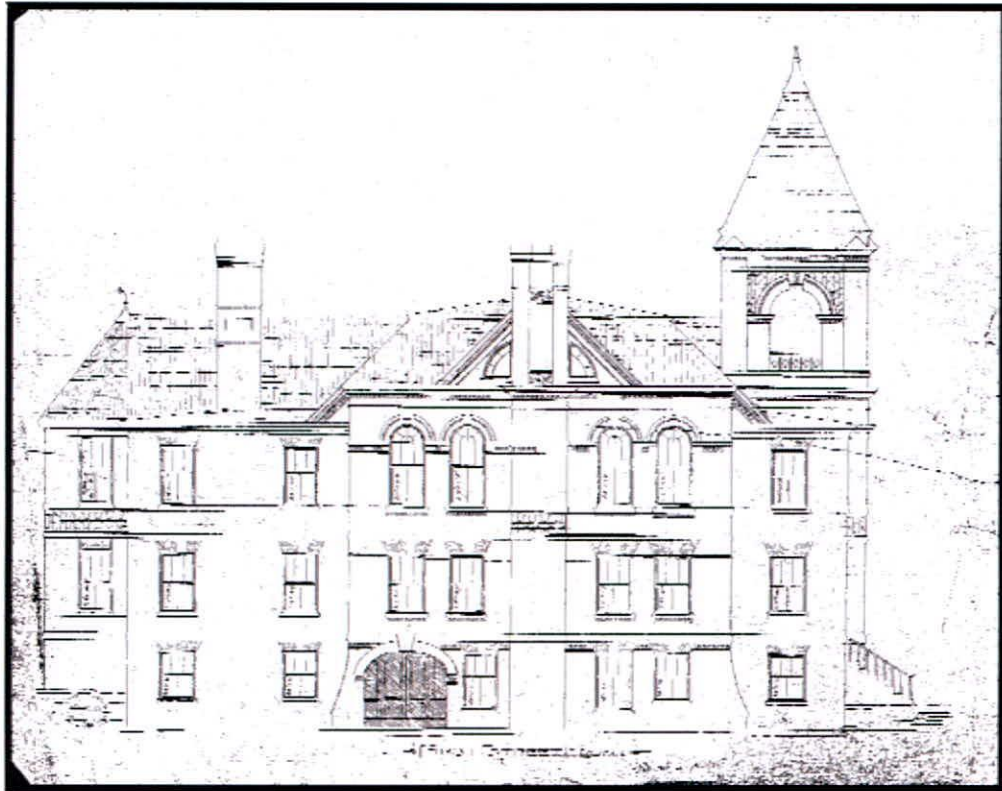


Photo 3 – Original architectural elevation, First Street entrance.



Photo 4 – Existing First Street elevation. (4/5/16)



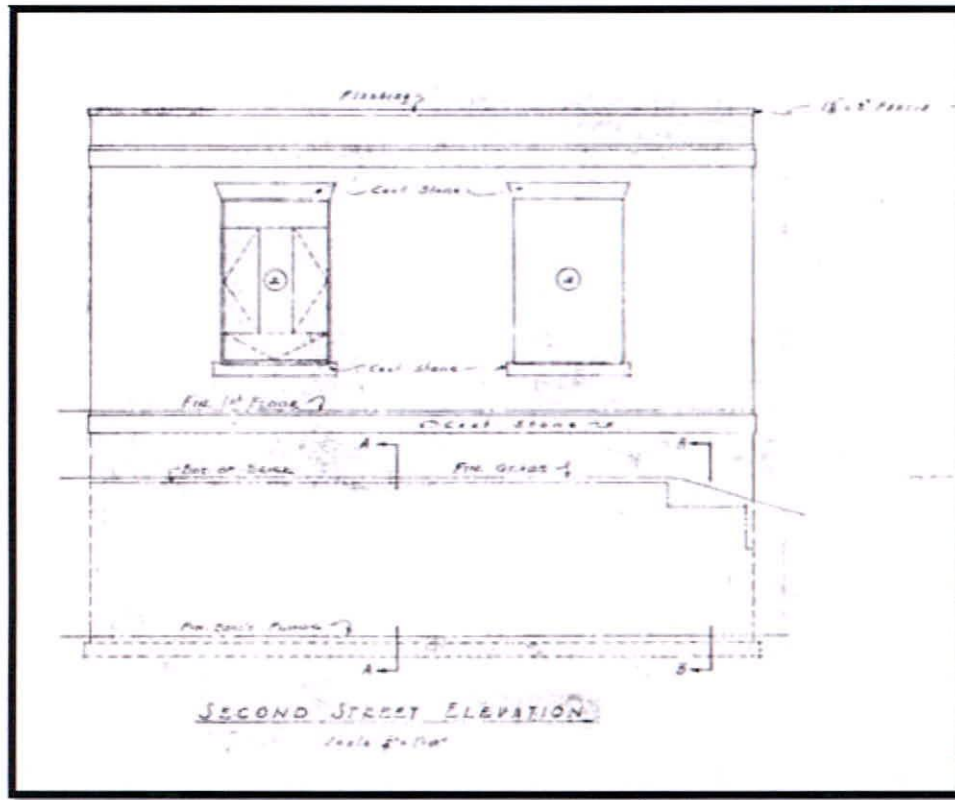


Photo 5 – Original annex architectural elevation, Second Street.

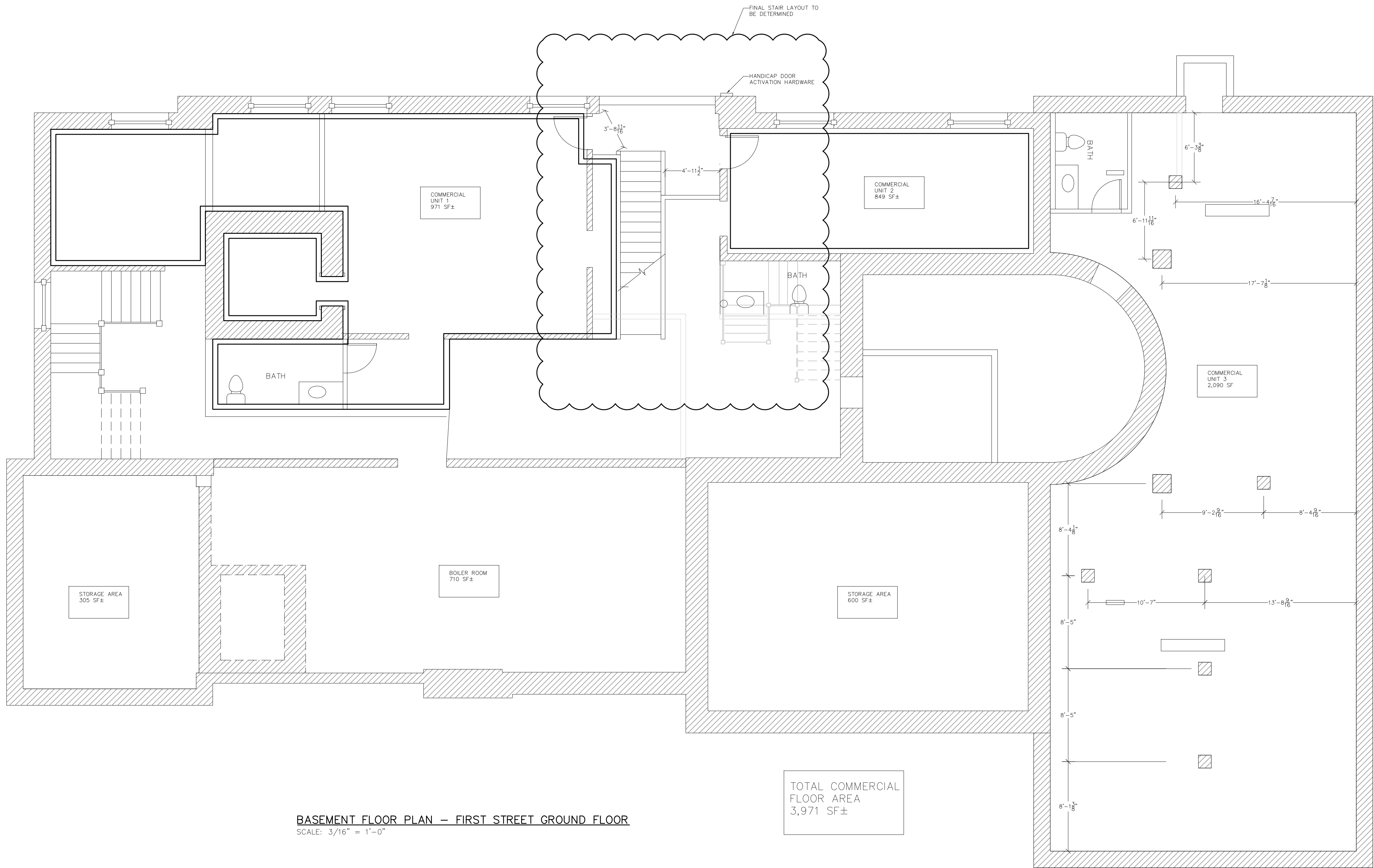


Photo 6 – Existing annex elevation. (4/5/16)



A photograph of a large, multi-story red brick building, likely a school or institutional structure. The building features numerous windows and a prominent entrance area with a small porch. Bare trees are visible in the foreground, and a dark car is parked on the street to the right.





BASEMENT FLOOR PLAN – FIRST STREET GROUND FLOOR
SCALE: 3/16" = 1'-0"

PREPARED FOR:
CONCEPTUAL PROGRESS PRINT ONLY
NOT FOR CONSTRUCTION
5/12/16

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CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
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207-384-2550
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DATE
INT.
REVISIONS
NO.

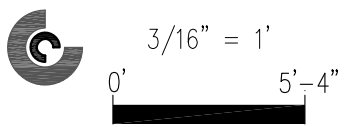
RECORD OWNER:

ADDRESS:

REDEVELOPMENT
OLD STRAFFORD COUNTY COURT HOUSE
FIRST STREET
DOVER, NEW HAMPSHIRE

TENNYSON PROPERTY MANAGEMENT

PREPARED FOR:
CLIENT ADDRESS:



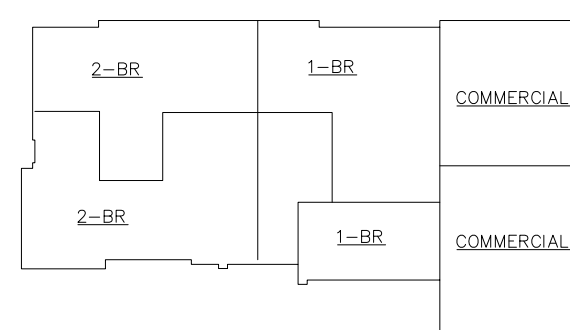
DATE: 02/26/16
DRAWN BY: JAA
CHECKED BY:
APPROVED BY:

BASEMENT FLOOR
PLAN

PROJECT NO: 16-116.00

A0

SHEET: 1 OF 5



NOTE: SEE SHEET A4 FOR
VAULT FLOOR/ROOF
ASSEMBLIES TO BE
ACCOUNTED FOR IN UNITS
101, 104, 202, AND 302.

C CIVIL CONSULTANTS

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*P. O. Box 100
South Berwick
Maine
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207-384-2550
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1			
NO.	REVISIONS	INT.	DATE

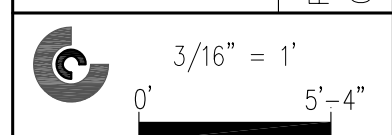
RECORD OWNER:

ADDRESS:

**REDEVELOPMENT
OLD STRAFFORD COUNTY COURT HOUSE
FIRST STREET
DOVER, NEW HAMPSHIRE**

PREPARED FOR: TENNYSON PROPERTY MANAGEMENT

CLIENT ADDRESS:



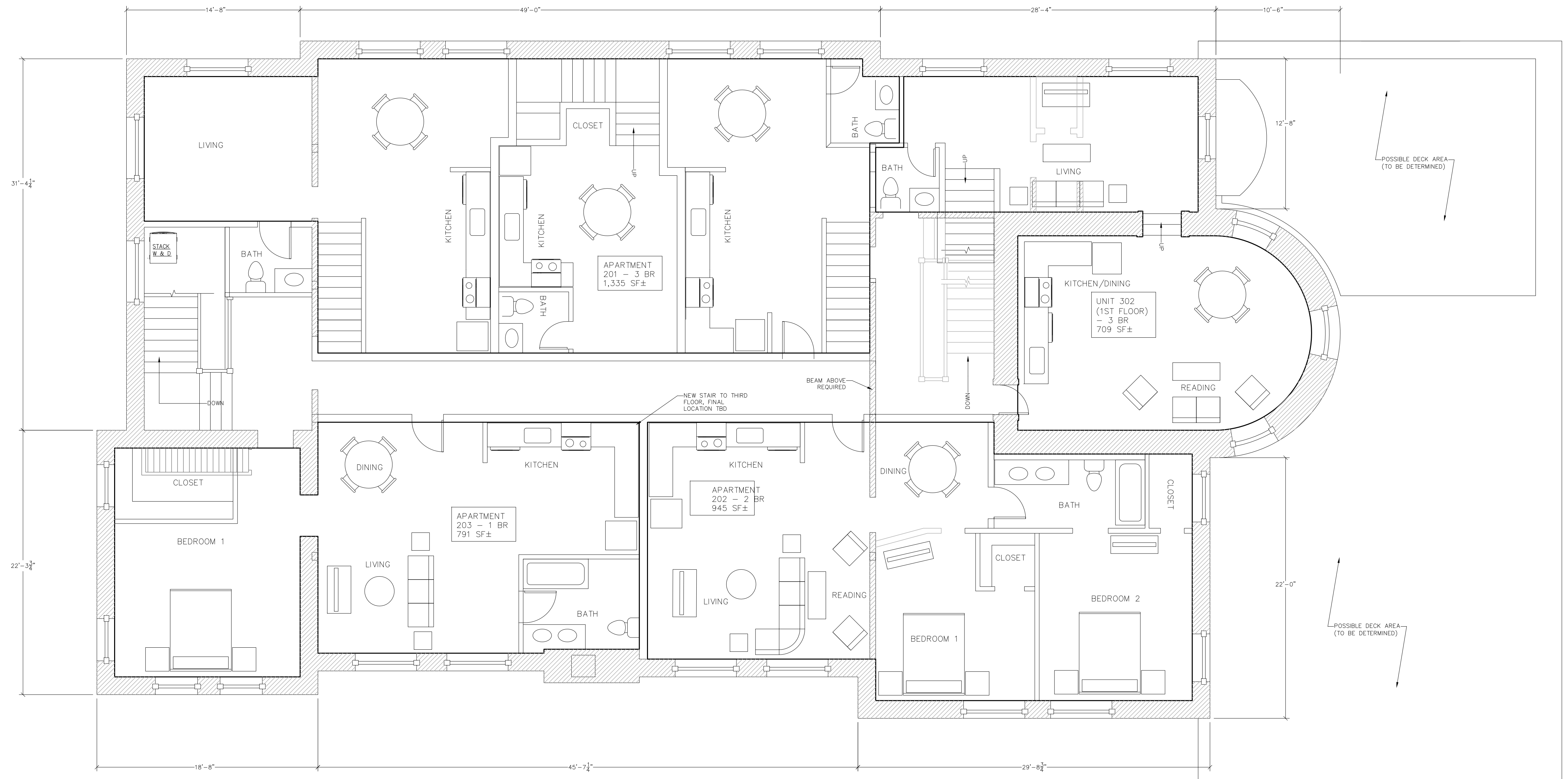
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DRAWN BY: JAA
CHECKED BY:
APPROVED BY:

FIRST FLOOR
PLAN

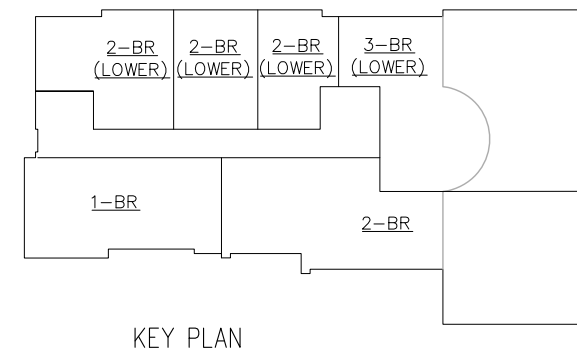
PROJECT NO: 16-116.00

A1

SHEET: 2 OF 5



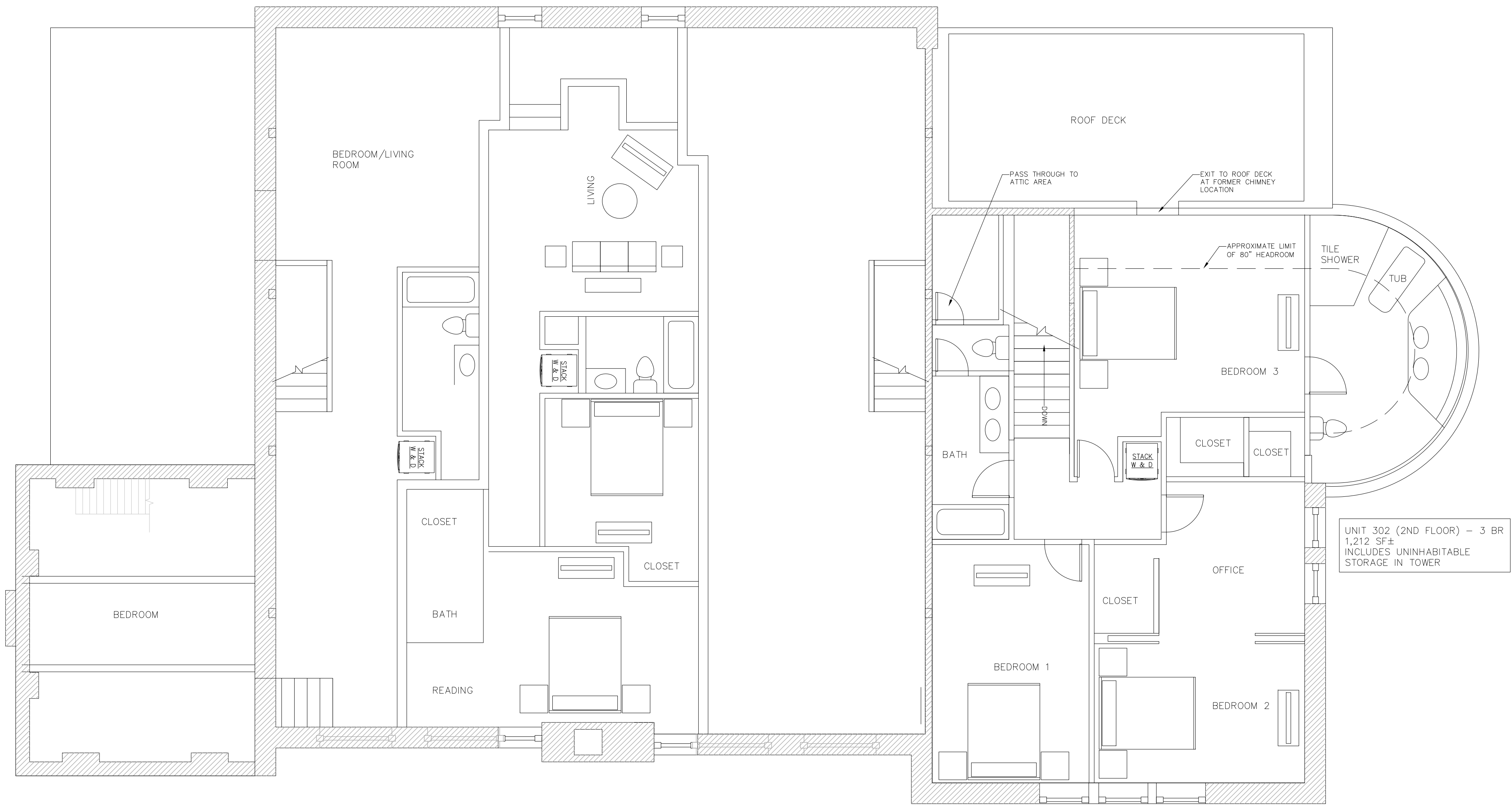
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



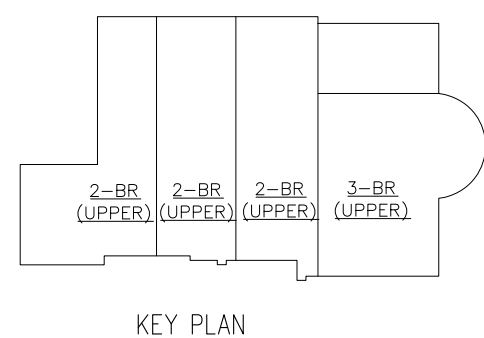
NOTE: SEE SHEET A4 FOR VAULT FLOOR/ROOF ASSEMBLIES TO BE ACCOUNTED FOR IN UNITS 101, 104, 202, AND 302.

PREPARED FOR:
CONCEPTUAL PROGRESS PRINT ONLY
5/12/16

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CIVIL CONSULTANTS Engineers Planners Surveyors P.O. Box 100 South Berwick Maine 03908 207-384-2550 www.civcon.com			
		REVISIONS	DATE
		1	NO
RECORD OWNER: ADDRESS:			
REDEVELOPMENT OLD STRAFFORD COUNTY COURT HOUSE FIRST STREET DOVER, NEW HAMPSHIRE		TENNYSON PROPERTY MANAGEMENT	
PREPARED FOR: CLIENT ADDRESS:			
		DATE: 02/26/16 DRAWN BY: JAA CHECKED BY: APPROVED BY:	
SECOND FLOOR PLAN			
PROJECT NO: 16-116.00			
A2			
SHEET: 3 OF 5			



THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



NOTE: SEE SHEET A4 FOR
VAULT FLOOR/ROOF
ASSEMBLIES TO BE
ACCOUNTED FOR IN UNITS
101, 104, 202, AND 302.

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

REVISIONS	DATE
1	NO.

RECORD OWNER:
ADDRESS:

REDEVELOPMENT
OLD STRAFFORD COUNTY COURT HOUSE
FIRST STREET
DOVER, NEW HAMPSHIRE
TENNYSON PROPERTY MANAGEMENT
PREPARED FOR:
CLIENT ADDRESS:

3/16" = 1'
0' 5'-4"

DATE: 02/26/16
DRAWN BY: JAA
CHECKED BY:
APPROVED BY:

THIRD FLOOR
PLAN

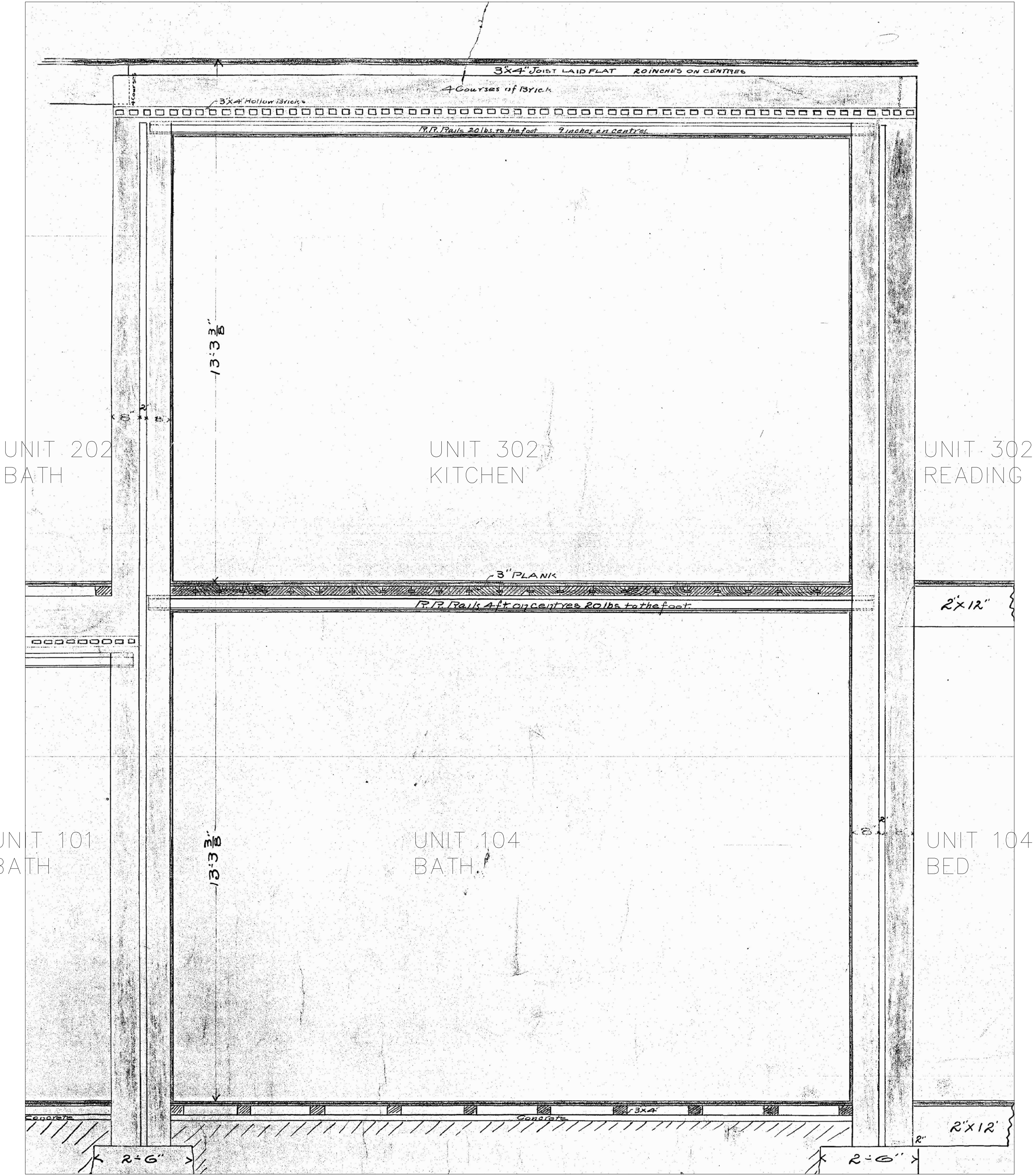
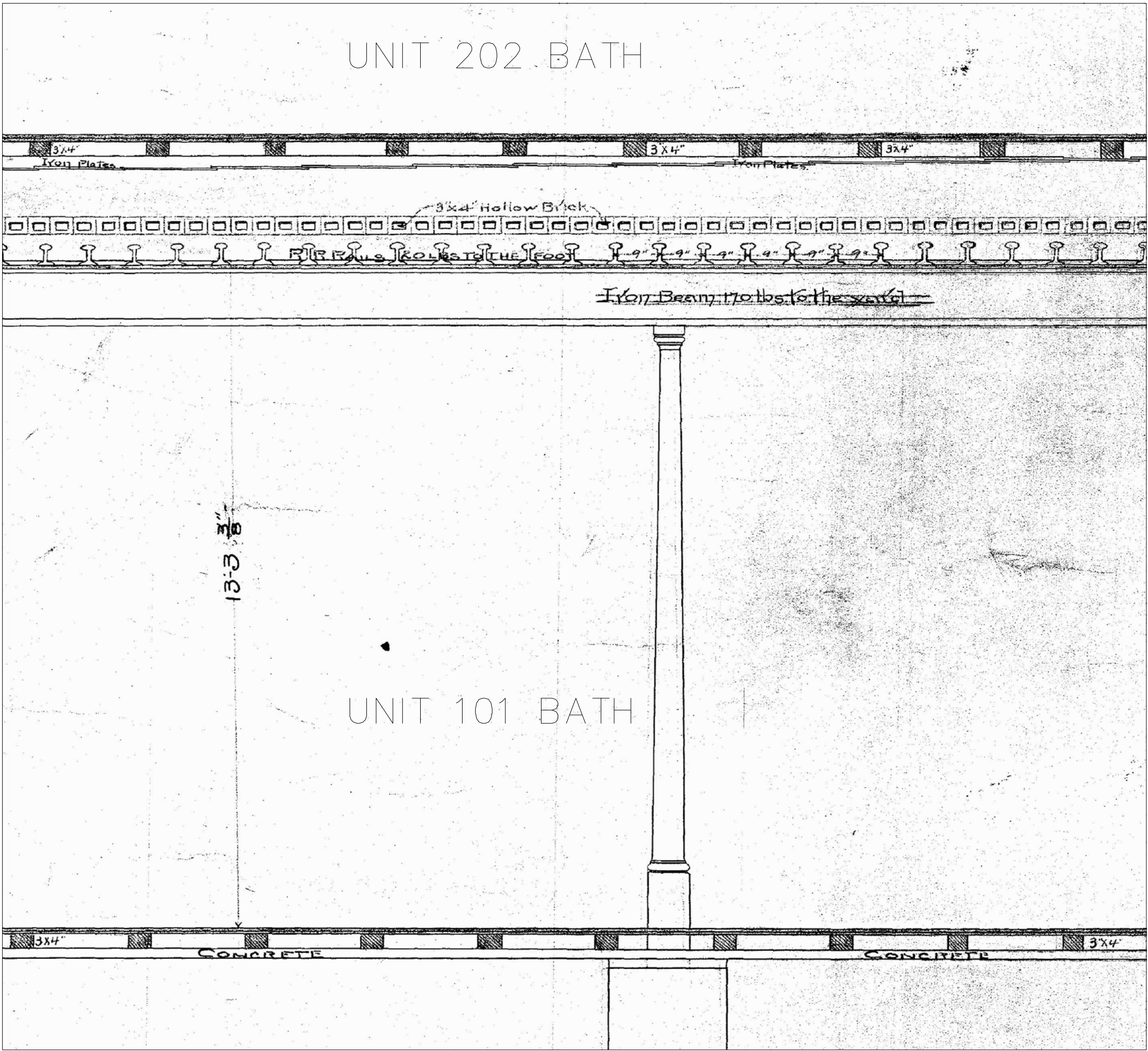
PROJECT NO: 16-116.00

A3

SHEET: 4 OF 5

PREPARED FOR:
CONCEPTUAL PROGRESS PRINT ONLY
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5/12/16

NOTE: THIS PLAN PROVIDED TO
INDICATE FLOOR ASSEMBLIES THAT
MAY BE ENCOUNTERED DURING
INSTALLATION/DEMOLITION FOR INITIAL
PRICING PURPOSES ONLY. NOT FOR
CONSTRUCTION



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Engineers
Planners
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P.O. Box 100
South Berwick
Maine
03908
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REVISIONS	DATE
1	NO.

RECORD OWNER:
ADDRESS:

REDEVELOPMENT
OLD STRAFFORD COUNTY COURT HOUSE
FIRST STREET
DOVER, NEW HAMPSHIRE
TENNYSON PROPERTY MANAGEMENT
PREPARED FOR:
CLIENT ADDRESS:

NTS
0' 1"
DATE: 4/15/16
DRAWN BY: --
CHECKED BY: --
APPROVED BY: --

ORIGINAL BUILDING
SECTIONS

PROJECT NO: 16-116.00

A4

SHEET: 5 OF 5

FORMER STRAFFORD COUNTY COURT HOUSE
BUILDING REDEVELOPMENT AND SITE IMPROVEMENTS
"THE COURT HOUSE"

1 FIRST STREET
DOVER, NEW HAMPSHIRE

PREPARED FOR:
TENNYSON PROPERTY MANAGEMENT
PO BOX 1818
DOVER, NH 03821

SUBJECT PROPERTY

- 6-20

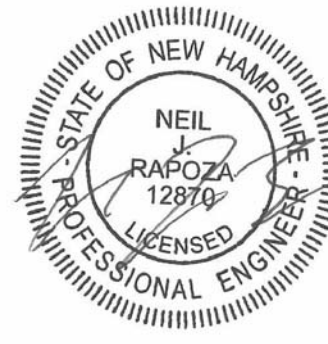
FREEBOARD PROPERTIES, LLC
PO BOX 1818
DOVER, NH 03821-1818
- 6-22
- WEST CONCORD INVESTMENTS LLC,
4 WEST CONCORD ST DOVER, NH 03820
- 6-18
- WHITE DOVE PROPERTIES LLC
32 PISCATAQUA RD DOVER, NH 03820
- 6-19
- FORTIER MARY M,
13 FIRST ST DOVER, NH 03820
- 6-21A
- HENRY PETER T &, HENRY JOAN
454 CENTRAL AVE DOVER, NH 03820
- 6-21-3
- CARTELLI'S LLC,
30 GOVERNOR SAWYER LN DOVER, NH 03820-4266
- 6-21-2
- MARKER 21 HOLDINGS LLC,
130 CENTRAL AVE DOVER, NH 03820
- 6-21-1
- BUILD UPON LLC,
56 SUMMER ST DOVER, NH 03820
- 6-24
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P O BOX 724 SOMERSWORTH, NH 03878
- 6-26
- FIELD JEAN
24 SECOND ST DOVER, NH 03820
- 6-1
- FISCHER BRIAN &, FISCHER STEPHANIE
46 NORTH RIVER ROAD LEE, NH 03824
- 6-3
- RIPARIA - ONE HUNDRED FIRST STREET LLC,
466 CENTRAL AVE STE 12 DOVER, NH 03820
- 6-37
- ANBELWOLD LLC
334 ROUTE 108 MADBURY, NH 03823
- 6-38
- ROSS FURNITURE COMPANY INC
38 THIRD STREET DOVER, NH 03820
- 6-39
- ROSS FURNITURE COMPANY INC
38 THIRD STREET DOVER, NH 03820
- 6-33
- ROSS FURNITURE COMPANY INC
38 THIRD STREET DOVER, NH 03820
- 6-34
- WOODS PHYLLIS L TRUSTEE, WOODS PHYLLIS L REV TRUST
1 BARRY STREET DOVER, NH 03820
- 6-36
- BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12 DOVER, NH 03820
- 6-36A
- BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12 DOVER, NH 03820
- 6-35
- SOUDAKIM LLC &, DMBH ESTATES LLC
PO BOX 1813 DOVER, NH 03821-1813
- 6-35A
- BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12 DOVER, NH 03820
- 3-64
- PILLAR INVESTMENT CORP
340 CENTRAL AVE #202 DOVER, NH 03820
- 3-66
- COCHECO MILLS HOLDINGS LLC
3 PENSTOCK WAY NEWMARKET, NH 03857-4416
- 3-67
- 421 CENTRAL AVENUE LLC
113 BUNKER HILL AVENUE STRATHAM, NH 03885



NEIGHBORHOOD PLAN & TAX MAP SKETCH
APPROXIMATE SCALE: 1" = 60'

INDEX:

C1	NEIGHBORHOOD PLAN AND ABUTTER INFORMATION
EC1	EXISTING CONDITIONS PLAN
L1	PROPOSED SITE PLAN
L2	NOTES AND DETAILS
L3	SECTION AND DETAILS
L4	UTILITY PLAN

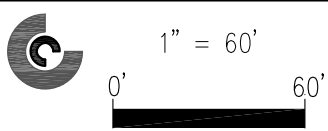


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P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

		6/2/16	DATE
		NJR	INT.
1	REVISED PER TRC COMMENTS		NO.

RECORD OWNER:
FREEBOARD PROPERTIES, LLC
ADDRESS:
PO BOX 1818
DOVER, NH 03821-1818

PROPOSED SITE MODIFICATIONS
LAND OF FREEBOARD PROPERTIES, LLC
1 FIRST STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
PREPARED FOR:
TENNYSON PROPERTY MANAGEMENT
P.O. BOX 1818, DOVER, NH 03821
CLIENT ADDRESS:

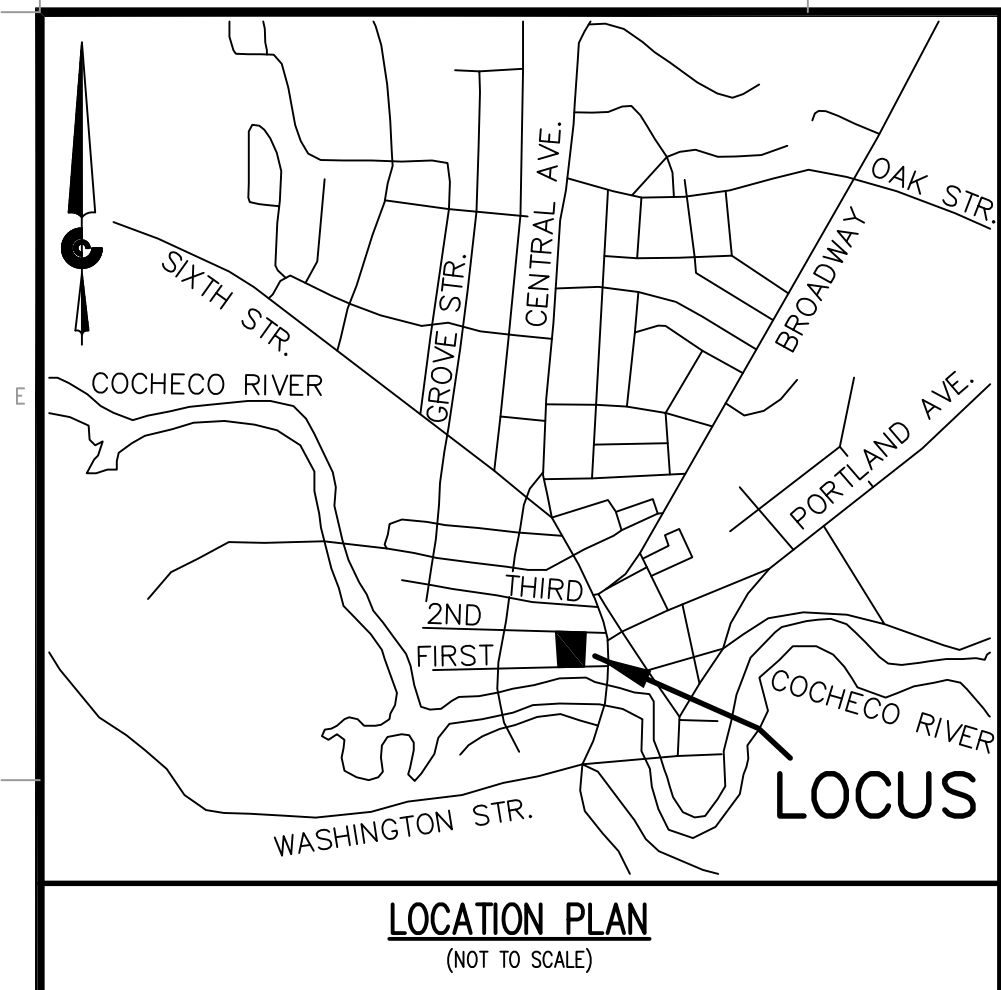


DATE: 5 MAY, 2016
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

NEIGHBORHOOD
PLAN AND ABUTTER
INFORMATION

PROJECT NO: 1611600
DOVER PLANNING FILE: P16-15

C1
SHEET: 1 OF 4



LEGEND:

3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RETWALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
	AIR CONDITIONER
	WATER VALVE
	WATER SHUT OFF
	CATCH BASIN
	DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	GAS VALVE
	UTILITY POLE
	GUY WIRE
	OVERHEAD WIRES
	LIGHT POLE
	FLAG POLE
	BOLLARD
	DECIDUOUS TREE
	BUSH
	SURVEY BENCHMARK
	EXISTING DRILL HOLE (AS NOTED)
	EXISTING REBAR (AS NOTED)
	EXISTING RAILROAD SPIKE (AS NOTED)
	FINISH FLOOR ELEVATION
	THRESHOLD ELEVATION
	SPOT ELEVATION
	LOCUS PARCEL BOUNDARY LINE
	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
	NEW HAMPSHIRE STATE PLANE COORDINATES

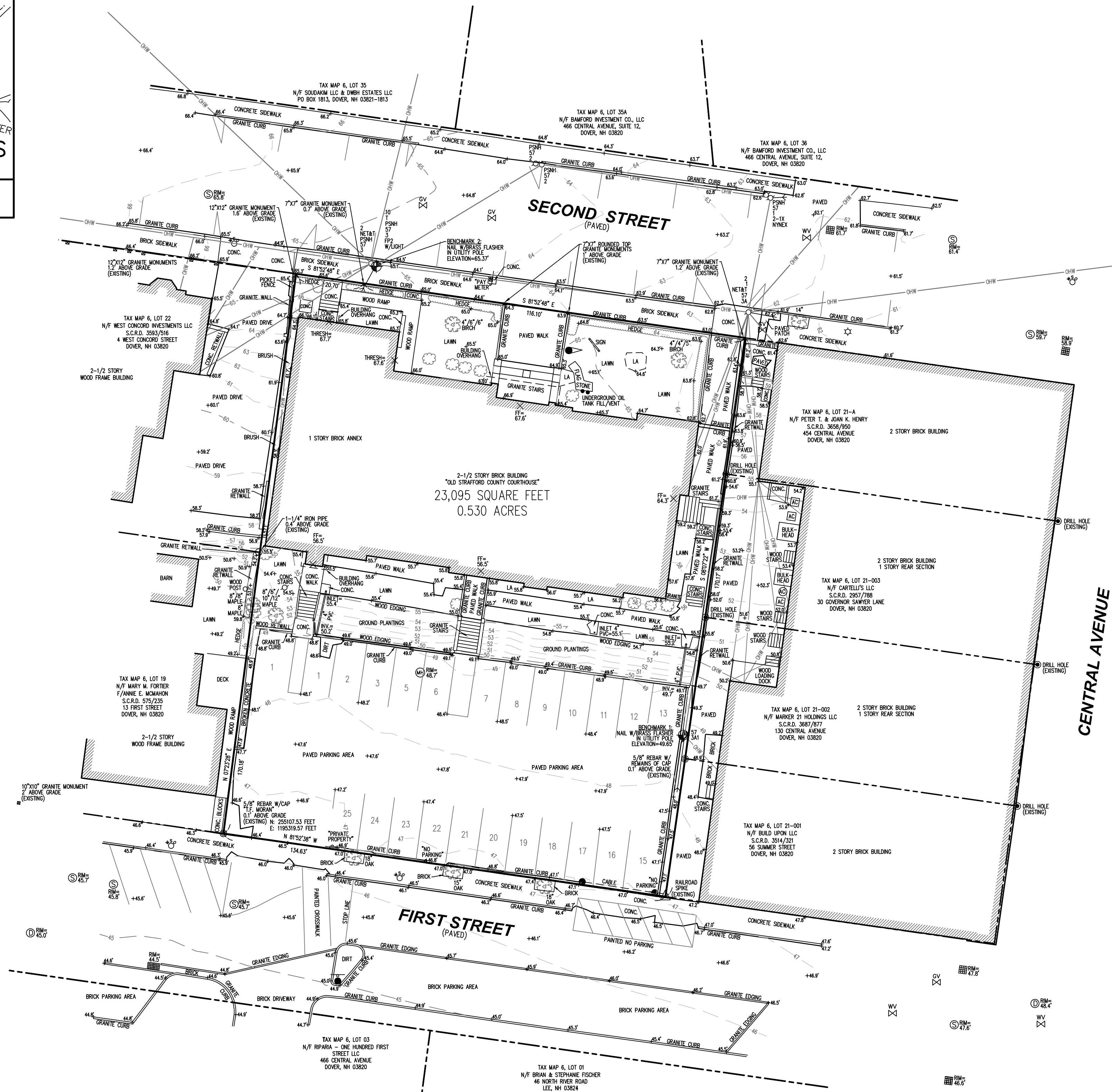
CERTIFICATION:

(IN ACCORDANCE WITH NHRSA 676:18, III - EFFECTIVE JANUARY 1, 1996) 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.

THIS SURVEY WAS PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH THE ETHICS AND STANDARDS ESTABLISHED BY THE NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS ON JANUARY 1, 2009 FOR A STANDARD PROPERTY SURVEY, URBAN CLASSIFICATION.

CHRISTOPHER H. MENDE
NEW HAMPSHIRE LICENSED LAND SURVEYOR #792
CIVIL CONSULTANTS
SOUTH BERWICK, MAINE 03908

DATE:
MAY 12, 2016

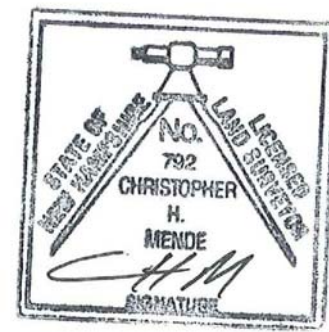


REFERENCE PLANS:

- "SUBDIVISION PLAN PREPARED FOR ROGERS LIVING TRUST 'NATIONAL BLOCK', 436 - 446 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE, DATED OCTOBER 3, 1996, LAST REVISED DECEMBER 17, 1996, PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 49-19.
- "BOUNDARY PLAN PREPARED FOR GREGORIOS KOUTRELAKOS, DOVER, N.H.", DATED DECEMBER 5, 1985, PREPARED BY THOMAS F. MORAN, INC.
- "BOUNDARY PLAN PREPARED FOR JEAN FIELD, TAX MAP 6, LOT 36, 24 SECOND STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE", DATED APRIL 18, 2006, PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 85-63.
- "DISPOSITION PLAN OF LAND TO THE CITY OF DOVER, PARCEL M/1/1, PARCEL P/1/1, DOWNTOWN DOVER NO. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE", PREPARED BY METCALF & EDDY, INC., DATED APRIL 29, 1977, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 19-43.
- "MINOR SUBDIVISION OF LAND PREPARED FOR THE CITY OF DOVER, NH, TAX MAP 6, LOT NO. 3, FIRST STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE", DATED JANUARY 6, 2014, PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 107-62.
- "EASEMENT AND LICENSE PLAN PREPARED FOR FIRST STREET AT GARRISON, LLC, TAX MAP 6, LOT NO. 3, FIRST STREET & CHESTNUT STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE", DATED JANUARY 2, 2014, PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 107-63.
- "SURVEY PLAN FOR ROLAND A. HANSOME, #28 & 30 SECOND STREET IN DOVER, N.H.", DATED NOVEMBER 12, 1987, PREPARED BY BRUCE POHOPEK, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 26-118.
- "PLAN OF LOTS FOR NASEM P. HASEM, DOVER, NEW HAMPSHIRE", DATED FEBRUARY 1970, BY G.L. DAVIS & ASSOCIATES, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 26-76.
- SKETCH OF LAND OF COACHECO MANFG. CO. ADJOINING DEBORAH DUNN'S, SECOND STREET, DOVER, NH, DATED MAY 6, 1889, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 290, PAGE 351A.
- PLAN IN THE VICINITY OF CHESTNUT STREET, SECOND STREET AND FIRST STREET - NO TITLE, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 264, PAGE 443.
- PLAN OF LOTS IN THE VICINITY OF CHESTNUT STREET, FIRST STREET AND SECOND STREET - NO TITLE, DATED MARCH 19, 1842, DRAW BY ALEX WADSWORTH, SURVEYOR, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 191, PAGE 88.

NOTES:

- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON APRIL 13 AND 15, 2016.
- NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 CORRS96 EPOCH 2010.0000. THE SURVEY IS TIED TO CORRS STATIONS BOSTON WAAS 1 CORRS (ZBW), BARTLETT CORRS (BARN) AND BRUNSWICK 1 CORRS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCES BY 0.999980490 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD83, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD83 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.72']
- RECORD OWNER: FREEBOARD PROPERTIES, LLC
- ASSESSOR'S INFORMATION: CITY OF DOVER
ASSESSOR'S MAP 6, LOT 20
- DEED REFERENCE: S.C.R.D. 4301/553
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. WATER AND SEWER CONNECTIONS WERE NOT LOCATED.
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON REFERENCE PLANS 1 AND 2. RECORD GEOMETRY AS SHOWN ON THE PLANS WAS HELD FIXED AND FIT TO FOUND MONUMENTS AND BUILDING CORNERS AS SHOWN ON THE PLANS. ROAD LINES AS SHOWN ARE BASED ON THESE SAME PLANS.
- THE SUBJECT PARCEL IS SHOWN TO BE LOCATED IN FLOOD ZONE X ON FLOOD INSURANCE RATE MAPS (FIRM) 3301700330E AND 3301700310E FOR STRAFFORD COUNTY, NEW HAMPSHIRE, DATED SEPTEMBER 9, 2015. THE BUILDING IS LOCATED IN THAT PORTION OF ZONE X DESIGNATED AS HAVING LESS THAN A 0.2% ANNUAL CHANCE FLOOD HAZARD. A PORTION OF THE PARKING AREA IS LOCATED IN THAT PORTION OF ZONE X WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD.



CIVIL CONSULTANTS

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Engineers
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P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civilcon.com

NO.	REVISIONS	FILE #	INT.	DATE
1	UPDATED OWNER & PLANNING	16/06/02		

RECORD OWNER:
FREEBOARD PROPERTIES, LLC

ASSESSOR'S INFORMATION:

CITY OF DOVER

ASSESSOR'S MAP 6, LOT 20

DEED REFERENCE:

S.C.R.D. 4301/553

UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD.

UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. WATER AND SEWER CONNECTIONS WERE NOT LOCATED.

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STANDARD PROPERTY / EXISTING CONDITIONS SURVEY

LAND OF FREEBOARD PROPERTIES, LLC

1 FIRST STREET - TAX MAP 6, LOT 20

DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

TENNISON PROPERTY MANAGEMENT

P.O. BOX 1918, DOVER, NH 03821

CLIENT ADDRESS:

1" = 20'

DATE: MAY 12, 2016

DRAWN BY: MPP

CHECKED BY: CHM

APPROVED BY: CHM

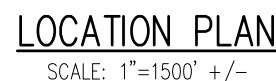
BOUNDARY/EXISTING CONDITIONS PLAN

PROJECT NO: 1611600

DOVER PLANNING FILE: P16-15

EC1

SHEET: 1 OF 1

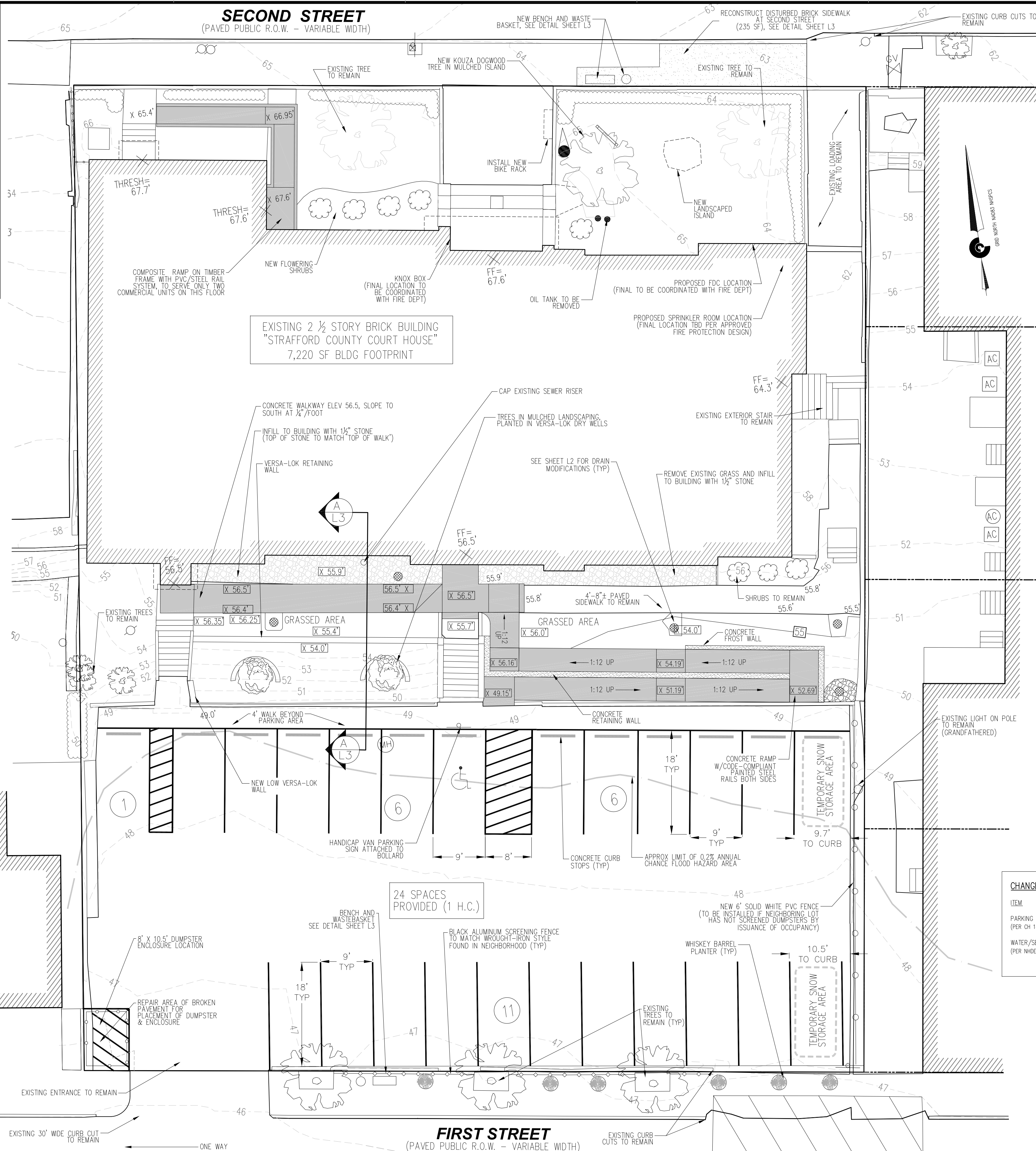


LEGEND:

35/28/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RET.WALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
	AIR CONDITIONER
	WATER VALVE
	WATER SHUT OFF
	CATCH BASIN
	DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	GAS VALVE
	UTILITY POLE
	GUY WIRE
	OVERHEAD WIRES
	LIGHT POLE
	FLAG POLE
	BOLLARD
	DECIDUOUS TREE
	BUSH
	SURVEY BENCHMARK
	EXISTING DRILL HOLE (AS NOTED)
	EXISTING REBAR (AS NOTED)
	EXISTING RAILROAD SPIKE (AS NOTED)
	FINISH FLOOR ELEVATION
	THRESHOLD ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	LOCUS PARCEL BOUNDARY LINE
	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
	APPROXIMATE EXISTING SEWER
	APPROXIMATE EXISTING WATER
	EXISTING OVERHEAD ELECTRIC
	PROPOSED WATER (SIZE PER FIRE PROTECTION D
	PROPOSED NATURAL GAS
	EXISTING CONTOUR
	PROPOSED CONTOUR

LANDSCAPING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	BENTHAMIDIA KOUSSA	KOUSSA DOGWOOD	1	2" CALIPER
	ULMUS AMERICANA	PRINCETON ELM	2	2 1/2"-3" CALIPER
	CALAMAGROSTIS	KARL FOERSTER	6	2 GAL
	HEMEROCALLIS	HAPPY RETURNS	12	1 GAL
	ROSA KNOCKOUT	ROSE BUSH	6	2 GAL



NOTES:

1. PLANIMETER DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THAT-GROUND SURVEY BY CIVIL CONSULTANTS ON APRIL 13 AND 15, 2016.
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4. RECORD OWNER: FREEBOARD PROPERTIES, LLC,
PO BOX 1818
DOVER, NH 03821-1818
5. ASSESSOR'S INFORMATION: CITY OF DOVER
ASSESSOR'S MAP #, LOT 20
6. DEED REFERENCE: S.C.R.D. 4381/563
7. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DISAISE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. WATER AND SEWER CONNECTION LOCATIONS ARE NOT EXACT.
8. ZONING INFORMATION:
DISTRICT: CBD-G (SEE CURRENT ZONING REGULATIONS)
9. LOT AREA: 0.53 ACRES
10. BUILDING FOOTPRINT: 7,220 sft±
11. THE PARKING LOT ON THE SUBJECT PARCEL LOCATED ON FIRST STREET IS WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA AS SHOWN ON FEMA PANELS 33017003010E AND 33017003030E, EFFECTIVE DATE 9/30/2015
12. THE PROPOSED REDEVELOPMENT WILL CONVERT THE USE OF THE BUILDING FROM RENTED OFFICE/COMMERCIAL SPACE TO 10 RESIDENTIAL APARTMENTS AND 5,570 SF OF RENTED COMMERCIAL SPACE. UNIT ADDRESSES ARE TO BE ASSIGNED BY THE CITY WITH THE ISSUANCE OF THE BUILDING PERMIT.
13. THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 13.
14. THE SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24, AND A CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING MUST BE COMPLETED.
15. THE BUILDING WILL BE SERVED BY EXISTING CITY WATER AND SEWER SERVICES.
16. REQUIRED PARKING: 10 RESIDENTIAL UNITS * 1.65 SPACE/UNIT = 17 SPACES
PROVIDED PARKING: 24 SPACES (1 H.C.)
17. ALL PAVEMENT STRIPING TO BE 4" WHITE PAINT.
18. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AN DIN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
19. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
20. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
21. ALL NEW ON-SITE UTILITIES TO BE INSTALLED UNDERGROUND.
22. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
23. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC LINES.
24. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
25. SNOW STORAGE SHALL BE MANAGED THROUGH PROPER OFF-SITE DISPOSAL. TEMPORARY SNOW STORAGE AREAS ARE NOTED ON PLAN AND WILL UTILIZE TWO PARKING SPACES.
26. EXISTING BUILDING AND PARKING LOT LIGHTING TO REMAIN AS EXISTING GRANDFATHERED LIGHT FIXTURES PER SECTION 149-14-E.1.g.
27. THE RENOVATED HANDICAP RAMP LOCATED ON SECOND STREET IS INTENDED TO SERVE ONLY THE COMMERCIAL SPACES IN THE ANNEX. ACCESSIBILITY WILL NOT CONTINUE INTO THE REST OF THE BUILDING.
28. BUSINESS USES ON SECOND STREET CURRENTLY INDICATE ADDRESS AS "10 SECOND STREET". THIS WILL CONTINUE WITH THE NEW USE. FINAL ADDRESS DETERMINATIONS TO BE BY THE CITY WITH THE ISSUANCE OF THE BUILDING PERMIT.
29. CONDITIONAL USE PERMIT REQUIRED FOR USE OF WROUGHT IRON STYLE FENCE ON FIRST STREET IN LIEU OF WALL.

REFERENCE PLANS:

1. "BOUNDARY PLAN PREPARED FOR GREGORIOS KOUTRELAKOS, DOVER, N.H.", DATED DECEMBER 5, 1985, PREPARED BY THOMAS F. MORAN, INC.
2. "SUBDIVISION PLAN PREPARED FOR ROGERS LIVING TRUST "NATIONAL BLOCK", 436 - 446 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE", DATED OCTOBER 3, 1996, LAST REVISED DECEMBER 17, 1996, PREPARED BY MCENANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 49-19.

CHANGE IN USE IMPACT TABLE

ITEM	EXISTING DEMAND	PROPOSED DEMAND	COMMENT
PARKING (PER CH 149-14-D)	14,800 SF * 1 SPACE/300 SF (COMMERCIAL) <u>50 SPACES</u>	10 UNITS * 1.65 SPACE/UNIT <u>17 SPACES</u>	24 EXISTING SPACES TO REMAIN
WATER/SEWER (PER NHDES)	148 * 15 GPD/100 SF (UNSPECIFIED OFFICE) <u>2,220 GPD</u>	3 * 225 PER 1-BR UNIT + 15 * 150 PER OTHER BR <u>2,925 GPD</u>	INCREASE OF 705 (EXISTING OFFICE REMAIN NOT CALC'D)

PREPARED FOR:
CITY OF DOVER PLANNING
BOARD REVIEW
NOT FOR CONSTRUCTION
6/2/16



NO	1	REVISED PER TRC COMMENTS	NJR	6/2/16	DATE

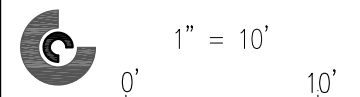
RECORD OWNER:
FREEBOARD PROPERTIES,

PROPOSED SITE MODIFICATIONS
LAND OF FREEBOARD PROPERTIES, LLC
1 FIRST STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:

TENNYSON PROPERTY MANAGEMENT

CLIENT ADDRESS:



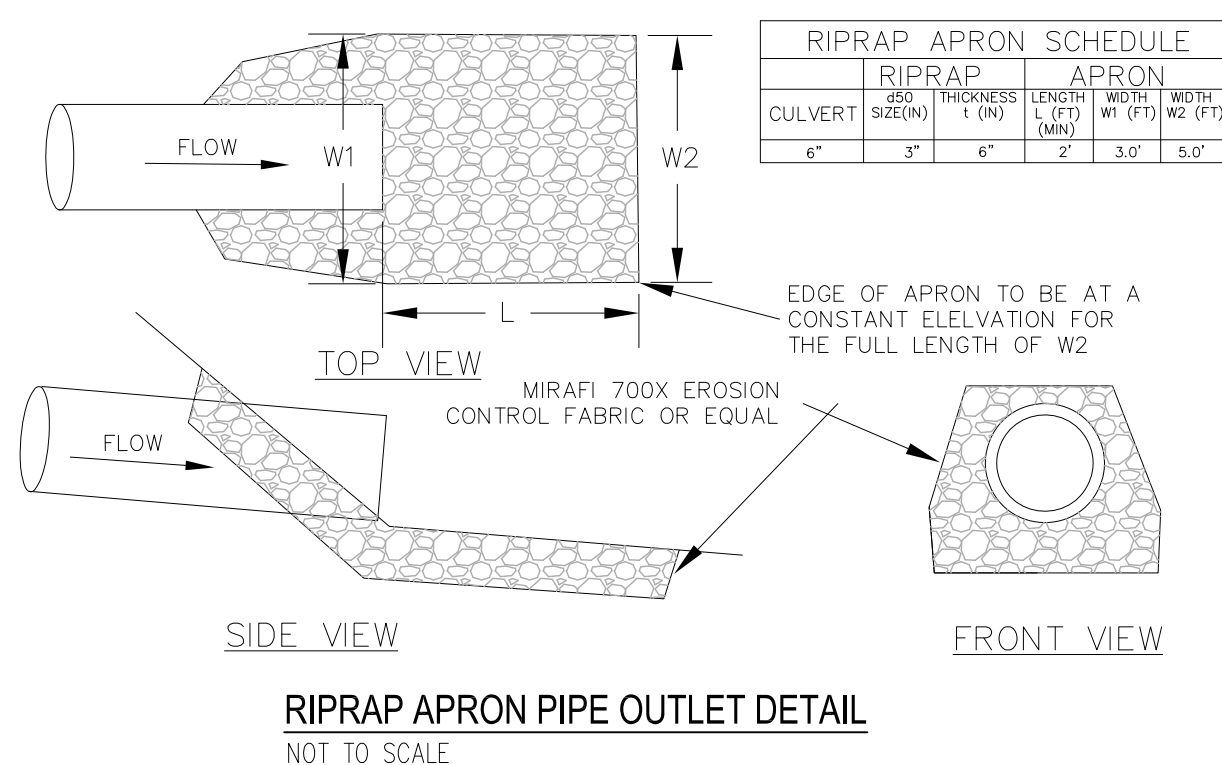
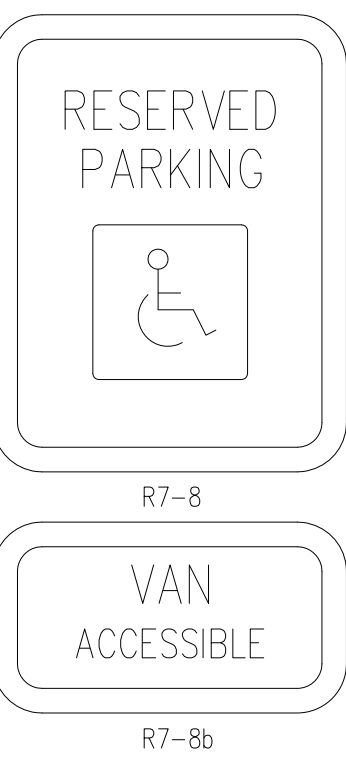
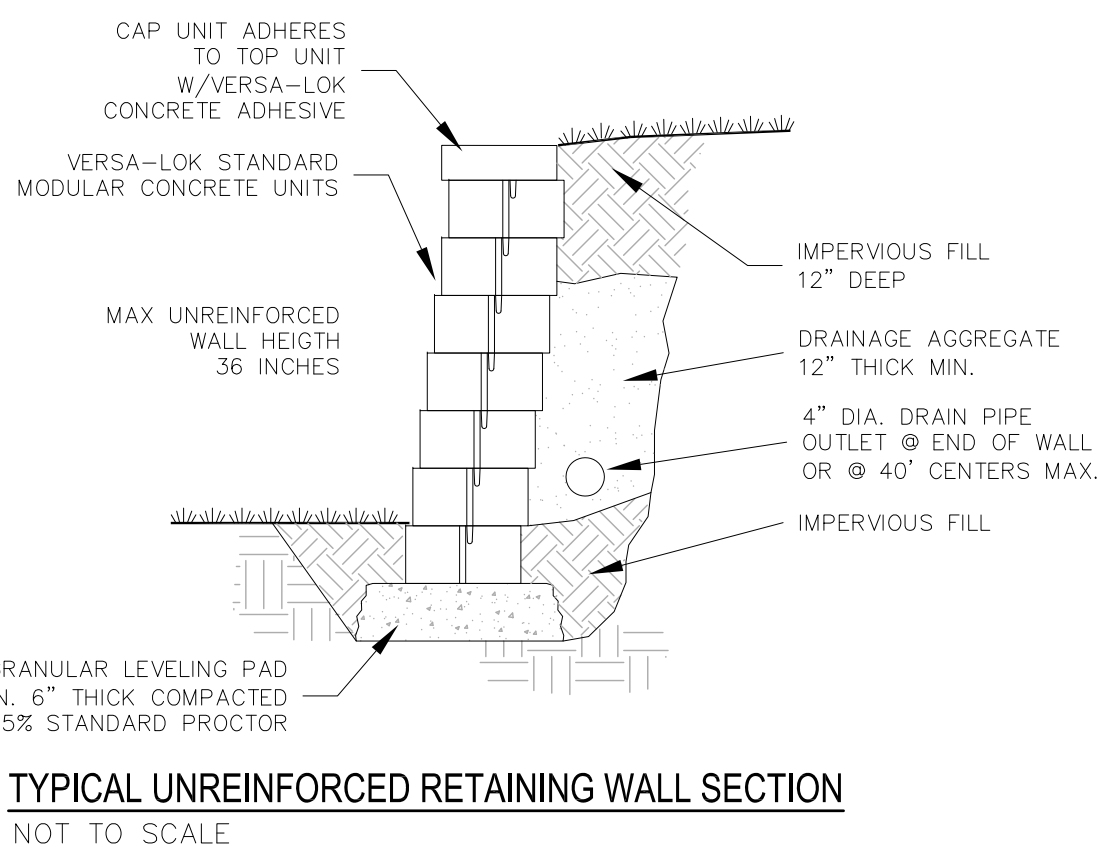
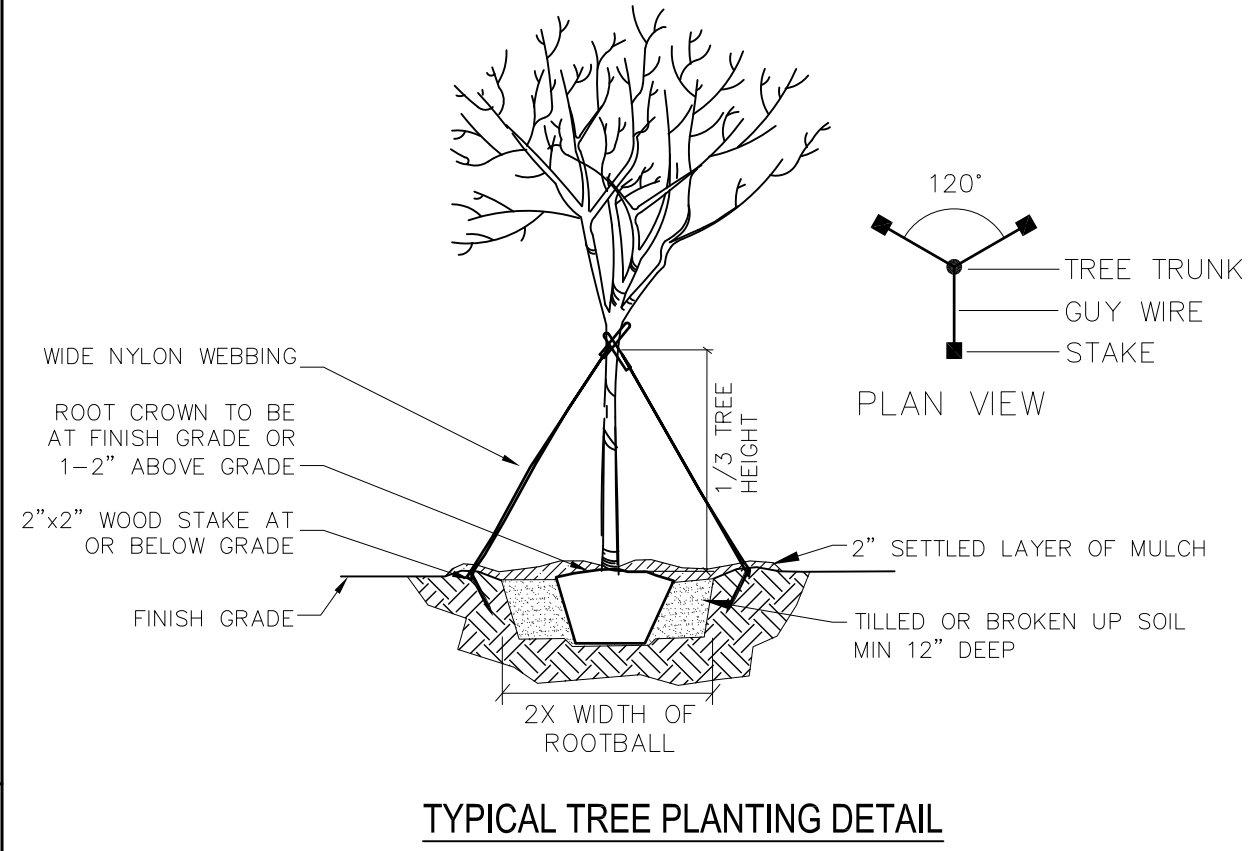
DATE: 12 MAY, 2016
DRAWN BY: NJR
CHECKED BY: GRA
APPROVED BY: NJR

PROPOSED SITE PLAN

PROJECT NO: 1611600
DOVER PLANNING FILE: P16-15

L1

SHEET: 3 OF 6



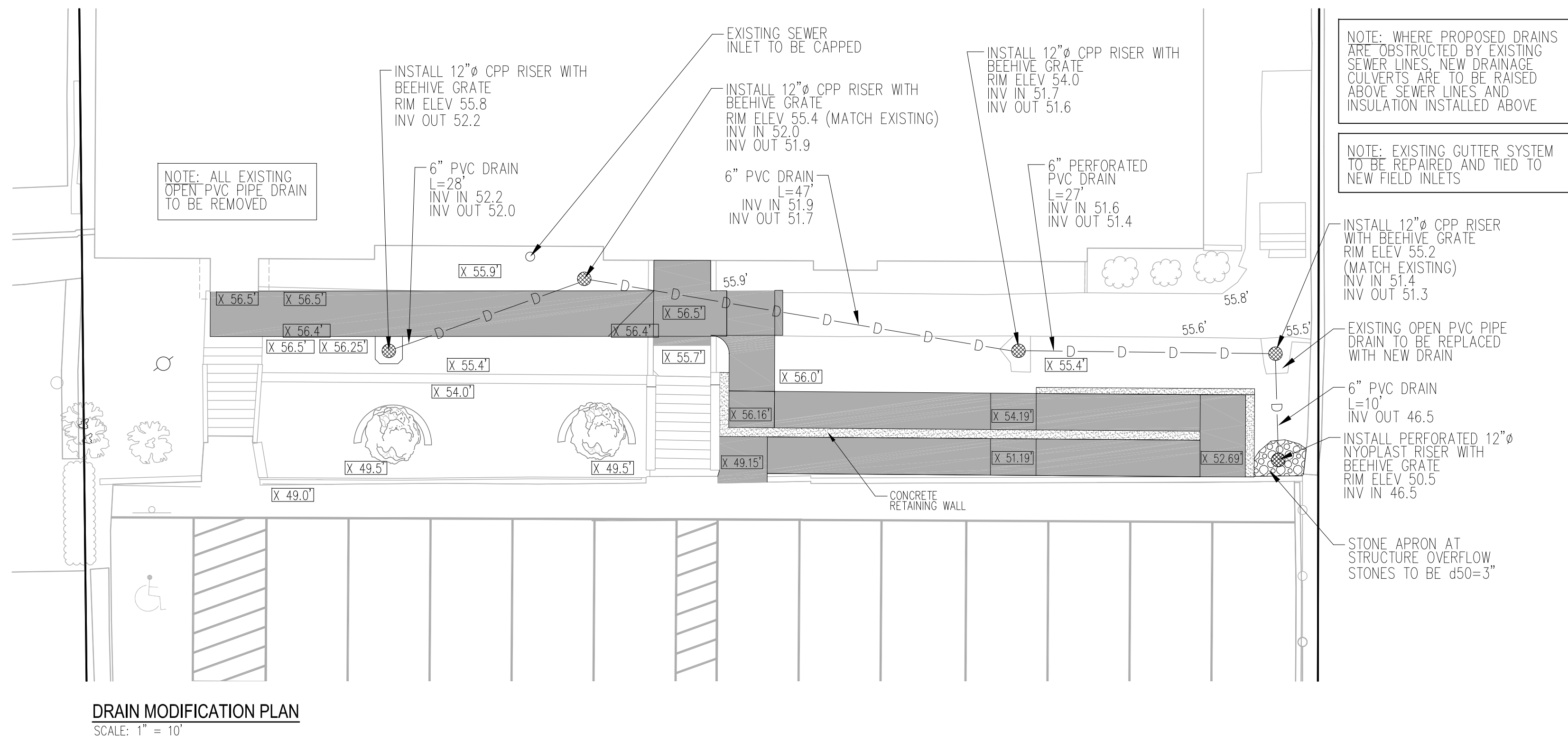
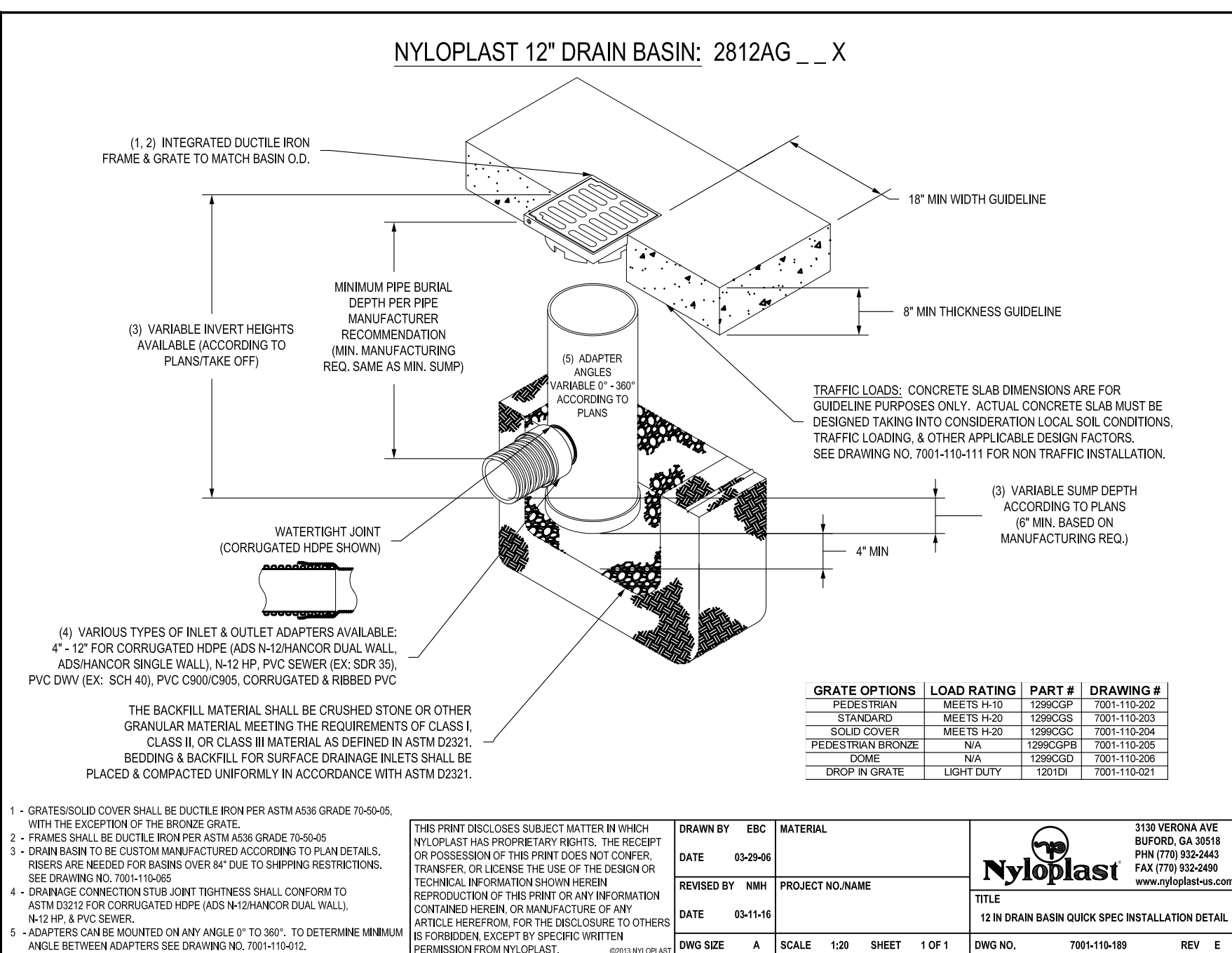
1. NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.
 2. DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
 3. HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
 4. IF MULCH IS LIKELY TO BE REMOVED DUE TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEGS OR TWIN, OR OTHER SUITABLE METHOD, AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
 5. IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS, SILT FENCES, STAKED HAY BALES, AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
 6. MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
 7. PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIPRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
 8. DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET. SEQ.
 9. LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:

GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
FERTILIZER, 10-10-10 OF EQUIVALENT: 600 LBS./ACRE
(14 LBS./1000 S.F.)
- FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

SPREAD TOPSOIL UNIFORMLY 6" DEEP OVER AREAS TO BE RECLAIMED. THE FOLLOWING SEED MIXTURE SHALL BE USED:

LAWNS:	
KENTUCKY BLUEGRASS	0.46 LBS./1000 S.F.
CREEPING RED FESCUE	0.46 LBS./1000 S.F.
PERENNIAL RYE GRASS	0.11 LBS./1000 S.F.
TOTAL	1.03 LBS./1000 S.F.

APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH WHICH IS SPECIFIED ON FLAT AREAS AND NOT EXPOSED TO WIND. MULCH SHALL BE UNCHURNED. WHERE CHURNING IS REQUIRED, MULCH SHALL BE APPLIED TO BE USED FOR ANCHORAGE. THE ABOVE SCHEDULING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 15). IF SEEDING IS REQUIRED DURING THE WINTER MONTHS (OCTOBER 15 TO JANUARY 30), IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1. AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS, DELAY SEEDING UNTIL APRIL 15. AFTER APRIL 15 AND BEFORE A SNOW COVER FORMS, DELAY SEEDING UNTIL AUGUST 30. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL APRIL 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY A 10% HYDRA-MULCH MIXTURE SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.



DRAIN MODIFICATION PLAN
SCALE: 1" = 10'

 CIVIL CONSULTANTS

CIVIL CONSULTANTS

*Engineers
Planners
Surveyors*

*P.O. Box 100
South Berwick
Maine
03908*

*207-384-2550
www.civcon.com*

NO	1	REVISED PER TRC COMMENTS	NJR	6/2/16
		REVISIONS	INT	DATE

RECORD OWNER:
FREEBOARD PROPERTIES,
LLC
ADDRESS:
PO BOX 1818
DOVER, NH 03821-1818

PROPOSED SITE MODIFICATIONS
LAND OF FREEBOARD PROPERTIES, LLC
1 FIRST STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:
TENNYSON PROPERTY MANAGEMENT
P.O. BOX 1818, DOVER, NH 03821

ADDRESS:

 AS NOTED

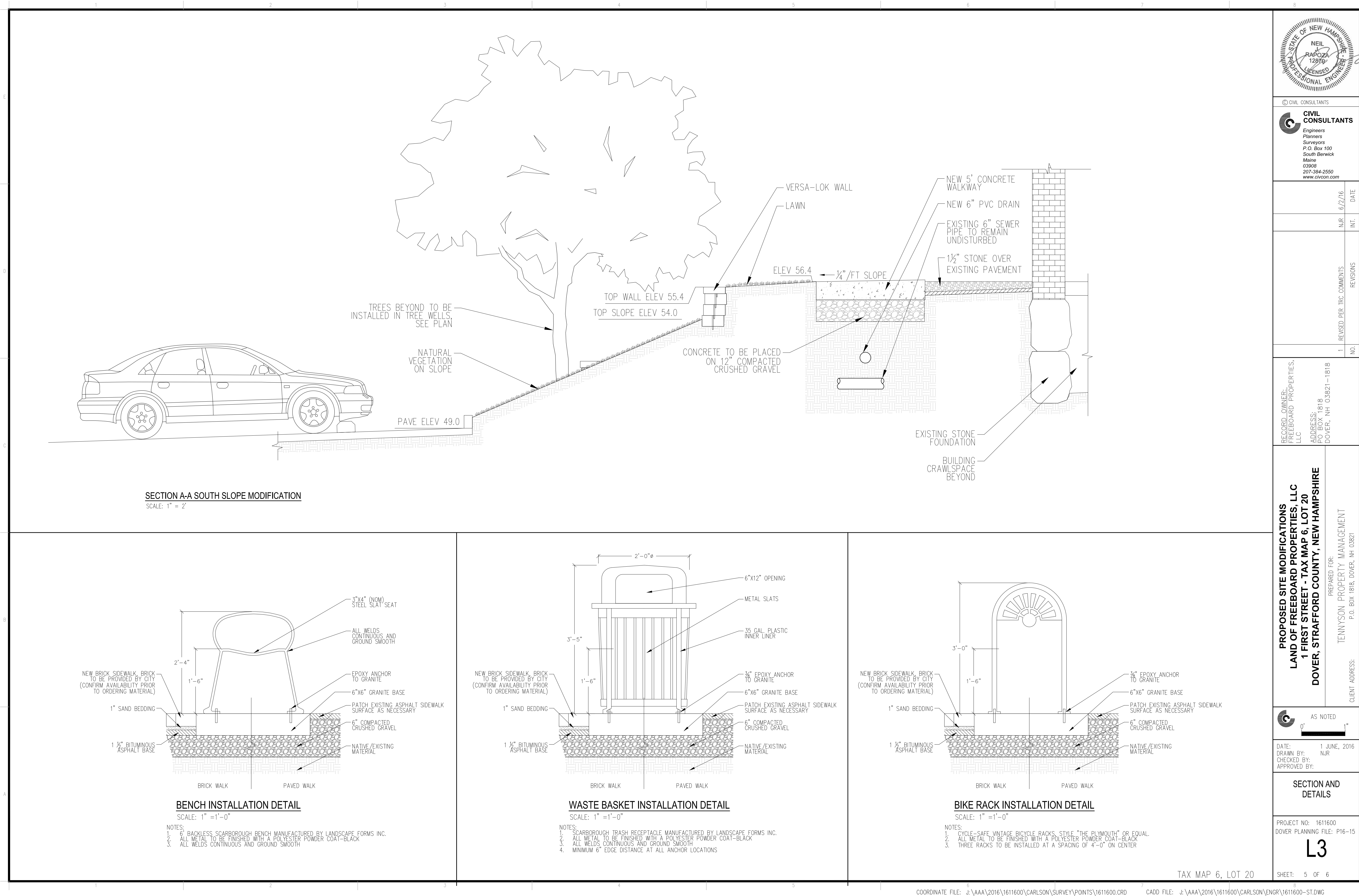
DATE: 12 MAY, 2016
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

NOTES AND
DETAILS

PROJECT NO: 1611600
DOVER PLANNING FILE: P16-15

L2

SHEET: 4 OF 6



© CIVIL CONSULTANTS

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

DATE	6/2/16
INT.	NJR
NO.	1
REVISIONS	REVISED PER TPC COMMENTS

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FREEBOARD PROPERTIES, LLC
ADDRESS:
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LAND OF FREEBOARD PROPERTIES, LLC
1 FIRST STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:
TENNYSOON PROPERTY MANAGEMENT
P.O. BOX 1818, DOVER, NH 03821

CLIENT ADDRESS:

AS NOTED
0' 1'

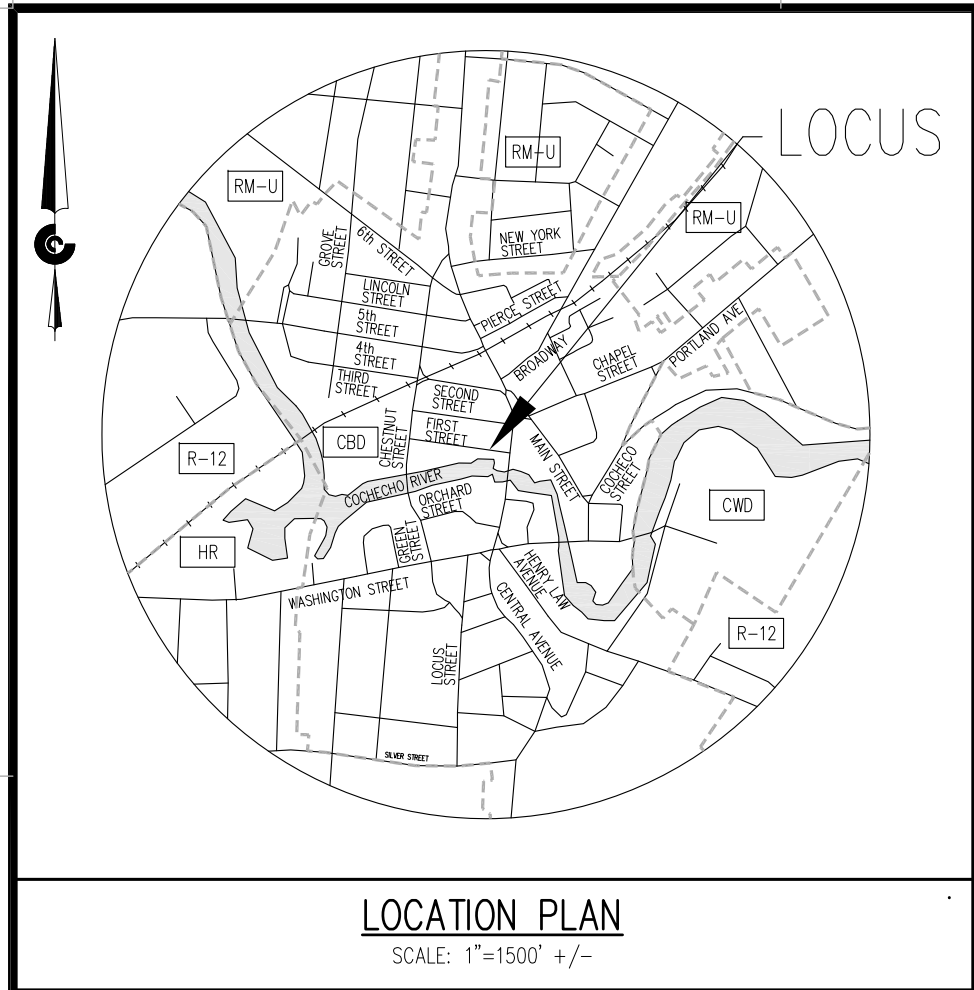
DATE: 1 JUNE, 2016
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

SECTION AND DETAILS

PROJECT NO: 1611600
DOVER PLANNING FILE: P16-15

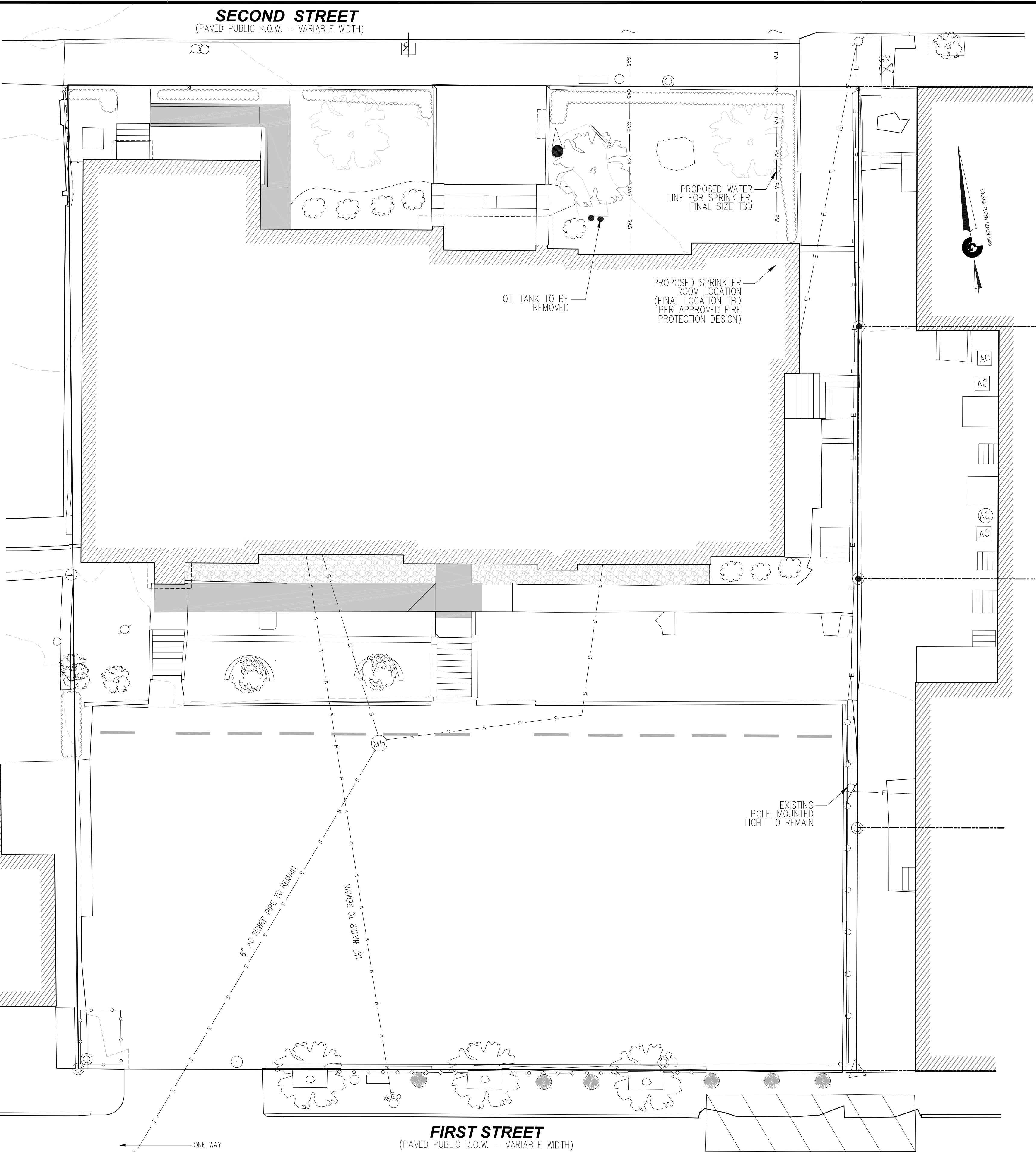
L3

SHEET: 5 OF 6



LEGEND:

3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RET.WALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
	AIR CONDITIONER
	WATER VALVE
	WATER SHUT OFF
	CATCH BASIN
	DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	GAS VALVE
	UTILITY POLE
	GUY WIRE
	OVERHEAD WIRES
	LIGHT POLE
	FLAG POLE
	BOLLARD
	DECIDUOUS TREE
	BUSH
	SURVEY BENCHMARK
	EXISTING DRILL HOLE (AS NOTED)
	EXISTING REBAR (AS NOTED)
	EXISTING RAILROAD SPIKE (AS NOTED)
	FINISH FLOOR ELEVATION
	THRESHOLD ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	LOCUS PARCEL BOUNDARY LINE
	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
	APPROXIMATE EXISTING SEWER
	APPROXIMATE EXISTING WATER
	EXISTING OVERHEAD ELECTRIC
	PROPOSED WATER (SIZE PER FIRE PROTECTION DESIGN)
	PROPOSED NATURAL GAS
	EXISTING CONTOUR



UTILITY NOTES:

- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. WATER AND SEWER CONNECTION LOCATIONS ARE NOT EXACT.
- THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 13. FINAL SIZE AND LOCATION OF WATER SERVICE REQUIRED IS TO BE DETERMINED BY DESIGN OF THE FIRE PROTECTION SYSTEM.
- THE SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24, AND A CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING MUST BE COMPLETED.
- THE BUILDING WILL BE SERVED BY EXISTING CITY WATER AND SEWER SERVICES.
- REQUIRED PARKING: 10 RESIDENTIAL UNITS * 1.65 SPACE/UNIT = 17 SPACES
PROVIDED PARKING: 24 SPACES (1 H.C.)
- ALL PAVEMENT STRIPING TO BE 4" WHITE PAINT.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- ALL NEW ON-SITE UTILITIES TO BE INSTALLED UNDERGROUND.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC LINES.
- FINAL CONNECTION AND SERVICE DETAILS TO BE PROVIDED BY CONTRACTOR AND APPROVED BY CODE ENFORCEMENT PRIOR TO INSTALLATION.

REFERENCE PLANS:

- "BOUNDARY PLAN PREPARED FOR GREGORIOS KOUTRELAKOS, DOVER, N.H.", DATED DECEMBER 5, 1985, PREPARED BY THOMAS F. MORAN, INC.
- "SUBDIVISION PLAN PREPARED FOR ROGERS LIVING TRUST "NATIONAL BLOCK", 436 -- 446 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE", DATED OCTOBER 3, 1986, LAST REVISED DECEMBER 17, 1986, PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 49-19.

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

	6/2/16	DATE
	NJR	INT.
		REVISIONS
1	REVISED PER TRC COMMENTS	NO.

RECORD OWNER:
FREEBOARD PROPERTIES, LLC

ADDRESS:
PO BOX 1818
DOVER, NH 03821-1818

PROPOSED SITE MODIFICATIONS
LAND OF FREEBOARD PROPERTIES, LLC
1 FIRST STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:
TENNYSOON PROPERTY MANAGEMENT
P.O. BOX 1818, DOVER, NH 03821

CLIENT ADDRESS:

1" = 10'

0' 10'

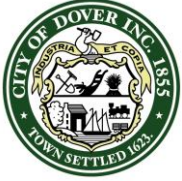
DATE: 1 JUNE, 2016
DRAWN BY: NJR
CHECKED BY: GRA
APPROVED BY: NJR

UTILITY PLAN

PROJECT NO: 1611600
DOVER PLANNING FILE: P16-15

L4

SHEET: 6 OF 6



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-17

Application Type: Conditional Use Permit
Applicant(s): Tennyson Property Management
Owner(s): Freeboard Properties, LLC
Location: 1 First Street (Tax Map 6, Lot 20)
Meeting Date: June 14, 2016

INTENT: To obtain a Conditional Use Permit to seek relief, per Chapter 170-20-B(1), to the Central Business District requirement to construct a street wall along the front property line. A fence and landscaping are proposed in place of the street wall.

UNITS PROPOSED: 10 residential and 5,570 sq. ft. of office

AGENDA ITEM #: 4-B

ACREAGE: 0.53 Acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Commercial rental (Officer/professional)

PROPOSED LAND USE:
Commercial/Residential

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION: None

ATTACHMENT: Site plan and application; and May 26 TRC minutes with P16-15 materials

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None submitted

Summary of Request and Background

The applicant has applied for a Conditional Use Permit for relief from the requirement to build a masonry street wall along the front property line. They wish to construct a fence similar to 100 First Street with planters along the right-of-way.

The applicant has prepared a letter reviewing how the request complies with the applicable CUP standards.

Consistency with Land Use Regulations

Chapter 170-20-B provides for conditional use approval for relief from the CBD standards if nine standards are complied with. In the General CBD, a masonry street wall is required to be built along the front property line to screen the right-of-way from the parking lot.

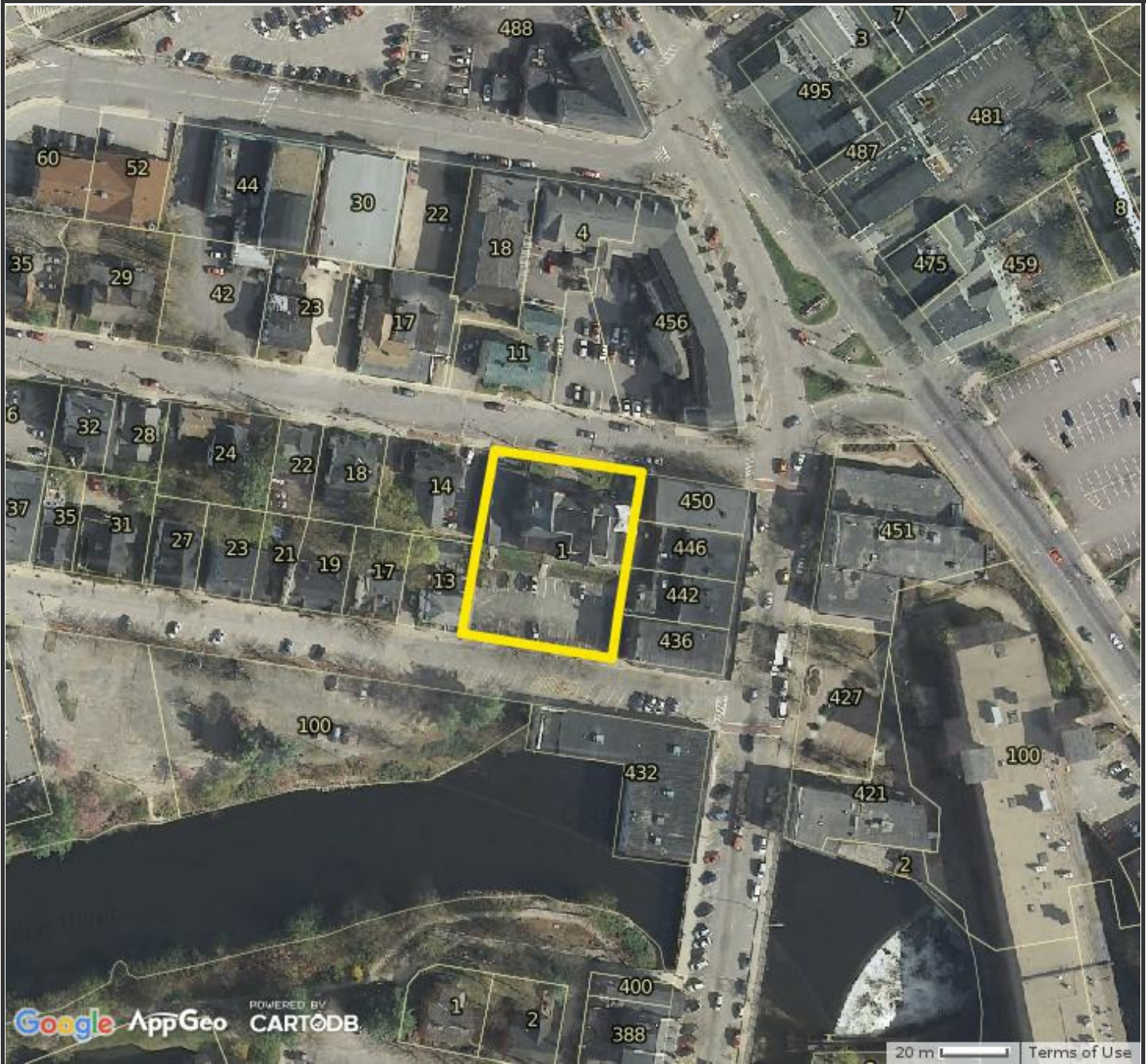
STAFF RECOMMENDATION –Conditional Use Permit:

The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The Site Plan (P16-15) must be approved.
2. A formal agreement between the City and the Planning Board shall be prepared and recorded at the Strafford County Registry of Deeds.

1 First Street

**Property Information**

Property ID 06020-000000
Location 1 FIRST ST
Owner FREEBOARD PROPERTIES 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, New Hampshire

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: September 29, 2015]

Office Use Only

Project #:

P16-17

Date Received:

Amount Paid:

\$150.00

Time Received:

RECEIVED
Planning Office

JUN 02 2016

ck # 15476

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Tennyson Property Management Telephone # 603-767-5252

Address of Applicant: PO Box 1818, Dover, NH

E-Mail Address: bcaple@comcast.net

Name of Property Owner (if different from applicant): Freeboard Properties, LLC Telephone # 603-767-5252

Address of Property Owner: PO Box 1818, Dover, NH

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 20

Address of Property: 1 First Street (& 10 Second Street)

Zoning District(s) CBD Overlay District(s) _____

Existing Use of Property: Commercial rental (office/professional)

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:

Installing a black wrought iron style fence with screening planters as an alternative to

a street wall as required by Chapter 170-20 (F)(4).

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

N/A

Name of Professional That Prepared Plans: Neil J. Rapoza, PE, Civil Consultants
Address 293 Main Street, South Berwick, ME 03908 Telephone #: 207.384.2550
Professional License #: 12870 E-mail address: neil@civcon.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: BCGh Date: 6/2/16

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

Signature of Agent: h. j. se Date: 6/2/16

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: BCGh Date: 6/2/16

CIVIL CONSULTANTS MEMORANDUM

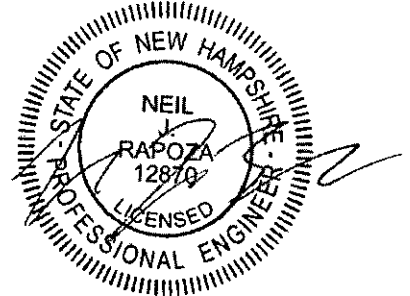
TO: City of Dover Planning and Community Development

FROM: Neil J. Rapoza, PE - Project Engineer

SUBJECT: Street Wall – Conditional Use Permit (Waiver Request)

DATE: JUNE 9, 2016

PROJECT: 16-116.00 COURT HOUSE REDEVELOPMENT



CONDITIONAL USE PERMIT RELIEF REQUIREMENTS - §170-20.F.4(a) Street Walls

STANDARD	RESPONSE
a) That both public and private buildings and landscaping shall contribute to the physical definition of rights of way as civic places	<i>The project includes multiple items that will define the right of way at the affected area (First Street sidewalk) as a civic place. These include a black wrought iron style fence similar to those used on nearby developments, as well as new whiskey barrel planters. The required bench and wastebasket will also provide additional definition between the two uses.</i>
b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.	<i>The automobiles using the parking lot will have ample room to maneuver, with spaces and isles meeting the required sizes, while being separated from the public area with aesthetically pleasing barriers.</i>
c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.	<i>The proposed fence and planter system will not worsen the accessibility of the parking lot, with existing entrances and exits to remain as currently utilized. Improved accessibility is proposed within the lot and building entrances.</i>
d) That architecture and landscape design shall grow from local climate, topography, history and building practice.	<i>The proposed landscape design is intended to correspond with landscape features that are planned to be implemented by the City, with the developer donating 6 matching whiskey barrel planters for use in nearby streetscape improvements per request of the Planning office.</i>
e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.	<i>The building renovation will conform to the current State of NH Building Code requirements, and no new barriers to the exterior or sense thereof are proposed.</i>
f) That civic buildings and public gathering places shall be provided as locations that	<i>The development is not intended to be a civic building or public gathering place, but as a former</i>



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CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

Conditional Use Permit – Relief From Standards, 1 First Street

reinforce community identity and activity.	<i>County Court House the exterior will be preserved to maintain the local character.</i>
g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city	<i>The development is not intended to be a civic building or public gathering place, but as a former County Court House the exterior will be preserved to maintain the local character.</i>
h) That the preservation and renewal of historic buildings shall be facilitated.	<i>Where ever possible in the building, historic items will be salvaged and re-used in the renovation. The exterior is to maintain its appearance and preserved to the extent practical. The relief from the Conditional Use Standards will not impact this.</i>
i) That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.	<i>The relief from the Conditional Use Standards will allow the proposed appearance of the subject street wall area to match the streetscapes that are to be implemented by the City, as well as match existing street wall schemes on the subject street.</i>

For the reasons noted above, it is my opinion that the Conditional Use Permit for relief from the Street Wall standard is appropriate and complies with §170-20.B.

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