

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave. Dover, NH 03820
Meeting Date: **Thursday, October 20, 2016**
Meeting Time: **7:00 pm**

1. ATTENDANCE

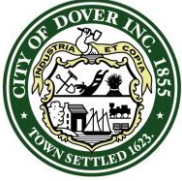
2. APPROVAL OF MEETING MINUTES OF SEPTEMBER 15, 2016

3. HEARINGS

- A. Z16-14 Owner Heirs of Rae Ann Wood and Applicant Wolcott Holdings, LLC, 18 and 24 Garrison Road (Tax Map I, Lots 73 and 73-A), located in the Suburban Density Multi Residential (RM-SU) Zoning District, request a variance from **Section 170-11(B)** of the Zoning Ordinance to permit, after the merger of lots 73 and 73-A, the addition of six (6) dwelling units on a lot containing two (2) existing single-family dwellings and 85,023 square feet, where single-family dwellings require 20,000 square feet of lot area and multi-family dwellings are only permitted with 10,000 square feet of lot area per dwelling unit.
- B. Z16-15 Owner Cocheco Mill Holdings, LLC, Main Street (Tax Map 2, Lot 37-A), located in the Central Business District – General Subdistrict (CBD), requests a variance from **Section 170-32.A and Section 170-32.N(3)** of the Zoning Ordinance to permit the replacement an existing, nonconforming freestanding sign with a new freestanding sign and new support structure, where freestanding signs are prohibited and the replacement of nonconforming freestanding signs is permitted only when the support structure of the sign remains in place and the dimensions of the sign are the same or smaller.
- C. Z16-16 Owner Cocheco Mill Holdings, LLC, 427 Central Avenue (Tax Map 3, Lot 66), located in the Central Business District – General Subdistrict (CBD), requests a variance from **Section 170-32.A and Section 170-32.C(1)** of the Zoning Ordinance to permit a freestanding sign where freestanding signs are not permitted and to permit a sign to be located on Tax Map 3, Lot 66 where signs are required to be located on the premises to which they relate (Tax Map 3, Lot 68; Tax Map 2, Lot 37; Tax Map 2, Lot 37-A; Tax Map 3, Lot 63-B).

4. ADJOURN

Persons with questions or interested in reviewing the meeting materials are invited to visit the Planning Department located in City Hall, open Monday-Thursday from 8:30 am to 5:30 pm and Friday from 8:30 am to 4:00 pm. The meeting materials are also available online at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



**CITY OF
DOVER**

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall
288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, September 15, 2016**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Otis Perry (Vice Chair), Frank Landford, Chris Prior, Nicholas Couturier (Alternate), Arianna Adams (Alternate)

Members Not Present: Sam Reid (Chair), Bob Hall, George Reagan (Alternate)

Staff Present: Elena Piekut (Assistant City Planner), Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:00 p.m. He opened the meeting, introduced the Board and staff members to the audience, and described the process used to hear cases. O.Perry sat in as Chair for S.Reid.

2. APPROVAL OF MEETING MINUTES OF JULY 21, 2016

Motion: C.Prior made a motion to approve the July 21, 2016 Regular Meeting Minutes as submitted. Seconded by F.Landford. Vote U/A

3. HEARINGS

- A. Z16-11 Owner Holgate Limited Partnership, 4-6 Back River Road (Tax Map 16, Lot 14), located in the Medium Density Residential (R-12) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to permit conversion of offices to a two-family dwelling, where two-family dwellings are only permitted by right as part of an open space subdivision or as a conversion of a dwelling existing on or before May 27, 1964.

William Hopkins represented the applicant, distributed packets (original located in the file) to the Board members, and presented the proposed plan and information regarding the five criteria.

Public Hearing Opened.

N.Couturier and A.Adams sat in for O.Perry and B.Hall.

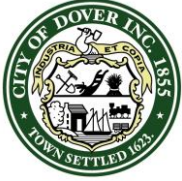
STAFF RECOMMENDATION:

The Planning Department recommends that the Board approve the variance request. E.Piekut clarified information regarding the zoning boundaries, and the surrounding multi-family dwellings. She confirmed for Board members the locations of the nearest single family homes, and that the units surrounding the property are multi-family.

Public Hearing Closed.

Motion: C.Prior made a motion to grant the variance from the use regulations of the R-12 District to permit the conversion of the office back to a two family dwelling. Seconded by F.Landford. Vote U/A

- B. Z16-12 Owners Adam Livingstone Hart and Sarah K. Hart, 51 Mount Vernon Street (Tax Map 30, Lot 145), located in the Urban Density Multi Residential (RM-U) District, request a variance from **Section 170-12.B** of the Zoning Ordinance to permit a side setback of zero (0) feet for a deck where a setback of three (3) feet is required.



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Adam Hart presented the proposed plan. He verified the location and construction of the privacy fence and the deck for the Board members.

Public Hearing Opened.

STAFF RECOMMENDATION:

The Planning Department recommends that the Board approve the variance request. E.Piekut clarified the regulations and narrow lot size of the property, and the regulations for the abutting property. She confirmed for O.Perry that the applicant does not need a variance to install the fence, as long it is no more than 8 ft. in height.

Public Hearing Closed.

Motion: F.Landford made a motion to grant the variance as applied. Seconded by C.Prior. Discussion ensued regarding the lot size and no condition is needed regarding the fence. Vote U/A

- C. Z16-13 Owner Dean A. Fournier Revocable Living Trust and Applicant Jeanette Gestapo, LLC, 817, 819, and 825 Central Avenue and 3 Ridge Street (Tax Map 37, Lots 8, 9, 10, and 12), located in the Thoroughfare Business (B-3) District request a variance from **Section 170-12.B** of the Zoning Ordinance to permit an abut-a-street setback from Ridge Street of 41.5 feet and 28.2 feet where 50 feet is required.

John Bosen, Esquire for Bosen and Associates, represented the applicant, and presented the proposed plan and information regarding the five criteria. Jim and Janet Scott (applicants), Dean Fournier (owner), and Gregg Mikolaities, P.E. of Tighe & Bond were also present.

J.Bosen confirmed for C.Prior that the Ridge Street side is the side seeking relief and that there is no access to the building from Ridge Street.

G.Mikolaities verified for C.Prior that the rear elevation will be lower than the front to minimize the building, one story, and that there will be landscaping in the back.

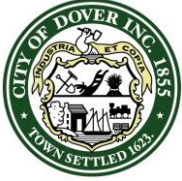
Public Hearing Opened.

John Haley, 4 Hall Street, requested clarification regarding the pet center. He stated his concerns regarding traffic impacts and tree removal, as well as, odor, light, and noise pollution.

J.Bosen addressed the abutter concern and stated there would be no odors. He compared the center to other pet chains in the area and confirmed it would not be used for manufacturing.

J.Bosen addressed Board members questions and stated that the light and traffic issues would be addressed by the Planning Board through the site review, the dog therapy pool would be located inside the building, and there would be no dog kennels for overnight stay.

Robert Terrio, 6 Ridge Street, requested clarification regarding the access road.



**CITY OF
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ZONING BOARD OF ADJUSTMENT - MINUTES

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Discussion ensued regarding the access road to confirm it would be from Merry Street, not Ridge Street.

STAFF RECOMMENDATION:

The Planning Department recommends that the Board approve the variance request. E.Piekut addressed Merry Street as it pertained to the Transportation Chapter of the Master Plan recommendation to consider closing the street. She explained the City does not have a right of way at the Hannaford entrance, and therefore will have to permit left turns at Merry Street. She added this issue would be addressed by the Planning Board, as well as landscaping, stormwater, and lighting.

Public Hearing Closed.

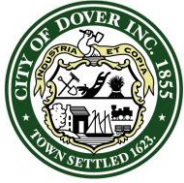
C.Prior confirmed for the public that this is just step one of the project, and there is no access from Ridge Street.

Motion: C.Prior made a motion to grant the variance from the abut-a-street setback requirement of the B-3 District to permit 41.5 feet and 28.2 feet where 50 feet is required on Ridge Street. Seconded by F.Landford. Vote U/A

4. ADJOURN

O.Perry stated the need to educate the abutters about obtaining information regarding the applications in advance so that clarifications and additional questions can be addressed at the meeting.

Motion: C.Prior made a motion to adjourn at 7:35 p.m. Seconded by F.Landford. Vote: U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date:	Thursday, October 20, 2016
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance to construct six dwelling units (three duplexes) while retaining two single-family dwellings on the property. Multifamily dwellings are permitted only with 10,000 sq. ft. of lot area per unit, and single-family dwellings with 20,000 sq. ft. of lot area per unit. The lot contains 85,023 sq. ft.

UNITS PROPOSED: 6

AGENDA ITEM #: 3-A

ZONING DISTRICT: RM-SU

FILE: Z16-14

APPLICANT/OWNER: Wolcott Holdings, LLC / Owners of Rae Ann Wood

LOCATION: 18 and 24 Garrison Road (Tax Map I, Lots 73 and 73-A)

ACREAGE: 1.95 acres (85,023 sq. ft.)

EXISTING LAND USE: Two single-family dwellings

PROPOSED LAND USE: Two single-family dwellings and three duplexes

SURROUNDING LAND USE: Single-family dwellings, City-owned vacant/recreation/school lots

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: Yes, lot merger and site plan review

ATTACHMENTS: Application

STAFF RECOMMENDATION: Staff recommends approval of the variance request.

Summary of Appeal and Background

The subject properties are located in the Suburban Density Multi Residential District (RM-SU) at 18 and 24 Garrison Road, between Garrison School and Back River Road. Each lot has a single-family dwelling and, when merged, will contain 85,023 square feet.

The RM-SU has a minimum lot size of 20,000 square feet and permits single-family and two-family dwellings by right. Three-to-four family and multi-family dwellings (five or more units) are permitted provided that the lot contains at least 10,000 square feet for each dwelling unit. Plans V1 and V2 illustrate options for achieving the desired density (eight units total) without a variance by adding onto the existing dwellings and/or subdividing the lot.

The Applicant and staff both prefer to see the single-family homes remain without additions, but staff's determination is that the single-family homes require 20,000 square feet of lot area each. Therefore although an eight-unit multi-family dwelling would be permitted by right, a variance is required to permit the single-family dwellings to remain with a six-unit multi-family dwelling added to the lot as shown on plan V3.

Reason for Staff Recommendation

The proposed density is the same as what would be permitted by right for multi-family dwelling units only, but preserves the existing character of single-family homes near the street. While the RM-SU is a multi-family zone, single-family residences dominate Garrison Road and keeping these provides a buffer to the new duplexes. As a use permitted by right it is a reasonable one and is not contrary to the public interest. There is little impact on abutters given the surrounding recreational/educational uses.

Site plan review and approval by the Planning Board will be required per Chapter 149 of the Dover Code.

Recommendation

The Planning Department recommends that the Board hold a public hearing and approve the variance request with the following condition:

1. The existing single-family dwellings shall not be converted to duplexes or add accessory dwelling units.

**Property Information**

Property ID 10073-000000
Location 18 GARRISON RD
Owner WOOD JASON D &



**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.

Parcels updated 1/1/2016
Properties updated 10/11/2016



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only Case #:

216-14

Date Received:

RECEIVED
Planning Office

SEP 29 2016

Amount Paid:

\$ 276.00

Time Received:

Dover, New Hampshire

ck#972

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Wolcott Holdings, LLC Phone # (603)765-6305

Address of Applicant: 171 Columbus Avenue, Dover, NH 03820

E-Mail Address: James Wolcott jwolcott3@yahoo.com

PROPERTY OWNER (if different from applicant): Heirs of Rae Ann Wood

Address: 18 Garrison Road, Dover, NH 03820 Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 18 & 24 Garrison Road, Dover, NH

Brief Directions: located on the easterly side of Garrison Road, off of Back River Road

Zoning District: RM-SU Assessor's Map # I Article IV, Section 170-11 (D) Lot(s) # 73 & 73A

TYPE OF APPEAL: (Please check one)

- | | |
|--|---|
| ☒ Variance | from Section _____ of the Zoning Ordinance |
| ☐ Physical Disability Variance (RSA 674:33-V) | from Section _____ of the Zoning Ordinance |
| ☐ Special Exception | per Section _____ of the Zoning Ordinance |
| ☐ Appeal of Administrative Decision | regarding Section _____ of the Zoning Ordinance |
| ☐ Equitable Waiver | per Section _____ of the Zoning Ordinance |

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

The Applicant intends to merge the two properties resulting in 85,113 square feet of land. Subsequent to the merger of the two
lots, the Applicant intends construct six (6) additional multi-family dwellings.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) _____ of the Zoning Ordinance to permit: Article IV, Section 170-11 (D)

The Applicant intends to merge the two properties resulting in 85,113 square feet of land. Subsequent to the merger of the two lots, the Applicant intends construct six (6) additional multi-family dwellings.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

See attached.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

See attached.

3. Granting the variance would do substantial justice because:

See attached.

4. The value of surrounding property will not be diminished because:

See attached.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

See attached.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

See attached.

and

(iii) The proposed use is a reasonable one because:

See attached.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

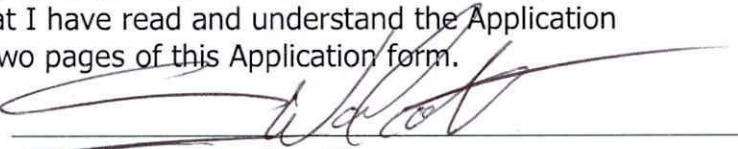
SIGNATURE PAGE

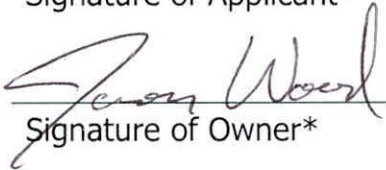
THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT

PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.


Signature of Applicant*

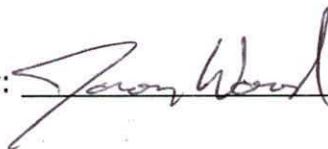

Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner:



Date:

9/28/16

Wolcott Holdings, LLC
18 & 24 Garrison Road
Dover, NH
BOARD OF ADJUSTMENT APPLICATION

INTRODUCTION

Wolcott Holdings, LLC, the Applicant, is under agreement to purchase two parcels of property located at 18 & 24 Garrison Road, Dover, New Hampshire. The properties are to be purchased from the Heirs of Rae Anne Wood, the current Owner. Each property currently contains one single-family residential dwelling. The properties are depicted on the city of Dover's tax maps at Map I, Lots 73 & 73A. The property is located in the RM-SU zoning district.

The Applicant intends to merge the two properties resulting in 85,113 square feet of land. Subsequent to the merger of the two lots, the Applicant intends construct six (6) additional multi-family dwellings. In the RM-SU zone, it is permitted to construct multi-family dwellings to the extent 10,000 square feet of land exists for each unit. In this instance, post-merger, given the 85,113 square feet of the new lot, the Applicant will be permitted to have a total of eight (8) multi-family dwelling units. After discussion with the Dover Planning Department, the Applicant has been advised that the two existing single-family houses cannot be considered as part of the multi-unit, and require 20,000 sq. ft. of density pursuant to the Table of Uses for the RM-SU zone. Thus, the Applicant is seeking a variance from Article IV, Section 170-11 (D) which prohibits uses unless permitted by the referenced zoning provision.

Although the Applicant could construct three (3) additional dwelling units so that they are attached to each of the existing single-family dwellings, it is preferred by the Applicant, and it is believed by the Dover Planning staff, that the existing single-family houses retain that characteristic, and that the additional six (6) dwellings, which are permitted, be constructed toward the rear of the post-merged lot. Copies of plans depicting the existing use; the addition of the three (3) units attached to each single-family house, which is permitted; and a proposed layout should this variance be granted are attached hereto.

The property is unique in its location, being just along existing recreational fields owned by the City. To the extent the property is to be developed, the most appropriate use for the property, given the surrounding properties and uses, would be to retain the single family houses as they are, and add the 6 multi-unit dwellings in the rear of the lot.

APPLICANT'S REQUEST FOR VARIANCE
FACTS SUPPORTING THIS REQUEST

1. The Variance Will Not Be Contrary to the Public Interest.

In Chester Rod & Gun Club, Inc. v. Town of Chester, 152 N.H. 577, 581 (2005), the Supreme Court held that to be contrary to the public interest or injurious to public rights of others, the variance must unduly, and in a marked degree, conflict with the ordinance such that it violates the ordinance's basic zoning objectives. The Court went on to note that to determine whether a variance would violate the basic zoning objectives, it was appropriate to examine whether the granting of the variance would alter the essential character of the locality or threaten the public health, safety or welfare. In this case, preserving the existing streetscape, by maintaining the single family homes, without adding unit in the area would aid in not changing or altering the essential character of the area.

2. The spirit of the ordinance is observed.

The Applicant respectfully submits that if the variance is granted, the spirit of the ordinance would be observed as the use in question is suitable, considering surrounding single-family homes. Within its general purpose and intent clause, the Dover Zoning Ordinance indicates that its intent is to promote the health, safety and general welfare of Dover. This clause further regulates the preservation and enhancement of the aesthetic environment. The Applicant respectfully submits that the general purposes and intent of the Zoning Ordinance will be maintained, to the extent that the variance is granted.

3. Substantial justice is done.

In Malachy Glen Associates v. Town of Chester, 155 N.H. 102, 109 (2002), the New Hampshire Supreme Court held that "the only guiding rule [in determining whether the requirement for substantial justice is satisfied] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." The Court also noted that it would look at whether a proposed development was consistent with the area's present use. The grant of the variance in this instance would result in substantial justice as it would allow the Applicant's property to be utilized in a fashion as to minimize the number of units in the forefront of the property. The loss that would be experienced by the Applicant if the use was denied is not outweighed by any gain to the general public, and thus denial of the requested relief would be an injustice.

4. Value of Surrounding Properties Will Not Be Diminished.

It is respectfully submitted that all of the surrounding properties have a value associated with them which is premised upon the existence of the existing buildings and uses located upon the subject property and surrounding properties. In this instance, adding the six dwelling uses is permitted. The Applicant seeks to do so, however, by not attaching them to the existing single-family houses. it is believed, and therefore averred, that locating the additional six (6) dwelling

units to the rear of the property, and thus granting the variances, will not result in a diminution of surrounding property values.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

The general purposes of the ordinance are to promote the health, safety and general welfare and to thus encourage the most appropriate land uses in various parts of the City. The general purpose of the RM-SU zone is to provide an environment that is suitable for a variety of moderate density housing types, including singles, 2-units, 3-4 units and over 4 units. For the reasons set forth above, the Applicant respectfully submits that the restriction that cannot be met by the Applicant in order to keep the single-family home as they are, is not necessary to enforce in order to protect the purpose of the ordinance. Thus, if unnecessary, there is no conflict between the general public purpose of the ordinance, and enforcing the restrictions for which the Applicant seeks the variances.

Given the unique location of the lot as it essentially fronts Back River Road and the Dover recreational soccer fields, and given its size for a residential lot, where most surrounding lots are less than a quarter of an acre, the proposed 6 dwellings will not have an adverse impact upon the health, safety and general welfare of the inhabitants the property or of the City.

For the reasons set forth above, the Applicant respectfully suggested that the use as proposed is reasonable as it maintains a streetscape of a single-family uses by locating the additional unit at the rear of the new lot.

ABUTTER LIST

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

Pursuant to RSA 676:7, the State Law of New Hampshire, the City of Dover is required to notify the applicant and every abutter of the public hearing by certified mail. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

"Abutter" is defined in Chapter 170, Dover Zoning Ordinance, as:

The owner of record of a parcel of land located in New Hampshire and adjoins or is directly within **two hundred (200) feet** (including land across the street or waterway) of the proposed site under consideration by the Board.

In the case of an abutting property being under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B: 3, XXIII. Additionally, the individual owners of units within the association, which are located within two hundred (200) feet of the common property line shall be notified only by first class mail.

PLEASE NOTE: abutter ownership information for lots located in Dover, shall be obtained through the City's Tax Assessment Office.

[illegible]

Abutters List
Heirs of Rae Ann Wood

18 & 24 Garrison Road
Tax Map I, Lot 73 & 73-A
Dover, New Hampshire

Job No. 16146

Page 1 of 2

Map I, Lot 2-G2

Tom & Jamie Willett
32 Garrison Road
Dover, NH 03820

Map I, Lot 71
Lot 75
Lot 2-G1
Lot 72

City of Dover
288 Central Ave
Dover, NH 03820

Map I, Lot 74-A

Patrick & Kelly Casey
11 Garrison Road
Dover, NH 03820

Map I, Lot 74-A1

Bonnie B Coffin & Randy L Bertrand
15 Garrison Road
Dover, NH 03820

200 Feet:

Map I, Lot 74

Thomas Moore & Taylor Prendergast
3 Garrison Road
Dover, NH 03820

Map I, Lot 74-2

Jonathan D. Newton
7 Garrison Road
Dover, NH 03820

Map I, Lot 76-E

Douglas G & Inge C Houck
4 James Street
Dover, NH 03820

Map I, Lot 76-F

Michael C & Gretchen Nicholas
6 James Street
Dover, NH 03820

Map I, Lot 77-R

George K Erpenbeck
18 Shadow Drive
Dover, NH 03820

RECEIVED
Planning Office
OCT 05 2016
Dover, New Hampshire

Abutters List
Heirs of Rae Ann Wood

18 & 24 Garrison Road
Tax Map I, Lot 73 & 73-A
Dover, New Hampshire

Job No. 16146

Page 2 of 2

Owner:

Map I, Lot 73
Lot 73-A

Heirs of Rae Ann Wood
18 & 24 Garrison Road
Dover, NH 03820

Applicant:

Wolcott Holdings, LLC
171 Columbus Avenue
Dover, NH 03820

Engineer:

Robert J. Stowell, P.E., L.L.S
Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

Attorney:

Francis X. Bruton III, Esquire
Bruton & Berube, PLLC
798 Central Avenue
Dover, NH 03820

YOUR RECEIPT THANK YOU

Planning and Com Dev
M-T 8:30A - 5:30P
603.516.6008

09/29/2016 12:10PM 07
000000#1914 CLERK07

#1614
#972

Variance 1 @ \$100.00 \$100.00
Certified Mail 12 @ \$8.00 \$96.00
Legal Notice 1 @ \$80.00 \$80.00

ITEMS CHECK 140
\$276.00

APPLICATION CHECKLIST (Please check off)

Application signed by Applicant and Property Owner (if different from Applicant) X

In order for the application to be accepted by Planning Department staff placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.

Copies of Completed Zoning Board of Adjustment Application X

Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only part of original signed application (Part A above)).

Copies of a plot plan drawn in accordance with a boundary line to scale than 1" = 40'. They need to include the lot dimensions including area in feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. X

D. Submit at least one (1) copy of the plot plan at a size of **8 1/2 x 11** (this is in addition to the 10 copies required in 'C' above). X

E. **10 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. N/A

F. **List of abutters** including addresses and map and lot number of parcels that adjoin or are located within two hundred (200) feet (including land across the street or waterway) of the subject property. In the case of an abutting property being under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B: 3, XXIII. Additionally, the individual owners of units within the association, which are located within two hundred (200) feet of the common property line, shall be notified by first class mail only. X

G. **Mailing Labels** in triplicate with abutters names and addresses for notices. (Use Avery 5160 label) X

H. **TOTAL FEE** paid by cash or check made payable to "City of Dover"

1. Application fee of:
 - \$100.00 VARIANCE (per Section requested) \$ 100.00
 - \$100.00 SPECIAL EXCEPTION \$
 - \$100.00 APPEAL FROM ADMINISTRATIVE DECISION \$
 - \$100.00 EQUITABLE WAIVER \$
2. Certified letters fee: # of abutters 10 X \$8.00 = \$ 80.00
3. Applicant & Owner mailing fee: 2 X \$8.00 = \$ 16.00
4. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters X \$1.00 = \$
5. Foster's newspaper public notice \$ 80.00

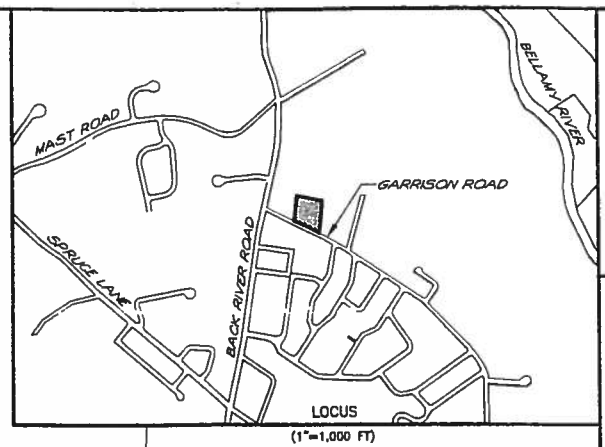
TOTAL FEE \$ 276.00

N

TRITECH
ENGINEERING CORPORATION

TAX MAP 1
LOT 72
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH. 03820

TAX MAP 1
LOT 71
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH. 03820
SCRD 2214 / 327



NOTES

1. INTENT: THIS PLAN IS INTENDED TO ACCOMPANY A VARIANCE APPLICATION FOR THE SUBJECT PROPERTIES.
IT IS INTENDED TO DEMONSTRATE AN 8 UNIT "BY RIGHT" DEVELOPMENT OF THE SUBJECT PROPERTIES.
BY SUBDIVIDING THE EXISTING 2 LOTS OF RECORD (CREATING 3 LOTS) AND CONVERTING EACH OF THE EXISTING SINGLE FAMILY RESIDENCES INTO DUPLEXES, WHILE CONSTRUCTING A NEW 4 UNIT BUILDING ON THE NEW LOT, WE ARE PERMITTED TO USE AN ALLOWABLE DENSITY OF 1 UNIT PER 10,000 SQ.FT, RESULTING IN AN 8 DWELLING UNIT PROJECT.
THIS PLAN IS INTENDED TO SUPPORT THE VARIANCE REQUEST DEPICTED ON SHEET V-3
2. CURRENT OWNER: HEIRS OF RAE ANN WOOD
18 GARRISON ROAD
DOVER, NEW HAMPSHIRE. 03820
3. LOT AREA: LOT 73: 47,089 SQ.FT. - 1.08 ACRES
LOT 73A: 38,014 SQ.FT. - 0.87 ACRES
4. TAX MAP 1 LOT 73 & TAX MAP 1 LOT 73A
5. PROJECT DEED REFERENCE: BOOK 1059 PAGE 757.
6. PROJECT PLAN REFERENCE: SUBDIVISION OF LAND
RAE ANN WOOD
GARRISON ROAD
DOVER, NH.
R. TOWLE, LAND SURVEYOR
SCRD 28-33 5/7/2008
7. THIS PLAN IS BASED ON THE ABOVE REFERENCED PLAN AND NOT THE RESULT OF AN ON THE GROUND SURVEY
8. ZONING: RM-SU

TAX MAP 1
LOT 2-G1
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH. 03820

TAX MAP 1
LOT 2-G2
WILLETT, TOM & JAMIE
32 GARRISON ROAD
DOVER, NH. 03820
SCRD 2043 / 132

PROPOSED
4 UNIT
BUILDING

PROPOSED
LOT 73A-1
44,851 SQ.FT.
1.03 ACRES

PROP.
DUPLEX
ADDTN

EXISTING
HOUSE

NEW
LOT 73A
20,026 SQ.FT.
0.46 ACRES

PROP.
DUPLEX
ADDTN

EXISTING
HOUSE

NEW
LOT 73
20,066 SQ.FT.
0.46 ACRES

PROP.
DUPLEX
ADDTN

EXISTING
HOUSE

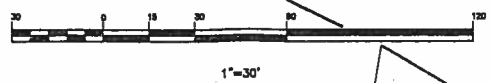
GARRISON ROAD

TAX MAP 1
LOT 75
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH. 03820

TAX MAP 1
LOT 74-A1
COFFIN, BONNIE B &
BERTRAND, RANDY L
15 GARRISON ROAD
DOVER, NH. 03820

TAX MAP 1
LOT 74-A
HOOPER, NATHAN C &
FORD, CAROLINE E
11 GARRISON ROAD
DOVER, NH. 03820

TAX MAP 1
LOT 74-2
PORTER, MICHAEL D &
BARBARD W
7 GARRISON ROAD
DOVER, NH. 03820



TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TEL: 603 742 8007
FAX: 603 742 3660

REVISIONS
DATE: DESCRIPTION:

VARIANCE APPLICATION PLAN

HEIRS OF RAE ANN WOOD

18 & 24 GARRISON ROAD
DOVER, NEW HAMPSHIRE

SEPTEMBER 29, 2016
SCALE: 1" = 30'

SHEET NO.

V-1

N

TRITECH
ENGINEERING CORPORATION

TAX MAP 1
LOT 72
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

TAX MAP 1
LOT 71
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
SCRD 2214 / 327

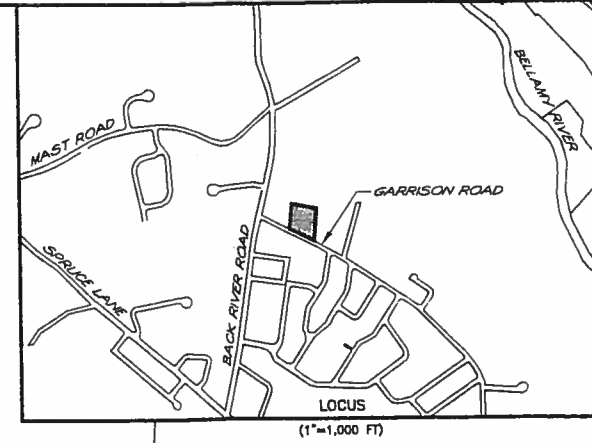
TAX MAP 1
LOT 73
85,023 SQ.FT
1.95 ACRES

TAX MAP 1
LOT 2-G2
WILLETT, TOM & JAMIE
32 GARRISON ROAD
DOVER, NH 03820
SCRD 2043 / 132

TAX MAP 1
LOT 2-G1
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

NOTES

1. INTENT: THIS PLAN IS INTENDED TO ACCOMPANY A VARIANCE APPLICATION FOR THE SUBJECT PROPERTIES.
IT IS INTENDED TO DEMONSTRATE AN 8 UNIT "BY RIGHT" DEVELOPMENT OF THE SUBJECT PROPERTIES.
BY MERGING THE 2 LOTS OF RECORD AND CONVERTING EACH OF THE EXISTING SINGLE FAMILY RESIDENCES INTO 4 UNIT BUILDINGS, WE ARE PERMITTED TO USE AN ALLOWABLE DENSITY OF 1 UNIT PER 10,000 SQ.FT, RESULTING IN AN 8 DWELLING UNIT PROJECT.
THIS PLAN IS INTENDED TO SUPPORT THE VARIANCE REQUEST DEPICTED ON SHEET V-3
2. CURRENT OWNER: HEIRS OF RAE ANN WOOD
18 GARRISON ROAD
DOVER, NEW HAMPSHIRE 03820
3. LOT AREA: LOT 73: 47,099 SQ.FT. - 1.08 ACRES
LOT 73A: 38,014 SQ.FT. - 0.87 ACRES
4. TAX MAP 1 LOT 73 & TAX MAP 1 LOT 73A
5. PROJECT DEED REFERENCE: BOOK 1059 PAGE 757.
6. PROJECT PLAN REFERENCE: SUBDIVISION OF LAND
RAE ANN WOOD
GARRISON ROAD
DOVER, NH
R. TOWLE, LAND SURVEYOR
SCRD 28-53 SEPTEMBER, 1985
7. THIS PLAN IS BASED ON THE ABOVE REFERENCED PLAN AND NOT THE RESULT OF AN ON THE GROUND SURVEY
8. ZONING: RM-SU



TRITECH
ENGINEERING CORPORATION

288 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3660

REVISIONS
DATE: DESCRIPTION:

VARIANCE APPLICATION PLAN

HEIRS OF RAE ANN WOOD

18 & 24 GARRISON ROAD
DOVER, NEW HAMPSHIRE

SEPTEMBER 29, 2016
SCALE: 1" = 30'

JOB No. 16146

SHEET NO.

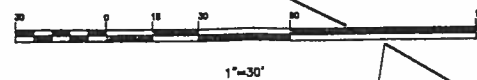
V-2

TAX MAP 1
LOT 74-2
PORTER, MICHAEL D &
BARBARA W
7 GARRISON ROAD
DOVER, NH 03820

TAX MAP 1
LOT 74-A
HOOPER, NATHAN C &
FORD, CAROLINE E
11 GARRISON ROAD
DOVER, NH 03820

TAX MAP 1
LOT 74-A1
COFFIN, BONNIE B &
BERTRAND, RANDY L
15 GARRISON ROAD
DOVER, NH 03820

TAX MAP 1
LOT 75
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820



N

TRITECH
ENGINEERING CORPORATION

TAX MAP 1
LOT 72
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

TAX MAP 1
LOT 71
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
SCRD 2214 / 327

TAX MAP 1
LOT 73
85,023 SQFT
1.95 ACRES

TAX MAP 1
LOT 2-G2
WILLETT, TOM & JAMIE
32 GARRISON ROAD
DOVER, NH 03820
SCRD 2043 / 132

TAX MAP 1
LOT 2-G1
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

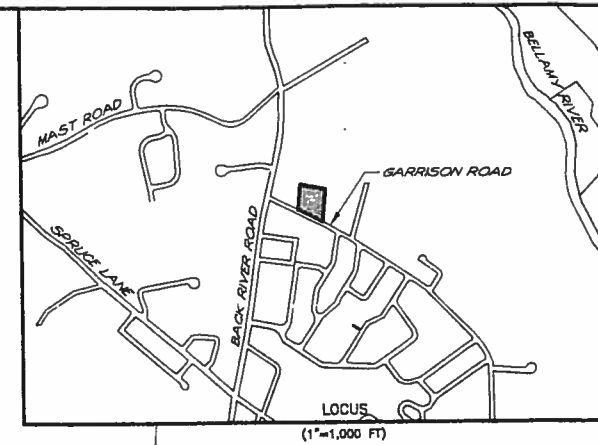
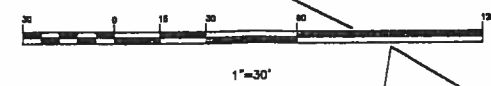
TAX MAP 1
LOT 74-2
PORTER, MICHAEL D &
BARBARA W
7 GARRISON ROAD
DOVER, NH 03820

TAX MAP 1
LOT 74-A
HOOPER, NATHAN C &
FORD, CAROLINE E
11 GARRISON ROAD
DOVER, NH 03820

TAX MAP 1
LOT 74-A1
COFFIN, BONNIE B &
BERTRAND, RANDY L
15 GARRISON ROAD
DOVER, NH 03820

TAX MAP 1
LOT 75
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

GARRISON ROAD



NOTES

1. INTENT: THIS PLAN IS INTENDED TO ACCOMPANY A VARIANCE APPLICATION FOR THE SUBJECT PROPERTIES.
THIS PLAN DEPICTS THE VARIANCE REQUESTED, SPECIFICALLY:
1. THE MERGER OF THE EXISTING LOTS OF RECORD INTO 1 LOT.
2. THE 2 EXISTING SINGLE FAMILY RESIDENCES WILL REMAIN SINGLE FAMILY RESIDENCES.
3. THE USE OF THE NON-SINGLE-FAMILY DENSITY (1 UNIT PER 10,000 SQ.FT.) TO ALLOW THE CONSTRUCTION OF AN ADDITIONAL 6 DWELLING UNITS FOR A TOTAL OF 6 DWELLING UNITS ON THE SUBJECT PROPERTIES.
2. CURRENT OWNER: HEIRS OF RAE ANN WOOD
18 GARRISON ROAD
DOVER, NEW HAMPSHIRE 03820
3. LOT AREA: LOT 73: 47,088 SQ.FT. - 1.08 ACRES
LOT 73A: 38,014 SQ.FT. - 0.87 ACRES
4. TAX MAP 1 LOT 73 & TAX MAP 1 LOT 73A
5. PROJECT DEED REFERENCE: BOOK 1059 PAGE 757.
6. PROJECT PLAN REFERENCE: SUBDIVISION OF LAND
RAE ANN WOOD
GARRISON ROAD
DOVER, NH
R. TOWLE, LAND SURVEYOR
SCRD 26-53 SEPTEMBER, 1985
7. THIS PLAN IS BASED ON THE ABOVE REFERENCED PLAN AND NOT THE RESULT OF AN ON THE GROUND SURVEY
8. ZONING: RM-SU

TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 2630

REVISIONS
DATE: DESCRIPTION:

VARIANCE APPLICATION PLAN

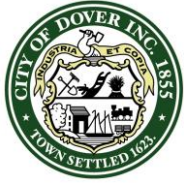
HEIRS OF RAE ANN WOOD

18 & 24 GARRISON ROAD
DOVER, NEW HAMPSHIRE

SEPTEMBER 29, 2016 JOB No. 16146
SCALE: 1" = 30'

SHEET NO.

V-3



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date:	Thursday, October 20, 2016
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance to entirely remove an existing freestanding sign at its Central Avenue exit and replace it with a new freestanding sign, where freestanding signs are not permitted in the CBD zoning district.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-B

ZONING DISTRICT: CBD

FILE: Z16-15

APPLICANT/OWNER: Cocheco Mill Holdings, LLC

LOCATION: Main Street (Tax Map 2, Lot 37-A)

ACREAGE: N/A

EXISTING LAND USE: Mixed use

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Mixed uses

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application

STAFF RECOMMENDATION: Staff recommends approval of the variance request.

Summary of Appeal and Background

The subject location is at the Cocheco Mill exit onto Central Avenue, abutting Fish Ladder Park. An existing freestanding sign (62 inches high by 36" wide, 15.5 square feet) is in that location now serving as a directory sign. The Applicant requests a variance to permit a smaller (approximately 9-square-foot) freestanding sign on a new support structure.

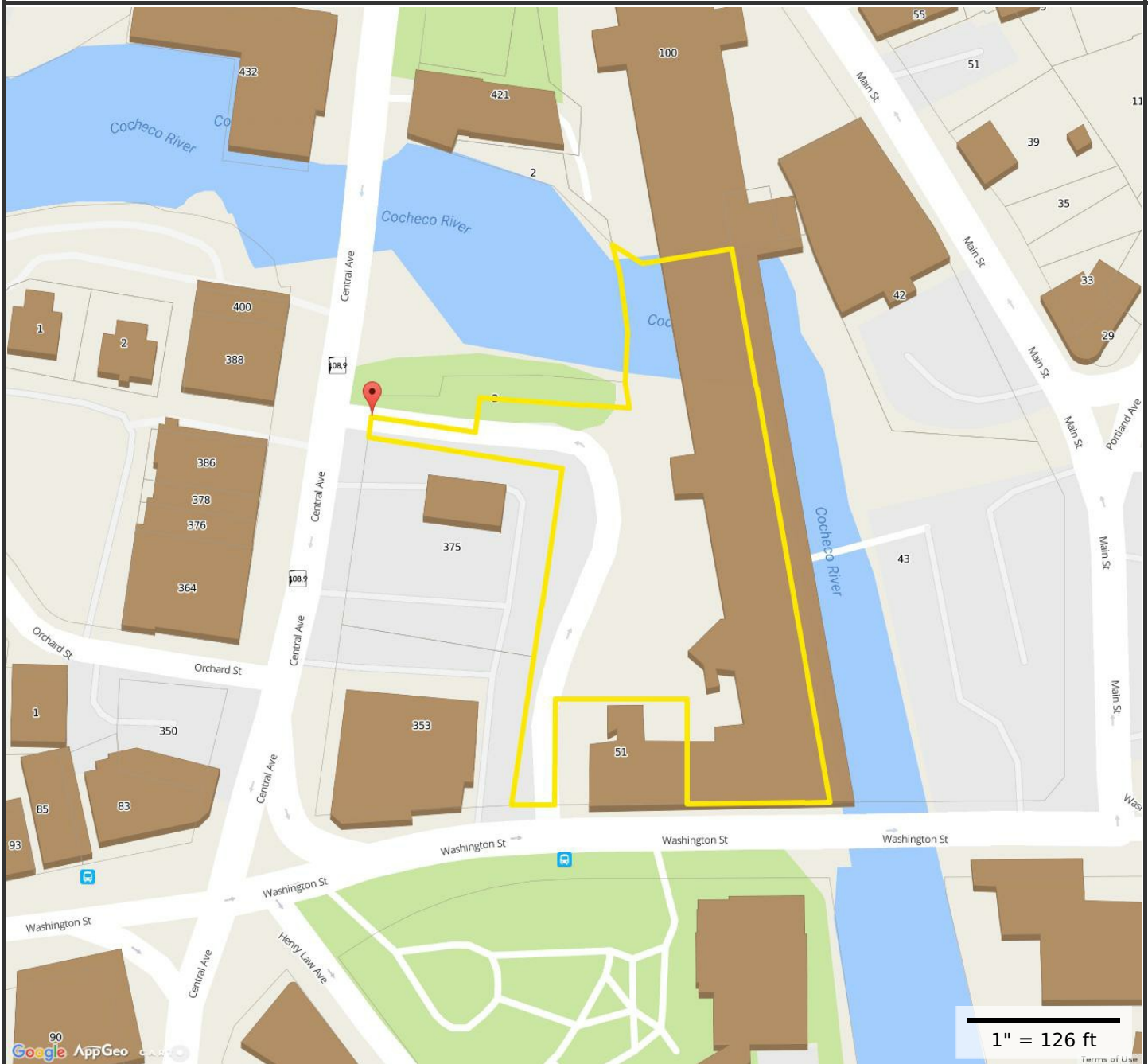
Freestanding signs are not permitted in the Central Business District and, where nonconforming signs exist, may only be replaced if they are no larger and utilize the existing support structure.

Reason for Staff Recommendation

The existing sign is in poor condition and could be replaced at its current size if the existing pole was retained. The proposed sign is significantly smaller and requires a new structure because real gears from the mill are integral to the design and structure. The design is also a perfect example of adherence to the mill motif that is encouraged in the Central Business District. The Applicant's alternative is to install wall signs up to 40 square feet in area (possibly 80 square feet with use of the mill motif) and projecting signs up to 24 square feet in area. Replacing the existing freestanding sign is preferable to adding to wall signage.

Recommendation

The Planning Department recommends that the Board hold a public hearing and approve the variance request.

**Property Information**

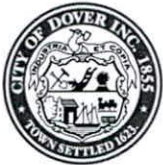
Property ID 02037-A00000
Location MAIN ST
Owner COCHECO MILLS HOLDINGS LLC



**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.

Parcels updated 1/1/2016
Properties updated 10/13/2016



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only	Case #: <u>216-15</u>	Date Received: <u>SEP 29 2016</u>	RECEIVED Planning Office
	Amount Paid: \$ <u>356.00</u> <u>cks 3439 + 3446</u>	Time Received: _____	Dover, New Hampshire

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: COCHeco MILL HOLDINGS, LLC Phone # 603-868-5995

Address of Applicant: 3 PENSTOCK WAY, NEWMARKET, NH 03857

E-Mail Address: MWYNKOOP@CHINBURCA.COM

PROPERTY OWNER (if different from applicant): _____

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: MAIN STREET

Brief Directions: THE ENTRANCES TO PARKING LOT ON THIS PARCEL ARE LOCATED OFF OF CENTRAL AVE AND WASHINGTON STREET.

Zoning District: CBD Assessor's Map # 2 Lot(s) # 37A

TYPE OF APPEAL: (Please check one)

- | | |
|--|--|
| ☒ Variance | from Section <u>170-32</u> of the Zoning Ordinance |
| ☐ Physical Disability Variance (RSA 674:33-V) | from Section _____ of the Zoning Ordinance |
| ☐ Special Exception | per Section _____ of the Zoning Ordinance |
| ☐ Appeal of Administrative Decision | regarding Section _____ of the Zoning Ordinance |
| ☐ Equitable Waiver | per Section _____ of the Zoning Ordinance |

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

WE HAVE PLANS TO INSTALL A NEW SIGN AT CENTRAL AVE DRIVEWAY.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-32 of the Zoning Ordinance to permit:

A FREESTANDING ^{SIGN} of ~~18~~ ^{85.16} SQUARE FEET, WHERE 18 SQUARE FEET IS ALLOWED. ^{7.17}

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

THE SIGNS WILL NOT IMPEDE OR CAUSE INTERFERENCE TO PEDESTRIAN OR MOTORIZED TRAFFIC. THE DESIGN IS FITTING TO THE DOWNTOWN HISTORIC AREA AND IN STRICT COMPLIANCE OF THE MILL MOTIF ORDINANCE

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

DOVER'S DOWNTOWN CENTRAL BUSINESS DISTRICT IS RICH IN HISTORIC BUILDINGS AND STRUCTURES TO FURTHER COMPLIMENT THE HISTORIC THEME OF THE DOWNTOWN, THE SIGN WILL BE IN STRICT COMPLIANCE WITH THE MILL MOTIF ORDINANCE

3. Granting the variance would do substantial justice because:

THERE IS CURRENTLY A FREESTANDING, WOODEN SIGN IN THE SAME LOCATION. A NEW SIGN AND BASE IS TO BE INSTALLED IN THE SAME LOCATION. THE NEW SIGN WILL BE DESIGNED TO BE IN GREATER COMPLIANCE WITH THE MILL MOTIF ORDINANCE. ALLOWING A NEW FREESTANDING SIGN WILL CONTINUE TO DIRECT MOTOR AND PEDESTRIAN ACCESS TO ONE OF THE MILL ENTRANCES.

4. The value of surrounding property will not be diminished because:

THE NEW SIGN WILL BE REPLACING AN OLD FREESTANDING SIGN THAT IS ALREADY THERE. THE NEW SIGN WILL BE OF HIGHER GRADE MATERIAL AND DESIGNED TO COMPLIMENT THE HISTORIC NATURE OF DOVER'S DOWNTOWN

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

THE MILL BUILDING, PARTIALLY LOCATED ON THE SUBJECT PARCEL, ALTHOUGH LARGE, HAS LITTLE FRONTAGE ON CENTRAL AVE OR SURROUNDING STREETS.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

THE BUILDING SITS ~~FOR~~ ~~OFF~~ SOME DISTANCE AWAY FROM THE ROAD, SO A WALL SIGN WOULD NOT HAVE GREAT VISIBILITY FROM CENTRAL AVE, A FREESTANDING SIGN ALONG CENTRAL AVE IS THE BEST WAY TO DIRECT TRAFFIC AND BUSINESS TO THE MILL

and

(iii) The proposed use is a reasonable one because:

A FREESTANDING SIGN IS CURRENTLY EXISTING IN THE SAME LOCATION. ~~AT~~ THE NEW SIGN WILL BE IN STRICTER COMPLIANCE WITH THE MILL MOTIF ORDINANCE AND BETTER COMPLIMENT THE MILL AND SURROUNDING DOWNTOWN AREA.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT

PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.

X _____
Signature of Applicant*

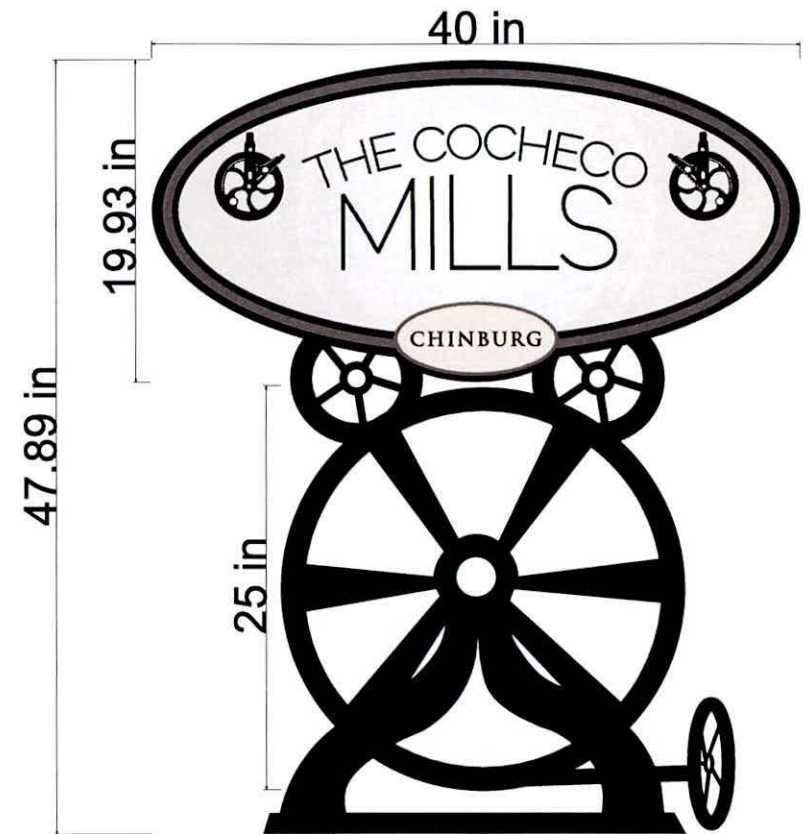
X _____
Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: _____



PortsmouthSign.com
603-436-0047

REVISION:

All orders under \$250 include 1 revision only.
All orders over \$250 include 3 revisions only.
Additional revisions will be charged at \$25 per revision.

PLEASE NOTE:

Designs are NOT actual size and color may vary depending on printer and/or monitor.

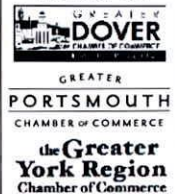
7/15/2016

I understand this Order Form is the final production order and replaces all previous drawings, notes and verbal instructions to this job. Standard vinyl & paint colors will be used. Custom colors and specific matches to PMS colors will be an additional fee. I have carefully reviewed this form and verify that it contains all necessary specifications and represents my order. I authorize fabrication according to this approval.

SIGNATURE: _____ Date: _____

RETURN SIGNED TO: service@portsmouthsign.com

Member of:



©COPYRIGHT 2015, BY PORTSMOUTH SIGN COMPANY. All designs and custom artwork remain the property of Portsmouth Sign Company until the order is complete and paid in full.

Shop Use
Only

Qty:

SS ☐ DS ☐

Materials:

Background Color:

Vinyl Color:

HP ☐ Int ☐

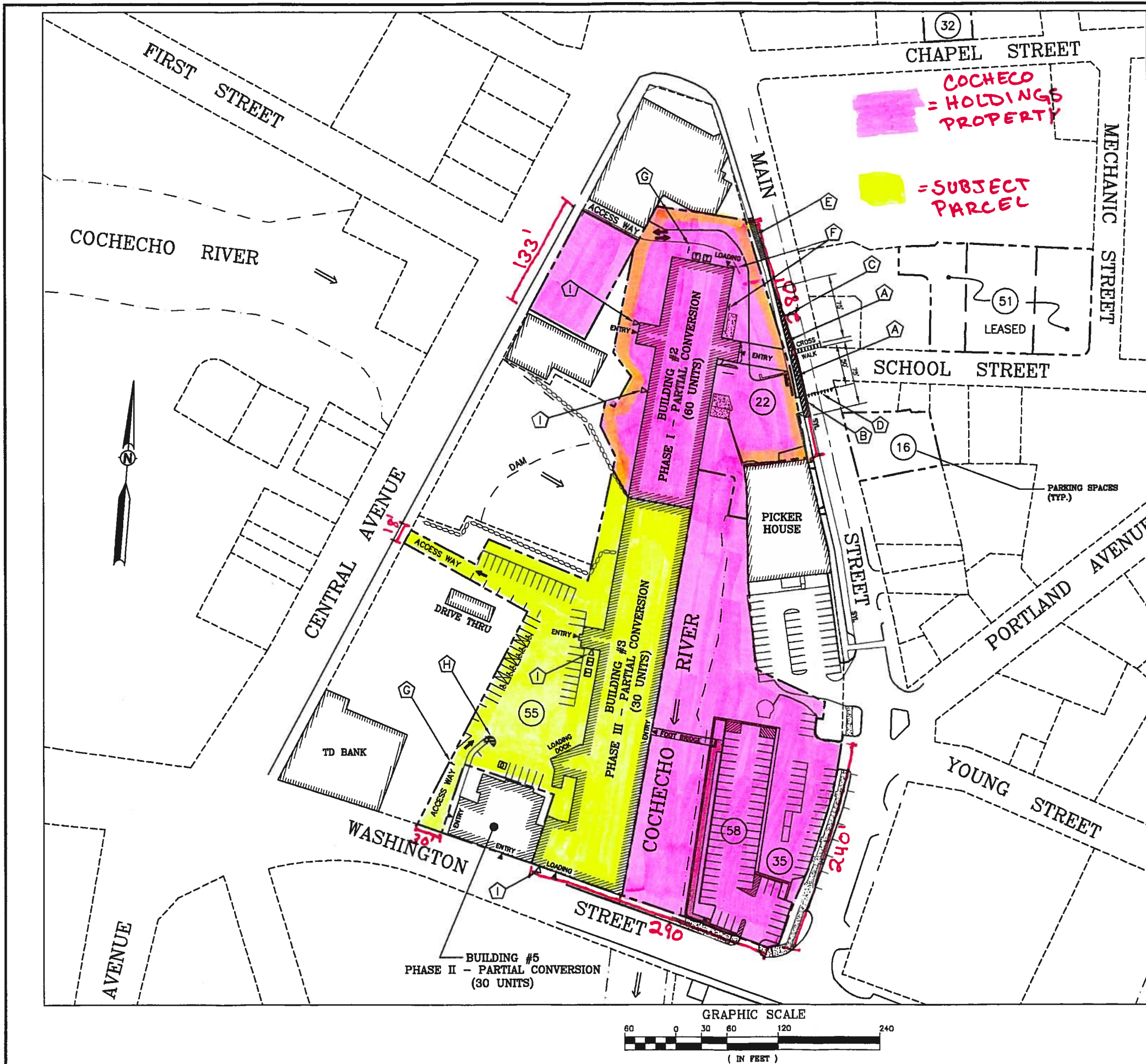
Other:

Location for sign #1.
replacing the 'Cochecho falls
millworks' sign in this
picture. sign location:
exit of Central Tower at
383 Central Ave



- **Colors:** are black, white, cream and grey as shown in the attached proof.
- **Material:** The gears are actual metal gears from the mill itself bolted together to form the sign base as shown. The sign is 1.5" thick sign foam routed and painted and bolted to the top gears.
- **Installation:** The bottom gear will be attached to a steel pole which will be concreted into the ground and be at grade so you won't see it.

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
Applicant: Z16-15 Cocheco Mill Holdings, LLC Main St Variance		Abutter List					
Certified Mailings:							
02035-000000	353 CENTRAL AV	STRAFFORD NATL BANK	C/O TD BANK	380 WELLINGTON ST TOWER B 12TH FLR	LONDON ONTARIO		N6A 4S4
02036-000000	2 CENTRAL AV	COCHECO FALLS DAM		PO BOX 178	SOUTH BERWICK	ME	03908
02037-000000	51 WASHINGTON ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
02050-000000	388 CENTRAL AV	388 CENTRAL AVE CONDOS		388 CENTRAL AVE	DOVER	NH	03820
02051-000000	2 WALDRON CT	GEORGAKILAS PETER & PAULA TRUSTEES	GEORGAKILAS PETER AND PAULA LIV REV TRUS	62 SILVER ST	DOVER	NH	03820-3951
02075-000000	400 CENTRAL AV	COCHECO RIVER BLOCK CONDOMINIUMS		400 CENTRAL AV	DOVER	NH	03820
02075-A00000	400 CENTRAL AV	SEER PROPERTIES LLC		400 CENTRAL AVE	DOVER	NH	03820
02075-B00000	400 CENTRAL AV	KARELITZ PROPERTIES LLC		400 CENTRAL AVE	DOVER	NH	03820
02075-C00000	400 CENTRAL AV	KARELITZ ROBERT S REVOCABLE TRUST	KARELITZ ROBERT S TRUSTEE	113 MDBURY RD	DURHAM	NH	03824
02078-000000	386 CENTRAL AV	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
02079-000000	378 CENTRAL AV	GUILLEMETTE RAYMOND N 2005 TRUST	GUILLEMETTE RAYMOND N TRUSTEE	7 HAYES LANE	DOVER	NH	03820
02081-000000	364 CENTRAL AV	364 CENTRAL AVENUE ASSOCIATES LLC	C/O AVISE PROPERTIES	80 NASHUA RD STE 24	LONDONDERRY	NH	03053
02083-000LS2	ORCHARD ST	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
02083-000LS5	ORCHARD ST	INNATE LLC		1 WALDRON CT	DOVER	NH	03820
02083-000LS8	ORCHARD ST	CUSACK GILLIAN P		392 CENTRAL AVE UNIT 1	DOVER	NH	03820
03067-000000	421 CENTRAL AV	421 CENTRAL AVENUE LLC		113 BUNKER HILL AVENUE	STRATHAM	NH	03885
23015-000000	6 WASHINGTON ST	CITY OF DOVER	C/O C/S RECREATION/GYM AND POOL	61 LOCUST ST #124	DOVER	NH	03820-3753
First Class Mailings:							
02050-000002	388 2 CENTRAL AV	KELLY DAVID F &	KELLY MERILEE B	392 CENTRAL AVE UNIT 2	DOVER	NH	03820
02050-000003	388 3 CENTRAL AV	LABONTE ROBERT M &	GAUTHIER JESSICA L	101B GLENWOOD AVE	DOVER	NH	03820-2302
02050-000004	388 4 CENTRAL AV	SMESTAD STEVEN A		PO BOX 4333	PORTSMOUTH	NH	03801
02050-000005	388 5 CENTRAL AV	WILLIAMS EDWARD		3 WALDRON COURT	DOVER	NH	03820-3354
02050-000006	388 6 CENTRAL AV	PROULX LOUISE M		203 W PLAIN ST	WAYLAND	MA	01778-4321
02050-000007	388 7 CENTRAL AV	MACALEESE JANINE	HARRINGTON JEFFREY L	PO BOX 2003	DOVER	NH	03821-2003
02050-000008	388 8 CENTRAL AV	HAGAN LINDA	HAGAN JOSEPH	388 CENTRAL AVENUE	DOVER	NH	03820
02050-000010	388 10 CENTRAL AV	394 CENTRAL AVENUE LLC		388 CENTRAL AVENUE	DOVER	NH	03820



KEY NOTES:

- (A) REMOVE EXISTING SINGLE YELLOW LINE (SYL) 75 FEET EACH SIDE OF CROSSWALK.
- (B) INSTALL 4" SYL 8 FEET OFF EXISTING CURB; CROSS HATCH AREA.
- (C) INSTALL TAPERED 4" SYL FROM CROSSWALK TO CURB.
- (D) INSTALL PAINTED YIELD LINE PER M.U.T.C.D. SECTION 38.16 AND INSTALL (2) R1-5 "YIELD TO PEDESTRIAN" SIGNS 50 FEET SOUTH OF CROSS WALK.
- (E) THE APPLICANT SHALL COMPLETE WORK NECESSARY TO REPAIR AND/OR REPLACE APPROXIMATELY 50 FT. OF BRICK SIDEWALK, WROUGHT IRON FENCE, AND GRANITE BLOCK WALL LOCATED ALONG MAIN STREET (GENERALLY AS SHOWN). THE APPLICANT SHALL PREPARE APPROPRIATE PLANS, DETAILS AND SPECIFICATIONS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER, PRIOR TO COMMENCING WORK. REPAIR WORK SHALL BE COMPLETED PRIOR TO ISSUANCE OF PHASE II CERTIFICATE OF OCCUPANCY.
- (F) REPLACE EXISTING "FIRE LANE" SIGN
- (G) INSTALL NEW "FIRE LANE" SIGN
- (H) INSTALL YELLOW CROSS HATCHED STRIPING AT END OF ISLAND TO RESTRICT PARKING
- (I) EXISTING FIRE DEPARTMENT CONNECTION

SITE PLAN NOTES

1. THE INTENT OF THIS SITE PLAN IS TO PRESENT THE PROPOSED CHANGE OF USE OF 120,000 SQ. FT. OF GENERAL OFFICE SPACE TO 120 RESIDENTIAL UNITS
2. CURRENT OWNER: DOVER MILLS PARTNERSHIP 100 MAIN STREET DOVER, NH 03820
3. THE PROJECT PARCELS ARE SHOWN AS LOT NOS. 37, 37A, ON TAX MAP 2 AND LOT NOS. 63, 63B, & 48, ON TAX MAP 3 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE PROJECT PARCELS CONTAIN 4.1 ACRES MORE OR LESS.
5. TITLE REFERENCE FOR THE PROJECT PARCELS IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 1184, PAGE NO. 24 AND BOOK NO. 1830, PAGE NOS. 620, 624, AND 629
6. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
 - a. ZONING DISTRICT CBD
 - b. MINIMUM YARD SETBACKS:
 - I. FRONT = 0 FT. (10 FT. MAX.)
 - II. SIDE = 0 FT. (24 FT. MAX.)
 - III. REAR = 10 FT.
 - c. MAXIMUM LOT COVERAGE = 75%
 - d. MINIMUM BUILDING HEIGHT = 2 STORIES
7. SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA, ZONE AE PER COMMUNITY PANEL NUMBER 33017003300, EFFECTIVE DATE: MAY 17, 2005.
8. PARKING SPACES REQUIRED BY THE PROPOSED USE ARE 360 SPACES PER SECTION 14B-14.D. PARKING SPACES CONTROLLED BY THIS SITE IS 620 SPACES.
9. THE EXISTING STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 106-30 OF THE CODE OF THE CITY OF DOVER AND THE 2008 STATE BUILDING CODES.
10. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
11. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
12. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER. (IF A BUSINESS ESTABLISHMENT OR MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR REPAIRED STRUCTURE)
13. THE SUBJECT PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER. PER NHDES, EXISTING ESTIMATED DAILY WATER CONSUMPTION/SEWAGE FLOWS FOR 120,000 S.F. OF GENERAL OFFICE USE, AT 15 GPD/100 S.F., IS 18,000 GAL/DAY. THE PROPOSED USE, BASED ON 72-(2) BEDROOM UNITS @ 300 GPD AND 48-(1) BEDROOM UNITS @ 225 GPD, WILL HAVE A TOTAL ESTIMATED WATER CONSUMPTION/SEWAGE DISCHARGE OF 32,400 GAL/DAY.
14. REFUSE/RECYCLING WILL BE COLLECTED AT DESIGNATED LOCATIONS WITHIN THE BUILDING FOR REMOVAL & DISPOSAL BY PRIVATE CONTRACTOR.

ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-4184

civilworks
ENGINEERS & SURVEYORS

181 Watson Road
P.O. Box 1186
Dover, NH 03820
603-749-0443



ISSUED FOR:

APPROVAL

ISSUE DATE:

NOVEMBER 21, 2011

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TRC SUBMISSION	JKC	11/03/11
1	PG SUBMISSION	JKC	11/21/11

DRAWN BY: RMB

APPROVED BY: JKC/DCL

DRAWING FILE: 4381.DWG

SCALE:

11"x17": 1"=120'
22"x34": 1"= 60'

OWNER:

**DOVER MILLS
PARTNERSHIP**

100 MAIN STREET
SUITE 100
DOVER, NH 03820

APPLICANT:

COCHECHO MILLS, LLC

8 NEWMARKET ROAD
SUITE 2
DURHAM, NH 03824
TEL. (803) 868-6996

PROJECT:

**RESIDENTIAL DEVELOPMENT
PROPOSAL
COCHECHO FALLS MILLWORKS
MAP/LOT 2/37, 2/37A,
3/63, 3/63B & 3/66
100 MAIN STREET
DOVER, NH**

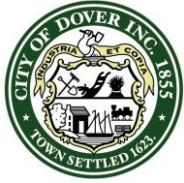
TITLE:

**SITE
PLAN**

SHEET NUMBER:

C - 2

Dover Planning File No. P11-60
NOT FOR CONSTRUCTION



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date:	Thursday, October 20, 2016
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance to erect a freestanding sign on Lot 66 (courtyard), where the use is located on several other lots and off-premise signs are not permitted, and where freestanding signs are not permitted in the CBD zoning district.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-C

ZONING DISTRICT: CBD

FILE: Z16-16

APPLICANT/OWNER: Cocheco Mill Holdings, LLC

LOCATION: 427 Central Avenue (Tax Map 3, Lot 66)

ACREAGE: N/A

EXISTING LAND USE: Mixed use

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Mixed uses

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application

STAFF RECOMMENDATION: Staff does not oppose the variance request.

Summary of Appeal and Background

The subject location is in the “courtyard” on Central Avenue, or Lot 66 in front of Cocheco Mill’s north end. The Applicant requests two variances to install a freestanding sign in the planter in the courtyard.

Freestanding signs are not permitted in the Central Business District and. Additionally, off-premise signs are prohibited and the courtyard is a separate lot from the Cocheco Mills building.

Reason for Staff Recommendation

The Applicant’s alternative is to install wall signs up to 40 square feet in area (possibly 80 square feet with use of the mill motif) and projecting signs up to 24 square feet in area. Because the mill building sits on multiple lots with multiple street frontages, and contains a number of tenants, wall and projecting signs could be placed on every side if desired. Freestanding signs are not permitted in the Central Business District based on the presumption that the dimensional regulations for new structures (minimum lot coverage, minimum frontage build-out, build-to lines and very small setbacks) leave little space for them. They are also less compatible with an urban streetscape. The mill’s distance from Central Avenue could be considered a hardship for advertising to pedestrians at street level.

Recommendation

The Planning Department recommends that the Board hold a public hearing and, if it grants the variances, impose the following condition of approval:

1. If Tax Map 3, Lot 66 is conveyed separately from Lot 63, the freestanding sign shall be removed.

**Property Information**

Property ID 03066-000000
Location 427 CENTRAL AV
Owner COCHECO MILLS HOLDINGS 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.

Parcels updated 1/1/2016
Properties updated 10/13/2016



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only	Case #:	<u>216-16</u>	Date Received:	<u>RECEIVED</u> <u>Planning Office</u> <u>SEP 29 2016</u> <u>Dover, New Hampshire</u>
	Amount Paid:	<u>\$ 302.00</u> <u>cks 3440 + 3446</u>	Time Received:	

APPLICANT/ PROPERTY OWNER INFORMATION

APPLICANT: COCHeco MILL HOLDINGS, LLC Phone # 603-868-5995

Address of Applicant: 3 PENSTOCK WAY

E-Mail Address: mwynikloop@chinburg.com

PROPERTY OWNER (if different from applicant): _____

Address: 100 MAIN STREET Phone # _____

E-Mail Address: _____

PROPERTY/ PARCEL INFORMATION

Address: 427 CENTRAL AVE

Brief Directions: THE COURTYARD/PEDESTRIAN ENTRANCE TO THE

COCHeco MILL BUILDING

Zoning District: CBD Assessor's Map # 3 Lot(s) # 66

TYPE OF APPEAL: (Please check one)

- | | |
|--|--|
| ☒ Variance | from Section <u>170-32</u> of the Zoning Ordinance |
| ☐ Physical Disability Variance (RSA 674:33-V) | from Section _____ of the Zoning Ordinance |
| ☐ Special Exception | per Section _____ of the Zoning Ordinance |
| ☐ Appeal of Administrative Decision | regarding Section _____ of the Zoning Ordinance |
| ☐ Equitable Waiver | per Section _____ of the Zoning Ordinance |

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

TO REPLACE THE SIGN IN THE COURTYARD TO BETTER
IDENTIFY THE MAIN ENTRANCE OF THE COCHeco MILL ON
THE ADJOINING PARCEL.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

170-32

A variance is requested from Section(s) 170-32.1 of the Zoning Ordinance to permit:

A FREESTANDING SIGN IN THE CENTRAL BUSINESS DISTRICT.
THE SIGN WILL SIT ON A LOT VACANT OF BUILDINGS AND
WILL DIRECT PEDESTRIAN TRAFFIC TO THE COCHECO MILL
LOCATED ON THE ADJACENT LOT. THE SIGN WILL BE
~~800~~ SQUARE FEET IN SIZE WHE 133 SQUARE FEET IS ALLOWED.
~~500~~ 4.34

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

THE SIGNS WILL NOT IMPEDE OR CAUSE INTERFERENCE
TO PEDESTRIAN OR MOTORIZED TRAFFIC. THE DESIGN
IS FITTING TO THE DOWNTOWN HISTORIC AREA AND IN
STRICT COMPLIANCE OF THE MILL MOTIF ORDINANCE.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

DUE TO THE 19TH CENTURY MILL BUILDINGS, THE CENTRAL
BUSINESS DISTRICT IS RICH WITH HISTORIC STRUCTURES. TO FURTHER
COMPLIMENT THE HISTORIC THEME OF THE DOWNTOWN, THE SIGN
WILL BE IN STRICT COMPLIANCE WITH THE MILL MOTIF ORDINANCE.

3. Granting the variance would do substantial justice because:

THE COCHECO MILL PROPERTY IS MADE UP OF A NUMBER OF DIFFERENT TAX
PARCELS THAT ARE SEPARATED BY PARCELS UNDER DIFFERENT OWNERSHIP
OR NATURAL ~~AND~~ OBSTACLES, SUCH AS THE RIVER. DUE TO THE SIZE OF THE
MILL AND PARCEL LAYOUT, THERE ARE MANY ENTRANCES. THE MILL BUILDING, PARCEL
IS SET BACK & BEHIND THE SUBJECT PARCEL. THE SUBJECT PARCEL
IS A PARK-LIKE COURTYARD THAT ACTS AS THE MAIN PEDESTRIAN
ACCESS POINT TO THE MILL ENTRANCE. A FREESTANDING SIGN
ON THIS PARCEL WILL ENHANCE THE VISIBILITY OF THE MILL
ENTRANCE, WHICH WILL IN TURN, DRIVE MORE ACCESS AND BUSINESS
TO THE MILL WHICH WILL ENSURE THE CONTINUED PRESERVATION
OF THIS HISTORIC LOCAL LANDMARK.

4. The value of surrounding property will not be diminished because:

THE PROPOSED SIGN WILL NOT CONFLICT WITH THE VIEWS
FROM OTHER PROPERTIES, NOR WILL IT BE UNSIGHTLY.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

THE SUBJECT LOT ~~IS~~ IS CURRENTLY A PARK-LIKE COURTYARD
THAT ACTS AS THE PEDESTRIAN ACCESS POINT TO THE MILL,
THERE IS NO BUILDING ON THIS LOT

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

THE SUBJECT PROPERTY IS VACANT OF ANY BUILDING, AND IS
USED AS A PEDESTRIAN ACCESS TO THE ADJACENT MILL'S CENTRAL
AVE ENTRANCE. THE MILL BUILDING IS SET TOO FAR BACK
FROM CENTRAL AVE FOR A WALL HUNG SIGN TO BE EFFECTIVE.

and

(iii) The proposed use is a reasonable one because:

THE SIGN WILL BE IN STRICT COMPLIANCE WITH THE MILL MOTIF
ORDINANCE. THE SUBJECT PARCEL IS UNDER THE SAME
OWNERSHIP AS THE ADJACENT MILL; PURCHASED FOR THE
PURPOSE OF PEDESTRIAN ACCESS AND FRONTAGE ON CENTRAL AVE.
THE SIGN WILL DIRECT PEDESTRIAN TRAFFIC FROM
CENTRAL AVE TO THE MILL.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT

PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.

X _____
Signature of Applicant*

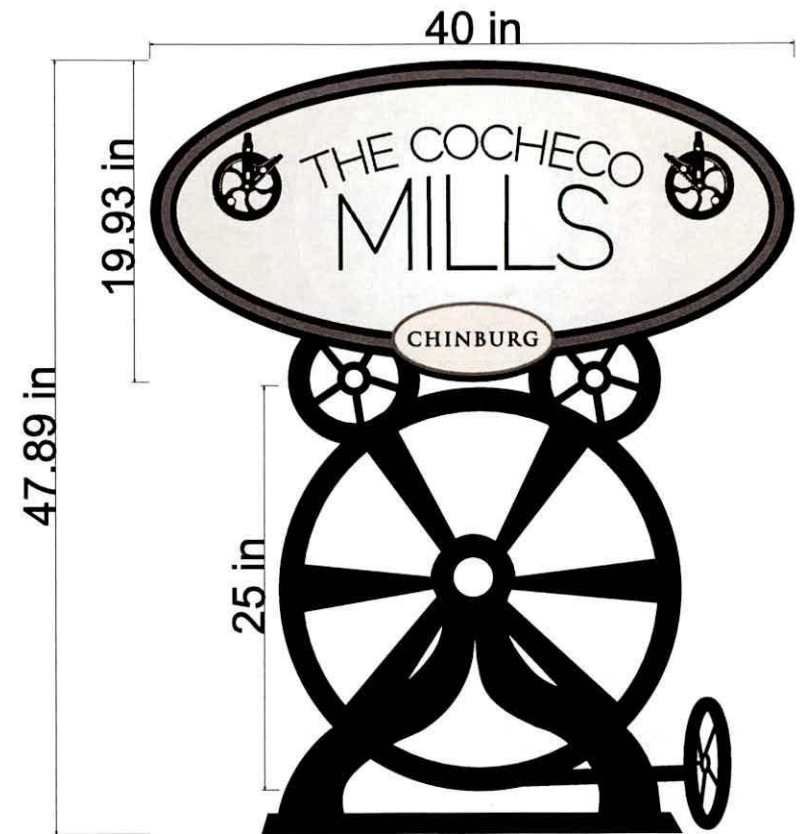
X _____
Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: _____



PortsmouthSign.com
603-436-0047

REVISION:

All orders under \$250 include 1 revision only.
All orders over \$250 include 3 revisions only.
Additional revisions will be charged at \$25 per revision.

PLEASE NOTE:

Designs are NOT actual size and color may vary depending on printer and/or monitor.

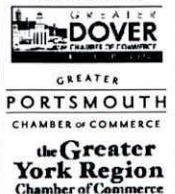
7/15/2016

I understand this Order Form is the final production order and replaces all previous drawings, notes and verbal instructions to this job. Standard vinyl & paint colors will be used. Custom colors and specific matches to PMS colors will be an additional fee. I have carefully reviewed this form and verify that it contains all necessary specifications and represents my order. I authorize fabrication according to this approval.

SIGNATURE: _____ Date: _____

RETURN SIGNED TO: service@portsmouthsign.com

Member of:



©COPYRIGHT 2015, BY PORTSMOUTH SIGN COMPANY. All designs and custom artwork remain the property of Portsmouth Sign Company until the order is complete and paid in full.

Shop Use
Only

Qty:

Materials:

Background Color:

Vinyl Color:

Other:

SS ☐ DS ☐

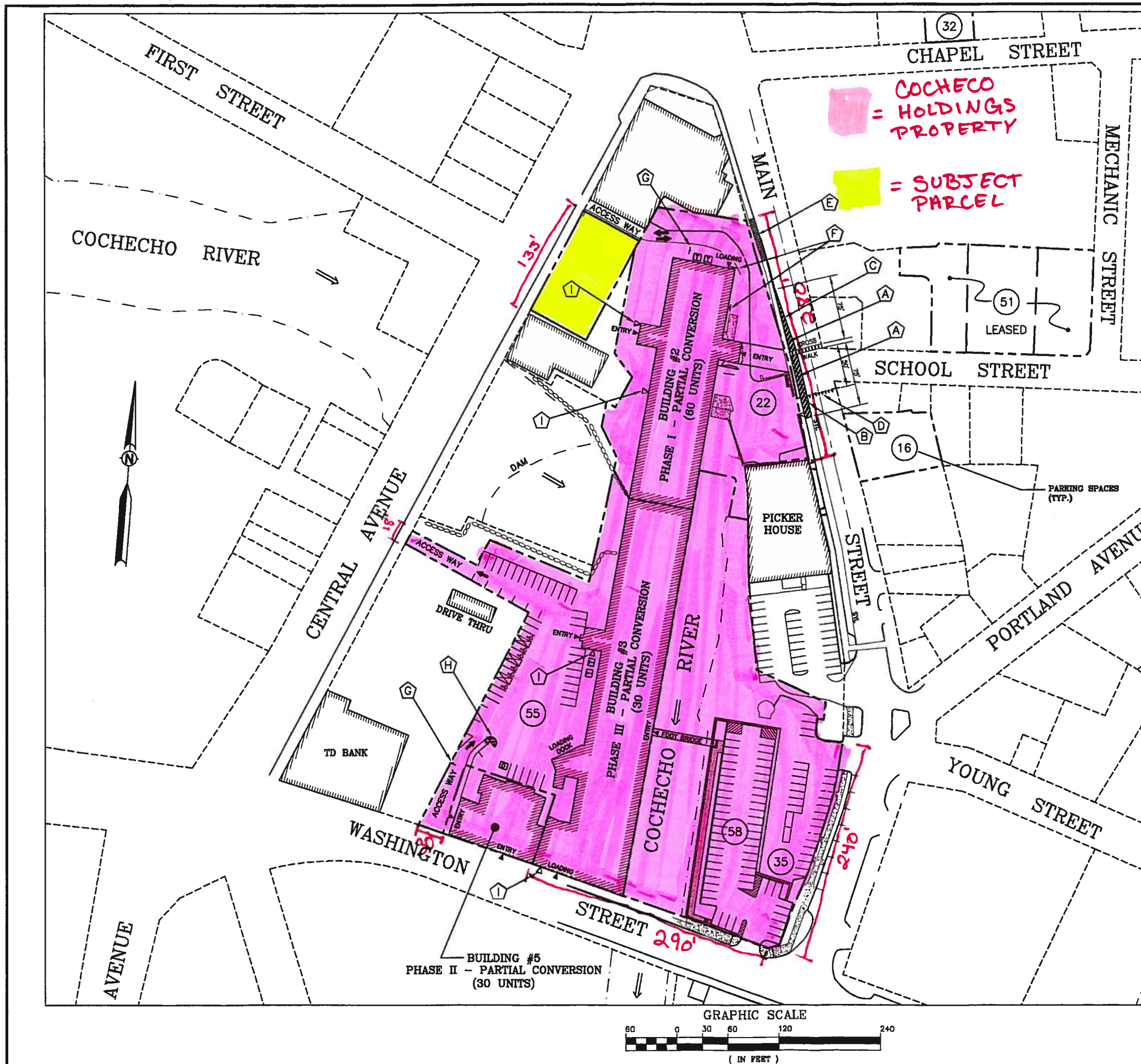
HP ☐ Int ☐



Location for sign #2
cocheco courtyard.

- **Colors:** are black, white, cream and grey as shown in the attached proof.
- **Material:** The gears are actual metal gears from the mill itself bolted together to form the sign base as shown. The sign is 1.5" thick sign foam routed and painted and bolted to the top gears.
- **Installation:** The bottom gear will be attached to a steel pole which will be concreted into the ground and be at grade so you won't see it.

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
Applicant: Z16-16 Cocheco Mill Holdings, LLC 427 Central Avenue Variance		Abutter List					
Certified Mailings:							
02036-000000	2 CENTRAL AV	COCHECO FALLS DAM		PO BOX 178	SOUTH BERWICK	ME	03908
03023-000000	6 SCHOOL ST	THOMPSON BROOK LLC		65 MAIN ST STE 2	DOVER	NH	03820
03031-000000	77 83 MAIN ST	BIG J REALTY INC		161 CLEMENT ROAD	ROLLINSFORD	NH	03869
03063-000000	100 MAIN ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
03064-000000	451 457 CENTRAL AV	PILLAR INVESTMENT CORP		340 CENTRAL AVE #202	DOVER	NH	03820
03067-000000	421 CENTRAL AV	421 CENTRAL AVENUE LLC		113 BUNKER HILL AVENUE	STRATHAM	NH	03885
06001-000000	432 CENTRAL AV	FISCHER BRIAN &	FISCHER STEPHANIE	46 NORTH RIVER ROAD	LEE	NH	03824
06020-000000	1 FIRST ST	FREEBOARD PROPERTIES LLC		90 INDIGO HILL RD	SOMERSWORTH	NH	03878
06021-001000	436 CENTRAL AV	BUILD UPON LLC		56 SUMMER ST	DOVER	NH	03820
06021-002000	442 CENTRAL AV	MARKER 21 HOLDINGS LLC		130 CENTRAL AVE	DOVER	NH	03820
06021-003000	446 448 CENTRAL AV	CARTELLI'S LLC		30 GOVERNOR SAWYER LN	DOVER	NH	03820-4266
06021-A00000	450 CENTRAL AV	HENRY PETER T &	HENRY JOAN	454 CENTRAL AVE	DOVER	NH	03820
06036-000000	456 478 CENTRAL AV	BAMFORD INVESTMENT CO LLC		466 CENTRAL AVE SUITE 12	DOVER	NH	03820



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Dover Planning File No. P11-60
NOT FOR CONSTRUCTION

ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
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civilworks
REGISTERED SURVEYORS

181 Watson Road
P.O. Box 1166
Dover, NH 03824
603-749-0443

THE STATE OF NEW HAMPSHIRE
JAMES J. LYNN
JULY 1, 2011
PROFESSIONAL ENGINEER

ISSUED FOR: APPROVAL

ISSUE DATE: NOVEMBER 21, 2011

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	TRC	SUBMISSION	JKC	11/03/11
1	PR	SUBMISSION	JKC	11/21/11

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APPROVED BY: JKC/DCL
DRAWING FILE: 4381.DWG

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100 MAIN STREET
SUITE 100
DOVER, NH 03820

APPLICANT:
COCHECO MILLS, LLC
8 NEWMARKET ROAD
SUITE 2
DURHAM, NH 03824
TEL. (603) 868-6995

PROJECT:
**RESIDENTIAL DEVELOPMENT PROPOSAL
COCHECO FALLS MILLWORKS
MAP/LOT 2/37, 2/37A,
3/63, 3/63B & 3/66
100 MAIN STREET
DOVER, NH**

TITLE:
SITE PLAN

SHEET NUMBER:
C - 2