



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, October 25, 2016**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 5, 2016 Joint Planning Board and City Council Meeting minutes
- October 11, 2016 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of a Site Review for Summit Land Development, Assessor's Map 15, Lot 4, zoned B-5, located at 14 Central Avenue. (Proposal is to construct a 13,300 s.f. commercial building and a 3,000 s.f. drive-up restaurant with 69 parking spaces within the 51,200 s.f. paved area.) *(P16-24)
- B. Public hearing, discussion, and possible vote on the City's proposed Capital Improvements Program (CIP) FY 2018-2023. The CIP can be found on the City Web Site at www.dover.nh.gov, in the Library, City Clerk's office, and Planning Department.

4. NEW BUSINESS

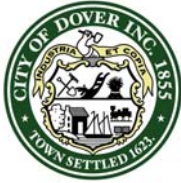
- A. Presentation from the Office of Energy and Planning on recently released FEMA Flood Risk Products.

5. STAFF COMMENTS

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email DoverPlanning@doover.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

JOINT MEETING OF THE CITY COUNCIL AND PLANNING BOARD MINUTES

Meeting Type: Workshop Session
Meeting Location: McConnell Center, Room 305
Meeting Date: **Wednesday, October 5, 2016**
Meeting Time: **To follow Joint Fiscal Committee Meeting**

1. CALL TO ORDER

2. ~~MOMENT OF SILENCE~~

3. ~~PLEDGE OF ALLEGIANCE~~

4. ROLL CALL ATTENDANCE

City Council Present: Mayor Weston, Deputy Mayor Carrier, Councilor Ciotti, Councilor Gasses, Councilor Greenshields, Councilor O'Connor, Councilor Shanahan, and Councilor Thibodeaux.

Planning Board Present: Chairperson F. Torr, K. Schuman, D. Landry, L. Skinner, T. Clark, and D. White.

Also Present: Assistant City Manager Parker, General Legal Counsel Blenkinsop, and City Clerk Lavertu.

Absent: Councilor Gagnon, Planning Board Members: G. Cruikshank, and C. Plante.

5. CITIZEN'S FORUM

Citizens are invited to speak on the subject matter of the Workshop. Statements shall be limited to five minutes.

Mayor Weston, seeing no one wishing to speak, closed the Citizen's Forum.

6. DISCUSSIONS

A. CAPITAL IMPROVEMENTS PROGRAM (CIP) PRESENTATION

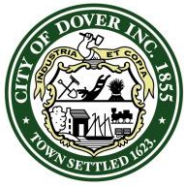
Assistant City Manager Parker gave a video presentation regarding the CIP to the City Council and Planning Board.

Assistant City Manager Parker gave an overview of the CIP process.

7. ADJOURNMENT

Deputy Mayor Carrier moved to adjourn; seconded by Councilor Shanahan.

Vote: 8/0.



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DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, October 11, 2016**
Meeting Time: **7:00 pm**

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

Members Not Present: Lee Skinner

Staff Present: Christopher Parker (Assistant City Manager), Dave Carpenter (Community Development Planner), Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:00 p.m. F.Torr announced there are three Alternate positions available on the Planning Board for anyone interested.

1. CITIZENS' FORUM

K.Schuman provided an overview of the meeting process for the public.

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- September 27, 2016 Regular Meeting Minutes

Motion: K.Schuman made a motion to approve the September 27, 2016 Regular Meeting Minutes. Seconded by D.Ciotti. Vote U/A

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Site Review for Summit Land Development, Assessor's Map 15, Lot 4, zoned B-5, located at 14 Central Avenue. (Proposal is to construct a 13,300 s.f. commercial building and a 3,000 s.f. drive-up restaurant with 69 parking spaces within the 51,200 s.f. paved area.) *(P16-24)

C.Parker gave an overview of the application and the information pending regarding traffic and drainage issues.

Steve Haight, Civilworks New England, represented the applicant, displayed plans for viewing, and explained the proposed plan. Kim Eric Hazarvartian from Tepp, LLC and Chad Kageleiry were also present.

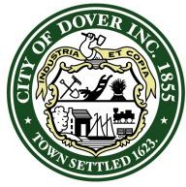
Motion: K.Schuman made a motion to accept the application. Seconded by D.Ciotti. Vote U/A

Public hearing opened. Nobody spoke. Public hearing recessed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Board table the site plan so that staff and the applicant can continue to work through drainage improvements. Furthermore, staff will coordinate a peer review of the traffic improvements with Sebago Technics.

C.Parker stated this application would not solve the traffic problem on Route 108, and the goal of the traffic review is to not exacerbate it. He requested S.Haight to explain the traffic plan.



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S.Haight explained the traffic plan, and clarified for D.Landry the sheet he was referencing on the plans.

Discussion ensued regarding the traffic plan, a permanent cement bump out versus a painted island as it pertains to the entrance of the Agway property and the waiver pertaining to the driveway, lawn areas and the locations, a right hand turn lane to the property, the design engineering of the bridge crossing the Bellamy River as it pertains to the CIP and consideration of a culvert installation, clarification of the plans regarding parking and buffer areas, and landscaping and retaining walls to include the height of the walls.

C.Parker noted there are no tenants for the property at this point, and stated a compliance hearing will be held when there are tenants, and architecture information would be brought back to the Board, if needed.

Discussion continued regarding the loading zone on the commercial side of the building, consideration of the 36 ft. or 32 ft. driveway width regarding the waiver, and snow removal locations.

C.Kageleiry explained for D.Landry the land swap that took place with the State regarding the property and the clean-up process with the site near the ramp.

Discussion continued regarding the bank kiosk installation and parking associated with it, and clarification that the architectural design for the small building will return to the Board.

Motion: K.Schuman made a motion to table the item. Seconded by C.Plante. Vote U/A

- B. Consideration and acceptance of a Minor Lot Line Adjustment for the City of Dover and Franklin Torr (Owners: City of Dover, and Franklin and Ann Torr), Assessor's Map M, Lots 47B & 47C, zoned R-12, located at Gerrish Road. *(P16-28)

F.Torr recused himself from this issue. K.Schuman sat in as Chair on behalf of F.Torr.

C.Parker explained the reason for the application, and provided additional information regarding a boundary encroachment on lot M-45. He stated there would be a separate Lot Line Adjustment (LLA) application to correct this.

Kevin McEneaney, McEneaney Survey Associates Inc., represented the applicants, displayed plans for viewing, and explained the proposed plan.

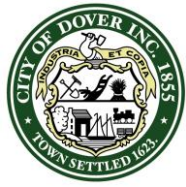
Discussion ensued regarding the wood frame garage on the City property and the attempt to land swap with an abutter to make it conforming, clarification and location of the water line easement included in the land swap, and the origin of the application due to a tax bill issued to F.Torr regarding land deeded to the City.

Motion: T.Clark made a motion to accept the application. Seconded by G.Cruikshank. Vote U/A

Public hearing opened.

Matthew Joyal spoke on behalf of Raylene Joyal, 87 Gerrish Road, and requested clarification if the LLA would affect the property boundary owned by Raylene Joyal.

Public hearing closed.



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K.McEneaney addressed the abutter concern and stated the LLA would not affect it now, but explained the garage is located on the City property and that an additional LLA would be needed pertaining to the garage on her property to alleviate the encroachment by the City and to clarify the title. He confirmed for M.Joyal to expect additional information pertaining to this project.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor's stamp and signature to the final plat.
4. The applicant shall revise the plat to include the Planning File number P16-28 to the title block.

Motion: C.Plante made a motion to approve the Lot Line Adjustment subject to staff recommended conditions. Seconded by G.Cruikshank. Vote U/A

F.Torr returned to the meeting at 7:47 pm.

- C. Discussion on the City's proposed Capital Improvements (CIP) FY 2018-2023. The CIP can be found on the City Web Site at www.dover.nh.gov, and in the Library, City Clerk's office, and Planning Department.

K.Schuman stated information regarding the CIP could be found on the City's website.

C.Parker gave an overview of information presented at the previous joint meeting on October 5, 2016 with the City Council and explained the process pertaining to the CIP.

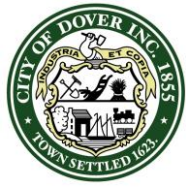
C.Parker answered Board member questions regarding the process of the inflation factor of 4% applied on the project items, grant financed projects, the location and clarification of the information pertaining to the new High School in the CIP, the source of financing regarding the Transportation Center repairs, information regarding the project for Main Street/Washington Street that was authorized and approved last year and reasons for the delay, the three year time frame associated with projects pertaining to debt authorized unissued, the Quint vehicle pertaining to the capital reserve funds, and waterfront enhancement and the upfront costs to get it to a developable level.

Discussion ensued regarding the need to coordinate with the State to obtain funding and assistance with the engineering of the design for the bridge on Route 108 due to the existing school and businesses contributing to the traffic flow, updates regarding construction on the Spaulding Turnpike, and coordination of the signals on Back River Road and the inbound lane on Exit 7.

C.Parker stated the public hearing would be held at the next meeting on October 25, 2016.

Motion: K.Schuman made a motion to table the time to the next meeting. Seconded by D.Landry. Vote U/A

- D. CDBG Program Update – Staff will provide an update on CDBG related activities.



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D.Carpenter stated the application period for the FY18 CDBG program will be available October 12, 2016 with the closing date of November 16, 2016. He provided information regarding two workshops available on October 19, 2016 for anyone with questions regarding application changes. He stated the changes made to the Woodman Museum application pertaining to the handicap access ramps, and explained that rather than four access ramps, there would be three and improvements made to the bathroom in the Woodman building to make it handicap accessible. He confirmed the funding and goal pertaining to the application would not change.

5. STAFF COMMENTS

C.Parker stated the Land Use Board meet and greet would be delayed to January to have other Boards present. The tentative date for the meet and greet is January 10, 2017.

He further stated due to the holidays, the meetings will be changing to one meeting a month effective November 15, 2016, and to expect the meeting to be held on the third Tuesday in December.

C.Parker presented two lot mergers for the Board to approve and the Chair to sign.

F.Torr read the lot merger for Tax Map 27, Lots 2, 3, 4 and 15 to the Board.

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

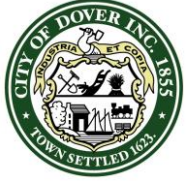
F.Torr read the lot merger for Tax Map 35, Lots 47 and 14 to the Board.

Motion: D.Ciotti made a motion to approve the merger. Seconded by C.Plante. Vote U/A

6. MEMBER COMMENTS

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 8:32 p.m. Seconded by C.Plante. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-24

Application Type: Site Plan for Review
Applicant(s): Summit Land Development
Owner(s): 7th South, LLC
Location: 14 Central Ave (Tax Map 15, Lot 4)
Meeting Date: October 25, 2016

INTENT: Site plan to build a 3,000 s.f. drive-up restaurant, and a 13,300 s.f. commercial building with 69 parking spaces proposed.

UNITS PROPOSED: 2 Commercial Buildings

AGENDA ITEM #: 4-A

ACREAGE: 2.46 acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE: Commercial, Spaulding Turnpike, and Bellamy River

ZBA ACTION: None

ATTACHMENT: Please bring previous materials. Only the new revised drainage plan and Sebago traffic review memo will be provided

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVER REQUESTED:

- Section 92-6(i)(1)(g)-driveway width of 36' whereas 32' is the maximum

Summary of Request and Background

The applicant proposes to construct a 13,300 s.f. commercial building with parking and a 3,000 s.f. drive-up restaurant at the corner of Central and the Exit 7 ramp.

The applicant appeared before the Technical Review Committee on August 25 (see TRC Minutes attached).

The Board accepted the application at the meeting on October 11 and then tabled the item until this meeting so that a peer-review could occur on the traffic study and that the drainage could be revised. Sebago's peer-review of the traffic analysis will be emailed out to the Planning Board as soon as we receive it on Friday. A representative from Sebago will be present on Tuesday to walk the Board through their analysis and answer any questions.

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:

The Planning Department recommends that the Board remove the item from the table, and re-open the public hearing before discussion.

Waiver Request:

The Planning Department recommends that the Board approve the waiver request for the driveway width of 36' whereas 32' is the maximum with the following condition:

Condition to Be Met Prior to Signing of Plans:

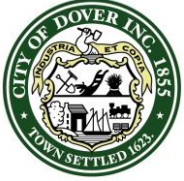
1. A note shall be added to the site plan that the Board has granted the waiver for the reasons stated by the applicant, and the Board finds that the criteria of Chapter 149-19.A have been met.

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:

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 applicant shall provide the City of Dover with a drainage report that addresses the requirements of the City of Dover to the satisfaction of the City Engineer.
6. Traffic improvement plan will be contingent on the Planning Board's review of traffic analysis.
7. The applicant must revise plan set to:



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-24

Application Type: Site Plan for Review
Applicant(s): Summit Land Development
Owner(s): 7th South, LLC
Location: 14 Central Ave (Tax Map 15, Lot 4)
Meeting Date: October 25, 2016

- a. Revise locus plan to indicate East Watson Street
- b. Add a note that the applicant and City staff shall annually review the traffic crash data to determine whether left hand turns should become prohibited.
- c. Add a note that as tenants are secured if there are any site changes (lighting, parking, etc.) the applicant will need to meet with the Planning Department staff to discuss if further review is necessary.
- d. Add a note that no cutting of trees in the state right-of-way can occur including on the landscape easement.

Conditions to Be Met Prior to Any Construction Activity:

8. 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 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:

9. Any new building shall be assessed the current impact fees in place at the time of building permit application.
10. The new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.
11. The applicant must return to the Planning Board for a compliance hearing and have the Board approve the architectural renderings of the coffee shop.

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

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

14 Central Avenue

**Property Information**

Property ID 15004-000000
Location 14 CENTRAL AV
Owner 7 SOUTH 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 10/05/2016

Attached are revised plans addressing the comments from the Planning Board meeting last week

Site Plan:

- Added guard rail along the parking spaces along Central Ave

Grading Plan

- Added a bio-retention basin in the grassed area next to the smaller building
- Added treatment swales along the westerly and the southerly edges of the site
- Added deep sumps to the catch basins leading to the treatment swales
- Regraded the site to direct all surface run off from the developed portion of the site (including the roof runoff) to either the bio-retention basin or to one of the treatment swales
- Added infiltration and pre treatment sections to the bio-retention basin
- Added additional rip-rap areas to the outlets from the treatment swales

Drainage report

- Updated the report to reflect the drainage BMP's designed and implemented

Stephen J. Haight, P.E.

President

Civilworks New England/Haight Engineering, PLLC

RECEIVED
Planning Office
OCT 21 2016
Dover, New Hampshire

DRAINAGE REPORT

For

**EXIT 7 COMMERCIAL CENTER
14 CENTRAL AVENUE
Dover, NH**

AUGUST, 2016

REVISED: October 20, 2016

Prepared For:

**7TH SOUTH, LLC
340 Central Avenue
Suite 200
Dover NH 03820**

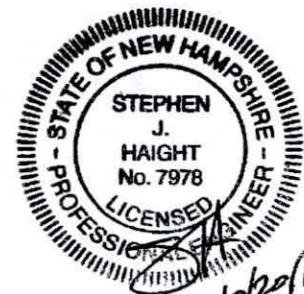
Prepared By:

**Civilworks New England
181 Watson Road, PO Box 1166
Dover, NH 03820**

RECEIVED
Planning Office

OCT 21 2016

Dover, New Hampshire



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2.1.1 Watersheds

2.1.2 Soils

2.1.3 Rainfall Data

2.1.4 Runoff Curve Numbers

2.2 EXISTING CONDITIONS

2.2.1 Table A – Existing Conditions Hydrology

2.3 DEVELOPED CONDITIONS

2.3.1 Table B – Developed Conditions Hydrology

3.0 APPENDIX A – HYDROLOGIC CALCULATIONS

A-1 Existing Watersheds

- 2-yr Summaries
- 10-yr Summaries
- 25-yr Storm Analysis
- 100-yr Summaries

A-2 Developed Watersheds

- 2-yr Summaries
- 10-yr Summaries
- 25-yr Storm Analysis
- 100-yr Summaries

4.0 APPENDIX B – MAPS

B-1 Pre-Developed Conditions

B-2 Post-Developed Conditions

1.0 INTRODUCTION

This is a hydrologic analysis of the subject parcel, Tax Map 15 Lot 4. The parcel is located on the west side of Central Avenue with the Spaulding Turnpike abutting on the north and the Exit 7 on/off ramp abutting the parcel on the south and west. The parcel is currently undeveloped and is hard packed gravel with no vegetation on the site. The site within the parcel boundaries is relatively flat with a slight slope south and south easterly towards the Exit 7 on ramp entrance.

The watershed is divided into two (2) sub-watersheds to accurately model the existing and proposed conditions of the site. Watershed A includes overland discharges to the an existing stone lined swale which directs surface runoff to an existing culvert extending westerly under the on/off ramp which discharges directly to the Bellamy River, Watershed B includes overland discharges to a catch basin tied into the drainage system of the on/off ramp which also discharges directly to the Bellamy River.

The project proposes to develop the site with 16,300 sf of commercial buildings, associated parking fields and landscaped areas. The proposed stormwater management system captures all runoff from the site improvements including roof runoff. A portion of the site is captured and directed to a bioretention area before being introduced into a treatment swale. The other portion of the site is captured by a closed drainage system before being introduced into another treatment swale. In all cases all site runoff is directed to deep sump catch basins prior to being discharged overland to the treatment drainage systems and toward the drainage pond off site at the point of discharge A. Discharge B contains a small portion of the site that drains into a closed drainage system running along Central Avenue.

The post development watershed is modeled utilizing the same points of analysis incorporated in the pre development conditions to allow direct comparison of the peak runoff between the pre and post developed conditions.

The analysis indicates that with the increase of vegetated cover proposed on site and the mitigation measures designed into the collection system, the proposed development of the site will have little if any impact on the watershed.

2.0 DRAINAGE ANALYSIS

A comprehensive hydrologic study of this site has been performed utilizing nationally recognized runoff estimating techniques developed by the USDA, Soil Conservation Services (SCS). The technique and runoff models are described in various SCS publications and references as follows:

"Stormwater Management and Erosion Sediment Control Handbook for Urban and Developing Areas in New Hampshire"

"New Hampshire Stormwater Manual Volume 2 - Post-Construction Best Management Practices Selection & Design"

"Civil Engineering Reference Manual, Eleventh Edition" "Open-Channel Hydraulics" Chow.

"Stormwater Modeling System" HydroCAD Ver. 10.0

2.1 DRAINAGE DESIGN PARAMETERS

A brief review of the procedures and parameters used in the drainage study follows:

2.1.1 Watersheds

The subcatchment areas were delineated using on-site topographic survey data provided by McEneaney Survey Associates.

2.1.2

Soils Soil types were determined utilizing the NRCS Web Soil Survey (WSS) mapping tool at <http://websoilsurvey.nrcs.usda.gov> which references the Strafford County, New Hampshire Soil Survey Area, Version 14, September 15, 2014. The soil drainage classification used for this analysis is Class C.

Soil/Soil Group:

Hydrologic Drainage Class C:

SfC – Suffield silt loam, 8 to 15 percent slopes

2.1.3 Rainfall Data

Extreme precipitation estimate values from the Northeast Regional Climate Center were utilized in this analysis. The analysis has been performed for the 2-yr, 10-yr, 25-yr, and 100-yr storm events with 3.15", 4.75", 6.01", and 8.59" rainfall depths respectively.

2.1.4 Runoff Curve Numbers

The SCS runoff curve numbers were used and are summarized within each subcatchment drainage summary in Appendix A.

2.2 EXISTING CONDITIONS

For purposes of this analysis the subject parcel was analyzed as two watershed areas. Table A contains the pre development peak flow rates for the associated storm events.

2.2.1 Table A – Existing Conditions (2, 10, 25, and 100-yr storm events)
Watershed Pre Development Peak Flows (cfs)

Watershed	Pre Development Peak Flows (cfs)			
	<u>2-yr</u>	<u>10-yr</u>	<u>25-yr</u>	<u>100-yr</u>
A	4.5	6.2	7.3	9.5
B	3.0	4.0	4.7	6.1

2.3 DEVELOPED CONDITIONS

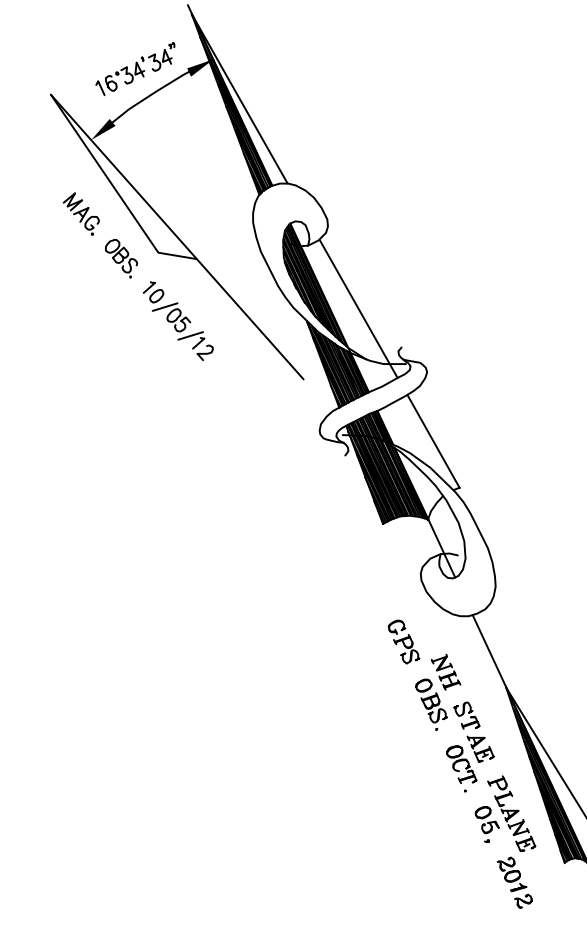
The post-development analysis has been analyzed as two watershed areas to allow direct comparison of the Pre and Post models. The post development watersheds have the same summing point as the pre development analysis. Table B contains the post development peak flow rates for the associated storm events.

2.3.1 Table B – Developed Conditions (2, 10, 25, and 100-yr storm events)

Watershed	Post Development Peak Flows (cfs)			
	<u>2-yr</u>	<u>10-yr</u>	<u>25-yr</u>	<u>100-yr</u>
A	3.1	4.6	5.7	7.8
B	0.4	0.6	0.8	1.2

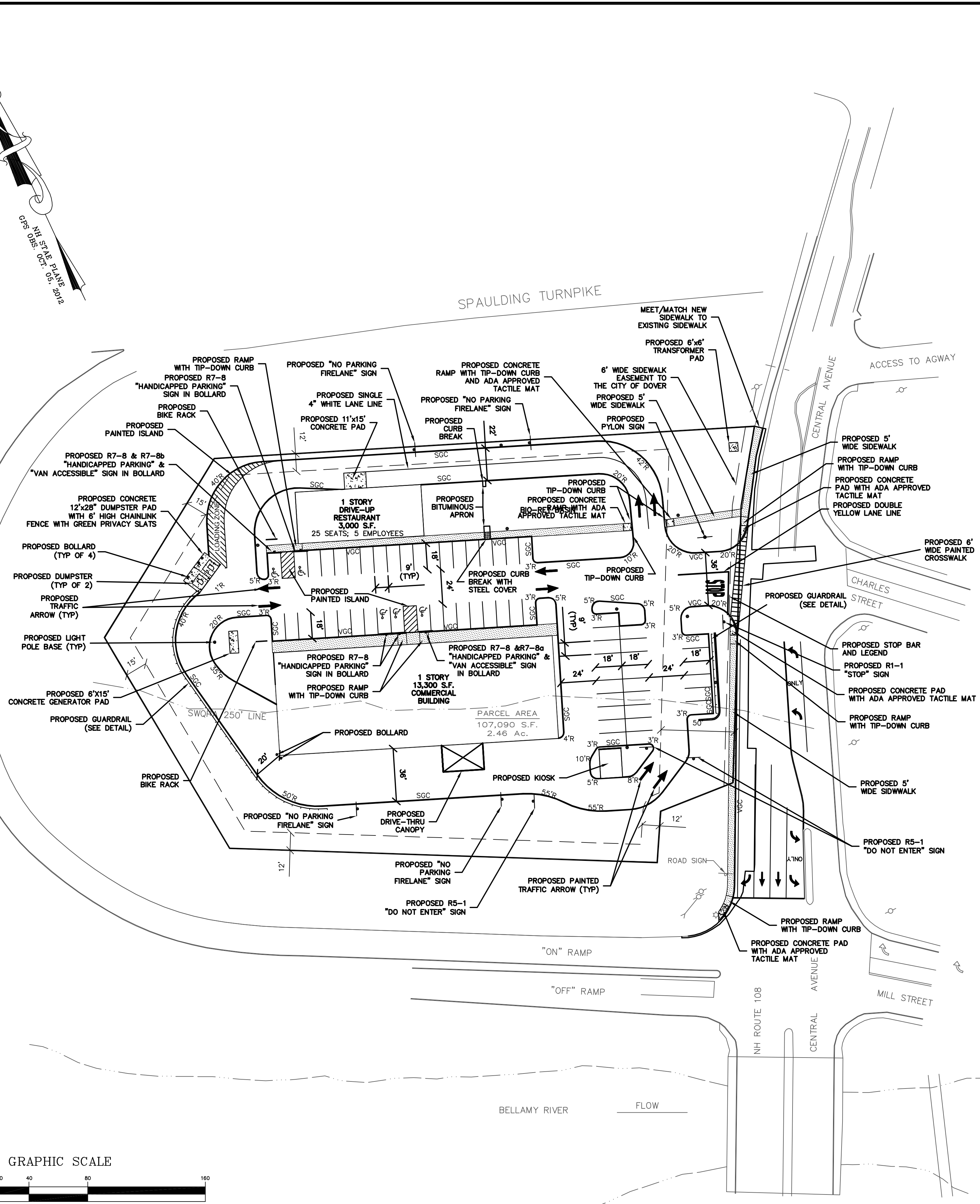
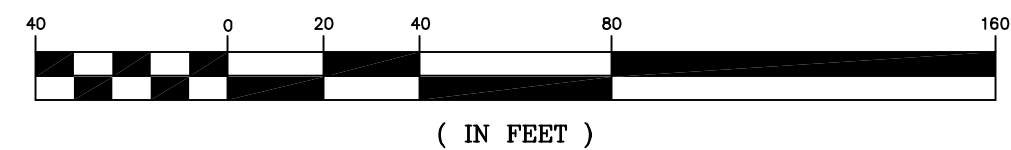
Comparison Chart : Watershed Pre/Post Development Peak Flows (cfs) 2-yr, 10-yr, 25-yr, 100-yr

Watershed	Pre/Post Development Peak Flows (cfs)			
	<u>2-yr</u>	<u>10-yr</u>	<u>25-yr</u>	<u>100-yr</u>
A	4.5/3.1	6.2/4.6	7.3/5.7	9.5/7.8
B	3.0/0.4	4.0/0.6	4.7/0.8	6.1/1.2



"EXIT 75"

GRAPHIC SCALE



SITE DATA:

- 1. THE PARCEL IS SHOWN AS LOT 4 ON MAP 15 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- 2. THE PROJECT PARCEL CONTAINS 2.46 ACRES OR 107,090 SF.
- 3. THE PARCEL IS LOCATED IN THE B-5 GATEWAY DISTRICT AND IS SUBJECT TO THE FOLLOWING ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	20,000 S.F.	107,090 S.F.
MINIMUM FRONTAGE	125 FT	>243 FT
MINIMUM YARD SETBACKS		
COMMERCIAL BUILDING		
FRONT	50 FT	>119 FT
SIDE	15 FT	>56 FT
REAR	25 FT	>61 FT
RESTAURANT DRIVE-UP BUILDING		
FRONT	50 FT	>215 FT
SIDE	15 FT	26 FT
REAR	25 FT	>67 FT
UNMANNED KIOSK BUILDING		
FRONT	75 FT	75 FT
SIDE	10 FT	>34 FT
REAR	10 FT	>256 FT
MINIMUM OPENSOURCE	15%	36.74%
MAXIMUM LOT COVERAGE	50%	15.5%
MAXIMUM BUILDING HEIGHT	40 FT	16 FT

LAND USE CALCULATIONS

	REQUIRED	PROPOSED(%)
BUILDINGS	50% (MAX)	16,600 SF (15.5%)
GREEN SPACE	15% (MIN)	39,292 SF (36.7%)
PAVEMENT/SIDEWALKS	33% (MAX)	51,200 SF (47.8%)

PARKING CALCULATIONS:

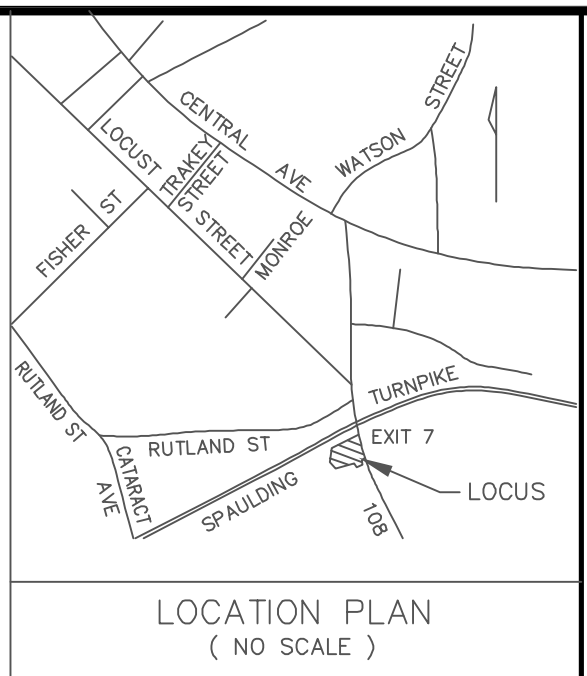
	MAX ALLOWED	PROPOSED
13,300 S.F. COMMERCIAL SPACE	45@ 88% OF PEAK (51)	45 (3 HANDICAP)
3,000 S.F. RESTAURANT DRIVE-UP	18@100% OF PEAK (18)	18 (2 HANDICAP)
300 S.F. UNMANNED KIOSK	0	0
TOTAL	63	63 (5 HANDICAP)

SITE NOTES:

- 1. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A PLAN REFERENCED 1 PREPARED BY MCENEANEY SURVEY ASSOCIATES INC. (SEE EXISTING CONDITIONS SURVEY PLAN THIS PLAN SET)
- 2. 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 ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 3. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 4. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
- 5. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 7. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- 8. 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.
- 9. STRIPE PARKING AREAS AS SHOWN INCLUDING HANDICAP SYMBOLS AND PAINTED ISLANDS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M-248-TYPE N.
- 10. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
- 11. PAINTED ISLANDS SHALL BE 4 INCHES WIDE DIAGONAL LINES 3 FEET ON CENTER.
- 12. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
- 13. LAYOUT OF BUILDING CORNERS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL BE BASED UPON THE ARCHITECT'S FINAL FOUNDATION PLAN AND ALL SITE LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
- 14. SEE DETAILS FOR SIGN LEGENDS.
- 15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
- 16. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
- 18. ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
- 19. BUILDING ADDRESSES TO BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 20. HOURS OF OPERATION FOR DRIVE-THRU 6AM - 9PM.
- 21. THE PARCEL AND NHDOT SHARE LANDSCAPE/DRAINAGE/ACCESS EASEMENTS AS RECORDED IN SCRD BK 4379 PG 678.
- 22. THE SITE DESIGN IS IN COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS 2009 IBC AND ANSI STANDARDS.
- 23. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.

LEGEND

S.F.	SQUARE FEET
Ac.	ACRE
±	MORE OR LESS
(TYP.)	TYPICAL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
TBR	TO BE REMOVED
⊙	EXISTING UTILITY POLE
⊙	EXISTING SIGN
☆	EXISTING LIGHT/SIGNAL POLE
5'R	PAVEMENT RADIUS
SGC	SLOPE GRANITE CURB
VGC	VERTICAL GRANITE CURB
—	PROPOSED SIGN
—	PROPOSED GUARDRAIL
—	PAVEMENT
⊙	HANDICAP PARKING SYMBOL
▨	PROPOSED CONCRETE
▨	PROPOSED SIDEWALK



PLANNING FILE NO.: P16-24

DATE: 8-10-16

SCALE: AS SHOWN

DRAWN BY: SRD

DESIGN BY: SRD

APPROVED BY: SJH

PROJECT NO: 1207A

FILE: SITE.DWG

NO. 1

REVISION

APPROVED

DATE

10-20-16

9-30-16

9-15-16

DATE

SH

SH

SH

DATE

ADDED TREAT SWALES & G-RAIL

PER TRC COMMENTS

PER 8-25-16 TRC COMMENTS

REVISION

7TH SOUTH LLC

340 CENTRAL AVE.

SUITE 202

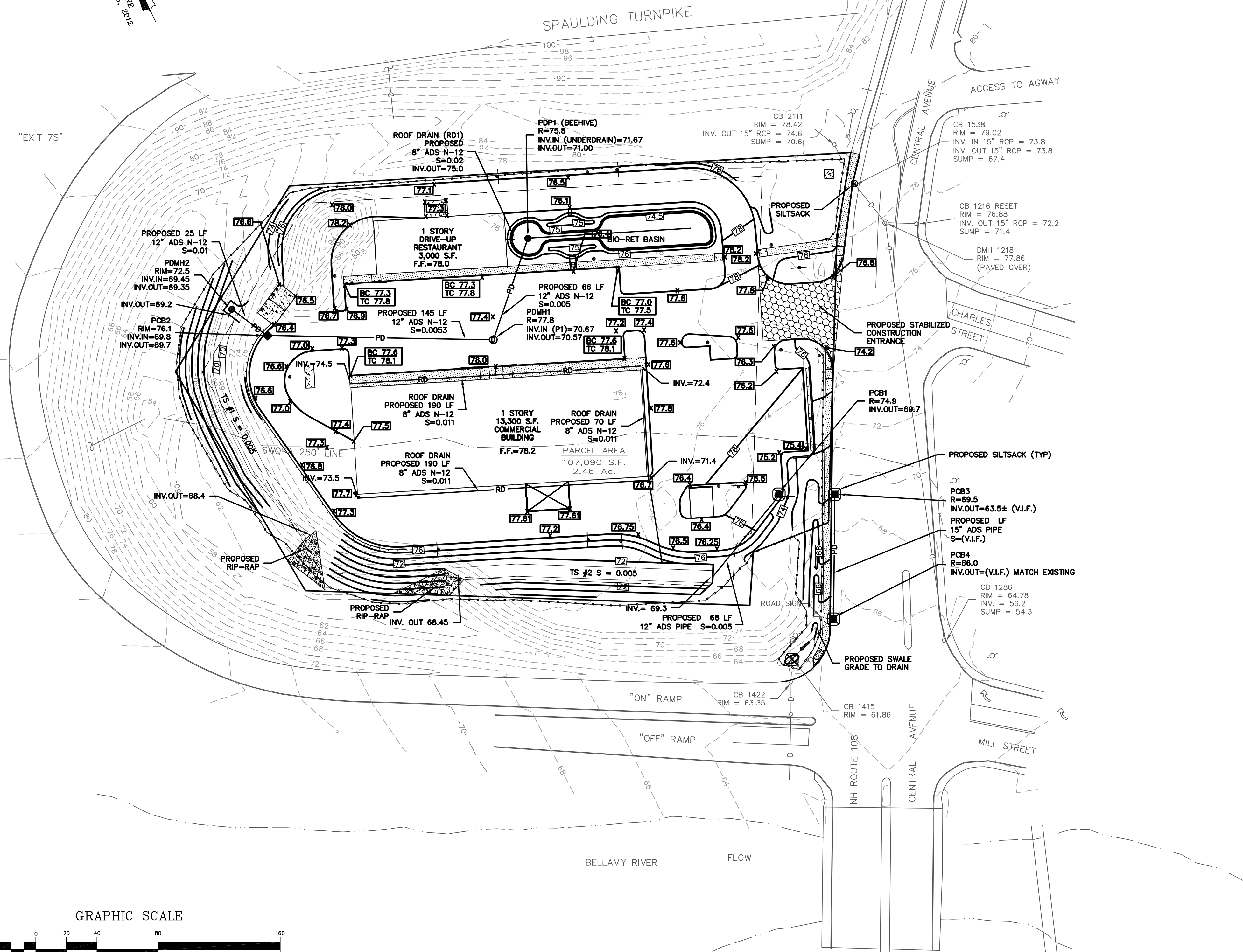
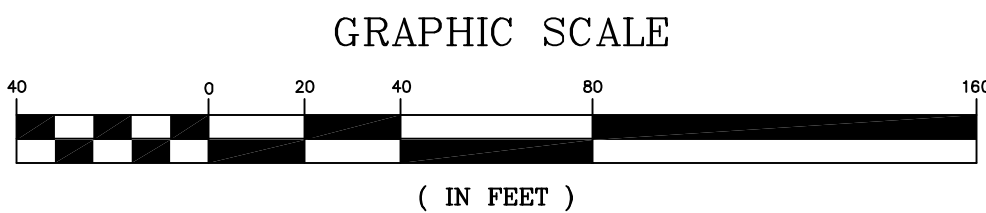
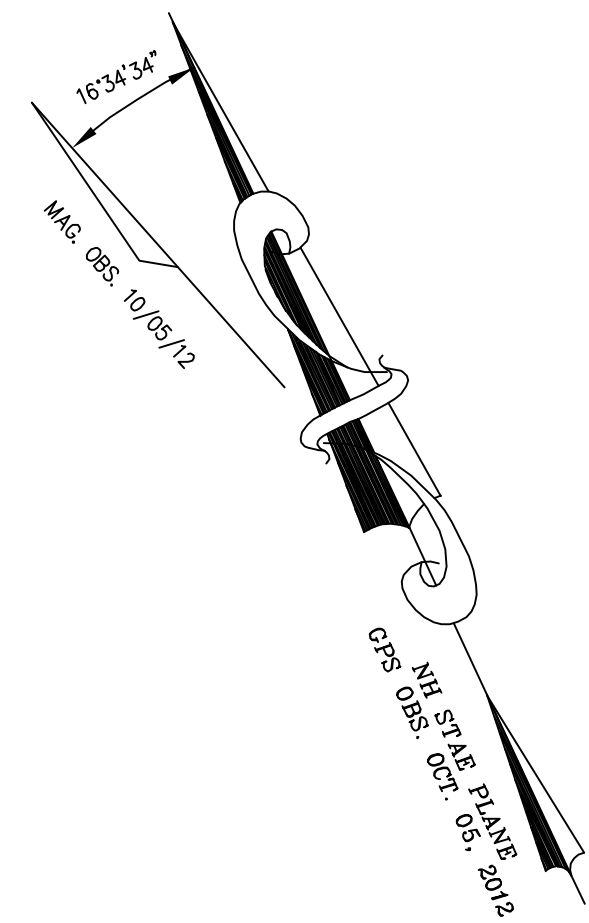
DOVER, NH 03820

EXIT 7

COMMERCIAL CENTER

DOVER, NH

4



GRADING NOTES:

1. ALL ROAD (INCLUDING PARKING LOT AND DRAINAGE) WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR CONSTRUCTION OF THE CITY OF DOVER, N.H. AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING PER THE ABOVE REFERENCED "STANDARD SPECIFICATIONS".
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA SCS AND NHDES.
7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
9. DENSITY REQUIREMENTS:

LOCATION	MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	95%

*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180. METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.
10. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
11. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
12. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
13. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FRO THIS PROJECT. THE SWPPP MUST INCLUDE THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE SITE. PARTIES RESPONSIBLE FOR DEVELOPING THE SWPPP SHOULD REFER TO THE EPA NPDES CONSTRUCTION GENERAL PERMITS NOTICE OF INTENT FOR A COMPLETE OUTLINE OR REQUIRED ELEMENTS. THESE PLANS AND THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN PREPARED FOR THIS PROJECT MAY BE UTILIZED IN FULFILLING THE REQUIREMENTS.
14. TREATMENT SWALES SHALL HAVE SOD BOTTOMS.

LEGEND

S.F.	SQUARE FEET
Ac.	ACRE
±	MORE OR LESS
(TYP.)	TYPICAL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
x 74.00	EXISTING SPOT GRADE
○	EXISTING UTILITY POLE
☆	EXISTING LIGHT/SIGNAL POLE
⊙	EXISTING SEWER MANHOLE
⊖	EXISTING DRAINAGE MANHOLE
○	EXISTING CATCHBASIN
— 94 —	EXISTING GRADE
— D —	EXISTING DRAINAGE LINE
— 74 —	PROPOSED FINISH GRADE
x 74.00	PROPOSED SPOT GRADE
PD	PROPOSED DRAIN LINE
—	PAVEMENT WITH CURB
—	SILT BARRIER
◆	PROPOSED CATCHBASIN
◆	INLET PROTECTION
♿	HANDICAP PARKING SYMBOL
■	PROPOSED CONCRETE
■	PROPOSED SIDEWALK

PLANNING FILE NO.: P16-24

GRADING, DRAINAGE AND EROSION CONTROL PLAN

7TH SOUTH LLC
340 CENTRAL AVE.
SUITE 202
DOVER, NH 03820

EXIT 7
COMMERCIAL CENTER
DOVER, NH

5

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 745-0445

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE: SITE/DWG	NO.	REVISION	DATE
8-10-16	AS SHOWN	SRD	SRD	BY:SRD	1207A				
10-20-16				TRC COMMENTS	1			TRC COMMENTS	
9-30-16				PER TRC COMMENTS	2			PER TRC COMMENTS	
9-15-16				PER TRC COMMENTS	1			PER TRC COMMENTS	
				APPROVED				APPROVED	

Each month Dover's land use boards and committees meet and accomplish many great things for the Community. Below is a breakdown of all the positive work that was completed in September 2016 by these boards.

Planning Board

- At its September 13th meeting, the Planning Board:
 - Approved a proposed amendment to rezone a 16 acre parcel, known as Assessor's Map D, Lot 12, located at 447 Sixth Street and Production Drive from Rural Residential (R-40) to Assembly and Office (I-4) at the request of Dover Business and Industrial Development Authority.
 - Tabled a Conditional Use Permit for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road (Proposal is to install a 12" HDPE culvert and a 20 ft. common driveway with a 1,505 sq. ft. Forested Wetland impact, and a 4,630 sq. ft. Wetland Buffer impact). (P16-22)
 - tabled Open Space Subdivision for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road (4 lots). (P16-23)
 - Approved to recommend the proposed amendments to Chapter 170-32 (Signs), to be in compliance with Reed V. Town of Gilbert, on to City Council. The full text of the amendments is available in Planning Dept. & at www.dover.nh.gov located on the Planning and Community Development webpage.
- The Planning Board held a site walk on September 19th regarding Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road.
- At its September 27th meeting, the Planning Board:
 - Approved a Conditional Use Permit for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road (Proposal is to install a 12" HDPE culvert and a 20 ft. common driveway with a 1,505 sq. ft. Forested Wetland impact, and a 4,630 sq. ft. Wetland Buffer impact). (P16-22)
 - Approved an Open Space Subdivision for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road (4 lots). (P16-23)
 - Held a Public Hearing on the Transportation Alternatives Program funded project by CLD Consulting Engineers for Phase III of the Community Trail, to expand the paved section of the trail from Fisher Street to Route 108 and to improve access to the rural section off of Fourth Street. The Community Trail Advisory Committee is invited to hear the update and join the Planning Board's discussion.

Zoning Board

At its September meeting, the Zoning Board approved three variance requests:

- Owner Holgate Limited Partnership, 4-6 Back River Road (Tax Map 16, Lot 14), located in the Medium Density Residential (R-12) District, was granted 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.
- 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, were granted 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.

- 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 were granted 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.

Technical Review Committee

- The Technical Review Committee met and voted that Planning Board review is not required for the site changes (paving) occurring at 120 Broadway (Tax Map 27, Lot 291A).

Conservation Commission

- At its regular meeting on September 12th ~~August 8th~~, the Conservation Commission voted to recommend approval of a NHDES Wetlands Permit and Dover CUP for Quantum Real Estate Group at 84 Watson Road for a common driveway.

The Community Trail Committee

- Assistant City Planner Benton staffed a meeting of the CTAC on September 20 where they discussed the TAP funded project status, planned for Apple Harvest Day, discussed ways to better promote the trail including a possible new logo, and were invited to the update and public hearing at the Planning Board meeting on September 27. Assistant City Planner Benton and a few members of the Open Lands Committee worked to update the display for the hallway in City Hall as well as to be used at Apple Harvest Day.

Energy Commission

- At its regular meeting September 21, the Commission heard staff updates on the solar photovoltaic project, Stewardship Chapter of the Master Plan, C-PACE, street trees, and the relationship of the Commission to the Capital Improvements Plan, upcoming Community Facilities and Utilities Chapter of the Master Plan, Technical Review Committee, and Energy Code requirements. The group reviewed draft sections of a new Energy Action Plan/Report.

Open Lands Committee

- City Planner Bird attended a meeting of the Open Lands Committee on September 22nd to provide support to the committee, including discussion about Apple Harvest Day activities and easement monitoring.

The Housing Standards Board, Downtown Dover TIF Advisory Board and Heritage Commission

- Did not meet