



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, February 9, 2017**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 AM: Site Review for Summit Land Development (Owner: Varney Brook Lands, LLC), Assessor's Map K, Lot 19-6, zoned ETP (RCM Overlay District), located at Pointe Place. (Proposal is for a 38,800 s.f. new memory care residential development with a total of 55 parking spaces within the 40,140 sq. ft. paved area.) (P17-05)
2. 11:15 AM – 12:00 PM: Site Review for Joseph Allis, Assessor's Map 23, Lot 11, zoned CBD, located at 1 11A Main Street. (Proposal is to develop a 4,800 s.f. mixed use building with 3 commercial space units on the 1st floor and 6 total residential units amongst the 2nd – 4th floors with 44 parking spaces within the 10,347 s.f. paved area.) (P17-07)



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

January 19, 2017

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

RECEIVED
Planning Office

JAN 19 2017

Dover, New Hampshire

**Re: Pointe Place – Memory Care Residential Development
Subdivision, Site Plan, and CUP Applications
Altus Project #P4390.03**

Dear Mr. Parker,

On behalf of Summit Land Development, Altus Engineering, Inc. (Altus) respectfully submits an Application for the development of a Memory Care Residential facility at Pointe Place. The proposed development includes three applications; Subdivision, Site Plan Review, and Conditional Use Permit. The proposed site will be subdivided from the existing Lot K-19-4 to create a new lot K-19-6, which will be 3.01 acres in size. The attached plans show the proposed site design and details for the development. Additionally, a Conditional Use Permit will be required for work within the wetlands buffer. There will be no wetlands impacts. A NHDES Alteration of Terrain Permit will be required for the project.

We would like to meet with the City of Dover Technical Review Committee (TRC) and Conservation Commission (CC) at the next available meeting. Therefore, this submittal only contains the required material for those reviews. Enclosed please find the following items:

- Application for Minor Subdivision (one new lot) – 8 copies
- Application for Site Plan Review – 8 copies
- Application for Conditional Use Permit – 8 copies
- TRC Project Plans - 8 copies full size plan set
- CC Project Plans – 8 copies full size plans (4 sheets)
- Drainage Study - to be delivered directly to DPW/City Engineer
- Subdivision Application Fee (\$230)
- Site Plan/ CUP Application Fee (\$8,698) + CUP Public Notice fee (\$80)
- Abutter notifications will be prepared by the City and billed separately

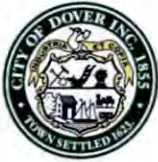
We look forward to working with the Planning Department on this project. Please call us if you have any questions or need any additional information.

Sincerely,

Cory Belden, PE, LEED AP
Project Manager

Enclosures

Cc: Chad Kageleiry, Summit Land Development



City of Dover, New Hampshire SITE REVIEW APPLICATION

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

Office Use Only

Project #:

P17-05

Date Received:

JAN 19 2017

Amount Paid:

\$8698.00

Time Received:

ak # 1462

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

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

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

E-Mail Address: Chad@Summitlanddev.com

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

Address of Property Owner: (same)

PROPERTY INFORMATION

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

Assessor's Map # K Lot(s) # Lot 19-6

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

Size of Parcel: 131,246 sq. ft. 3.01 ac. Property Deed: Book _____ Page: _____

Existing Use of Property: Vacant (previously agricultural use - Thornwood Gardens)

SITE PLAN INFORMATION

Describe Proposed Use: New Memory Care Residential Development.

Area of Parcel to be Developed: 131,246 sf (3.01 acres) sq. ft.

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

Number of Parking Spaces: Existing 0 Proposed 55 spaces

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

Number of Employees Total: N/A In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint 38,800 sq. ft.

Front Yard 80 ft.

Total Building Area 37,400 sq. ft.

Rear Yard 57 ft.

Paved Area 40,140 sq. ft.Side Yard: Right 50 ft.
Left 57 ft.City Water? ☒ Yes ☐ NoHow far is city water from the property? 150 ft +/-City Sewer? ☒ Yes ☐ NoHow far is city sewer from the property? 15' ft +/-**BUILDING INFORMATION**Type of Building to be Built: Single story wood frame on concrete slab with gabled roofing.Height of Building: 20' +/- Finished Floor Elevation: 57.0

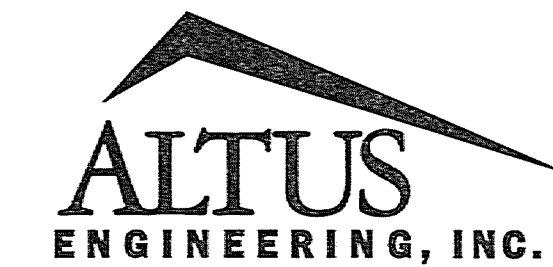
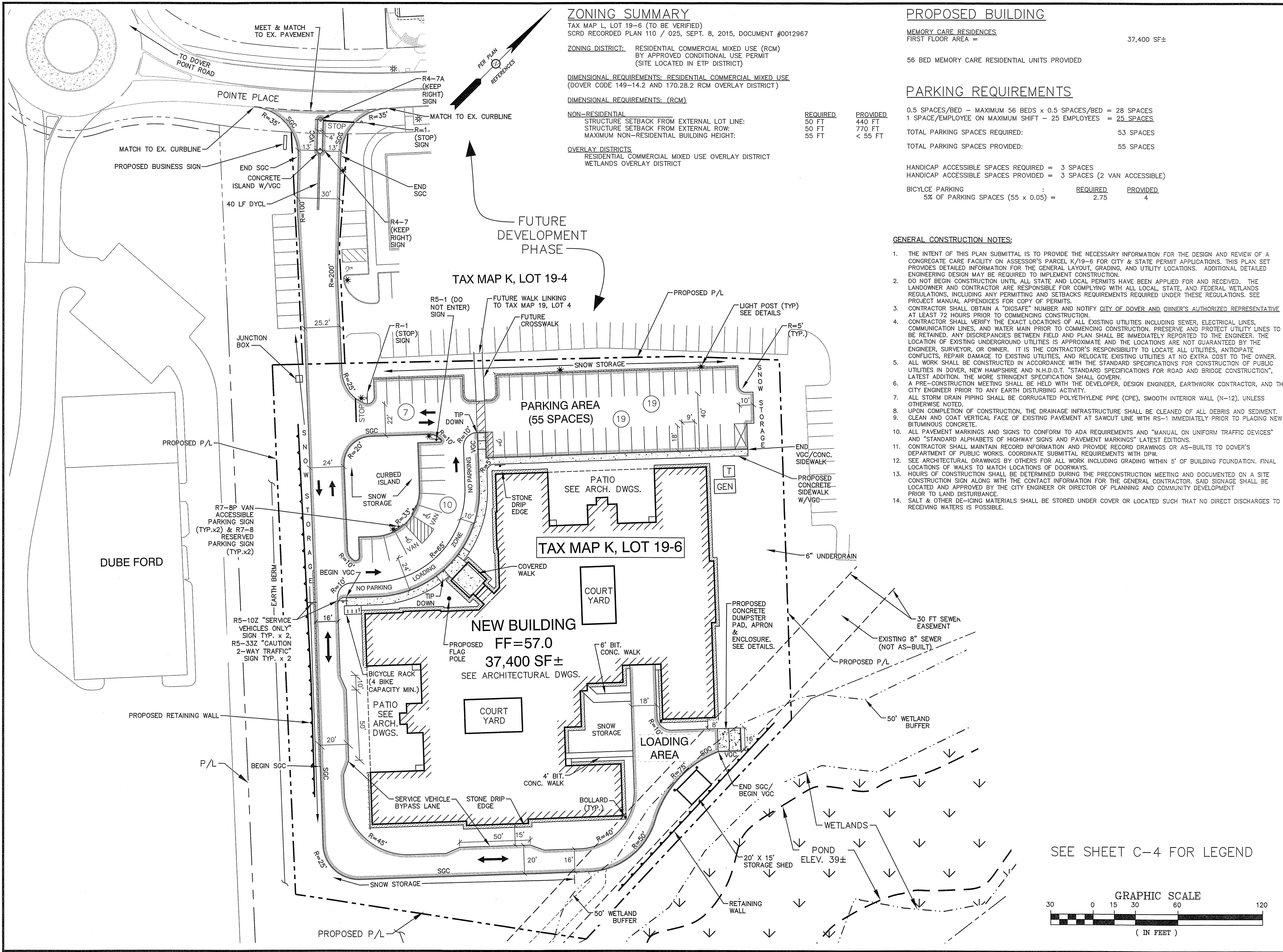
Number of Seats (where applicable) _____

WAIVER REQUESTSSite Review Regulations section(s) to be waived: None NotedJustification for waiver request(s) (*attach additional sheets as needed*): _____

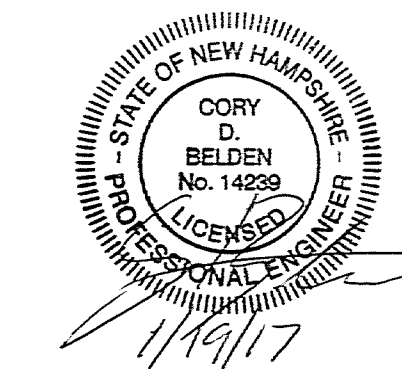
_____**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney - McEneaney Survey Associates, Inc.Address 24 Chestnut St, Dover, NH 02820 Telephone #: 603-742-0911Professional License #: 661 E-mail address: kevin@surveynh.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Cory Belden, PE - Altus Engineering, Inc.Address 133 Court St, Portsmouth, NH 03801 Telephone #: 603-433-2335Professional License #: 14239 E-mail address: cbelden@altus-eng.com**SIGNATURES**

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

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



133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com



THIS DRAWING HAS NOT BEEN
RELEASED FOR CONSTRUCTION

ISSUED FOR: TRC

ISSUE DATE: JANUARY 19, 2017

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMITTAL CDB 01/19/17

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 4390-P3-DESIGN.dwg

SCALE: 24"x36" 1" = 30'
12"x18" 1" = 60'

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

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

PROJECT:
POINTE PLACE
MEMORY CARE RESIDENTIAL
DEVELOPMENT

TAX MAP K, LOT 19-6
DOVER, NH

TITLE:
**SITE
PLAN**

SHEET NUMBER:
C-1



City of Dover, New Hampshire
SITE REVIEW APPLICATION

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

Office Use Only

Project #:

P17-07

Date Received:

JAN 19 2017

Amount Paid:

\$1933.00

Time Received:

Dover, New Hampshire

ck #1218

APPLICANT AND OWNER INFORMATION

Name of Applicant: Mr. Joseph Allis Telephone # 603-659-2899

Address of Applicant: 2 Jan Lane Newmarket NH 03857

E-Mail Address: _____

Name of Property Owner (if different from applicant): _____ Telephone # _____

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 1 11a Main Street

Assessor's Map # 23 Lot(s) # 11

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

Size of Parcel: 53407 sq. ft. 1.226 ac. Property Deed: Book 1888 Page: 686

Existing Use of Property: multi commercial use

SITE PLAN INFORMATION

Describe Proposed Use: 3 Units commercial 6 units residential

Area of Parcel to be Developed: redevelop project sq. ft.

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

Number of Parking Spaces: Existing 24 Proposed 44

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

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

Disposition of Parcel:

Building Setbacks:

Building Footprint 1200 sq. ft.

Front Yard 153 from main st ft.

Total Building Area 4800 sq. ft.

Rear Yard 0 ft.

Paved Area 10347 sq. ft. Side Yard: Right 78 ft.
Left 106 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? 5

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? 5

BUILDING INFORMATION

Type of Building to be Built: wood framed

Height of Building: 4 stories Finished Floor Elevation: 20.25 - 29.25

Number of Seats (where applicable) na

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Adam Fogg - Atlantic Survey

Address 25 Nute Road Dover NH Telephone #: 603-659-8939

Professional License #: 891 E-mail address: Atlanticsurvey@comcast.net

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Tobin Farwell - Farwell Engineering Services, LLC

Address 265 Wadleigh Falls Rd Lee NH 03861 Telephone #: 603-292-5787

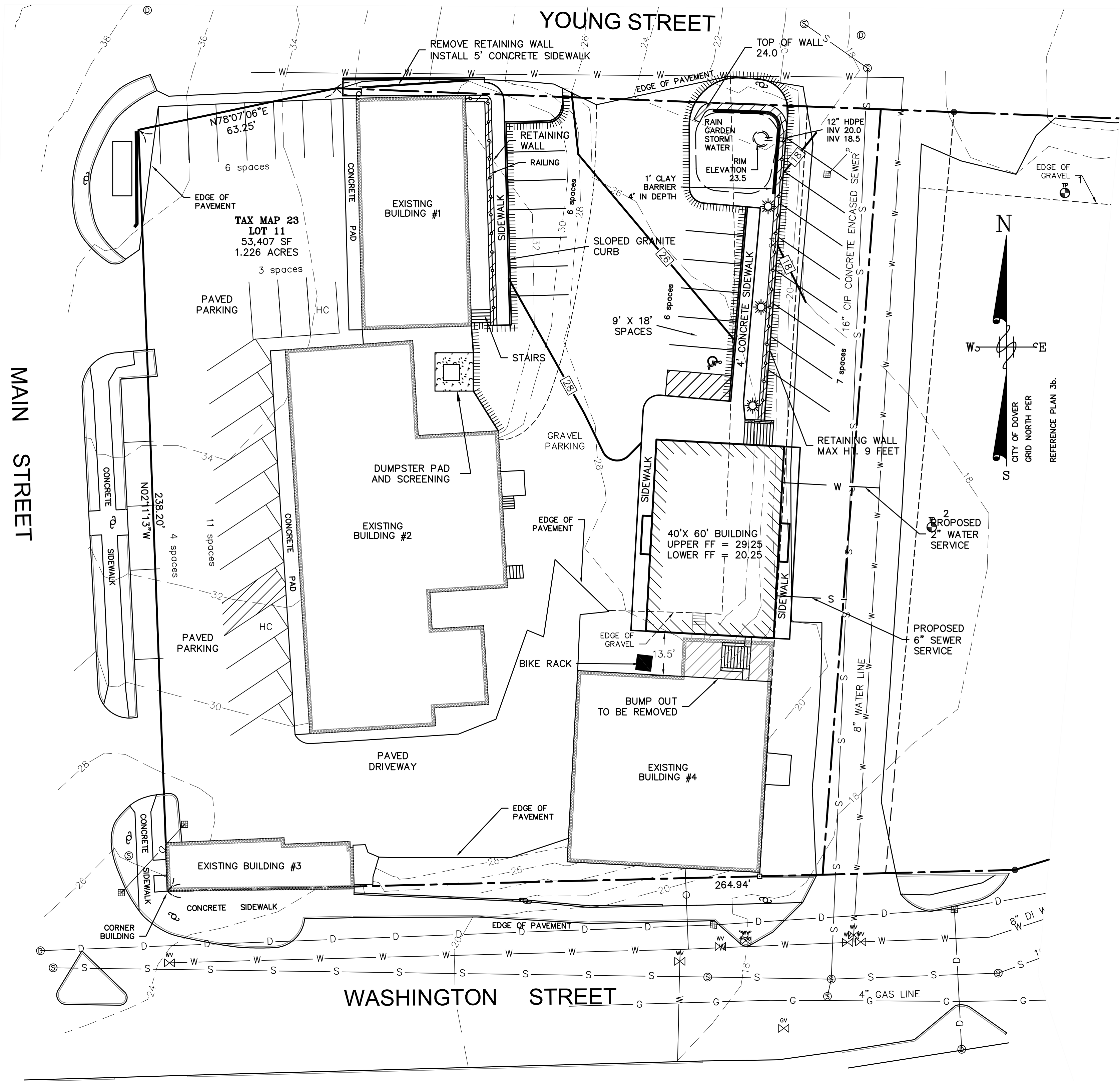
Professional License #: 9649 E-mail address: T_farwell@comcast.net

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: Joseph P Allen Date: 1/18/17

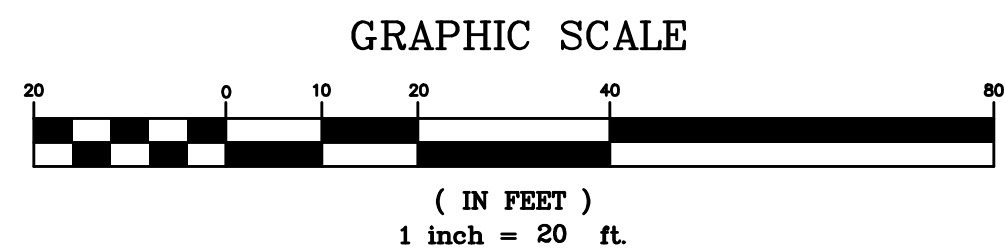
Signature of Applicant (*if different from owner*): _____ Date: _____



MAIN STREET

YOUNG STREET

WASHINGTON STREET



LEGEND

- FOUND CONCRETE BOUND
- UTILITY POLE
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- WATER GATE VALVE
- GAS VALVE
- HYDRANT
- NOW OR FORMERLY
- STONE RIVER WALL
- 2' CONTOUR LINE
- 10' CONTOUR LINE
- WATER LINE
- STORM DRAIN
- SEWER LINE
- GAS LINE
- PROPOSED SPOT GRADE
- PROPERTY LINE
- PROPOSED ADDITION
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED OVERHEAD ELECTRIC SERVICE
- PROPOSED PAVEMENT EDGE
- PROPOSED CONTOUR
- PROPOSED BIKE RACK
- LIGHT POLE

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT 40' X 60' 4 STORY BUILDING. THE BUILDING WOULD INCLUDE RETAIL AND OR PROFESSIONAL SERVICES, & RESIDENTIAL SPACE. 2 STORIES RETAIL AND OR PROFESSIONAL SERVICES AND 2 STORIES RESIDENTIAL (6 UNITS)
- OWNER OF RECORD, TAX MAP 23 LOT 11: GLORIA L. & JOSEPH ALLIS REVOCABLE TRUST 2 JAN LANE NEWMARKET, NH 03857 BOOK 1888, PAGE 686 S.C.R.D.
- THE PROJECT PARCEL CONTAINS 1.226 +/- ACRES OR 53,407 SQUARE FEET OF LAND.
- SUBJECT PARCEL IS LOCATED IN THE CENTRAL BUSINESS DISTRICT (CBD)—GENERAL.

FRONT BUILDING TO LINES	0-16'
SIDE BUILDING TO LINE	0-24'
REAR SETBACKS	10' MIN.
MINIMUM BUILDING COVERAGE	75%
BUILDING HEIGHT	2 STORY MIN
- BUILDING COVERAGE:

THERE ARE FOUR BUILDINGS ON THIS LOT
1. 2467 SF
2. 6425 SF
3. 889 SF
4. 3614 SF

340 SF OF THE BUILDING WILL BE REMOVED. PLUS 2400 SF OF NEW BUILDING. TOTAL OF 15801 SF (29.6 %)
- PARKING SPACES REQUIRED FOR RESIDENTIAL IS 2 PER UNIT. TOTAL UNITS IS 6, REQUIRED PARKING IS 12 SPACES. TOTAL NEW PARKING IS 13 SPACES.
- EXTERIOR LIGHTING SHALL BE MOUNTED ON THE BUILDING AND SHALL PROVIDE LIGHTING DIRECTED ON SITE ONLY.
- THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODES.
- SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING MUST BE COMPLETED.

Construction Notes:

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL PERMITS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER

ISSUED FOR:
PLANNING BOARD REVIEW
ISSUE DATE:
JANUARY 19, 2017

NO.	DATE	INITIAL SUBMISSION	TKF	BY
1	1/19/17			

DRAWN BY: TKF
APPROVED BY: TKF
DRAWING FILE: 1522

SCALE: 1" = 20'

OWNER/APPLICANT:
JOSEPH ALLIS
2 JAN LANE
NEWMARKET, NH 03857

PROJECT:
OFFICE
BUILDING
MAIN STREET
TAX MAP 23
LOTS 11
DOVER, NEW HAMPSHIRE

TITLE:

SITE PLAN

SHEET NUMBER:
C-2

JOSEPH ALLIS MAP 23 LOT 11 OWNERS SIGNATURE

PB FILE # P16-??



DATE	DESCRIPTION
11/28/16	CONCEPTUAL PLANS

SHEET NUMBER
A1
PLAN NUMBER
863