

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, January 5, 2017**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 PM: Site Review for Okad of Dover, LLC, Assessor's Map 37, Lots 35, 36, 37 & 38 zoned B-3, located at 824, 826, 828 Central Avenue and 8 Glenwood Avenue. (Proposal is to develop a 7,000 sq. ft restaurant and 21,247 sq. ft. of retail service including a 2,072 s.f. bank with a total of 141 parking spaces within the 88,262 sq. ft. paved area.) (P16-39)



City of Dover, New Hampshire SITE REVIEW APPLICATION

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

Office Use Only

Project #:

P16-39

Date Received:

DEC 06 2016

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Okad of Dover, LLC Telephone # 603.926.7770

Address of Applicant: 321D Lafayette Road, Hampton, NH, 03842

E-Mail Address: 321D Lafayette Road, Hampton, NH, 03842

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 824-828 Central Ave & 8 Glenwood Ave

Assessor's Map # 37 Lot(s) # 35, 36, 37, 38

Zoning District(s) B-3 Overlay District(s) Wetland Protection, Groundwater Protection

Size of Parcel: 237,013 sq. ft. 5.44 ac. Property Deed: Book 4386, 4243 Page: 628, 586

Existing Use of Property: commercial, residential

SITE PLAN INFORMATION

Describe Proposed Use: retail, restaurant, bank

Area of Parcel to be Developed: 164,800 sq. ft.

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

Number of Parking Spaces: Existing ~37 Proposed 141

Highway Access (check where applicable): ☒ City Street _____ State Highway Glenwood Ave, Central Ave

Number of Employees Total: 60 In Maximum Shift: 35

Disposition of Parcel:

Building Setbacks:

Building Footprint 11,250/6,800/8,125/ 2,072 sq. ft.

Front Yard 30 ft.

Total Building Area 28,247 sq. ft.

Rear Yard N/A ft.

Paved Area 90,000 sq. ft.Side Yard: Right 35 ft.
Left 72 ft.City Water? ☒ Yes ☐ No How far is city water from the property? <30'City Sewer? ☒ Yes ☐ No How far is city sewer from the property? <30'**BUILDING INFORMATION**Type of Building to be Built: Retail, Bank, RestaurantHeight of Building: 30' (max) Finished Floor Elevation: 148, 149, 150.5Number of Seats (where applicable) Restaurant - 125 seats**WAIVER REQUESTS**Site Review Regulations section(s) to be waived: H. Driveway Location and SpacingJustification for waiver request(s) (*attach additional sheets as needed*): _____

An additional site right-in/right-out driveway on Central Avenue will improve traffic efficiency by distributing the site-generated traffic to multiple locations. The additional driveway limits potential conflicts with right-in/right-out only movements and provides site lines above industry standards.

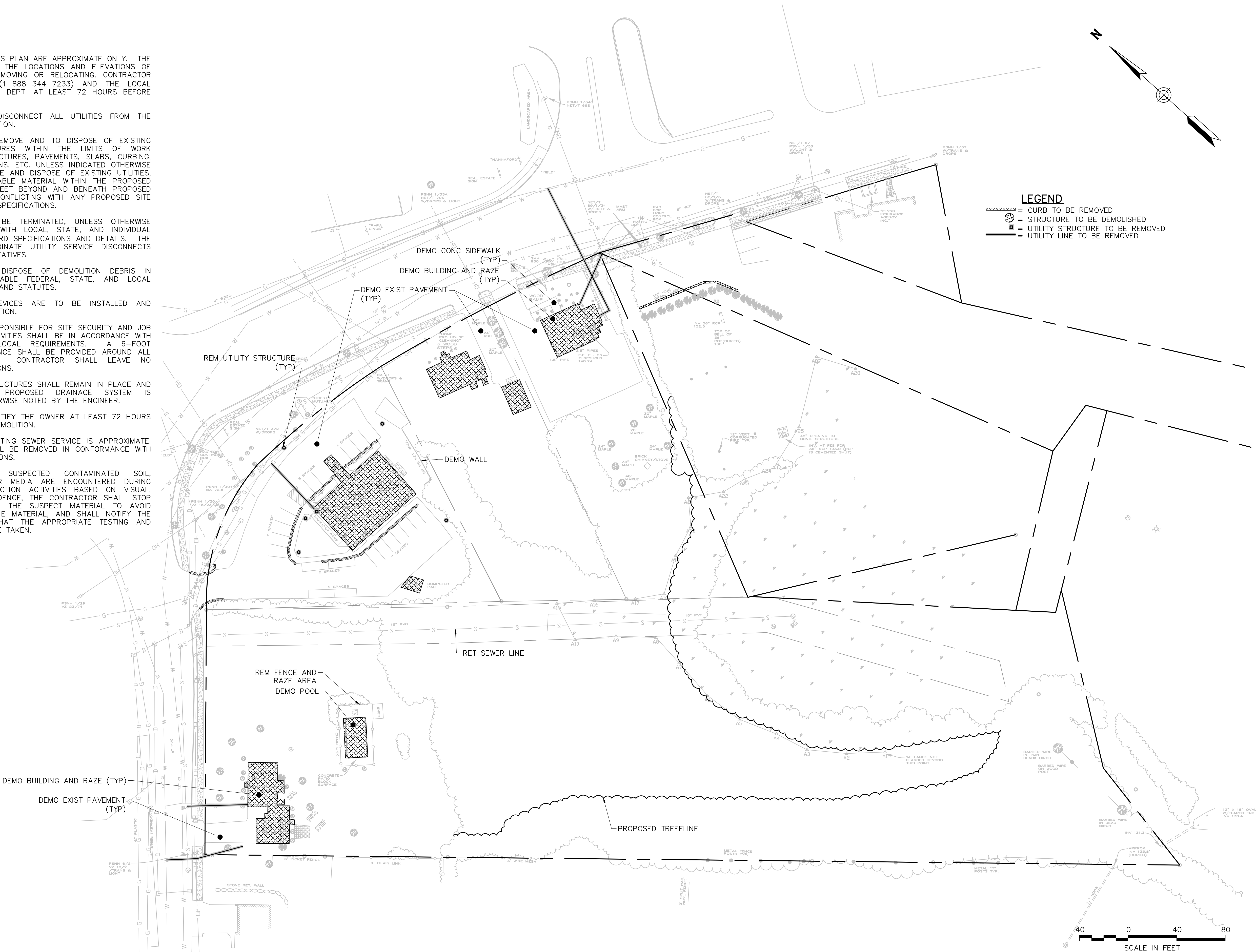
SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) Richard D. Bartlett & Associates, LLCAddress 214 North State Street, Concord, NH 03301 Telephone #: (603)225-6770Professional License #: _____ E-mail address: MCSargent@RichardBartlett.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Richard J. Friberg, PE - TEC, Inc.Address 169 Ocean Boulevard, Hampton, NH 03842 Telephone #: (603)601-8154Professional License #: 14391 E-mail address: RFriberg@TheEngineeringCorp.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: [Signature] Date: 12/6/16Signature of Applicant (*if different from owner*): _____ Date: _____

SITE DEMOLITION NOTES:

- ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF EACH UTILITY PRIOR TO REMOVING OR RELOCATING. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND THE LOCAL MUNICIPAL WATER & SEWER DEPT. AT LEAST 72 HOURS BEFORE EXCAVATING.
- THE CONTRACTOR SHALL DISCONNECT ALL UTILITIES FROM THE BUILDINGS PRIOR TO DEMOLITION.
- THE CONTRACTOR IS TO REMOVE AND TO DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMITS OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS, AND UNSUITABLE MATERIAL WITHIN THE PROPOSED BUILDING FOOTPRINT, TEN FEET BEYOND AND BENEATH PROPOSED EXTERIOR COLUMNS, AND CONFLICTING WITH ANY PROPOSED SITE WORK, PER DRAWINGS AND SPECIFICATIONS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE, AND INDIVIDUAL UTILITY COMPANIES' STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- THE CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND STATUTES.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED PRIOR TO DEMOLITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS. A 6-FOOT TEMPORARY CHAIN LINK FENCE SHALL BE PROVIDED AROUND ALL CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL LEAVE NO UNSECURED OPEN EXCAVATIONS.
- ALL EXISTING DRAINAGE STRUCTURES SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL THE PROPOSED DRAINAGE SYSTEM IS OPERATIONAL, UNLESS OTHERWISE NOTED BY THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 72 HOURS PRIOR TO BEGINNING ANY DEMOLITION.
- THE LOCATION OF THE EXISTING SEWER SERVICE IS APPROXIMATE. THE EXISTING SERVICE SHALL BE REMOVED IN CONFORMANCE WITH STATE AND LOCAL REGULATIONS.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.



TEC, Inc.

65 Glenn Street
Lawrence, MA 01843
(978) 794-1792
www.TheEngineeringCorp.com

169 Ocean Boulevard
Unit 101, PO Box 249
Hampton, NH 03842
(603) 601-8154

DESIGNED BY	HEG/PFE
DRAWN BY	HEG/PFE
CHECKED BY	RJF
DATE	December 7, 2016
SCALE	1" = 40'

PREPARED FOR
Okad of Dover, LLC
321D Lafayette Rd
Hampton, NH 03842

REVISIONS

ISSUED FOR
TRC

PROJECT TITLE
Central Avenue
Redevelopment

PROJECT LOCATION
824, 826, 828
Central Avenue &
8 Glenwood Avenue
Dover, New Hampshire

DRAWING TITLE
Demolition Plan

PROJECT NO.
N0602

TEC CAD FILE
N0602_DEMO.dwg

DRAWING NO.
C-3

SHEET 3 OF 12

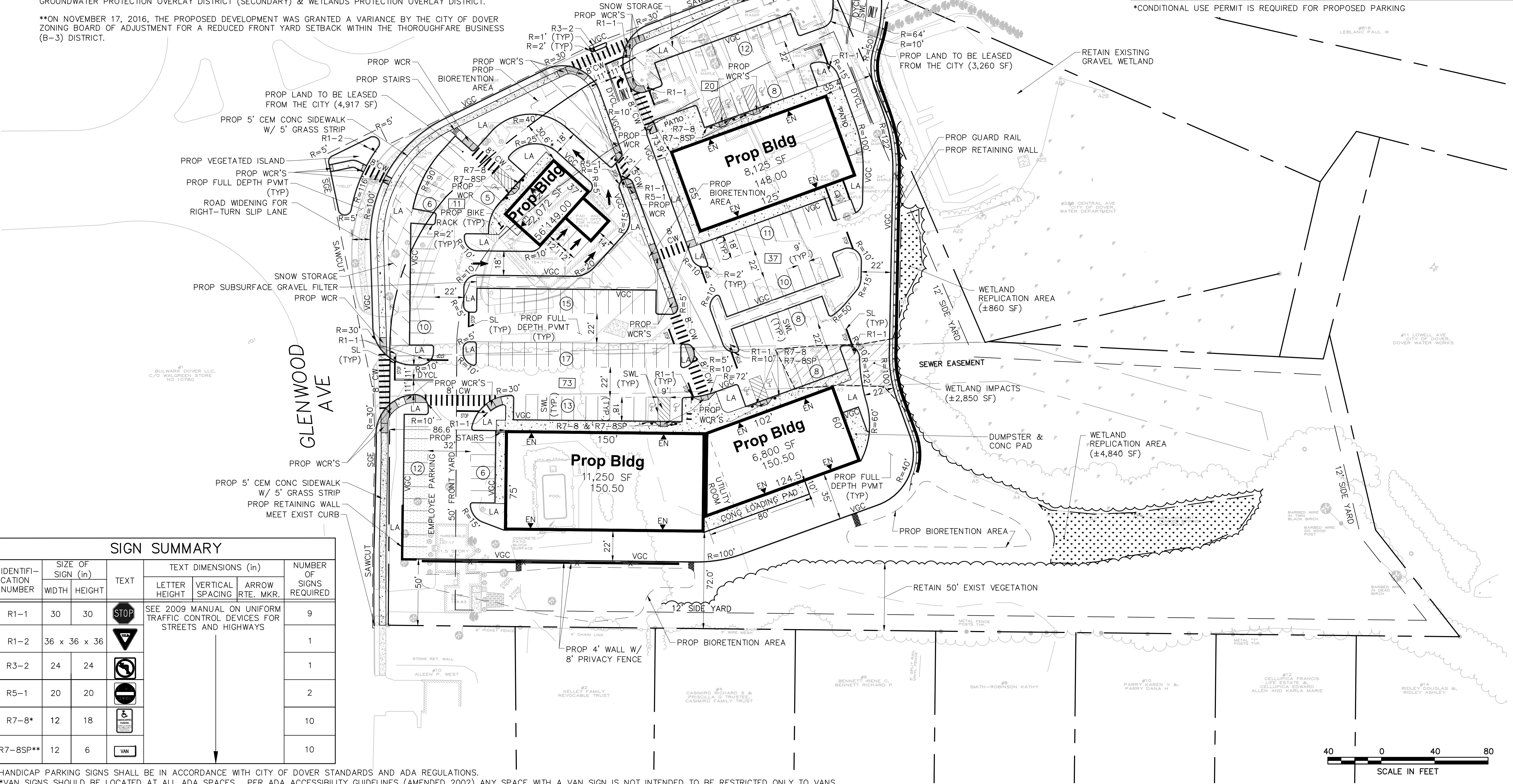
ZONING TABLE		
ZONING DISTRICT	THOROUGHFARE BUSINESS (B-3); GROUNDWATER PROTECTION OVERLAY DISTRICT (SECONDARY)*; WETLANDS PROTECTION OVERLAY DISTRICT*	
PROPOSED USE	MIXED USE - 28,247 SF± 19,175 SF RETAIL, 7,000 SF RESTAURANT, 2,072 SF BANK	
PROPOSED USE ALLOWABLE BY	RIGHT	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
LOT SIZE	20,000 SF	±5.44 ACRE (APPROX. 237,013 SF)
FRONTAGE	125 FT	±664.09 FT
FRONT YARD SETBACK	50 FT	30.6 FT**
SIDE YARD SETBACK	12 FT	35.4 FT
REAR YARD SETBACK	15 FT	N/A
BUILDING HEIGHT/STORIES	40 FT	±20 FT/1 STORY
MAX BUILDING COVERAGE	50%	11.9%
MAXIMUM IMPERVIOUS	20%	49.2%

NOTES: *THE PROPOSED DEVELOPMENT IS REQUESTING CONDITIONAL USE PERMITS FOR WORK WITHIN THE GROUNDWATER PROTECTION OVERLAY DISTRICT (SECONDARY) & WETLANDS PROTECTION OVERLAY DISTRICT.

**ON NOVEMBER 17, 2016, THE PROPOSED DEVELOPMENT WAS GRANTED A VARIANCE BY THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT FOR A REDUCED FRONT YARD SETBACK WITHIN THE THOROUGHFARE BUSINESS (B-3) DISTRICT.

PARKING TABLE		
MAXIMUM ALLOWABLE PARKING	RETAIL/SERVICE (21,247 SF) 1 SPACE/275 SF x 21,247 SF = 78 SPACES	
	GATHERING/RESTAURANT (7,000 SF) 1 SPACE/2 SEATS x 125 SEATS = 63 SPACES	
	1 SPACE/EMPLOYEE (MAX SHIFT) x 16 EMPLOYEES = 16 SPACES	
	TOTAL MAXIMUM ALLOWABLE PARKING = 157 SPACES	
PROPOSED PARKING	141 SPACES*	
REQUIRED ACCESSIBLE PARKING	6 ACCESSIBLE PARKING SPACES	
PROPOSED ACCESSIBLE PARKING	10 SPACES	
REQUIRED BICYCLE PARKING	8 SPACES	
PROPOSED BICYCLE PARKING	8 SPACES	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
PARKING SPACE DIMENSIONS	9 FT x 18 FT	9 FT x 18 FT
aisle width (two way)	20 FT (MIN), 24 FT (MAX)	22 FT (MIN)

*CONDITIONAL USE PERMIT IS REQUIRED FOR PROPOSED PARKING



SIGN SUMMARY						
IDENTIFICATION NUMBER	SIZE OF SIGN (in)		TEXT	TEXT DIMENSIONS (in)		
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING	ARROW RTE. MKR.
R1-1	30	30	STOP	SEE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS		9
R1-2	36 x 36	36	YIELD			1
R3-2	24	24	NO LEFT TURN			1
R5-1	20	20	NO RIGHT TURN			2
R7-8*	12	18	HANDICAP			10
R7-8SP**	12	6	VAN			10

*HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH CITY OF DOVER STANDARDS AND ADA REGULATIONS.

**VAN SIGNS SHOULD BE LOCATED AT ALL ADA SPACES. PER ADA ACCESSIBILITY GUIDELINES (AMENDED 2002) ANY SPACE WITH A VAN SIGN IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS.



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Layout
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DRAWING NO.	C-4
SHEET 4	OF 12