

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 16, 2017**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 AM: 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)



City of Dover, New Hampshire SITE REVIEW APPLICATION

RECEIVED
Planning Office
[Revision 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

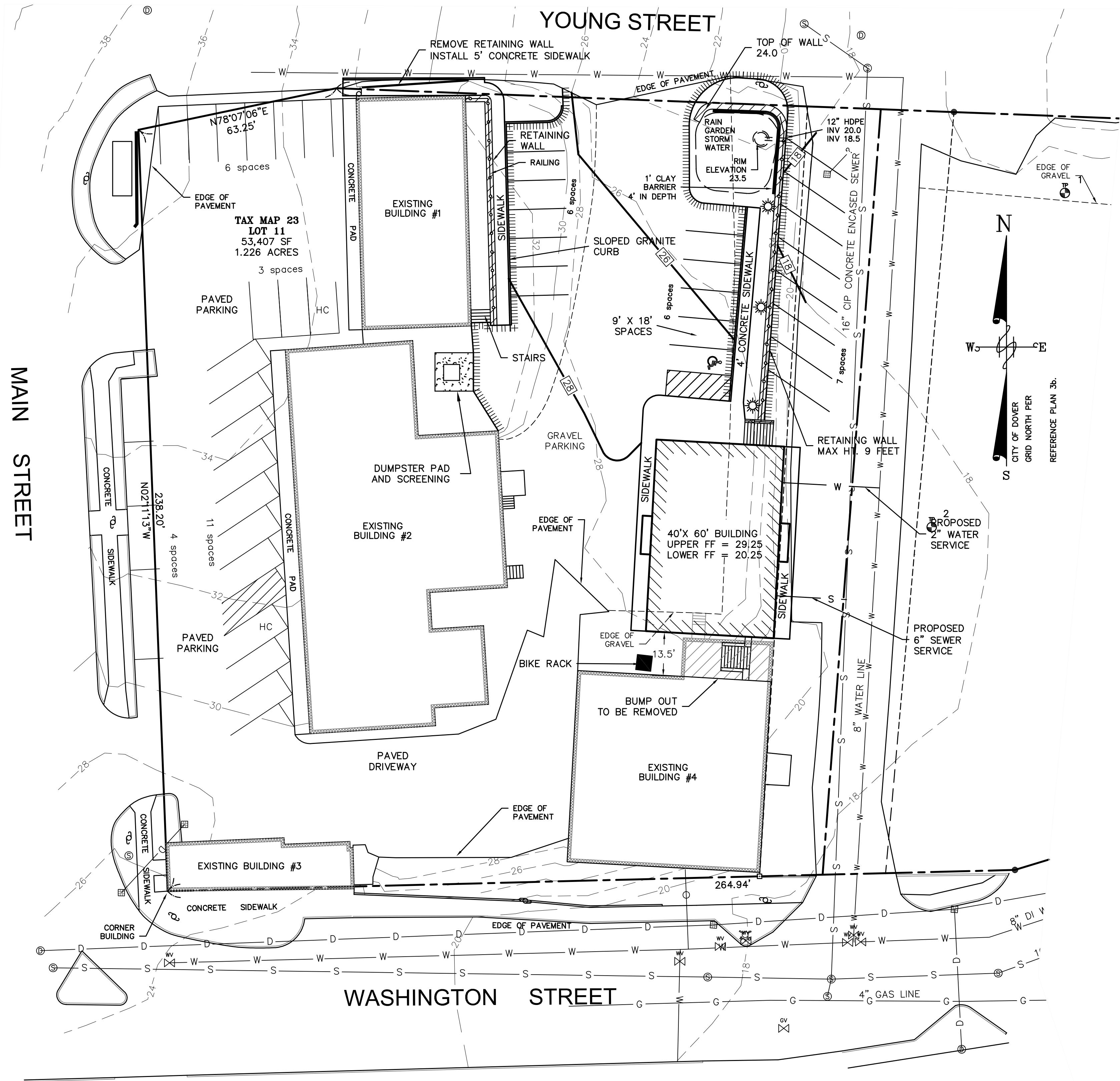
Professional License #: 9649 E-mail address: T_farwell@comcast.net

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: _____



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.

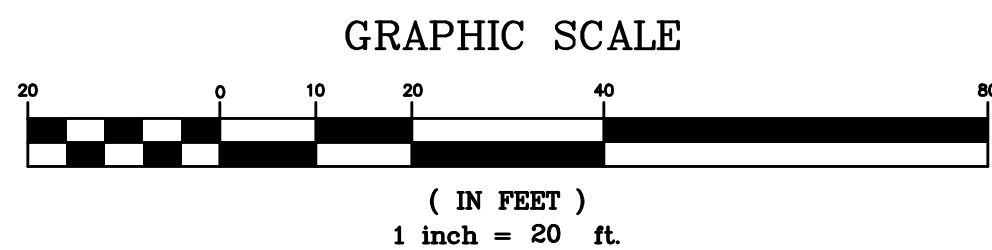
FRONT BUILDING TO LINES	0-16'
SIDE BUILDING TO LINE	0-24'
REAR SETBACKS	10' MIN.
MINIMUM BUILDING COVERAGE	75%
BUILDING HEIGHT	2 STORY MIN
- BUILDING COVERAGE:

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

OFFICE BUILDING
WASHINGTON STREET
TAX MAP 23 LOT 11
DOVER, NH