



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, February 28, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- February 14, 2017 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of an amendment to the conditions for a previously approved Site Plan (2/10/2015) for Bradley Commons (Owner: Housing Partnership) Map 27, Lots 2, 3, 4, & 15, zoned CBD, located at 577 Central Avenue (Amended development agreement). (P14-34A)

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit 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 grading, drainage outfall, a portion of the driveway, and a small (15'x20') exterior storage shed in the wetland buffer). (*P17-04)
- B. Consideration and acceptance of a Site Plan 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 sq. ft. new memory care residential development with a total of 55 parking spaces within the 40,140 sq. ft. paved area.) (*P17-05)
- C. Consideration and acceptance of a Subdivision Review for Summit Land Development (Owner: Varney Brook Lands, LLC), Assessor's Map K, Lots 19-4, 19-6, zoned ETP (RCM Overlay District), located at Pointe Place. (Proposal is to subdivide 1 new lot). (*P17-06)
- D. Consideration and possible vote on revised Planning Board Bylaws.
- E. Discussion and possible posting of amendments to Rural Restricted Industrial (I-2) district.
- F. Discussion and possible posting of amendments to the Restricted Industrial (I-1) district.

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 Dover-Planning@dover.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

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, February 14, 2017**
Meeting Time: **7:00 pm**

Members Present: Kirt Schuman (Chair), Gina Cruikshank (Vice Chair), Dennis Ciotti (Councilor), Tom Clark, Dave White, David Landry, Lee Skinner, Catherine Plante, Hayley Harmon (Alternate), Tristan Donovan (Alternate)

Members Not Present: Frank Torr, James Burdin (Alternate)

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

The Chair recognized T.Donovan to sit in for F.Torr, and called the meeting to order at 7:00 p.m.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- January 24, 2017 Regular Meeting Minutes

Motion: D.Ciotti made a motion to approve the January 24, 2017 Regular Meeting Minutes. Seconded by D.Landry. Vote U/A

3. OLD BUSINESS

There was no Old Business.

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for John Janetos, Edward & Ahn Murphy, and Ahn Marie Tibbett & Michael Alan Day, Assessor's Map N, Lots 13, 13C, & 13E, zoned R-40, located at Gulf Road and 2A & 8 Country Club Estates Drive. (*P16-38)

C.Parker gave an overview of the application.

Dana Lynch, PE, Civilworks New England, represented the applicant, displayed a plan for viewing, and presented the proposed plan. Edward and Ahn Murphy, and Michael Alan Day were also present.

D.Lynch clarified the original lot line of the property in comparison to the new lot lines for L.Skinner.

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

Public hearing opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, February 14, 2017**
Meeting Time: **7:00 pm**

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. Revise the plat to:
 - a. show all existing structures
 - b. add a location map per Chapter 155-18
 - c. include a revised current use plan to the satisfaction of the City Assessing staff.

C.Parker explained an existing condition that pertains to the property from a previous subdivision.

Discussion ensued regarding the location and stone wall indicator of a possible road, its accessibility, and clarification that it is a Class Six road, in Rollinsford.

Motion: D.Ciotti made a motion to approve the Minor Lot Line Adjustment to include the conditions set by the Planning Department. Seconded by T.Clark. Vote U/A

G.Cruikshank stated items 4.B, 4.C, and 4.D would be heard together.

- B. Consideration and acceptance of a Site Plan 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.) (*P16-39)
- C. Consideration and acceptance of a Conditional Use Permit 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. (The CUP is for the 2,850 s.f. impact of wetland and associated buffer.)(*P17-08)
- D. Consideration and acceptance of a Conditional Use Permit 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. (The CUP is for the 50.6% total impervious surface coverage in the Secondary Groundwater Protection Zone.)(*P17-09)

C.Parker provided an overview and status of items outstanding with the applications. He recommended the Board hear the applications, hold the public hearing and table the items and the public hearing in order to hold a site walk. He stated the applications would be reviewed at the Planning Board meeting on March 14, 2017 in order to provide completion of the outstanding items.

Richard J. Friberg, PE, TEC, Inc., represented the applicant, displayed a plan for viewing, and presented the proposed plan. James Mitchell of Tropic Star Development, LLC, was also present.

R.Friberg displayed the renderings for viewing and explained the mechanicals and screening for C.Parker.

Discussion ensued regarding the location of a parapet wall, clarification of the unnecessary hardship pertaining to the waiver application, options regarding donation of the houses that would be demolished, traffic concerns, location and clarification of the wetland replication area, clarification of the storm water treatment and flow into the wetlands, consideration of 50 ft. buffer instead of the driveway, obtaining a license/maintenance agreement regarding the landscaping, clarification of sub-surface gravel filters used instead of porous pavements due to oil leaks in order to protect Berry Brook, ground water and Berry Brook treatment protection issues, clarification of



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, February 14, 2017**
Meeting Time: **7:00 pm**

the gravel wetland treatment, that a drainage easement would be obtained from the City and part of the license agreement, clarification of drainage issues, confirmation and location of residential buffer, dumpster location, consideration of UNH peer review recommendation of pervious or impervious pavement, stormwater run-off calculation for City and State standards, no waivers for pervious pavement for sidewalks, snow removal maintenance plan part of drainage plan due to the salt issues, wetland flag/line location and creating new wetlands areas, confirmation that there are existing sidewalks and that there would be a sidewalk network and pedestrian push buttons, confirmation that tabling/recessing all three items on the agenda.

Motion: T.Clark made a motion to accept the applications for items 4.B, 4.C, and 4.D. Seconded by T.Donovan. Vote U/A

Public hearing opened.

Brian Kelley, 2 Crescent Avenue, addressed the neighborhood meeting and thanked the applicant for listening to the abutters.

Otis Perry, 91 Court Street, stated his traffic concern.

Public Hearing Recessed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board table the item to March 14, 2017.

C.Parker confirmed for D.Ciotti that there would be 12 ft. arborvitae plantings as screening for the residents.

Motion: D.Ciotti made a motion to table items 4.B, 4.C, and 4.D and recess the Public Hearing until the Regular Planning Board meeting on March 14, 2017. Seconded by D.White. Vote U/A

- E. Pursuant to NH RSA 674:4 & 675:6, a public hearing and possible adoption of the 2016 Stewardship of Resources Chapter of the Master Plan. The chapter is available for viewing on the City's web site under the Master Plan Page on the Planning Department's webpage, at the Dover Public Library, and in the Planning Department at City Hall.

C.Parker provided an introduction.

D.Carpenter provided an overview of the work covered by the Stewardship of the Resources Chapter of the Master Plan. He stated that the existing Chapter will cease because those topics would be covered through the Stewardship of the Resources Chapter of the Master Plan.

D.Landry stated his favor with the work process and named all people involved in the Committee, and the importance of the reference and implementation strategy to the Master Plan as it pertains to other projects. He stated the need for more public input.

Discussion ensued regarding concerns of subdivisions and space issues and the public survey pertaining to this issue, the need for further discussion regarding property rights, the consideration to create and adopt the Master Plan chapter, and the consideration to review existing chapters rather than writing a new one.

Public Hearing Opened.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, February 14, 2017**
Meeting Time: **7:00 pm**

Otis Perry, 91 Court Street, Stewardship of the Resources Chapter of the Master Plan Committee member, spoke in favor of the plan and requested the Board adopt the plan.

Public Hearing Closed.

D.Landry commented on working with D.Carpenter, C.Parker, and Steve Whitman.

D.Carpenter stated it was a GIS project used to work with all the six topics.

C.Parker stated the Board would be evaluating the Climate Chapter, and would be advertising for a committee for this, adding Steve Bird would be the advisor. He addressed the committee to be scheduled for next year, and the annual summary for the Council regarding the Master Plan recommendations.

C.Parker read the Certificate of Adoption. He stated the location of the copies and the postings, and confirmed for D.Ciotti the availability to the City Council.

Motion: D.Landry made a motion to adopt the Stewardship of the Resources Chapter of the Master Plan.
Seconded by T.Clark. Vote U/A

5. STAFF COMMENTS

C.Parker distributed a document to the Board regarding a list of the various Boards/Committees and an update of their activities.

C.Parker stated reminders regarding snow removal from catch basins, hydrants, oil spigots, and to remember to assist the elderly as needed.

C.Parker provided an update to the meetings regarding the City Council as it pertains to the Planning Board.

C.Parker addressed the amount of activity regarding applications sent to the Planning Technical Review Committee and the need to separate the amount of applications for meetings.

6. MEMBER COMMENTS

Discussion ensued regarding the need to review the industrial uses, particularly the I-2 District, and the need for a contemporary list.

D.Benton distributed a document regarding the Planning Board Bylaws to the Board, and reviewed the suggestions with the Board to be reviewed at the next meeting.

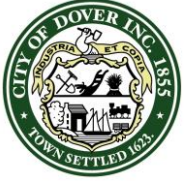
K.Schuman received a consensus from the Board to review the Planning Board Bylaws at the next meeting scheduled for February 28, 2017.

L.Skinner addressed issues regarding the public hearing and time allotted for public/consultants to speak.

7. ADJOURNMENT

Motion: C.Plante made a motion to adjourn at 9:06 p.m. Seconded by L.Skinner. Vote U/A

THE REVISED DEVELOPMENT
AGREEMENT FOR ITEM 3.A ON
THE AGENDA (P14-34) WILL BE
AVAILABLE AT THE PLANNING
BOARD MEETING ON
FEBRUARY 28, 2017.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-04

Application Type: Conditional Use Permit
Applicant(s): Summit Land Development
Owner(s): Varney Brook LLC
Location: Pointe Place (Assessor's Map K, Lot 19-6)
Meeting Date: February 28, 2017

INTENT: To obtain a Conditional Use Permit for grading, drainage outfall, a portion of the driveway, and a small (15'x20') exterior storage shed in the wetland buffer.

LOTS/UNITS PROPOSED: Six 2 bedrooms and Forty-five 1 bedrooms

AGENDA ITEM: # 4-B

ACREAGE: 3.01 Acres

ZONING DISTRICT: Residential Commercial Mixed-Use Overlay (RCM), Executive Technology Park (ETP) underlying

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Memory Care Residential Development

SURROUNDING LAND USE: Residential, commercial, and vacant land

ZBA ACTION: None

ATTACHMENTS:

- Conditional Use Permit Application and plan
- 2/22/17 Conservation Commission Minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- NHDES Alteration of Terrain Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit for grading, drainage outfall, a portion of the driveway, and a small (15'x20') shed in the wetland buffer.

The Conservation Commission endorsed this application on February 22, 2017 (minutes are attached).

Consistency with Land Use Regulations

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

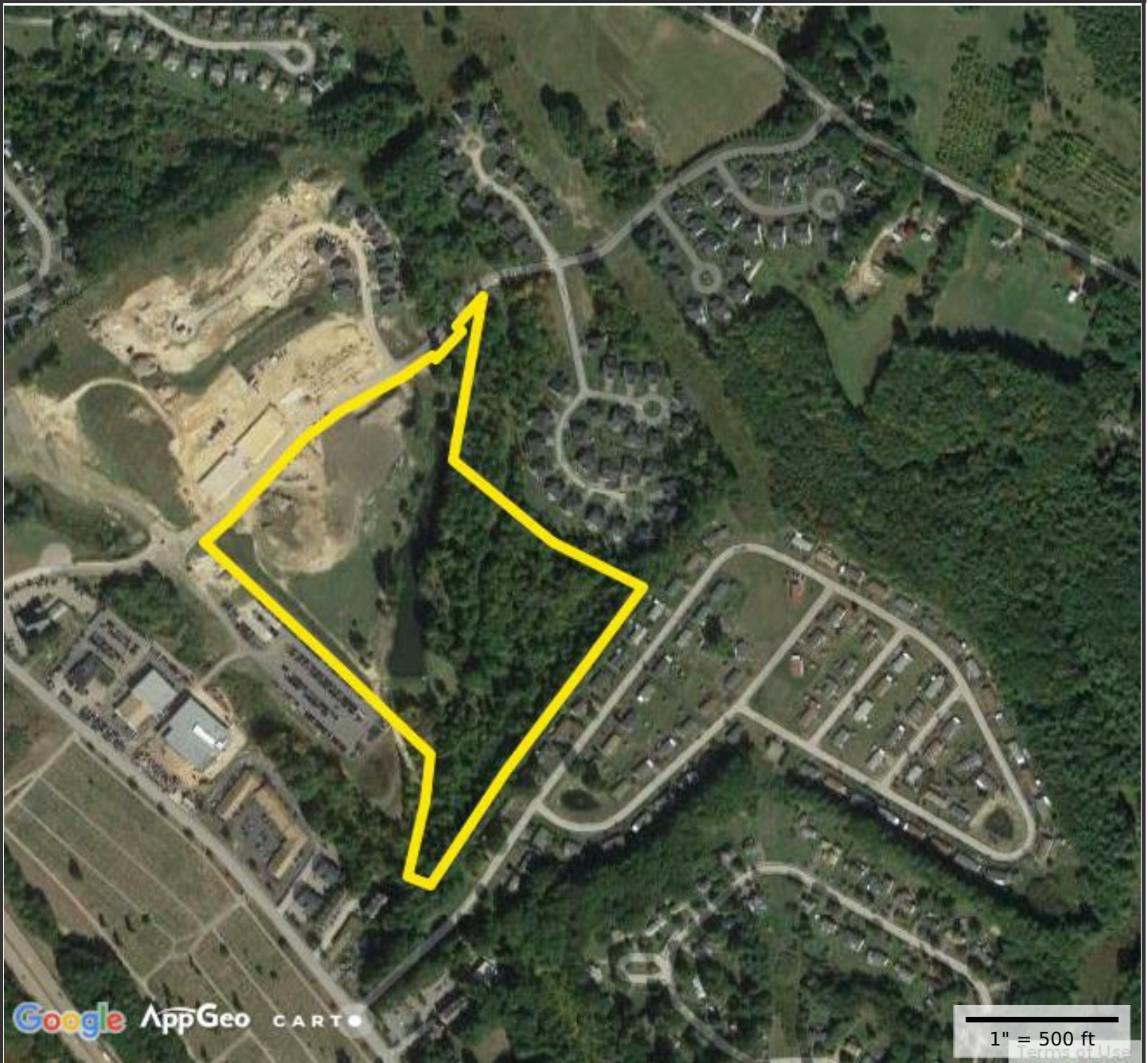
STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following condition:

Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The subdivision plan (P17-06) shall be approved.

Pointe Place K/19-4

**Property Information**

Property ID K0019-004000
Location POINTE PL
Owner VARNEY BROOK LANDS 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 01/11/2017
Properties updated 02/22/2017



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

Office Use Only

Project #:

P17-04

Date Received:

JAN 19 2017

Amount Paid:

\$230.00

Time Received:

Dover, New Hampshire

Ches* 1462+1463

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

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)

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

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|---|---|--|
| ☐ Conservation District | ☐ RCM Use Overlay District | ☐ I-1 District Uses |
| ☐ Groundwater Protection | ☐ Off-Street Parking and Loading | |
| ☒ Wetland Protection District | ☐ Wetland Protection | |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

Construction within the 50 ft wetlands buffer. There will be no direct wetlands impacts, so a NHDES wetlands permit is not required. Construction within the 50 ft buffer includes; grading, drainage outfall (pipe outlet, headwall, riprap, level spreader), a portion of the driveway, and a small (15' x 20' exterior storage shed. The proposed building is located 12 ft from the buffer at the closest point.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

NHDES Alteration of Terrain Permit to be submitted with application.

Name of Professional That Prepared Plans: 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**

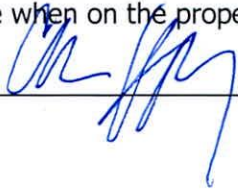
I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized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

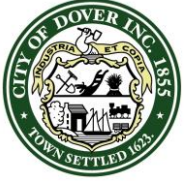
Signature of Property Owner:  Date: _____Signature of Applicant (*if different from owner*): _____ Date: _____

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning 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: _____



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-05

Application Type: Site Plan for Review
Applicant(s): Summit Land Development
Owner(s): Varney Brooks LLC
Location: Pointe Place (Tax Map K, Lot 19-6)
Meeting Date: February 28, 2017

INTENT: Site plan to build a 38,800 s.f. new memory care residential facility with a total of 55 parking spaces within the 40,140 s.f. paved area.

UNITS PROPOSED: Six 2 bedrooms and Forty-five 1 bedrooms

AGENDA ITEM #: 4-B

ACREAGE: 3.01 acres

ZONING DISTRICT: Residential Commercial Mixed-Use Overlay (RCM), Executive Technology Park (ETP) underlying

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Memory Care Residential Development

SURROUNDING LAND USE: Residential, commercial, and vacant land

ZBA ACTION: None

ATTACHMENT: Revised site plan, application, TRC minutes from 2/9/17, 2/22 Conservation Commission Minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
-Conditional Use Permit (P17-04)
-NHDES Alteration of Terrain Permit

WAIVER REQUESTED: None

Summary of Request and Background

The applicant proposes to construct a 38,800 s.f. new memory care residential development with a total of 55 parking spaces within the 40,140 s.f. paved area.

The applicant appeared before the Technical Review Committee on February 9 (see TRC Minutes attached). The Conservation Commission meeting was rescheduled to February 22, 2017 due to snow. (Minutes are attached)

This project is part of a larger development. The Planning Board approved a revised master concept plan on May 10, 2016. As part of that review a detailed fiscal impact analysis and traffic study were submitted. The proposed use provides fewer beds than the studies anticipated and on the concept plan, thus Staff determined a revised traffic analysis and fiscal impact analysis were unnecessary.

Consistency with Land Use Regulations

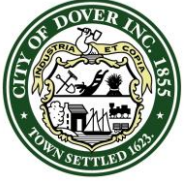
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types.

STAFF RECOMMENDATION:

The Planning Department recommends that the Board 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:

1. The Subdivision Plan (P17-06) must be approved and recorded.
2. The Conditional Use Permit (P17-04) must be approved.
3. The owner's signatures must be added to the final plan.
4. Applicant must provide a digital version of plan set.
5. The Professional Engineer, Licensed Land Surveyor, and Licensed Landscape Architect will need to sign and stamp final plans.
6. Submit landscape operation and maintenance to the satisfaction of the Assistant City Manager.
7. Once the plans are approved, record at the Registry of Deeds, documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved Stormwater Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478.
8. The applicant must revise plan set to:
 - a. Revise the lighting plan to meet Section 149-14.E including adding details of the fixtures.
 - b. Indicate colors and materials on the architectural renderings which need to meet architectural design standards 149-14.2.(B) 9) & 10).



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-05

Application Type: Site Plan for Review
Applicant(s): Summit Land Development
Owner(s): Varney Brooks LLC
Location: Pointe Place (Tax Map K, Lot 19-6)
Meeting Date: February 28, 2017

- c. Meet Building/Fire Department outstanding comments to the satisfaction of the Building Official.

Conditions to Be Met Prior to Any Construction Activity:

9. The site plan shall be recorded at the Registry of Deeds, with documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved Stormwater Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478.
10. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. 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:

11. The new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

12. Any new building shall be assessed the current impact fees in place at the time of building permit application.
13. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-05

Application Type: Site Plan
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Tax Map K, Lot 19-6)
Date: February 9, 2017

INTENT: To construct a 38,800 s.f. new memory care residential development with a total of 55 parking spaces within the 40,140 s.f. paved area.

UNITS PROPOSED: Six 2 bedrooms
Forty-five 1 bedrooms

AGENDA ITEM #: 1

ACRES: 3.01 acres

ZONING DISTRICT: Residential Commercial Mixed-Use Overlay (RCM), Executive Technology Park (ETP) underlying

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Memory Care Residential Development

SURROUNDING LAND USE: Residential, commercial, and vacant land

ZBA ACTION: None

PERMITS REQUIRED: Subdivision approval, Conditional Use Permit for wetland impacts

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Chris Parker, Planning
Elena Piekut, Planning/Zoning
Jim Maxfield, Building/Fire
Gretchen Young, Engineering
Marn Speidel, Police
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:

Chad Kageleiry, Summit Land Development
Kevin McEneaney, McEneaney Survey Associates
Eric Weinreib, Altus Engineering

Approval of 2/2/17 Meeting Minutes

Frank Torr moved to approve the minutes of February 2, 2017. Dan Barufaldi seconded. Vote U/A with one abstention.

Plan Review

Planning Comments:

- RCM requires 7,500 sf of land area per bedroom in a nursing home or per unit in a congregate care facility—provide calculation of all non-residential land area in overall site
- Clarify number of beds/bedrooms and type of facility
- Please provide:
 - Updated fiscal and traffic impact
 - Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
 - Streetscape
- Revise plan set to:
 - Confirm all Dover Common Site Plan Notes are listed on plan
 - Update Planning file number (P17-05) throughout
 - Include Signature and stamp of LLS, PE, and Landscape Architect
 - Indicate the size of the underground utilities
 - Clarify phasing of the future cross walk on sheet C-1, show between sites if intended
 - Add aerial overlay on S-1
 - Fill in missing leader note on C-4
 - Indicate colors and materials on architectural renderings
 - On Lighting plan:
 - Uniformity ratio should be 6:0
 - Underlay parking layout
 - Revise font on lighting plan
 - Include fixtures
 - On L-1:
 - Screen the transformer (and generator?)
 - Add shrubs in parking lot along with proposed trees to better screen front loading area
 - Trees shall have a minimum caliper of 2.5"



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-05

Application Type: Site Plan
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Tax Map K, Lot 19-6)
Date: February 9, 2017

Planning Board Comments:

- Concerned that white pine will not provide sufficient screening
- Show additional landscaping that is provided on other lot
- Concerned about structures located on sewer easement

Engineering Comment:

- Please show the existing 8" sewer line on all plans in the location where it was built (note says not as built); discuss proposed sewer line depth with Bill Boulanger.
- Please relocate the proposed concrete dumpster pad, storage shed and pad, drive aisle, and drainage infrastructure off the existing 8" sewer line and out of the 30' wide sewer easement. This will also eliminate the need for a conditional use permit for work within the 50' wetland buffer. Suggested condition that City is not responsible for damage incurred by accessing sewer line.
- What is the intended function of the 12" stone drip edges adjacent to some paved areas? Should the maintenance of these areas be specified in the long-term operation and maintenance plan?
- Should Raingarden #8 be sized to handle some future development?
- Please include the requirement that all snow and ice removal shall be performed by a contractor certified by the "Green SnoPro" program, or approved equivalent, following the best management practices for the application of deicing materials.
- Once the plans are approved, please record at the Registry of Deeds, documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved Stormwater Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478.
- Add missing culvert

Police Department Comments:

- Add a note that service vehicles driveway will have to have size limits posted

Fire/Inspections Comments:

- FDC shall be clearly identified by a permanent sign and located at the front side of the building.

- Identify all proposed fire lanes with appropriate signage and striping (including front loading area).
- Fire lane markings shall be indicated along the side and rear access roadway.
- Minimum roadway shall be 20' in width, pending review of Truck 1 turning template
- Provide a turning template for Truck 1 from Pointe Place through the site.
- Provide the long dimension for accessible parking spaces (20')
- Clarify type and size of generator system (life safety, legally required or Optional) and fuel type.
- Locate the entrances and exits to the proposed structure.
- Utilities and systems shall be located remote from one another.
- Add a note to the plan indicating: The site shall be accessible in all weather conditions at all times during construction.
- Site plans shall indicate design compliance with applicable accessible (i.e. IBC 2009 edition w/ NH amendments, ANSI, RSA-155-A:5) regulations for the completed site and be stamped by the qualified design professional.
- Remove note 22 on plan C-3.
- Add note to retaining wall detail that a building permit is required for retaining walls four feet or more
- Show fence on top of retaining walls

Economic Development Comments:

- Show exterior colors and materials
- Show landscaping on streetscapes; concerned about interim landscaping as entire site is built

Applicant intends to resubmit for March 14th or 28th meeting.

Motion to adjourn by Jim Maxfield. Seconded by Dan Barufaldi. Vote: U/A

S:\Department\Planning\Planning_Share\Planning Board\TRC\2017
TRC\MINUTES\2017.02.09_PlanningTechnicalReviewCommittee.P
ointePlace_Memory Care.Minutes.docx



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

February 17, 2017

Mr. Christopher Parker, Assistant City Manager
Director of Planning and Strategic Initiatives
City of Dover
288 Central Ave.
Dover, NH 03820

RECEIVED
Planning Office

FEB 17 2017

Dover, New Hampshire

RE: Memory Care Residential Development at Pointe Place
City of Dover Planning File P17-05
Altus Prj. 4390.P3

Dear Mr. Parker,

On behalf of Summit Land Development and Chad Kageleiry, Altus Engineering is pleased to submit the attached plans and supporting documentation for the Memory Care Residential Development at Pointe Place. These plans address Technical Review Committee comments received February 9, 2017. The scheduled meeting with the Conservation commission for February 13th was rescheduled to February 22nd due to inclement weather.

Below are the comments received from the TRC and Altus' response to addressing the comments:

Planning Comments:

☐ RCM requires 7,500 sf of land area per bedroom in a nursing home or per unit in a congregate care facility—provide calculation of all non-residential land area in overall site

Altus: Attached is a Density Calculations letter from McEneaney Survey with clarification.

☐ Clarify number of beds/bedrooms and type of facility

Altus: The type of facility is a congregate care facility. There will be forty five (45) one bedroom units and six (6) two bedroom units (a total of 57 total beds).

☐ Please provide:

☐ Updated fiscal and traffic impact

Altus: The fiscal impact analysis included this congregate facility in the analysis. Per email from Chris Parker, no update is required at this time. The traffic study will be addressed under a separate letterhead from TEPP, LLC.

☐ Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer

Altus: The stormwater maintenance plan was provided in the AOT Application. Two copies have been provided and updated with this submittal.

☐ Streetscape

Altus: A color streetscape plan is included with the package.

☐ Revise plan set to:

☐ Confirm all Dover Common Site Plan Notes are listed on plan

Altus: Dover Site Plan notes have been checked and notes added to plans.

☐ Update Planning file number (P17-05) throughout

Altus: Planning file number has been updated on plans.

- Include Signature and stamp of LLS, PE, and Landscape Architect
Altus: The Civil Engineer and Landscape Architect have signed associated plans. LLS will sign and stamp the final plan for recording.
- Indicate the size of the underground utilities
Altus: Utility sizes have been added to plans.
- Clarify phasing of the future cross walk on sheet C-1, show between sites if intended
Altus: Note added to clarify future crosswalk to be completed when Lot 19-4 is completed.
- Add aerial overlay on S-1
Altus: Sheet S-1 has been revised to add aerial image as background on plan.
- Fill in missing leader note on C-4
Altus: Errant leader has been removed from the plan.
- Indicate colors and materials on architectural renderings
Altus: No revisions have been made to architectural plans.
- On Lighting plan:
 - Uniformity ratio should be 6:0
Altus: Uniformity ratio of 5.3 is provided, which slightly exceeds the 6:1 required ratio.
 - Underlay parking layout
Altus: Parking layout has been added to lighting plan.
 - Revise font on lighting plan
Altus: Text has been revised on lighting plan
 - Include fixtures
Altus: A Schedule of fixtures is provided on the lighting plan. Cut sheets of the fixtures have been provided with the application package.
- On L-1:
 - Screen the transformer (and generator?)
Altus: Screening has been added to the transformer/generator.
 - Add shrubs in parking lot along with proposed trees to better screen front loading area
Altus: Shrubs have been added to enhance screening.
 - Trees shall have a minimum caliper of 2.5"
Altus: Minimum caliper dimension of 2.5-3" added to plan.

Planning Board Comments:

- ☐ Concerned that white pine will not provide sufficient screening
Altus: Tree planting enhances and added to both sides of berm. Note added that Pines to be replaced if they die or are broken.
- ☐ Show additional landscaping that is provided on other lot
Altus: Additional landscaping added that is provided on Lot 19-4 for screening to Lot 19-2
- ☐ Concerned about structures located on sewer easement
Altus: Note has been added to indicate the shed will not be constructed on foundation. Additionally, it is noted that the owner is responsible for any costs to remove the shed or dumpster for access to the sewer line.

Engineering Comment:

- ☐ Please show the existing 8" sewer line on all plans in the location where it was built (note says not as built); discuss proposed sewer line depth with Bill Boulanger.
Altus: Sewer line has been updated based on survey. Notes revised.

- ☐ Please relocate the proposed concrete dumpster pad, storage shed and pad, drive aisle, and drainage infrastructure off the existing 8" sewer line and out of the 30' wide sewer easement. This will also eliminate the need for a conditional use permit for work within the 50' wetland buffer. Suggested condition that City is not responsible for damage incurred by accessing sewer line.

Altus: A note has been added that the shed shall not be constructed on a foundation.

A note has been added that the owner is responsible for costs to relocate shed and dumpster if the City needs to access the sewer and the City is not responsible for damage incurred by accessing sewer line.

- ☐ What is the intended function of the 12" stone drip edges adjacent to some paved areas? Should the maintenance of these areas be specified in the long-term operation and maintenance plan?

Altus: The 12" stone drip edge is to provide erosion control of the sheet flow runoff from the paved surfaces. The drip edge is included in the stormwater maintenance and inspection manual.

- ☐ Should Raingarden #8 be sized to handle some future development?

Altus: Raingarden #8 is oversized to handle some of the future development of Lot 19-4.

- ☐ Please include the requirement that all snow and ice removal shall be performed by a contractor certified by the "Green SnoPro" program, or approved equivalent, following the best management practices for the application of deicing materials.

Altus: Note 15 on site Plan sheet C-1 has been added.

- ☐ Once the plans are approved, please record at the Registry of Deeds, documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved Stormwater Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478.

Altus: Condition noted.

- ☐ Add missing culvert

Altus: Culvert for future pathway added to plans.

Police Department Comments:

- ☐ Add a note that service vehicles driveway will have to have size limits posted

Altus: Sign added to indicated box trucks only.

Fire/Inspections Comments:

- ☐ FDC shall be clearly identified by a permanent sign and located at the front side of the building.

Altus: A note has been added for fire service (Storz connection) to place permanent sign in building.

- ☐ Identify all proposed fire lanes with appropriate signage and striping (including front loading area).

Altus: Fire lanes notes added to front of building area.

- ☐ Fire lane markings shall be indicated along the side and rear access roadway.

Altus: Fire Lane note added to access roadway.

- ☐ Minimum roadway shall be 20' in width, pending review of Truck 1 turning template

Altus: Truck turns (AutoTURN Plan) are provided. 16' roadway width is adequate for the rear access drive, with widened turn radii. The traffic island has been removed at the entrance at Pointe Place.

- ☐ Provide a turning template for Truck 1 from Pointe Place through the site.

Altus: Turning template (AutoTURN Plan) has been provided.

- ☐ Provide the long dimension for accessible parking spaces (20')

Altus: ADA stall dimension has been updated to 20'.

- ☐ Clarify type and size of generator system (life safety, legally required or Optional) and fuel type.

Altus: Generator to be natural gas.

- ☐ Locate the entrances and exits to the proposed structure.

Altus: Architectural first floor plan shows all exterior doors (entrance/exits).

- ☐ Utilities and systems shall be located remote from one another.

Altus: Utilities are provided with required separation.

- ☐ Add a note to the plan indicating: The site shall be accessible in all weather conditions at all times during construction.

Altus: Note added to plan sheet C-1, note 16.

- ☐ Site plans shall indicate design compliance with applicable accessible (i.e. IBC 2009 edition w/ NH amendments, ANSI , RSA-155-A:5) regulations for the completed site and be stamped by the qualified design professional.

Altus: Note 18, sheet C-1 added that Site Plan is certified as compliant prior to construction.

- ☐ Remove note 22 on plan C-3.

Altus: Note removed.

- ☐ Add note to retaining wall detail that a building permit is required for retaining walls four feet or more

Altus: Note added to detail.

- ☐ Show fence on top of retaining walls

Altus: Fence shown on top of retaining wall on details.

Economic Development Comments:

- ☐ Show exterior colors and materials

Altus: Exterior colors and materials have not been provided by the architect.

- ☐ Show landscaping on streetscapes; concerned about interim landscaping as entire site is built

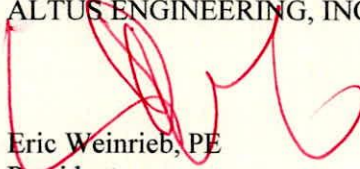
Altus: Landscaping has been added to streetscape plan.

The following attachments are included in this submittal:

1. Four (4) full size (24" x 36") and eleven reduced (11" x 17") project plans
2. Fifteen fire truck turning templates (AutoTURN Plan)
3. Fifteen color streetscape plans
4. Fifteen density calculations (by McEneaney Survey)
5. Fifteen lighting fixture cut sheets
6. Two Stormwater Inspection and Maintenance Manuals
7. Electronic copy of Site Plan (via email).

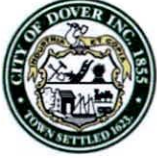
Please give us a call if you have any questions.

Sincerely,
ALTUS ENGINEERING, INC.


Eric Weinrieb, PE
President

Enclosures

Ecopy: Chad Kageleiry, Summit Land Development (elec copy)
Kevin McEneaney, McEneaney Survey
Robbi Woodburn, Wooddburn & Company



City of Dover, New Hampshire SITE REVIEW APPLICATION

[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 ☐ No How far is city water from the property? 150 ft +/-

City Sewer? ☒ Yes ☐ No How 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 REQUESTS

Site Review Regulations section(s) to be waived: None Noted

Justification 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 #: 603-742-0911

Professional 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 #: 603-433-2335

Professional 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.

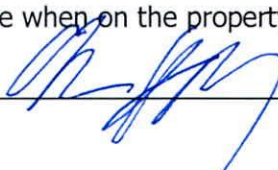
Signature of Property Owner:  Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

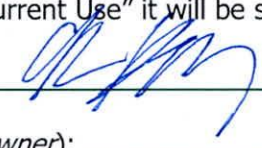
I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction 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: _____**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

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

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

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

February 17, 2017

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Christopher Parker, Director
Planning Department



Re: DENSITY CALCULATIONS
Pointe Place Memory Care Facility
Tax Map K, Lot 19-6
Planning File No. P17-05

RECEIVED
Planning Office

FEB 17 2017

Dover, New Hampshire

Chris,

During the TRC meeting of February 9, 2017, a question arose as to the density calculation for the above referenced project. Planning staff requested that we provide a calculation of all non-residential land in the overall Pointe Place development.

The RCM district requires 7,500 s.f. of land per bedroom in a nursing home or per unit in a congregate care facility. Only non-residential land can be used to satisfy the density.

The proposed memory care facility will have six (6) two bedroom units and forty five (45) 1 bedroom units for a total of 51 units with 57 bedrooms. Using the higher of the two, 57 bedrooms at 7,500 s.f. of land per bedroom would required 427,500 s.f. (9.81 ac) of land area.

The lot on which the memory care facility will be built (K/19-6) is 131,246 s.f. (3.01 ac.) and the lot conveyed to the Dube Auto Group (K/19-2) is 451,154 s.f. (10.36 ac.) for a total of 582,400 s.f. (13.37 ac.). These two lots alone exceed the minimum land area required for the proposed facility. Additionally, there are four other non-residential lots within the Pointe Place development (K/19, K/19-4, K/19-5 and the ballfield lot) that total 890,890 s.f. (20.45 ac.).

Feel free to contact me should you have any questions regarding this matter.

Sincerely,

Kevin McEneaney

A handwritten signature in black ink, appearing to read "Kevin McEneaney", is written over the printed name.

ABUTTER LIST FOR POINTE PLACE

P17-04 P17-05 P17-06

CERTIFIED MAILINGS:

VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
DOVER POINT RD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820
STABILE HOMES AT POINTE PLACE LLC		20 COTTON RD	NASHUA	NH	03063
DOVERBROOK LLC		306 DAHLIA DR	WAYLAND	MA	01778-2825
MCENEANEY SURVEY ASSOCIATES, INC	KEVIN MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820
ALTUS ENGINEERING, INC.	COREY BELDEN, PE	133 COURT STREET	PORTSMOUTH	NH	03801
LARA CHRISTOPHER &	SAPIENZA LEIGH-ANNE	48 1/2 DOVER POINT RD	DOVER	NH	03820
THORNWOOD COMMONS LLC	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820
PAOLINI BROTHERS DEVELOPMENT LLC		15 BRIARWOOD LN	DOVER	NH	03820

FIRST CLASS MAILINGS:

STEPCHIN LORRAINE		2 CONSTITUTION WY	DOVER	NH	03820-4926
KARAS PATRICIA A &	KARAS CHRIS D	4 CONSTITUTION WY	DOVER	NH	03820-4926
HUSE ETHEL E		6 CONSTITUTION WY	DOVER	NH	03820-4926
NICHOLSON SANDRA L &	KEENAN ERMINIE W	8 CONSTITUTION WAY	DOVER	NH	03820
WALLINGFORD ANTHONY D &	WALLINGFORD NANCY L	10 CONSTITUTION WY	DOVER	NH	03820
WRIGHT JOHN JR &	WRIGHT TARA L	14 CONSTITUTION WAY	DOVER	NH	03820
CARSWELL WILLIAM &	CARSWELL SANDRA	16 CONSTITUTION WY	DOVER	NH	03820
LECAROZ ALFRED L &	LECAROZ JEANETTE M	20 CONSTITUTION WAY	DOVER	NH	03820
CARLSEN LAURITS S &	CARLSEN GLORIA A	22 CONSTITUTION WAY	DOVER	NH	03820
COLGAN JOHN &	COLGAN MICHELLE	34 JULIA DR	DOVER	NH	03820
COPELAND WILLIAM E &	COPELAND PATRICIA A	26 CONSTITUTION WAY	DOVER	NH	03820
MERRITT NANCY S		5 CONSTITUTION WAY	DOVER	NH	03820
LYONS ROBERT B		11 CONSTITUTION WAY	DOVER	NH	03820
SOULIERE LINDA R		13 CONSTITUTION WAY	DOVER	NH	03820
HANSON KENNETH L	HANSON ROSEMARY A	PO BOX 1609	DOVER	NH	03820
DEANGELIS ROBERT J TRUSTEE	PENZO MARY R IRREVOCABLE TRUST	19 CONSTITUTION WY	DOVER	NH	03820-4928
CIANO LYDIA &	CIANO LEONARDO	21 CONSTITUTION WAY	DOVER	NH	03820
VOGT WERNER	VOGT DIANNE G	23 CONSTITUTION WAY	DOVER	NH	03820
LEVASSEUR THOMAS TRUSTEE	LEVASSEUR THOMAS REVOCABLE TRUST	8 HARVEST DR	DOVER	NH	03820
PAQUIN DAVID ANDREW &	PAQUIN NANCY ANN	9 HARVEST DR	DOVER	NH	03820
DINARDO GARY D & DENISE C TRUSTEES	DINARDO GARY D AND DENISE C REVOCABLE LI	29 JULIA DR	DOVER	NH	03820
KAGELEIRY JAMES &	KAGELEIRY FRANCES T	27 JULIA DR	DOVER	NH	03820-5021
MARTIN JEAN L TRUSTEE	MARTIN JEAN L TRUST	1 TASKER LN	MADBURY	NH	03823-7541
BRAUN JOSEPH J JR &	BRAUN JOYCE J	23 JULIA DR	DOVER	NH	03820
HESS DANIEL J III & DOROTHEA P TRUSTEES	HESS DANIEL J III DOROTHEA P REVOCABLE L	21 JULIA DR	DOVER	NH	03820
BAND RICHARD E & ENID C TRUSTEES	BAND ENID C REVOCABLE TRUST	19 JULIA DR	DOVER	NH	03820
HILL JULIA R		17 JULIA DR	DOVER	NH	03820
NEWLAND WAYNE L &	CUNNINGHAM NEWLAND KAY	2 TERESA DR	DOVER	NH	03820

MEMORANDUM

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

Ref: 1213
Subject: Thornwood Common Traffic Update
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: February 17, 2017



TEPP LLC has prepared this traffic-update memorandum regarding the Thornwood Common mixed-used development. This traffic-update memorandum regards a reduction in the number of units for the proposed congregate-care facility.

The September 2006 Thornwood Commons, now known as Pointe Place, draft traffic impact and access study (TIAS)¹ reflected a proposed 90-unit congregate-care facility. The current proposal is 56 units, which is about 38 percent less.

In conclusion, the reduction in the size of the congregate-care facility commensurately reduces vehicle-trip generation.

RECEIVED
Planning Office

FEB 17 2017

Dover, New Hampshire

¹ TEPP LLC, *Draft Traffic Impact and Access Study, Proposed Thornwood Common, Dover, New Hampshire* (Salem, New Hampshire, September 2006).



D-Series Size 1 LED Wall Luminaire



d#series

Specifications Luminaire

Width: 13-3/4"
(34.9 cm) **Weight:** 12 lbs
(5.4 kg)

Depth: 10"
(25.4 cm)

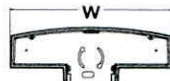
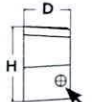
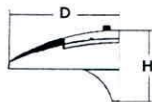
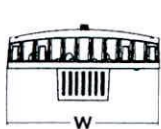
Height: 6-3/8"
(16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4"
(34.9 cm) **BBW Weight:** 5 lbs
(2.3 kg)

Depth: 4"
(10.2 cm) **ELCW Weight:** 10 lbs
(4.5 kg)

Height: 6-3/8"
(16.2 cm)



For 3/4" NPT side-entry
conduit (BBW only)

Catalog
Number

Notes

Type

RECEIVED
Planning Office

FEB 17 2017

Dover, New Hampshire

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ¹	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ³	Shipped installed PE Photoelectric cell, button type ⁴ DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht ⁵ PIRH 180° motion/ambient light sensor, 15-30' mtg ht ⁵ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁵ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁵ ELCW Emergency battery backup (includes external component enclosure) ⁶
		530 530 mA	40K 4000 K	T2M Type II Medium	120 ¹		
		700 700 mA	50K 5000 K	T3S Type III Short	208 ¹		
	20C 20 LEDs (two engines)	1000 1000 mA (1 A)	AMBPC Amber phosphor converted	T3M Type III Medium	240 ¹		
				T4M Type IV Medium	277 ¹		
				TFTM Forward Throw Medium	347 ²		
				ASYDF Asymmetric diffuse	480 ²		

Other Options

Finish (required)

Shipped installed	Shipped separately ⁸				
SF Single fuse (120, 277 or 347V) ⁷	BSW Bird-deterrent spikes	DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white	
DF Double fuse (208, 240 or 480V) ⁷	WG Wire guard	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone	
HS House-side shield ⁸	VG Vandal guard	DNAXD Natural aluminum	DBLBXD Textured black		
SPD Separate surge protection ⁹	DDL Diffused drop lens	DWHXD White	DNATXD Textured natural aluminum		

Accessories

Ordered and shipped separately

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTWG U	Wire guard accessory
DSXWTVG U	Vandal guard accessory

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- PIR and PIR1FC3V specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- Cold weather (-20°C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- See the electrical section on page 3 for more details.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2013-2016 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					AMBER				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
(10 LEDs)	350mA	14W	T2S	1,415	0	0	1	101	1,520	0	0	1	109	1,529	0	0	1	109	894	0	0	1	64
			T2M	1,349	0	0	1	96	1,449	0	0	1	104	1,458	0	0	1	104	852	0	0	1	61
			T3S	1,400	0	0	1	100	1,503	0	0	1	107	1,512	0	0	1	108	884	0	0	1	63
			T3M	1,386	0	0	1	99	1,488	0	0	1	106	1,497	0	0	1	107	876	0	0	1	63
			T4M	1,358	0	0	1	97	1,458	0	0	1	104	1,467	0	0	1	105	858	0	0	1	61
			TFTM	1,411	0	0	1	101	1,515	0	0	1	108	1,525	0	0	1	109	892	0	0	1	64
			ASYDF	1,262	0	0	1	90	1,355	1	0	1	97	1,363	1	0	1	97	797	0	0	1	57
			T2S	2,054	1	0	1	103	2,205	1	0	1	110	2,219	1	0	1	111	1,264	0	0	1	63
			T2M	1,957	1	0	1	98	2,102	1	0	1	105	2,115	1	0	1	106	1,205	0	0	1	60
			T3S	2,031	0	0	1	102	2,181	0	0	1	109	2,195	0	0	1	110	1,250	0	0	1	63
	530 mA	20W	T3M	2,010	1	0	1	101	2,159	1	0	1	108	2,172	1	0	1	109	1,237	0	0	1	62
			T4M	1,970	1	0	1	99	2,115	1	0	1	106	2,128	0	0	1	106	1,212	0	0	1	61
			TFTM	2,047	0	0	1	102	2,198	0	0	1	110	2,212	0	0	1	111	1,260	0	0	1	63
			ASYDF	1,830	1	0	1	92	1,966	1	0	1	98	1,978	1	0	1	99	1,127	0	0	1	56
			T2S	2,623	1	0	1	97	2,816	1	0	1	104	2,834	1	0	1	105	1,544	0	0	1	57
			T2M	2,499	1	0	1	93	2,684	1	0	1	99	2,701	1	0	1	100	1,472	0	0	1	55
			T3S	2,593	1	0	1	96	2,785	1	0	1	103	2,802	1	0	1	104	1,527	0	0	1	57
			T3M	2,567	1	0	1	95	2,757	1	0	1	102	2,774	1	0	1	103	1,512	0	0	1	56
			T4M	2,515	1	0	1	93	2,701	1	0	1	100	2,718	1	0	1	101	1,481	0	0	1	55
			TFTM	2,614	1	0	1	97	2,807	1	0	1	104	2,825	1	0	1	105	1,539	0	0	1	57
	1000 mA	40W	ASYDF	2,337	1	0	1	87	2,510	1	0	1	93	2,526	1	0	1	94	1,376	0	0	1	51
			T2S	3,685	1	0	1	92	3,957	1	0	1	99	3,982	1	0	1	100	2,235	1	0	1	58
			T2M	3,512	1	0	1	88	3,771	1	0	1	94	3,795	1	0	1	95	2,130	1	0	2	55
			T3S	3,644	1	0	1	91	3,913	1	0	1	98	3,938	1	0	1	98	2,210	1	0	2	57
			T3M	3,607	1	0	1	90	3,874	1	0	1	97	3,898	1	0	1	97	2,187	1	0	2	56
			T4M	3,534	1	0	1	88	3,795	1	0	1	95	3,819	1	0	1	95	2,143	1	0	2	55
			TFTM	3,674	1	0	1	92	3,945	1	0	1	99	3,969	1	0	1	99	2,228	1	0	2	57
			ASYDF	3,284	1	0	1	82	3,527	1	0	1	88	3,549	1	0	1	89	1,991	1	0	2	51
			T2S	2,820	1	0	1	118	3,028	1	0	1	126	3,047	1	0	1	127	1,777	1	0	1	74
			T2M	2,688	1	0	1	112	2,886	1	0	1	120	2,904	1	0	1	121	1,693	1	0	1	71
	350mA	24W	T3S	2,789	1	0	1	116	2,995	1	0	2	125	3,013	1	0	2	126	1,757	0	0	1	73
			T3M	2,761	1	0	1	115	2,964	1	0	2	124	2,983	1	0	2	124	1,739	1	0	1	72
			T4M	2,705	1	0	1	113	2,904	1	0	2	121	2,922	1	0	2	122	1,704	1	0	1	71
			TFTM	2,811	1	0	1	117	3,019	1	0	2	126	3,038	1	0	2	127	1,771	0	0	1	74
			ASYDF	2,513	1	0	1	105	2,699	1	0	2	112	2,716	1	0	2	113	1,584	1	0	1	66
T2S			4,079	1	0	1	113	4,380	1	0	1	122	4,408	1	0	1	122	2,504	1	0	1	70	
T2M			3,887	1	0	1	108	4,174	1	0	1	116	4,200	1	0	1	117	2,387	1	0	1	66	
T3S			4,034	1	0	1	112	4,332	1	0	1	120	4,359	1	0	1	121	2,477	1	0	1	69	
T3M			3,993	1	0	1	111	4,288	1	0	1	119	4,315	1	0	1	120	2,451	1	0	2	68	
T4M			3,912	1	0	2	109	4,201	1	0	2	117	4,227	1	0	1	117	2,402	1	0	1	67	
530 mA	36W	TFTM	4,066	1	0	1	113	4,367	1	0	1	121	4,394	1	0	1	122	2,496	1	0	1	69	
		ASYDF	3,635	1	0	2	101	3,904	1	0	2	108	3,928	1	0	2	109	2,232	1	0	1	62	
		T2S	5,188	1	0	1	110	5,571	1	0	1	119	5,606	1	0	1	119	3,065	1	0	1	65	
		T2M	4,945	1	0	1	105	5,310	1	0	1	113	5,343	1	0	1	114	2,921	1	0	1	62	
		T3S	5,131	1	0	1	109	5,510	1	0	2	117	5,544	1	0	2	118	3,031	1	0	1	64	
		T3M	5,079	1	0	2	108	5,454	1	0	2	116	5,488	1	0	2	117	3,000	1	0	1	64	
		T4M	4,976	1	0	2	106	5,343	1	0	2	114	5,377	1	0	2	114	2,939	1	0	1	63	
		TFTM	5,172	1	0	2	110	5,554	1	0	2	118	5,589	1	0	2	119	3,055	1	0	1	65	
		ASYDF	4,624	1	0	2	98	4,966	1	0	2	106	4,997	1	0	2	106	2,732	1	0	1	58	
		1000 mA	74W	T2S	7,205	1	0	1	97	7,736	1	0	1	105	7,785	1	0	1	105	4,429	1	0	1
T2M	6,866			1	0	2	93	7,373	1	0	2	100	7,419	1	0	2	100	4,221	1	0	2	58	
T3S	7,124			1	0	2	96	7,650	1	0	2	103	7,698	1	0	2	104	4,380	1	0	2	60	
T3M	7,052			1	0	2	95	7,736	1	0	2	105	7,620	1	0	2	103	4,335	1	0	2	59	
T4M	6,910			1	0	2	93	7,420	1	0	2	100	7,466	1	0	2	101	4,248	1	0	2	58	
TFTM	7,182			1	0	2	97	7,712	1	0	2	104	7,760	1	0	2	105	4,415	1	0	2	60	
ASYDF	6,421			1	0	2	87	6,895	2	0	2	93	6,938	2	0	2	94	3,947	1	0	2	54	

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C 32°F	1.02
10°C 50°F	1.01
20°C 68°F	1.00
25°C 77°F	1.00
30°C 86°F	1.00
40°C 104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

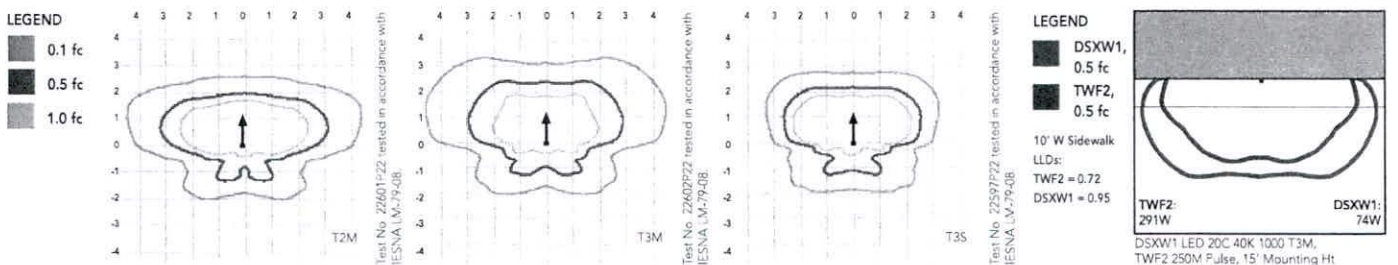
Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



T3M (left), ASYDF (right) lenses



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a

power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





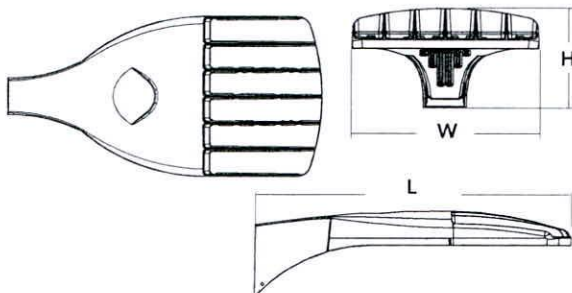
D-Series Size 0 LED Area Luminaire



d^{series}

Specifications

EPA:	0.95 ft ² (.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Catalog
Number

Notes

Type

DSX0 LED 40C 1000 4000 K T3M MVOLT SPA DDBXD

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	530 530 mA	30K 3000 K	T1S Type I short	MVOLT ⁵ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁶ 480 ⁶	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁷ RPUMBA Round pole universal mounting adaptor ⁷ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸
	20C 20 LEDs (one engine)	700 700 mA	40K 4000 K	T2S Type II short		
	40C 40 LEDs (two engines)	1000 1000 mA (1 A) ²	50K 5000 K	T2M Type II medium		
	Rotated optics¹		AMBPC Amber phosphor converted ¹	T3S Type III short		
	30C 30 LEDs (one engine)			T3M Type III medium		
				T4M Type IV medium		
				TFTM Forward throw medium		
				T5VS Type V very short		
				T5S Type V short		
				T5M Type V medium		
				T5W Type V wide		
				BLC Backlight control ^{2,4}		
				LCCO Left corner cutoff ^{2,4}		
				RCCO Right corner cutoff ^{2,4}		

Control options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁹ PER5 Five-wire receptacle only (no controls) ^{9,10} PER7 Seven-wire receptacle only (no controls) ^{9,10} DMG 0-10V dimming driver (no controls) ¹¹ DCR Dimmable and controllable via ROAM [®] (no controls) ¹² PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ¹³ PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ¹³ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹³	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹³ BL30 Bi-level switched dimming, 30% ^{14,15} BL50 Bi-level switched dimming, 50% ^{14,15} PNMTDD3 Part night, dim till dawn ¹⁶ PNMTSD3 Part night, dim 5 hrs ¹⁶ PNMT6D3 Part night, dim 6 hrs ¹⁶ PNMT7D3 Part night, dim 7 hrs ¹⁶ FAO Field adjustable output ¹⁷	Shipped installed HS House-side shield ¹⁸ SF Single fuse (120, 277, 347V) ¹⁹ DF Double fuse (208, 240, 480V) ¹⁹ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ¹⁸ BS Bird spikes ²⁰ DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Controls & Shields

DL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²¹
DL1347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²¹
DL1480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²¹
DSHORT SBK U	Shorting cap ²¹
DSX0HS 20C U	House-side shield for 20 LED unit ¹⁴
DSX0HS 30C U	House-side shield for 30 LED unit ¹⁴
DSX0HS 40C U	House-side shield for 40 LED unit ¹⁴
DSX0DDL U	Diffused drop lens (polycarbonate) ¹⁷
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²²
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁸
DSX0BS U	Bird spikes

NOTES

- 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
- Not available with AMBPC.
- Only available with 530mA or 700mA.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (20C 530 or 30C 530). Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANSI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- If ROAM[®] mode required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamcontrols.net. N/A with PIR options, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming.

- PIR and PIR1FC3V specify the SensorSwitch SBGR-1G-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-4G-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required. Not available with PNMT options.
- Requires an additional switched circuit.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7 or PNMT options. Not available with PIR1FC3V and PIRH1FC3V.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7, BL30 or BL50. Not available with PIR1FC3V and PIRH1FC3V. Separate on/off required.
- Dimming driver standard. Not available with PER5, PER7, DMG, DCR, BL30, BL50, PNMT, PIR, PIRH, PIR1FC3V and PIRH1FC3V.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.

Accessories
Ordered and shipped separately

For more control options, visit L1 and PIR1FC3V online.

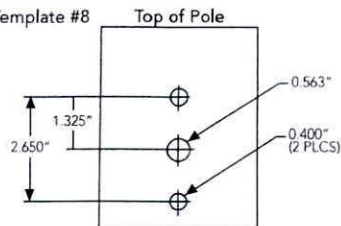


One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2011-2016 Acuity Brands Lighting, Inc. All rights reserved.

DSX0-LED
Rev. 07/20/16
Page 1 of 5

Drilling

Template #8



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°*
DM28AS	2 at 180°	DM39AS	3 at 90°**
DM49AS	4 at 90°*	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS D08XD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPM) only.

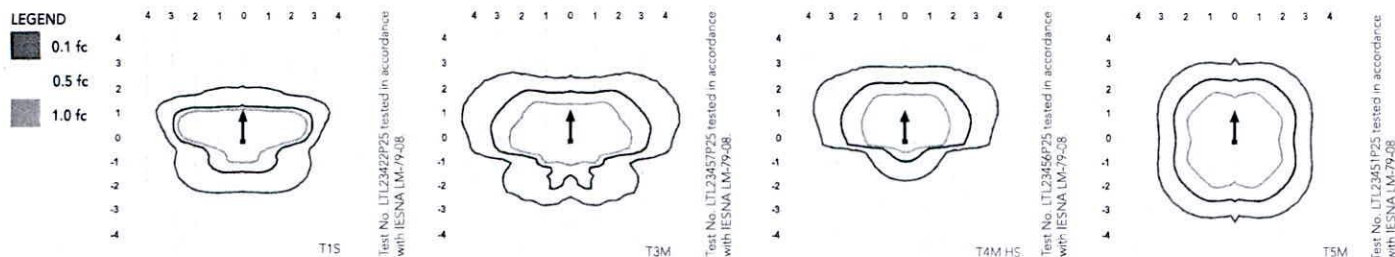
Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	—	—
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	—	—
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.98	0.96	0.93
	DSX0 LED 40C 1000			
	1	0.98	0.95	0.90
	DSX0 LED 40C 700			
	1	0.99	0.99	0.99

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	530 mA	35 W	T1S	4,079	1	0	1	117	4,380	1	0	1	125	4,408	1	0	1	126	2,541	1	0	1	73
			T2S	4,206	1	0	1	120	4,516	1	0	1	129	4,544	1	0	1	130	2,589	1	0	1	74
			T2M	4,109	1	0	1	117	4,413	1	0	1	126	4,440	1	0	1	127	2,539	1	0	1	73
			T3S	4,104	1	0	1	117	4,407	1	0	1	126	4,435	1	0	1	127	2,558	1	0	1	73
			T3M	4,142	1	0	1	118	4,447	1	0	1	127	4,475	1	0	1	128	2,583	1	0	1	74
			T4M	4,198	1	0	1	120	4,508	1	0	1	129	4,536	1	0	1	130	2,570	1	0	1	73
			TFTM	4,135	1	0	1	118	4,440	1	0	2	127	4,468	1	0	2	128	2,540	1	0	1	73
			TSVS	4,368	2	0	0	125	4,691	2	0	0	134	4,720	2	0	0	135	2,650	1	0	0	76
			TSS	4,401	2	0	2	126	4,725	2	0	0	135	4,755	2	0	0	136	2,690	1	0	0	77
			TSM	4,408	2	0	1	126	4,734	3	0	1	135	4,763	3	0	1	136	2,658	2	0	0	76
			TSW	4,344	3	0	1	124	4,664	3	0	1	133	4,693	3	0	1	134	2,663	2	0	1	76
			BLC	3,071	1	0	1	88	3,297	1	0	1	94	3,318	1	0	1	95					
			LCCO	2,983	1	0	1	85	3,204	1	0	1	92	3,224	1	0	1	92					
			RCCO	2,983	1	0	1	85	3,204	1	0	1	92	3,224	1	0	1	92					
	700 mA	45 W	T1S	5,181	1	0	1	115	5,563	1	0	1	124	5,598	1	0	1	124	3,144	1	0	1	70
			T2S	5,342	1	0	1	119	5,736	1	0	1	127	5,772	1	0	1	128	3,203	1	0	1	71
			T2M	5,219	1	0	1	116	5,605	1	0	1	125	5,640	1	0	1	125	3,141	1	0	1	70
			T3S	5,213	1	0	1	116	5,598	1	0	1	124	5,633	1	0	1	125	3,165	1	0	1	70
			T3M	5,260	1	0	1	117	5,649	1	0	2	126	5,684	1	0	2	126	3,196	1	0	1	71
			T4M	5,332	1	0	1	118	5,725	1	0	2	127	5,761	1	0	2	128	3,179	1	0	1	71
			TFTM	5,252	1	0	2	117	5,640	1	0	2	125	5,675	1	0	2	126	3,143	1	0	1	70
			TSVS	5,548	2	0	0	123	5,958	2	0	0	132	5,995	2	0	0	133	3,278	2	0	0	73
			TSS	5,589	2	0	0	124	6,002	2	0	0	133	6,039	2	0	0	134	3,328	2	0	0	74
			TSM	5,599	3	0	1	124	6,012	3	0	1	134	6,050	3	0	1	134	3,288	2	0	1	73
			TSW	5,517	3	0	1	123	5,924	3	0	1	132	5,961	3	0	1	132	3,295	2	0	1	73
			BLC	3,909	1	0	1	87	4,198	1	0	1	93	4,224	1	0	1	94					
			LCCO	3,798	1	0	1	84	4,078	1	0	1	91	4,104	1	0	1	91					
			RCCO	3,798	1	0	1	84	4,078	1	0	1	91	4,104	1	0	1	91					
	1000 mA	72 W	T1S	7,085	1	0	1	98	7,608	2	0	2	106	7,656	2	0	2	106					
			T2S	7,305	1	0	1	101	7,845	2	0	2	109	7,894	2	0	2	110					
			T2M	7,138	1	0	2	99	7,665	2	0	2	106	7,713	2	0	2	107					
			T3S	7,129	1	0	1	99	7,656	2	0	2	106	7,704	2	0	2	107					
			T3M	7,194	1	0	2	100	7,725	2	0	2	107	7,773	2	0	2	108					
			T4M	7,292	1	0	2	101	7,830	2	0	2	109	7,879	2	0	2	109					
			TFTM	7,183	1	0	2	100	7,713	1	0	2	107	7,761	1	0	2	108					
			TSVS	7,588	2	0	0	105	8,148	3	0	0	113	8,199	3	0	0	114					
			TSS	7,644	2	0	0	106	8,208	2	0	0	114	8,259	2	0	0	115					
			TSM	7,657	3	0	1	106	8,222	3	0	1	114	8,274	3	0	1	115					
			TSW	7,545	3	0	1	105	8,102	3	0	2	113	8,153	3	0	2	113					
			BLC	5,162	1	0	1	72	5,543	1	0	2	77	5,578	1	0	1	77					
			LCCO	5,015	1	0	2	70	5,386	1	0	2	75	5,419	1	0	2	75					
			RCCO	5,015	1	0	2	70	5,386	1	0	2	75	5,419	1	0	2	75					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40C (40 LEDs)	530 mA	68 W	T1S	7,926	2	0	2	117	8,511	2	0	2	125	8,564	2	0	2	126	4,878	1	0	1	72
			T2S	8,172	2	0	2	120	8,775	2	0	2	129	8,830	2	0	2	130	4,969	1	0	1	73
			T2M	7,985	2	0	2	117	8,574	2	0	2	126	8,628	2	0	2	127	4,874	1	0	1	72
			T3S	7,975	1	0	2	117	8,564	2	0	2	126	8,617	2	0	2	127	4,910	1	0	1	72
			T3M	8,047	2	0	2	118	8,642	2	0	2	127	8,696	2	0	2	128	4,958	1	0	2	73
			T4M	8,157	1	0	2	120	8,759	2	0	2	129	8,813	2	0	2	130	4,932	1	0	2	73
			TFTM	8,035	1	0	2	118	8,628	2	0	2	127	8,682	2	0	2	128	4,876	1	0	2	72
			TSVS	8,488	2	0	0	125	9,115	3	0	0	134	9,172	3	0	0	135	5,086	2	0	0	75
			TSS	8,550	2	0	0	126	9,182	3	0	1	135	9,239	3	0	1	136	5,163	2	0	0	76
			TSM	8,565	3	0	1	126	9,198	3	0	2	135	9,255	3	0	2	136	5,102	3	0	1	75
			TSW	8,440	3	0	2	124	9,063	3	0	2	133	9,120	3	0	2	134	5,112	3	0	1	75
			BLC	6,142	1	0	2	90	6,595	1	0	2	97	6,636	1	0	2	98					
			LCCO	5,967	1	0	2	88	6,407	1	0	2	94	6,447	1	0	2	95					
			RCCO	5,967	1	0	2	88	6,407	1	0	2	94	6,447	1	0	2	95					
	T1S	10,066	2	0	2	111	10,810	2	0	2	119	10,877	2	0	2	120	6,206	2	0	2	68		
	T2S	10,379	2	0	2	114	11,145	2	0	2	122	11,215	2	0	2	123	6,322	2	0	2	69		
	T2M	10,141	2	0	2	111	10,890	2	0	2	120	10,958	2	0	2	120	6,201	2	0	2	68		
	T3S	10,129	2	0	2	111	10,877	2	0	2	120	10,945	2	0	2	120	6,247	1	0	2	69		
	T3M	10,221	2	0	2	112	10,975	2	0	2	121	11,044	2	0	2	121	6,308	2	0	2	69		
	T4M	10,359	2	0	2	114	11,124	2	0	2	122	11,194	2	0	2	123	6,275	1	0	2	69		
	TFTM	10,205	2	0	2	112	10,958	2	0	3	120	11,027	2	0	3	121	6,203	1	0	2	68		
	TSVS	10,781	3	0	0	118	11,576	3	0	1	127	11,649	3	0	1	128	6,569	2	0	0	72		
	TSS	10,860	3	0	1	119	11,662	3	0	1	128	11,734	3	0	1	129	6,569	2	0	0	72		
	TSM	10,879	3	0	2	120	11,682	3	0	2	128	11,755	3	0	2	129	6,491	3	0	1	71		
	TSW	10,719	3	0	2	118	11,511	4	0	2	126	11,583	4	0	2	127	6,504	3	0	2	71		
	BLC	7,819	1	0	2	86	8,396	1	0	2	92	8,448	1	0	2	93							
	LCCO	7,596	1	0	2	83	8,157	1	0	2	90	8,208	1	0	2	90							
	RCCO	7,596	1	0	2	83	8,157	1	0	2	90	8,208	1	0	2	90							
	T1S	13,767	2	0	2	100	14,783	3	0	3	107	14,876	3	0	3	108							
	T2S	14,194	2	0	2	103	15,242	3	0	3	110	15,338	3	0	3	111							
	T2M	13,869	2	0	2	101	14,893	3	0	3	108	14,986	3	0	3	109							
	T3S	13,852	2	0	2	100	14,875	2	0	2	108	14,968	2	0	2	108							
	T3M	13,978	2	0	2	101	15,010	3	0	3	109	15,104	3	0	3	109							
	T4M	14,168	2	0	2	103	15,214	3	0	3	110	15,309	3	0	3	111							
	TFTM	13,956	2	0	3	101	14,987	2	0	3	109	15,080	2	0	3	109							
	TSVS	14,744	3	0	1	107	15,832	3	0	1	115	15,931	4	0	1	115							
	TSS	14,852	3	0	1	108	15,948	3	0	1	116	16,048	3	0	1	116							
	TSM	14,878	4	0	2	108	15,976	4	0	2	116	16,076	4	0	2	116							
	TSW	14,660	4	0	2	106	15,742	4	0	2	114	15,840	4	0	2	115							
	BLC	10,325	1	0	2	75	11,087	1	0	2	80	11,156	1	0	2	81							
	LCCO	10,031	2	0	2	73	10,771	2	0	3	78	10,839	2	0	3	79							
	RCCO	10,031	2	0	2	73	10,771	2	0	3	78	10,839	2	0	3	79							

Performance Data

L90 and R90 Rotated Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30K (30 LEDs)	530 mA	52 W	T15	6,130	2	0	2	118	6,583	2	0	2	127	6,624	2	0	2	127	3,841	2	0	2	74
			T25	6,321	2	0	2	122	6,787	2	0	2	131	6,830	3	0	3	131	3,912	2	0	2	75
			T2M	6,176	2	0	2	119	6,632	3	0	3	128	6,673	3	0	3	128	3,837	2	0	2	74
			T35	6,168	2	0	2	119	6,624	3	0	3	127	6,665	3	0	3	128	3,866	2	0	2	74
			T3M	6,224	3	0	3	120	6,684	3	0	3	129	6,726	3	0	3	129	3,904	2	0	2	75
			T4M	6,309	3	0	3	121	6,775	3	0	3	130	6,817	3	0	3	131	3,884	2	0	2	75
			TFTM	6,215	3	0	3	120	6,673	3	0	3	128	6,715	3	0	3	129	3,839	2	0	2	74
			TSVS	6,565	2	0	0	126	7,050	2	0	0	136	7,094	2	0	0	136	4,005	2	0	0	77
			TSS	6,613	2	0	0	127	7,102	2	0	0	137	7,146	2	0	0	137	4,065	2	0	0	78
			TSM	6,625	3	0	1	127	7,114	3	0	1	137	7,159	3	0	1	138	4,017	2	0	1	77
			TSW	6,528	3	0	1	126	7,010	3	0	2	135	7,054	3	0	2	136	4,025	3	0	1	77
			BLC	4,747	2	0	2	91	5,098	2	0	2	98	5,130	2	0	2	99					
			LCCO	4,612	1	0	2	89	4,953	1	0	2	95	4,984	1	0	2	96					
			RCCO	4,612	1	0	2	89	4,953	1	0	2	95	4,984	1	0	2	96					
	700 mA	70 W	T15	7,786	2	0	2	111	8,361	3	0	3	119	8,413	3	0	3	120	4,783	2	0	2	68
			T25	8,028	2	0	2	115	8,620	3	0	3	123	8,674	3	0	3	124	4,873	2	0	2	70
			T2M	7,844	3	0	3	112	8,423	3	0	3	120	8,476	3	0	3	121	4,779	2	0	2	68
			T35	7,834	3	0	3	112	8,413	3	0	3	120	8,465	3	0	3	121	4,815	2	0	2	69
			T3M	7,905	3	0	3	113	8,489	3	0	3	121	8,542	3	0	3	122	4,862	3	0	3	69
			T4M	8,013	3	0	3	114	8,604	3	0	3	123	8,658	3	0	3	124	4,837	3	0	3	69
			TFTM	7,893	3	0	3	113	8,476	3	0	3	121	8,529	3	0	3	122	4,781	3	0	3	68
			TSVS	8,338	2	0	0	119	8,954	3	0	0	128	9,010	3	0	0	129	4,988	2	0	0	71
			TSS	8,400	2	0	0	120	9,020	3	0	1	129	9,076	3	0	1	130	5,063	2	0	0	72
			TSM	8,414	3	0	1	120	9,036	3	0	2	129	9,092	3	0	2	130	5,003	3	0	1	71
			TSW	8,291	3	0	2	118	8,903	3	0	2	127	8,959	3	0	2	128	5,013	3	0	1	72
			BLC	6,044	2	0	2	86	6,490	3	0	3	93	6,530	3	0	3	93					
			LCCO	5,872	1	0	2	84	6,305	1	0	2	90	6,345	1	0	2	91					
			RCCO	5,872	1	0	2	84	6,305	1	0	2	90	6,345	1	0	2	91					
	1000 mA	104 W	T15	10,648	3	0	3	102	11,434	3	0	3	110	11,506	3	0	3	111					
			T25	10,979	3	0	3	106	11,789	3	0	3	113	11,863	3	0	3	114					
			T2M	10,727	3	0	3	103	11,519	3	0	3	111	11,591	3	0	3	111					
			T35	10,714	3	0	3	103	11,505	3	0	3	111	11,577	3	0	3	111					
			T3M	10,812	3	0	3	104	11,610	4	0	4	112	11,682	4	0	4	112					
			T4M	10,958	3	0	3	105	11,767	3	0	3	113	11,841	3	0	3	114					
			TFTM	10,795	3	0	3	104	11,592	3	0	3	111	11,664	4	0	4	112					
			TSVS	11,404	3	0	0	110	12,245	3	0	1	118	12,322	3	0	1	118					
			TSS	11,487	3	0	1	110	12,336	3	0	1	119	12,413	3	0	1	119					
			TSM	11,508	3	0	2	111	12,357	4	0	2	119	12,434	4	0	2	120					
			TSW	11,339	4	0	2	109	12,176	4	0	2	117	12,252	4	0	2	118					
			BLC	7,981	3	0	3	77	8,570	3	0	3	82	8,624	3	0	3	83					
			LCCO	7754	1	0	2	75	8326	2	0	2	80	8378	2	0	2	81					
			RCCO	7754	1	0	2	75	8326	2	0	2	80	8378	2	0	2	81					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of 20, 30 or 40 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L99/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

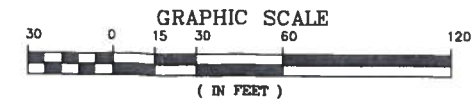
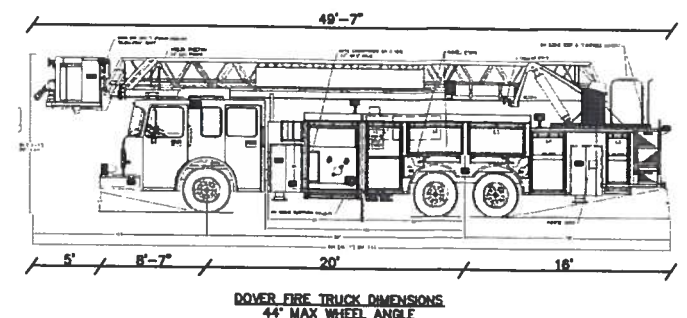
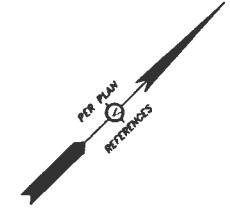
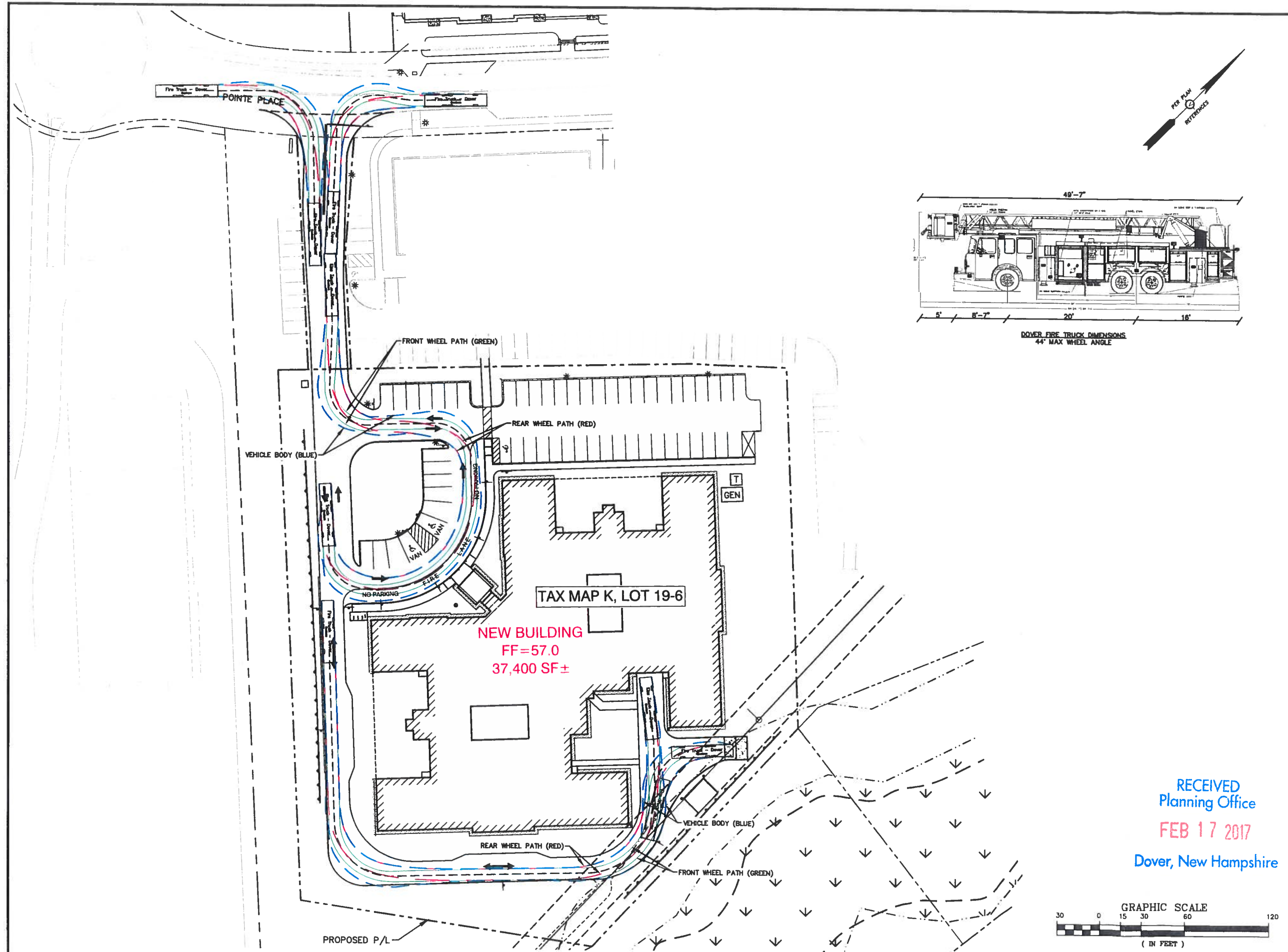
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





RECEIVED
Planning Office
FEB 17 2017
Dover, New Hampshire

THIS DRAWING HAS NOT BEEN
RELEASED FOR CONSTRUCTION

Owner:

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
FEBRUARY 21, 2017

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	INITIAL SUBMITTAL	CDB 02/21/17

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
(FILE NO. P17-05)

TAX MAP K, LOT 19-6
DOVER, NH

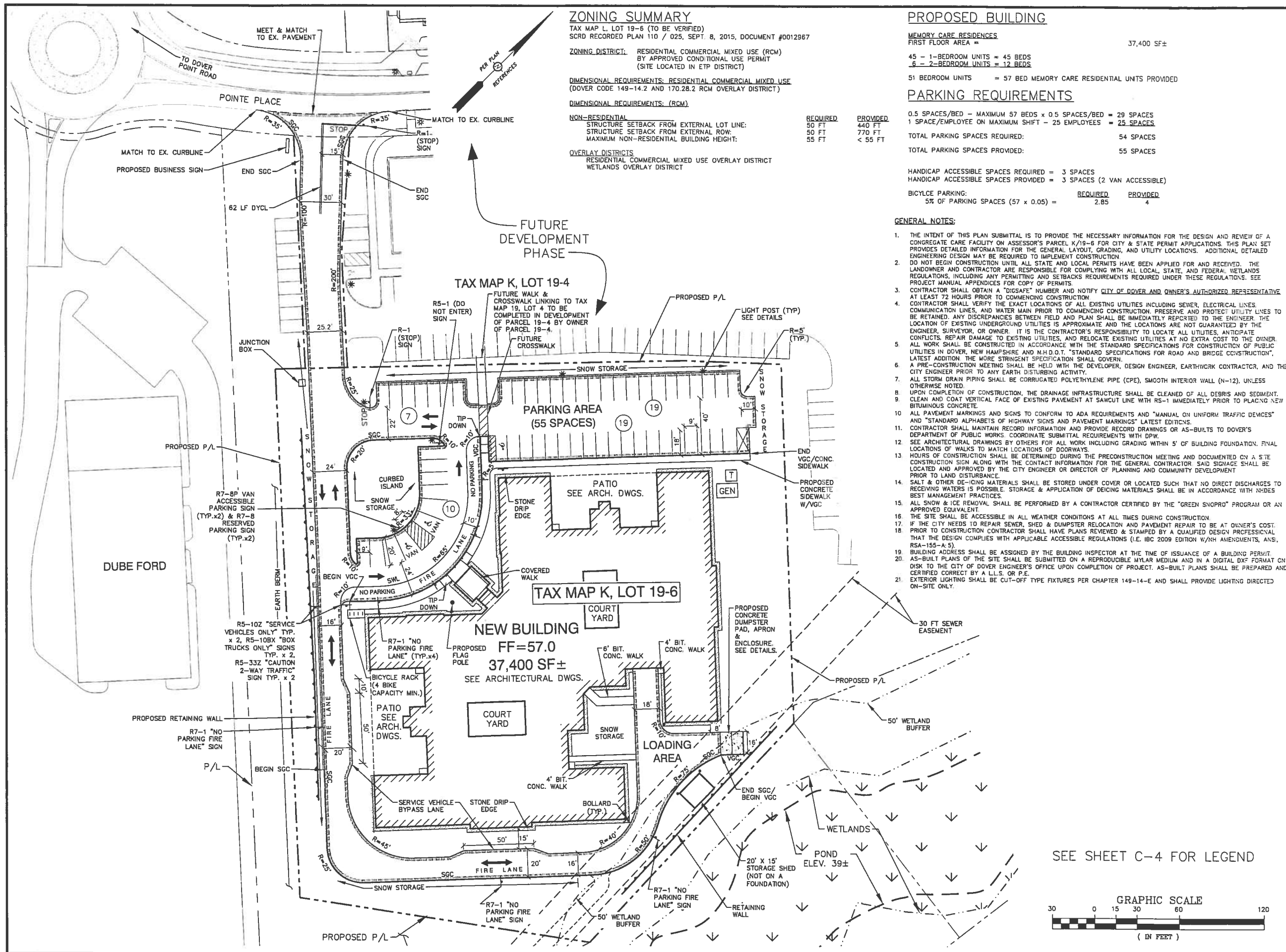
TITLE:
**AUTOTURN
PLAN**

SHEET NUMBER:
1 of 1



STREETSCAPE VIEW

RECEIVED
Planning Office
FEB 17 2017
Dover, New Hampshire



ALTUS
ENGINEERING, INC.

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

STATE OF NEW HAMPSHIRE
EPIC
D. WENDELL
No. 7634
LICENSED
PROFESSIONAL ENGINEER
2/21/17

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

Owner:
Varney Brook Lands, LLC
c/o Summit Land Development
340 Central Avenue #202
Dover, NH 03820

signature:
Date:

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
FEBRUARY 21, 2017

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CD3	01/19/17
1	PER TRC COMMENTS	CD3	02/21/17

DRAWN BY: CD3
APPROVED BY: EDW
DRAWING FILE: 4390-P3-DESIGN.dwg

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

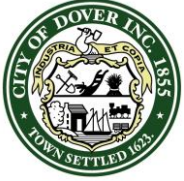
OWNER:
VARNEY BROOK LANDS, LLC
P.O. BOX 728
DOVER, NH 03821

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

PROJECT:
POINTE PLACE
MEMORY CARE RESIDENTIAL
DEVELOPMENT
(FILE NO. P17-05)
TAX MAP K, LOT 19-6
DOVER, NH

TITLE:
SITE PLAN

SHEET NUMBER:
C-1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-06

Application Type: Subdivision Plan for Review
Applicant(s): Summit Land Development
Owner(s): Varney Brooks LLC
Location: Pointe Place (Tax Map K, Lot 19-6)
Meeting Date: February 28, 2017

INTENT: To subdivide an existing lot on Pointe Place into two lots. The new lot size for K/19-6 would be 3.01 acres and the existing parent lot K/19-4 would be 20.93 acres.

UNITS PROPOSED: One new lot

AGENDA ITEM #: 4-C

ACREAGE:

-Parent Lot K/19-4 = 23.95 acres
-New Lot K/19-6 = 3.01 acres

ZONING DISTRICT: Residential
Commercial Mixed-Use Overlay
(RCM), Executive Technology Park
(ETP) underlying

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Memory
Care Residential Development

SURROUNDING LAND USE:
Residential, commercial, and vacant
land

ZBA ACTION: None

ATTACHMENT: Subdivision
Application and Plan

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED:
-Conditional Use Permit (P17-04)
-NHDES Alteration of Terrain Permit

WAIVER REQUESTED: None

Summary of Request and Background

The applicant has submitted a plan for a minor subdivision to subdivide one lot into two.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots.

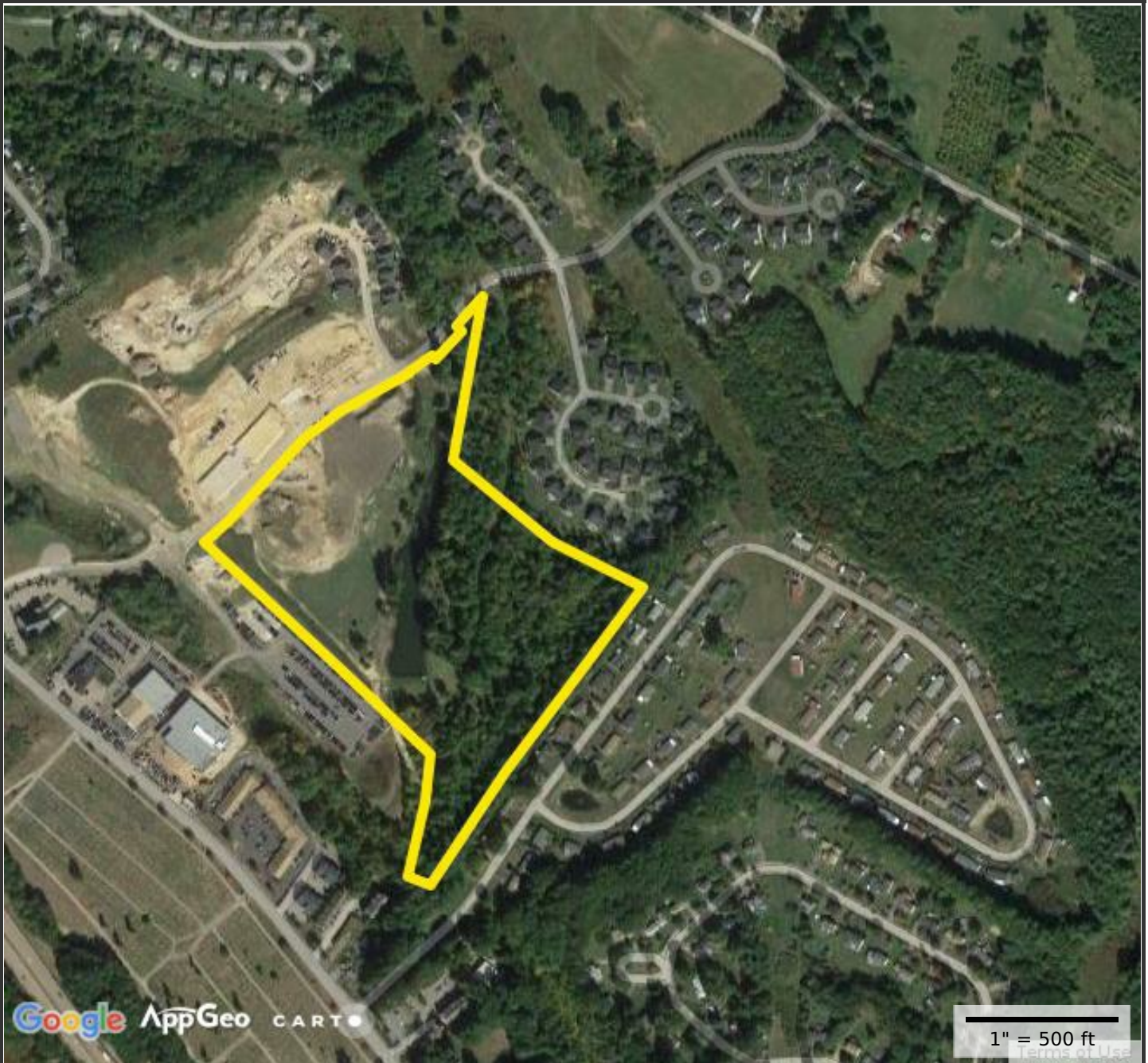
STAFF RECOMMENDATION:

The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the minor subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds.
2. The Licensed Land Surveyor stamp and sign final plans.
3. The applicant shall provide the Planning Department with a digital version of the final plat.
4. The applicant shall revise the plat to add the planning file number (P17-06).

Pointe Place K/19-4

**Property Information**

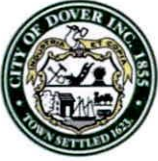
Property ID K0019-004000
Location POINTE PL
Owner VARNEY BROOK LANDS LLC



**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 01/11/2017
Properties updated 02/22/2017



City of Dover, New Hampshire SUBDIVISION APPLICATION

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

Office Use Only

Project #:

P17-06

Date Received:

JAN 19 2017

Amount Paid:

\$230.00

Time Received:

\$108.00 ck #1464

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

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

Address of Applicant: 340 Central Avenue Ste 202, Dover, NH 03820

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

Address of Property Owner:

E-Mail Address: chad@summitlanddev.com

PROPERTY INFORMATION

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

Assessor's Map # K Lot(s) # 19-4 and Lot 19-6 (new)

RCM by Conditional Use

Residential Commercial

Zoning District(s) (Zoned ETP) Overlay District(s) Mixed-Use Overlay District

Existing Lot 19-4 = 23.95 acres

SCRD Plan #110-043

Size of Parcel: New Lot 19-6 = 3.01 acres

Property Deed: Book Page:

Existing Use of Property: Vacant

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): Minor (3 or fewer lots): ☒ Open Space:

Existing Number of Lots: 1 Proposed Number of Lots: 2

City Water? ☒ Yes ☐ No How far is city water from the property? 150 ft +/-

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? 15 ft +/-

Highway Access (check where applicable): ☒ City Street ☐ State Highway

Estimated Length of Proposed Roads: 180 feet Public or Private Road? (Private-Driveway)

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: to be determined

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney
Address 24 Chestnut St, Dover, NH 02820 Telephone #: 603-742-0911
Professional 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 #: 603-433-2335
Professional 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: _____

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning 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: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

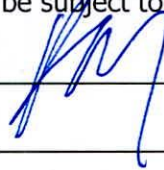
Signature of Property Owner:  Date: _____

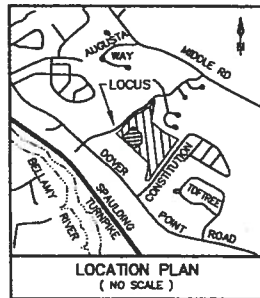
Signature of Applicant (if different from owner): _____ Date: _____

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner:  Date:

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



JULIA DRIVE ABUTTERS

M/4-40
STANLEY D. STEPHENSON
JUDITH A. STEPHENSON
33 JULIA DRIVE
DOVER, NH 03820
4089 / 154

M/4-41
JOHN T. AMBRULEVICH
ALMEDA C. AMBRULEVICH
31 JULIA DRIVE
DOVER, NH 03820
4142 / 1002

M/4-42
GARY D. & DENISE C. DINARDO REV. LIVING TRUST
GARY D. & DENISE C. DINARDO, TRUSTEES
29 JULIA DRIVE
DOVER, NH 03820
4115 / 361

M/4-43
JAMES & FRANCES T. KAGELERY
27 JULIA DRIVE
DOVER, NH 03820
4100 / 478

M/4-44
JEAN L. MARTIN TRUST
1 TASKER LANE
MADBURY, NH 03823
4193 / 47

M/4-45
JOSEPH J. & JOYCE J. BRAUN
23 JULIA DRIVE
DOVER, NH 03820
4071 / 233

No.	Bearing	Distance
L1	N71°54'18"W	78.99'
L2	S47°47'48"E	81.58'
L3	S43°45'14"W	30.00'
L4	S35°58'28"W	88.01'
L5	S33°10'16"W	104.02'
L6	S43°45'14"W	21.37'
L7	N01°59'16"W	20.28'
L8	N59°53'12"E	10.75'
L9	N30°06'48"W	5.00'
L10	S41°45'27"E	20.00'
L11	N38°34'00"E	49.58'
L12	N51°26'00"W	20.00'
L13	N38°34'01"E	112.27'
L14	S79°05'44"E	57.33'
L15	S46°52'31"W	68.45'
L16	S40°45'23"E	81.64'

LEGEND

- SMH - SEWER MANHOLE
- GRANITE BOUND (TO BE SET)
- IRON ROD FOUND
- IRON ROD W/PLASTIC I.D. CAP (TO BE SET)
- UP - UTILITY POLE
- R.O.W. - RIGHT OF WAY
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- S.F. - SQUARE FEET
- AC. - ACRE
- EDGE OF WETLAND
- WETLAND AREA
- N.L.L. - NEW LOT LINE
- LL TBA - LOT LINE TO BE ABANDONED

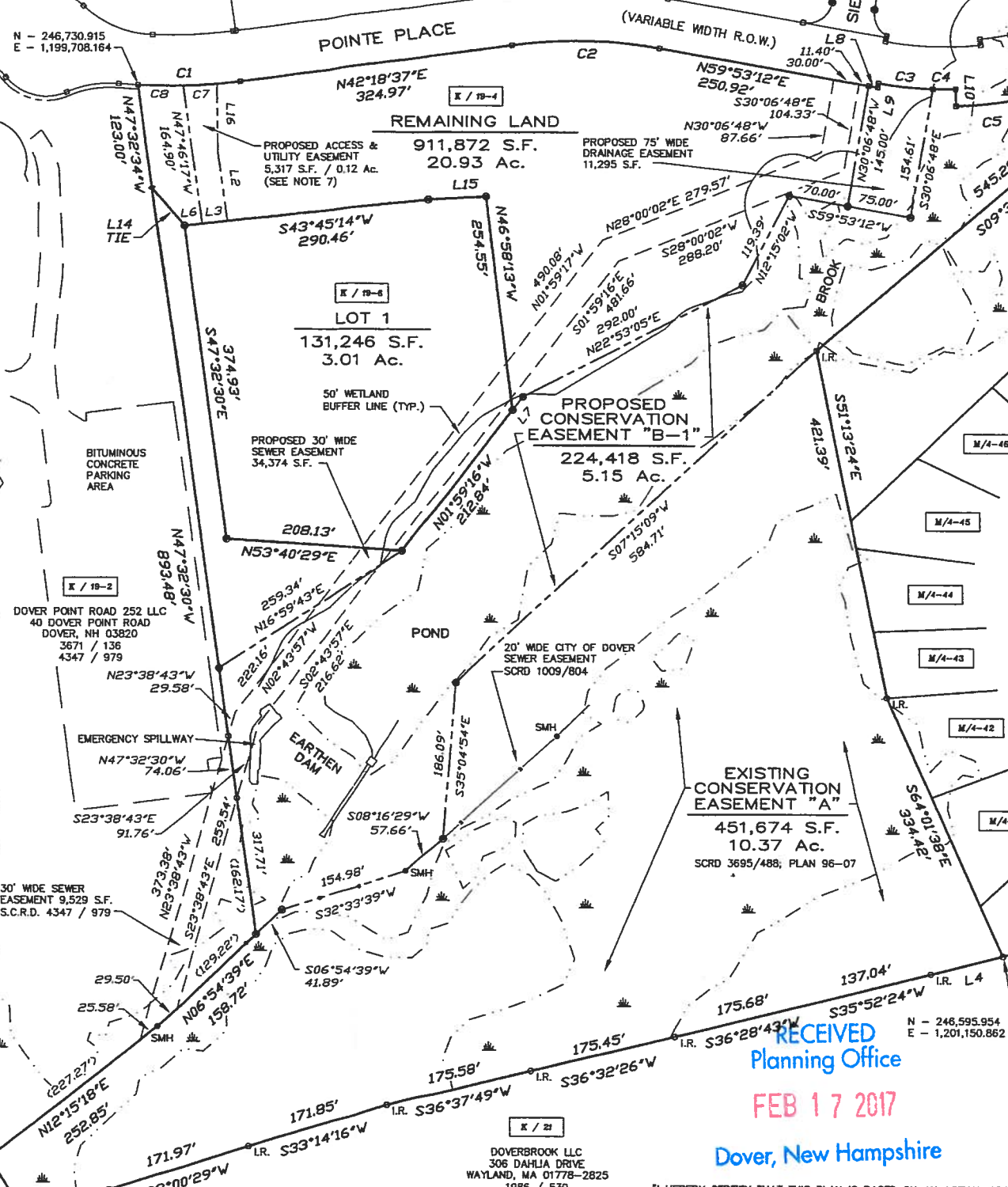
No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	10°49'28"	630.00	119.02	118.84	N47°43'21"E
C2	17°34'34"	570.00	174.85	174.17	N51°05'55"E
C3	08°12'29"	450.00	64.47	64.41	N55°46'57"E
C4	03°26'10"	450.00	26.99	26.98	N49°57'38"E
C5	09°40'33"	470.00	79.37	79.28	N43°24'17"E
C6	05°29'41"	175.00	16.78	16.78	N41°18'51"E
C7	03°38'33"	630.00	40.05	40.04	N46°39'05"E
C8	04°39'43"	630.00	51.26	51.25	S50°48'13"W

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
15-2041		SUBDIVISION	16-06	21
PROJECT NO		TYPE	FIELDBOOK & PAGES	

K / 22
PAOLINI BROTHERS DEVELOPMENT LLC
15 BRIARWOOD LANE
DOVER, NH 03820
3236 / 636

K / 19
VARNEY BROOK LANDS LLC
340 CENTRAL AVENUE SUITE 202
DOVER, NH 03820
3660 / 351; 3690 / 116; 3854 / 986

K / 19-5
VARNEY BROOK LANDS LLC
340 CENTRAL AVENUE SUITE 202
DOVER, NH 03820
3660 / 351; 3690 / 116; 3854 / 986



REFERENCE PLANS:

- SUBDIVISION AND LOT LINE ADJUSTMENT PLAN FOR POINTE PLACE & DOVER POINT ROAD 252 LLC, TAX MAP K, LOT Nos. 19, 19-2, 19-3 & 19-4, THORNWOOD LANE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 150'; DATED: MAY 20, 2015, REVISED THROUGH 8/3/15; BY THIS OFFICE. RECORDED S.C.R.D. PLANS 110-23, 110-24, 110-25 & 110-26.

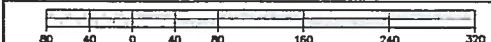
NOTES:

- OWNER OF RECORD: VARNEY BROOK LANDS LLC, 340 CENTRAL AVENUE, SUITE 202, DOVER, NEW HAMPSHIRE 03820. S.C.R.D. VOLUME 3660, PAGE 351. S.C.R.D. VOLUME 3690, PAGE 116.
- K / 19-4** - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = 1,043,118 S.F. / 23.95 Ac.
- ZONING DISTRICT IS ETP & RCM (RESIDENTIAL COMMERCIAL MIXED USE) OVERLAY. ALLOWED BY APPROVED CONDITIONAL USE PERMIT.
- THE SUBJECT PARCEL IS LOCATED OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPT. 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED NOVEMBER 11, 2013. VERTICAL DATUM IS NGVD29 BASED ON BENCHMARK FOUND ON THORNWOOD COMMONS PROJECT.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN. THIS PLAN ALSO INTENDS TO DESCRIBE A PROPOSED ACCESS & UTILITY EASEMENT LOCATED ON PARCEL K/19-4 WHICH WILL BENEFIT PROPOSED PARCEL K/19-6.

SUBDIVISION PLAN OF LAND
PREPARED FOR
VARNEY BROOK LANDS LLC
TAX MAP K, LOT No. 19-4
POINTE PLACE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 16-__

DRAWN BY: RJM FILE: VR CP 2041/2041 K-19-4 SUBD
SCALE: 1" = 80' DATE: NOV. 17, 2016



McNeaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

2/17/17
DATE: / KEVIN M. MCNEANEY L.L.S. # 661

RECEIVED
Planning Office
FEB 17 2017
Dover, New Hampshire



PLANNING BOARD OPERATING RULES

Article I. Name

The name of the committee is the Dover Planning Board.

Article II. Authority and Duties

The authority and duties of the Planning Board shall comply with RSA 672-677 and Chapter 41.

Article III. Membership

A. Membership.

1. The Planning Board consists of nine (9) regular members and three (3) alternate members.
2. Three (3) regular members are ex-officio members. The ex-officio members are the City Manager or the City Manager's designee, an administrative official of the City selected by the City Manager, and a member of the City Council selected by the City Council.
3. Alternates may sit to fill the open seats of regular members at the call of the Chair or Presiding Officer, except for the seat held by the City Council member. Alternates shall be called to sit using a sequential rotation system.
4. Alternate members shall be allowed to participate in meetings as non-voting members, including discussions.
5. Only voting members shall be seated at the table.
6. Members shall be appointed to terms of three (3) years.

- B. Attendance, Vacancies and Removal.** All appointments to the board shall serve for the terms appointed and until a successor shall have been appointed and qualified. Members who fail to attend four (4) meetings out of any twelve (12) consecutive meetings held without due cause may be recommended by the Board for replacement by the City Council. Such failure to attend shall be deemed sufficient cause for the City Council to remove the member pursuant to RSA 673:13. Appointments made to fill any vacancies shall be for full terms to begin the date of appointment by the appointing authority unless otherwise provided in state statute.

Article IV. Officers and Staffing

- A. Officers.** The officers of the Board shall consist of a Chair and Vice Chair who shall be elected by all Members of the Board. Ex-officio members shall not be officers.
- B. Duties of the Chair.** The Chair shall be the Presiding Officer responsible for the conduct of all matters pertaining to the usual duties as described in Robert's Rules of Order.

- C. **Vice Chair.** The Vice Chair during the absence of the Chair shall perform all the duties of the Chair. In the absence of both Chair and Vice Chair, the members present at a regular or special meeting shall select a temporary Chair to fulfill all of the duties of the Presiding Officer.
- D. **Secretary.** The Secretary shall be provided by and selected by the Planning Director.
- E. **Staff.** The City of Dover may provide staff support to the committee for meeting notification, typing, copying, and information gathering to the extent permitted by the city budget. All staff shall remain under the direction of the employer.

Article V. Election of Officers.

- 1. An annual meeting to elect officers by written ballot shall be held on the first meeting of January.
- 2. Candidates for any office shall be elected by a majority vote of the membership of the Planning Board. The elected candidates shall take office immediately.
- 3. Vacancies in offices shall be filled at the next regular meeting using the regular election procedure.

Article VI. Procedures

- A. **Regular Meetings and Workshops.** The Planning Board shall meet on the second and fourth Tuesday of each month at 7:00 p.m. in the City Council Chambers.
- B. **Special Meetings.** Special Meetings may be called by the Chair, Vice Chair or Planning Director. Members shall be notified by e-mail at least forty-eight (48) hours in advance of a Special Meeting.
- C. **Cancellations or Exceptions to Meeting Schedule.** Members shall be notified by the Chair, Vice Chair or Planning Director by e-mail at least four (4) hours in advance or by telephone if less than four (4) hours in the event of a cancellation or change to the meeting schedule.
- D. **Non-Public Sessions.** Non-public sessions shall be convened in accordance with RSA 91-A:3.
- E. **Parliamentary Authority.** The parliamentary authority for the board is *Robert's Rules of Order Revised, 11th ed. ,or duly published successor edition*, except as provided by these rules or local, state or federal law.
- F. **Quorum.** A quorum shall consist of five (5) members. In the absence of a quorum at a regular or properly called meeting, the meeting shall be considered adjourned and rescheduled by the Chair or Presiding Officer.
- G. **Order of Business.** Business at regular or special meetings shall be taken up in the sequence of the posted agenda. The Presiding Officer, or any voting member, may request that an agenda item be reordered. The voting members shall by majority vote approve or reject any such request.
- H. **Conflicts of Interest.** Planning Board Members with a direct personal or pecuniary interest in a matter before the Planning Board, shall not introduce, speak or vote on any motion, ordinance or resolution. The Chair shall fill the open seat of a member who has declared a conflict of interest with an alternate member except the seat held by the City Councilor ex-officio member.
- I. **Procedure.** Actions shall be taken on the basis of a motion duly seconded made by any member of the Board. The number of votes necessary to transact business shall be a majority of those members present and voting except that no issue is to be considered passed that receives less than three (3) affirmative votes. Any member may request recording of his vote in the negative or abstention on any issue or his withdrawal from consideration on any issue with the reason stated

therefore, and at the request of any member, the Chair shall call for a recorded roll call vote on any issue.

- J. **Minutes.** Minutes shall be kept for all meetings of the board. The minutes shall include the names of the members in attendance, all actions, motions and resolutions coming before the public body including the votes of the members, and a summary of all discussions. Draft minutes shall be provided to the City Clerk within five (5) business days of each meeting for posting on the city website in draft form. Draft minutes shall be clearly marked "DRAFT". Draft minutes with or without revisions shall be approved by the committee at the next meeting of the committee, or as soon as possible. Final approved minutes shall be provided to the City Clerk for posting on the city website.
- K. **Recording of Meetings.** The committee shall arrange for video recording of all meetings. If video is not available, meetings shall be recorded using audio equipment. All recordings shall be provided to the City Clerk within five (5) business days of the meeting.
- L. **E-mail accounts.** Board members may obtain a City of Dover e-mail address to facilitate communications regarding meetings, agendas and the dissemination of information. Committee members shall refrain from using e-mail to discuss issues with other members where the e-mail discussion directly or indirectly involves a quorum of the committee. In addition, committee members shall refrain from conducting the official business of the committee outside the view of the public and the press unless permitted by state law.
- M. **Nonpublic meetings.** The committee may conduct nonpublic meetings pursuant to the laws of the State of New Hampshire. The Chair shall conduct nonpublic meetings utilizing the Checklist prepared by General Legal Counsel for nonpublic meetings.

~~M.N. **Citizen's Forum.** To encourage and allow ongoing input and feedback from citizens, Regular meetings shall include on the agenda an opportunity for citizens to address the Planning Board on any items not having a public hearing and/or matters pertaining to the business of the Planning Board. Each speaker shall be provided a single opportunity for comment, limited to five (5) minutes beginning after the obligatory statement of name and address by the speaker. Citizen forum shall not be a two-way dialogue between speaker(s), Board Member(s), and/or Staff. The Chair (or designee) will keep time and provide a one (1) minute warning.~~

~~— **Amendment of Rules.** These rules may be repealed or amended by a vote of the Dover City Council based upon the recommendation of the committee.~~

Article VII. Committees

Special purpose and study committees as the Planning Board may from time to time deem necessary in order to conduct its business, shall be appointed by the Chair and any such committees shall cease to exist when their final report is acted upon by the Planning Board or at the next annual organizational meeting, whichever is sooner.

Article VIII. Public Hearings

- A. The Chair or the Presiding Officer shall call the hearing into session and identify the name and address of the Applicant or Speaker.
- B. During the presentation, members of the Planning Board may ask questions of the Applicant or Speaker when recognized by the Chair or Presiding Officer.
- C. An Applicant or Speaker wishing to ask a question of another party must first be recognized by the Chair or Presiding Officer.

D. An Applicant, abutter or any other person with a direct interest in the subject matter under discussion, may testify in person or in writing. All other interested persons may testify as permitted by the Chair or Presiding Officer.

E. Each person who speaks shall be required to state their name and address and to identify themselves as a party to the matter at hand, or an agent or counsel to the Applicant or Abutter.

F. For each public hearing item, a speaker shall be provided a single opportunity for comment limited to five (5) minutes. The Chair (or designee) will keep time and provide a one (1) minute warning.

~~F-G.~~ Other interested parties such as representatives of City Departments, Boards or Commissions shall be allowed to present their comments in person or in writing but shall be limited to the same five (5) minutes.

~~G-H.~~ The Chair or Presiding Officer shall declare a hearing closed or adjourned pending the submission of additional material or information or the correction of the noted deficiencies. In the case of an adjournment, additional notice is not required if the date, time and place of the continuation is made known at adjournment.

Article IX. Decisions

A. The Planning Board shall render a written decision within sixty-five (65) days of the date of acceptance of a completed application, subject to extension or waiver as provided in RSA 676:4.

B. The Planning Board shall act to approve, conditionally approve, or disapprove.

C. Notice of decision will be made available for public inspection at the Planning Department within five (5) business days after the decision is made, as required in RSA 676:3. If the application is disapproved, the Planning Board shall provide the applicant with written reason for this disapproval.

Article X. Reconsideration

A. The Planning Board may reconsider any decision to approve or disapprove an application, for good cause, provided it is within the statutory appeal period. Upon successful passage of the motion, the Planning Board shall schedule a public hearing, with notice as provided in RSA 676:4, I(d), where they shall consider whether or not to revise or alter their original decision. Should the Planning Board reach a new decision, a new appeal period shall be considered to have begun pursuant to RSA 677:15.

Article XI. Amendments

A. The Dover Planning Board may suspend any of these rules by a two-thirds (2/3) majority of voting members present.

B. These rules may be amended at any regular or special meeting by a two-thirds (2/3) vote of the entire membership of the Planning Board, including alternates. Amendments presented at any regular or special meeting may not be voted upon until the next regular meeting.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO AMENDMENTS

Application Type: Zoning Ordinance Amendments
Applicant(s): Planning Board
Owner(s): City
Location: I-2 Zoning District
Meeting Date: February 28, 2017

INTENT: Annually the Planning Board develops a list of regulation changes it wishes to review.

AGENDA ITEM #: 4-E

ACREAGE: I-2: about 550 acres if City Council ratifies rezoning of R-20 and I-4

ZONING DISTRICT: I-2

EXISTING LAND USE:
Commercial, Industrial, Residential, Vacant

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:
Residential, commercial, and vacant land

ZBA ACTION: None

ATTACHMENT: Draft ordinance, map

APPLICATION IS COMPLETE:
Yes

NOTICES SENT: Abutter notices will be sent prior to public hearing

PERMITS REQUIRED: N/A

WAIVER REQUESTED: N/A

Summary of Request and Background

The Planning Board voted to rezone 106 acres in the Low Density Residential (R-20) and Assembly and Office (I-4) Zoning Districts to the Rural Restricted (I-2) Zoning District on January 24, 2017. In February, the Planning Board requested that staff evaluate the I-2 for possible obsolete or inappropriate permitted uses and propose amendments. There is only one I-2 Zoning District in the City, which will encompass approximately 550 contiguous acres if the rezoning approval is ratified by the City Council.

STAFF RECOMMENDATION:

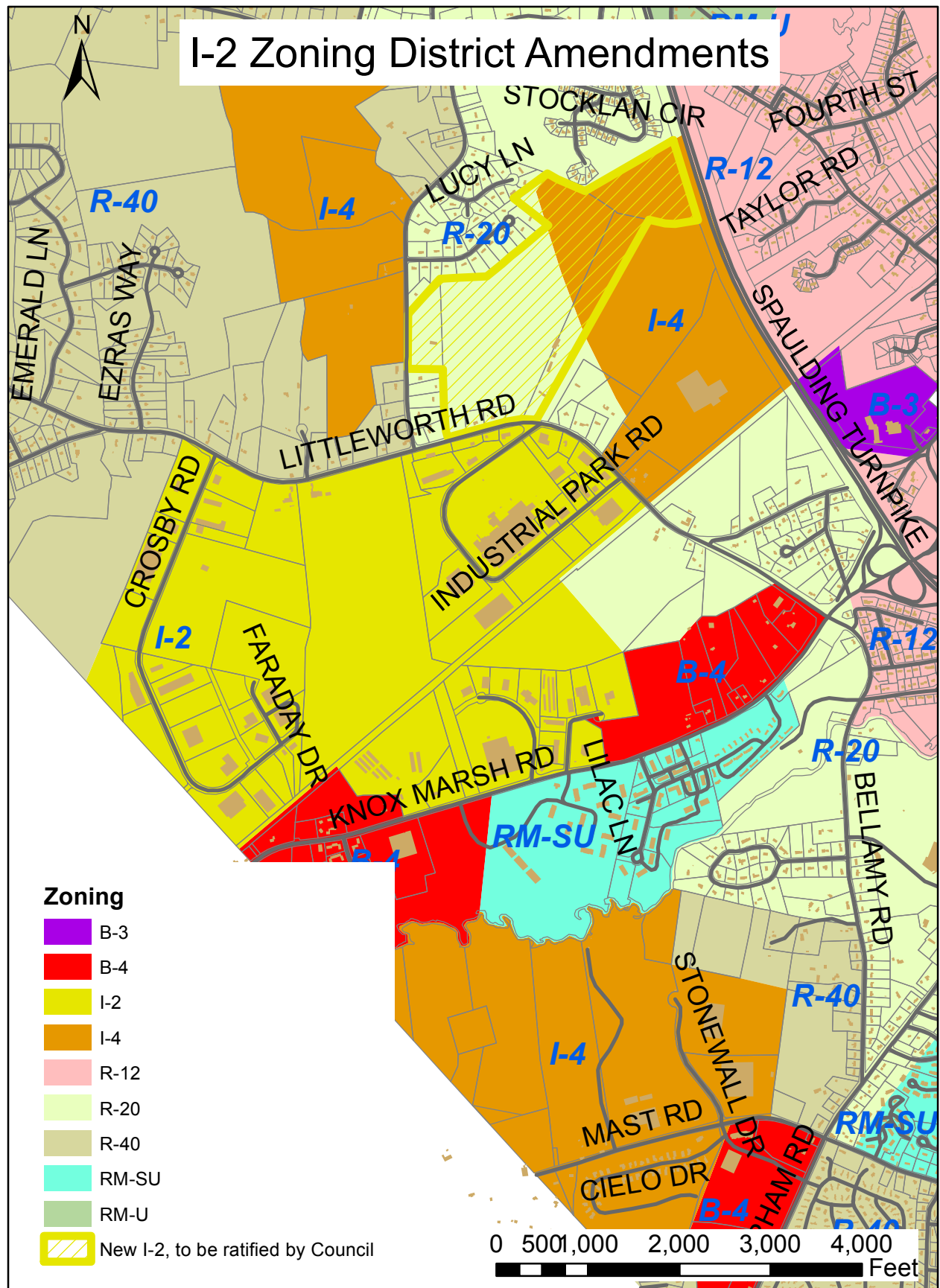
Staff recommends removing "Industry" from permitted uses as it is undefined, while "LIGHT INDUSTRY" is permitted and defined in a way that permits industry while protecting abutters from noxious uses. Staff also recommends removing several uses which are rarely encountered and may be considered obsolete or unnecessary.

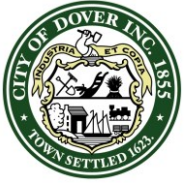
Staff recommends that "Fuel, Oil, or Gas Storage" be a Special Exception use rather than a use permitted by right and has amended the special exception criteria that also apply to AUTO SERVICE STATIONS and VEHICLE REGUELING AND RECHARGING STATIONS.

The amendments also include an increase in side and rear setbacks from 10 feet to 30 feet, and a 75-foot front setback particular to parcels fronting on Columbus Avenue.

The Planning Board should post the proposed amendments for a public hearing March 28th, 2017.

I-2 Zoning District Amendments





CITY OF DOVER

CITY OF DOVER – ORDINANCE

Forwarded to City Council XXX 2017

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

The City of Dover Ordains:

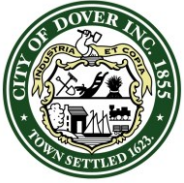
1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by revising the uses allowed in the Rural Restricted Industrial (I-2) zone to remove archaic uses, and to create additional setbacks along Columbus Avenue.

2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the permitted uses table and the Uses Permitted By Special Exception and set of criteria in the Rural Restricted Industrial (I-2) District Table that reads as follows:

- CHILD CARE FACILITY
- Clinic
- ~~COMMERCIAL PARKING FACILITY~~
- COMMERCIAL RECREATION
- Eating and Drinking Establishment [5]
- EDUCATIONAL INSTITUTION, POST-SECONDARY
- Establishments for the manufacture assembly, services and repair of the products listed below and other uses of a similar nature:
 - ◊ Drugs
 - ◊ Office, computing and accounting machines
 - ◊ Radio and television receiving equipment
Communication equipment
 - ◊ Electronic components and Engineering, laboratory, scientific and research instruments and associated equipment
 - ◊ Measuring and controlling instruments
 - ◊ Optical instruments and lenses
 - ◊ Surgical, medical and dental instruments and supplies
 - ◊ Photographic equipment and supplies
 - ◊ Electrotherapeutic, electro-medical and X-ray apparatus
- FARM [6]
- Fuel, Oil, or Gas Storage



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Forwarded to City Council XXX 2017

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

- ~~Helicopter Take Offs & Landings [7]~~
- HOTEL/MOTEL
- ~~Industry~~
- LIGHT INDUSTRY
- ~~Liquor Store~~
- ~~New Car Sales~~
- OFFICE
- Open Storage [8]
- PERSONAL SERVICE ESTABLISHMENT
- Public Utility
- ~~PUBLISHING FACILITY~~
- Retail Sale of Agricultural or Farm Products Raised on Site
- ~~Trucking Terminal~~
- WAREHOUSING
- WHOLESALING

Uses Permitted by Special Exception

- AUTO SERVICE
- Fuel, Oil or Gas Storage
- VEHICLE REFUELING AND RECHARGING STATION

AND

“VEHICLE REFUELING AND RECHARGING, Fuel Oil, and Gas Storage, and AUTO SERVICE STATIONS:

- A. The use of land for a ~~VEHICLE REFUELING AND RECHARGING and AUTO SERVICE STATION~~ may only be permitted upon the determination that the property values of adjacent land will not be compromised. ~~Any VEHICLE REFUELING AND~~



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Forwarded to City Council XXX 2017

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

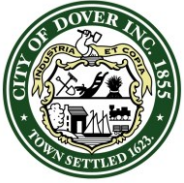
~~RECHARGING and AUTO SERVICE STATION~~ Said use which discontinues operations for a period in excess of ninety (90) days shall be required to file a new application for a special exception with the Zoning Board of Adjustment. ~~Such conditions may include but need not be limited to the provision of adequate and properly maintained screening around land so used.~~

- B. Adequate and properly maintained screening shall be provided between the use and existing residential abutters.
- C. The minimum lot size shall be sixty thousand (60,000) square feet, the minimum lot width shall be one hundred fifty (150) feet. Twenty-five percent (25%) of the subject parcel shall be open/green space. The total permitted sign area shall not exceed one hundred (100) square feet.

3. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the setbacks table in the Rural Restricted Industrial (I-2) District Table that reads as follows:

LOT	
Minimum LOT Size	20,000 sf
Maximum LOT COVERAGE	50%
Minimum FRONTAGE	100 ft
PRINCIPAL BUILDING	
Front SETBACK [3]	35 ft
Abut a Street SETBACK	35 ft
Side SETBACK	40 <u>30</u> ft
Rear SETBACK	40 <u>30</u> ft
OUTBUILDING/ACCESSORY USE	



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Forwarded to City Council XXX 2017

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

Front SETBACK	35 ft
Abut a Street SETBACK	35 ft
Side SETBACK	40 <u>30</u> ft
Rear SETBACK	40 <u>30</u> ft
BUILDING HEIGHT	
PRINCIPAL BUILDING [4]	50 ft max
OUTBUILDING/ACCESSORY USE	40 ft max

AND

[3] ~~Except where~~ For parcels fronting on Littleworth and Knox Marsh Roads, the front setback shall be 50 feet. For parcels fronting on Columbus Avenue, the front setback shall be 75 feet.”

TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

AUTHORIZATION

Approved as to
Funding: Daniel R. Lynch
Finance Director

Sponsored by: Councilor Dennis Ciotti
City Council Planning Board
Representative

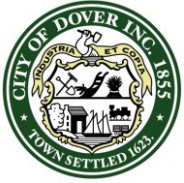
Approved as to Legal
Form
and Compliance: Anthony Blenkinsop
City Attorney

Recorded by: Karen Lavertu
City Clerk

DOCUMENT HISTORY:

Document Created by: Planning Department
Document Posted on:

Zoning Ordinance I2
Page 4 of 5



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Forwarded to City Council XXX 2017

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

First Reading
Date:
Approved Date:

Public Hearing Date:

Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor, Karen Weston		
Deputy Mayor, Robert Carrier		
Councilor John O'Connor, Ward 1		
Councilor Dennis Ciotti, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Joseph Nicolella, Jr, Ward 4		
Councilor Dennis Shanahan, Ward 5		
Councilor Jason Gagnon, Ward 6		
Councilor Sarah Greenshields, At Large		
Total Votes:		
Resolution does does not pass.		

ORDINANCE BACKGROUND MATERIAL:

Attached is the application provided by the Property Owners and Applicant.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO AMENDMENTS

Application Type: Zoning Ordinance Amendments
Applicant(s): Planning Board
Owner(s): City
Location: I-1 Zoning District (Map 30, Lots 4, 18, 19, 19A, 19B-2)
Meeting Date: February 28, 2017

INTENT: Annually the Planning Board develops a list of regulation changes it wishes to review.

AGENDA ITEM #: 4-F

ACREAGE: approximately 3.9 acres

ZONING DISTRICT: I-1

EXISTING LAND USE:

Industrial, Commercial, Multifamily
Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:

Residential

ZBA ACTION: None

ATTACHMENT: Draft ordinance,
map

APPLICATION IS COMPLETE:

Yes

NOTICES SENT: Abutter notices
will be sent prior to public hearing

PERMITS REQUIRED: N/A

WAIVER REQUESTED: N/A

Zoning District, which has existed since the inception of zoning in Dover and would likely constitute spot zoning if it were created today. Recent conflicts with abutting residential uses have further highlighted the need to make changes. Staff's goal is to eliminate the I-1 completely, but at this time the focus is on one of the three I-1 districts in the City as it is the most straightforward amendment.

This particular I-1 district includes portions of lots totaling approximately 3.9 acres between Maple, Horne, Hough, and Ash Streets and contains light manufacturing, a gym, and two multifamily dwellings. Currently, the I-1 permits light industry, gas stations and service stations with a special exception, fuel storage, veterinary uses, hotels, and a number of other uses. Section 19 of the Zoning Ordinance, Flexible Uses in the I-1 District, provides for more flexible mixed and residential uses in exchange for dimensional requirements based on surrounding structures. The district is surrounded on all sides by the Urban Density Residential (RM-U) and Medium Density Residential (R-12) Zoning Districts and residential uses.

STAFF RECOMMENDATION:

Staff recommends eliminating the I-1 Zoning District in question by rezoning it to Urban Density Residential (RM-U). Surrounding lots are zoned RM-U or R-12. In the coming months, staff will present amendments to the other two I-1 districts with the goal of eliminating them while providing for continued commercial/industrial uses more consistent with adjacent districts.

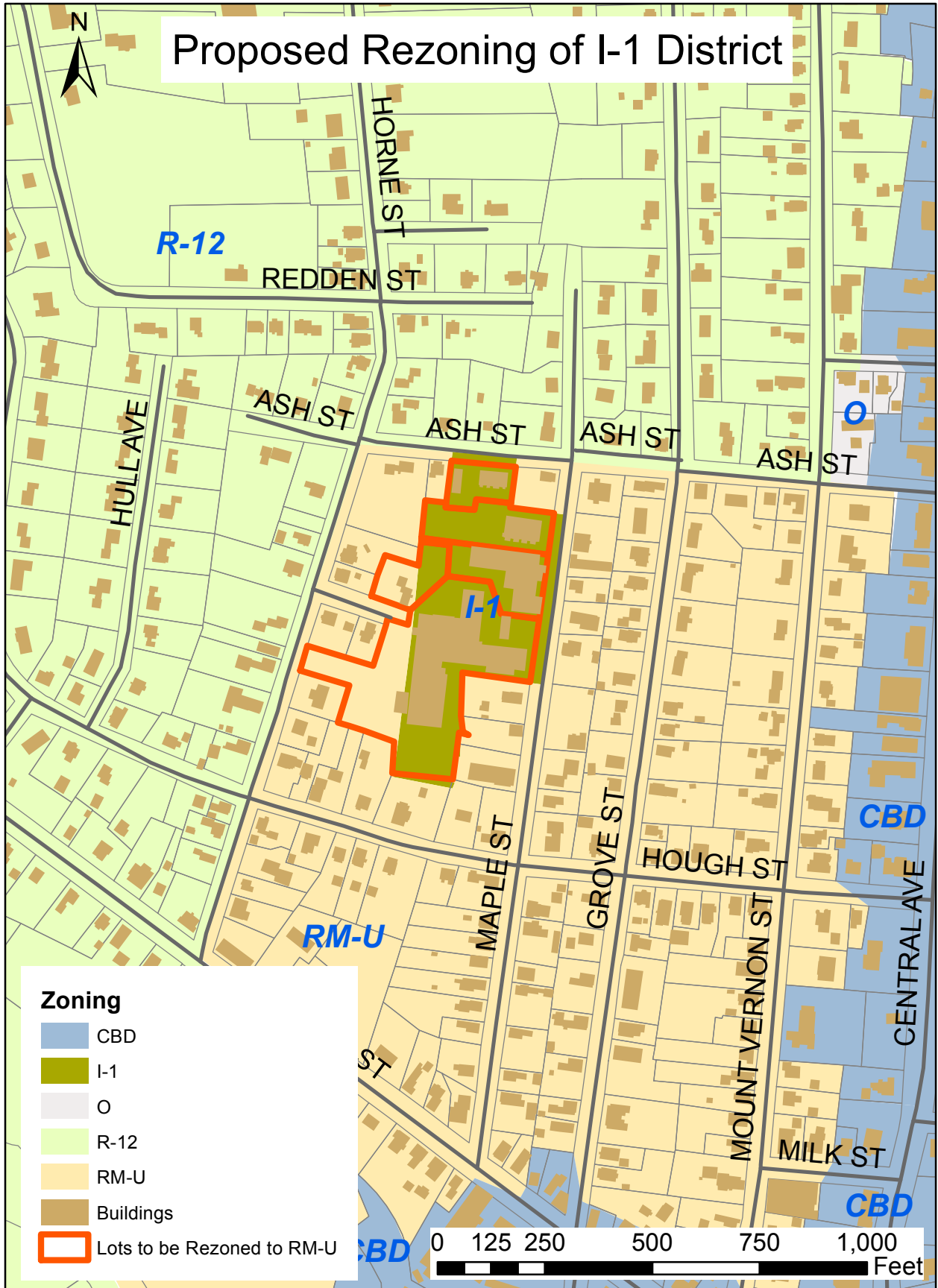
Rezoning these five lots to RM-U will render industrial buildings (which predate zoning) nonconforming, but allow for residential or minor commercial redevelopments that are more compatible with the surrounding neighborhood.

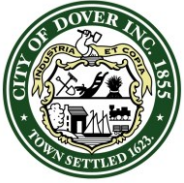
The Planning Board should post the proposed amendments for a public hearing March 28th, 2017.

Summary of Request and Background

The Planning Board requested that staff review the Restricted Industrial (I-1)

Proposed Rezoning of I-1 District





CITY OF DOVER

CITY OF DOVER – ORDINANCE

Forwarded to City Council XXX 2017

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

The City of Dover Ordains:

1. PURPOSE

The purpose of this ordinance is to amend the Chapter 170 of the Code of the City of Dover, entitled Zoning, by rezoning 5 parcels from the Restricted Industrial (I-1) zone to Urban Density Multi-residential in the area of Maple and Ash Streets.

2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Restricted Industrial District (I-1) District to Urban Density – Multi-residential (RM-U) District an area of approximately 3.9 acres located along Maple Street and Ash Street, consisting of lots 30-18*, 30-4*, 30-19B-2, 30-19A, and 30-19.”

* = only that portion of the lot within the I-1 District will be affected.

TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

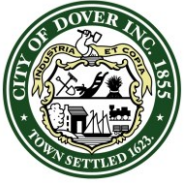
AUTHORIZATION

Approved as to
Funding: Daniel R. Lynch
Finance Director

Sponsored Mayor Weston, by Request
by:

Approved as to Legal
Form Anthony Blenkinsop
and Compliance: City Attorney

Recorded by: Karen Lavertu
City Clerk



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Forwarded to City Council XXX 2017

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

DOCUMENT HISTORY:

First Reading Date: Approved Date:	Public Hearing Date: Effective Date:
--	---

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor, Karen Weston		
Deputy Mayor, Robert Carrier		
Councilor John O'Connor, Ward 1		
Councilor Dennis Ciotti, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Marcia Gasses, Ward 4		
Councilor Dennis Shanahan, Ward 5		
Councilor Jason Gagnon, Ward 6		
Councilor Sarah Greenshields, At Large		
Total Votes:		
Resolution does does not pass.		

ORDINANCE BACKGROUND MATERIAL: