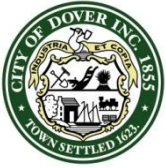


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

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

1. 10:30 AM – 11:30 AM: Site Review for Salty Sea, LLC, (Owner: Thomas Cauley, Sr.), Assessor's Map 40, Lot 25, zoned B-3, located at 52 Old Rochester Road. (Proposal is to renovate an existing 1,672 sq. ft. residential unit to 3,664 sq. ft. commercial space and removal of existing garage to construct two buildings. The first building comprised of 2,436 sq. ft. of commercial space with eight (8) residential townhouses and the second building will have seven (7) residential townhouses) (P17-74)



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Salty Sea, LLC Telephone # (603)834-0987

Address of Applicant: 356 Tolend Road, Dover, NH 03820

E-Mail Address: Jocartelli@yahoo.com

Name of Property Owner (*if different from applicant*): Thomas J. Cauley, Sr. Telephone # _____

Address of Property Owner: 52A Old Rochester Road, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 52 Old Rochester Road, Dover, NH 03820

Assessor's Map # 40 Lot(s) # 25

Zoning District(s) B-3 Overlay District(s) N/A

Size of Parcel: 75,032 sq. ft. 1.723 ac. Property Deed: Book 2134 Page: 379

Existing Use of Property: 1 Residential Townhouse and 3,144 Sq.Ft. of Commercial Space.

SITE PLAN INFORMATION

Describe Proposed Use: 15 Residential Townhouses and 6100 sq.ft of Commercial Space

Area of Parcel to be Developed: 75,032 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 15 Units in 2 buildings

Number of Parking Spaces: Existing 26 Proposed 40

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

Number of Employees Total: Varies In Maximum Shift: Varies

Disposition of Parcel:

Building Setbacks:

Building Footprint 13,200 sq. ft.

Front Yard 40 (Existing) ft.

Total Building Area 34,840 sq. ft.

Rear Yard 20 ft.

Paved Area 14,860 (New) sq. ft. Side Yard: Right 12 (Existing) ft.
Left 60 ft.

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

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

BUILDING INFORMATION

Type of Building to be Built: Wood Frame

Height of Building: 3 Story Finished Floor Elevation: 206 +/-

Number of Seats (where applicable) N/A

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.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: 10/18/17

Signature of Applicant (if different from owner): _____ Date: 10/18/17

October 19, 2017

Christopher G. Parker, AICP
Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Site Review Application*
Salty Sea, LLC
52 Old Rochester Road
Tax Map 40, Lot 25
Job No. 16146

Dear Christopher:

Our clients, Salty Sea, LLC, is proposing a redevelopment of the property located at 52 Old Rochester Road, owned by Thomas Cauley, Sr. The project involves renovations to the existing structure, removal of the existing garage and construction of two (2) new buildings.

Building "A" is an existing structure that contains one (1) residential dwelling unit and 1,992 square feet of commercial space. As part of this redevelopment the 1,672 square foot residential unit will be converted to additional commercial space leaving Building "A" with a total of 3,664 square feet of commercial space. The existing garage, which presently provides and installs automotive accessories, will be razed and removed from the site. The balance of the redevelopment involves new construction.

Building "B" is new construction that is comprised of 2,436 square feet of commercial space on the first floor and eight (8) residential townhouses in the balance of the building.

Building "C" is new construction that is comprised of seven (7) residential townhouses.

The project involves onsite extension of water, sewer and underground utilities, as well as 15,000 square feet of new pavement area, providing 40 exterior parking spaces.

Enclosed please find the following:

- Eight (8) Full Size copies of the Site Plan Review Plan Set
- Eight (8) copies each of the following Supporting Documentation:
 - This cover letter.
 - The Site Plan Review Application.
 - The Site Plan Review Submission Checklist.
 - The Project Abutters List, including Professional Agents.
 - The Traffic Impact Analysis.
 - 11" X 17" copies of the Colored Elevations of the Proposed Buildings (4)
 - The Fiscal Impact Analysis.

Christopher Parker
October 19, 2017
Page 2 of 2

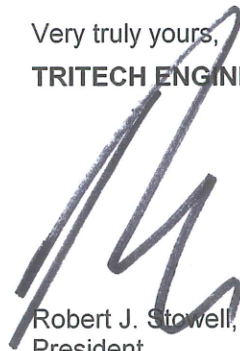
- The Fire Truck Turning Exhibit.
- The Soil Test Pit Logs.
- The Stormwater Management System Operation & Maintenance Plan.
- The Landscape Operation & Maintenance Plan.
- The Proposed Lighting Specifications.

Additionally, one (1) DVD containing PDF copies of the Plans and Supporting Documentation referenced above is enclosed.

We look forward to reviewing these plans and documentation with the Technical Review Committee on November 9, 2017. We are hopeful this will clear the way for a Planning Board Hearing on December 12, 2017.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

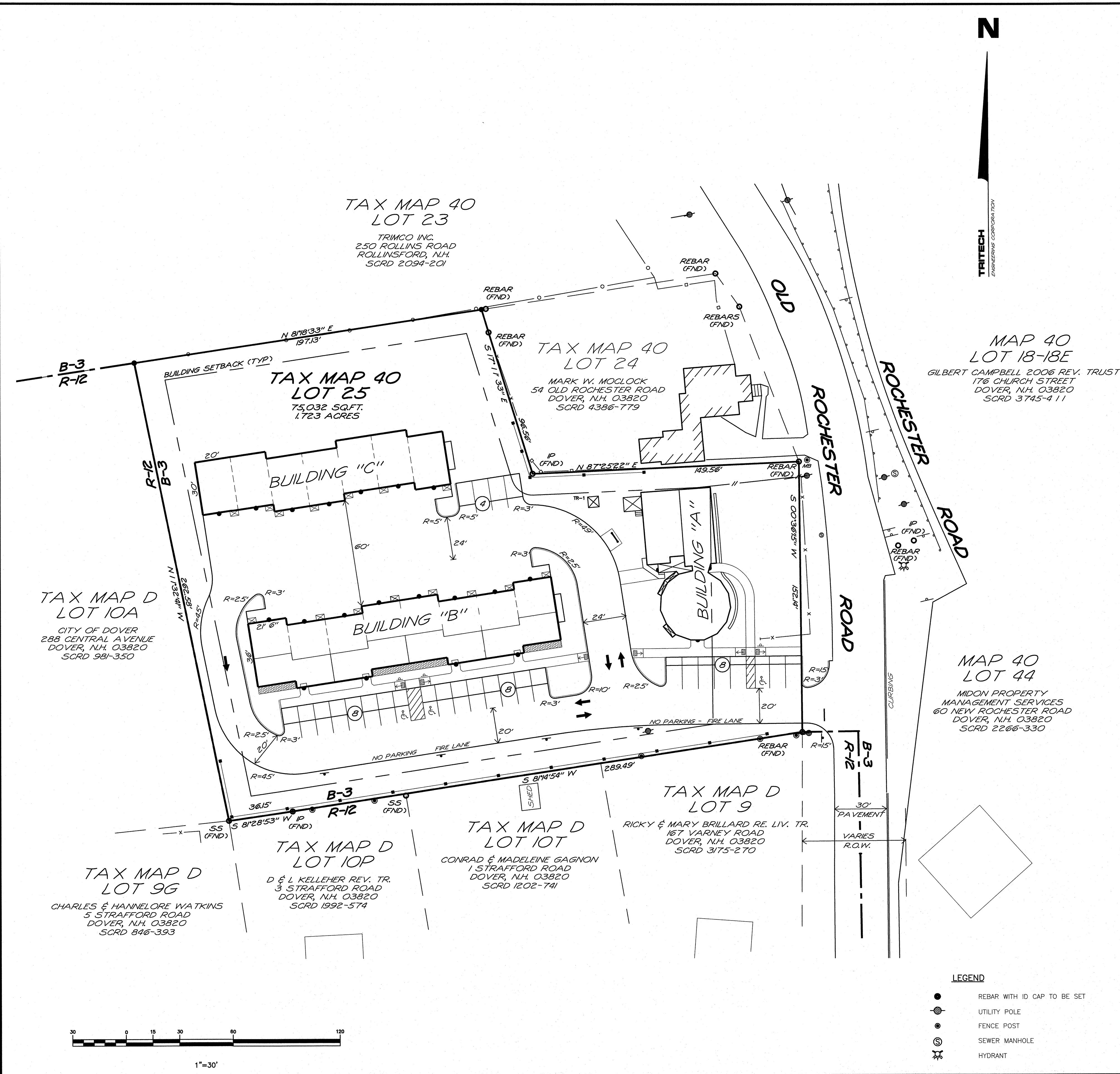
A handwritten signature in dark ink, appearing to read 'RJS', is written over the company name.

Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Enclosures

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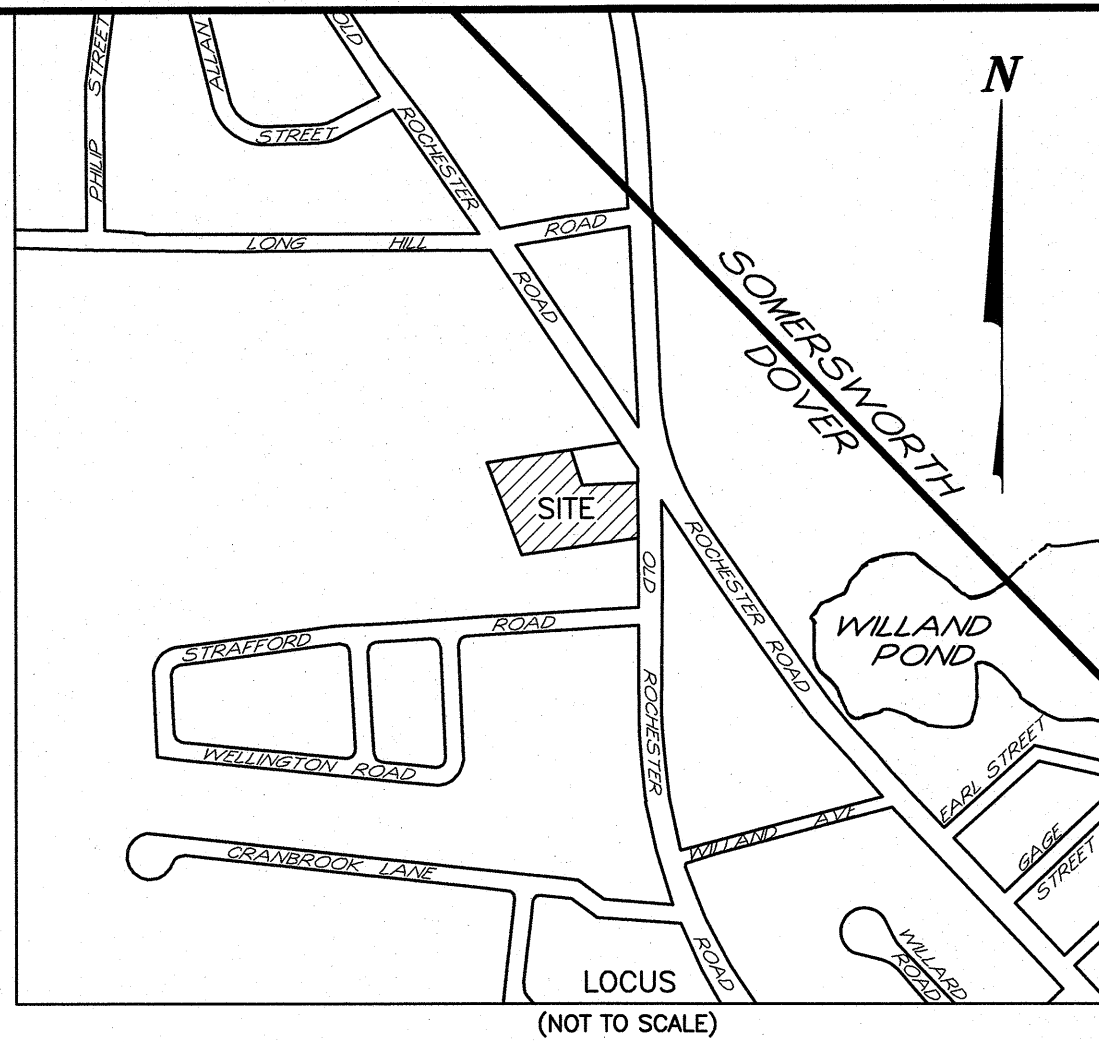


NOTES

- INTENT: TO SHOW THE REDEVELOPMENT OF DOVER TAX MAP 40 LOT 25, SPECIFICALLY: BUILDING "A" IS AN EXISTING STRUCTURE THAT CONTAINS ONE (1) RESIDENTIAL DWELLING UNIT AND 1,992 SQUARE FEET OF COMMERCIAL SPACE. AS PART OF THIS REDEVELOPMENT THE 1,672 SQUARE FOOT RESIDENTIAL UNIT WILL BE CONVERTED TO ADDITIONAL COMMERCIAL SPACE LEAVING BUILDING "A" WITH A TOTAL OF 3,664 SQUARE FEET OF COMMERCIAL SPACE. THE EXISTING GARAGE, WHICH PRESENTLY PROVIDES AND INSTALLS AUTOMOTIVE ACCESSORIES, WILL BE RAZED AND REMOVED FROM THE SITE. THE BALANCE OF THE REDEVELOPMENT INVOLVES NEW CONSTRUCTION. BUILDING "B" IS NEW CONSTRUCTION THAT IS COMPRISED OF 2,436 SQUARE FEET OF COMMERCIAL SPACE ON THE FIRST FLOOR AND EIGHT (8) RESIDENTIAL TOWNHOUSES IN THE BALANCE OF THE BUILDING. BUILDING "C" IS NEW CONSTRUCTION THAT IS COMPRISED OF SEVEN (7) RESIDENTIAL TOWNHOUSES. THE PROJECT INVOLVES ONSITE EXTENSION OF WATER, SEWER AND UNDERGROUND UTILITIES, AS WELL AS 15,000 SQUARE FEET OF NEW PAVEMENT AREA, PROVIDING 40 EXTERIOR PARKING SPACES.
- CURRENT OWNER: THOMAS J. CAULEY SR.
52A OLD ROCHESTER ROAD
DOVER, N.H. 03820
- APPLICANT: SALTY SEA LLC
356 TOLAND ROAD
DOVER, N.H. 03820

SIGNATURE

- TOTAL AREA: 75,032 SQ.FT. = 1.723 ACRES
- TAX MAP 40 LOT 25
- PROJECT DEED REFERENCE: BOOK 2134 PAGE 379
- PROJECT PLAN REFERENCE: LOT LINE ADJUSTMENT PLAN PREPARED FOR COLONIAL DOVER PROPERTIES, LLC AND CITY OF DOVER, N.H. LONG HILL ROAD & NH ROUTE 16B DOVER, NEW HAMPSHIRE. MCNEANEY SURVEY ASSOCIATES JANUARY 4, 1999 SCRD #55-79 RAYMOND G. SWEATT & PERLEY J. COLE FINAL PLAN STRAFFORD WOODS G.L. DAVIS & ASSOCIATES MAY 1960 SCRD Po 7, Fo 2, PLAN #7
- ZONING: B-3
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FT
MIN. SETBACKS:
FRONT: 50 FT
SIDE: 12 FT
REAR: 15 FT
MAX LOT COVERAGE: 50 %
MAX BLDG. HEIGHT: 40 FT
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 26,000, AND WAS ACCOMPLISHED BY TRITECH ENGINEERING USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF MARCH, 2017.
- SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (PANEL 0310E, MAP No. 33017C0310E, DATE: 9-30-2015).
- BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON FEBRUARY 31, 2017 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON MARCH 13, 2017. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88), COORDINATES SHOWN ARE DOVER GIS SYSTEM.
- DURING THE MONTH OF AUGUST, 2017 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. NO WETLANDS WERE OBSERVED.
- ON JUNE 15, 2017, THE DOVER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM SECTION 170-12.A OF THE ZONING ORDINANCE TO PERMIT, A MULTI-FAMILY DWELLING (15 UNITS) WHERE MULTI-FAMILY DWELLING IS A USE PERMITTED BY SPECIAL EXCEPTION AND THE APPLICANT'S PROPOSAL DOES NOT MEET ONE OF THE TWO SPECIAL EXCEPTION CRITERIA, WHICH REQUIRES THAT DWELLING UNITS ARE LOCATED ONLY ON THE SECOND STORY OR HIGHER OF A NEWLY CONSTRUCTED STRUCTURE.
- ON JUNE 15, 2017, THE DOVER ZONING BOARD OF ADJUSTMENT GRANTED A SPECIAL EXCEPTION PER SECTION 170-12.A OF THE ZONING ORDINANCE TO PERMIT, MULTI-FAMILY DWELLINGS.
- PARKING CALCULATION
BUILDING "A" - COMMERCIAL
3,664 SQ.FT. 13.3 = 14 SPACES
275
BUILDING "B" - MIXED USE
8 RESIDENTIAL
1,9 x 8 = 15.2 = 16 SPACES
NONE FOR COMMERCIAL
2,436 SQ.FT. 8.8 = 9 SPACES
275
BUILDING "C" - RESIDENTIAL
10.9 x 7 = 13.3 = 14 SPACES
10.9
PARKING PROVIDED:
40 SPACES, EXTERIOR
15 SPACES, GARAGES



TRITECH
ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9890

GENERAL SITE DEVELOPMENT PLAN

PERRO PLACE

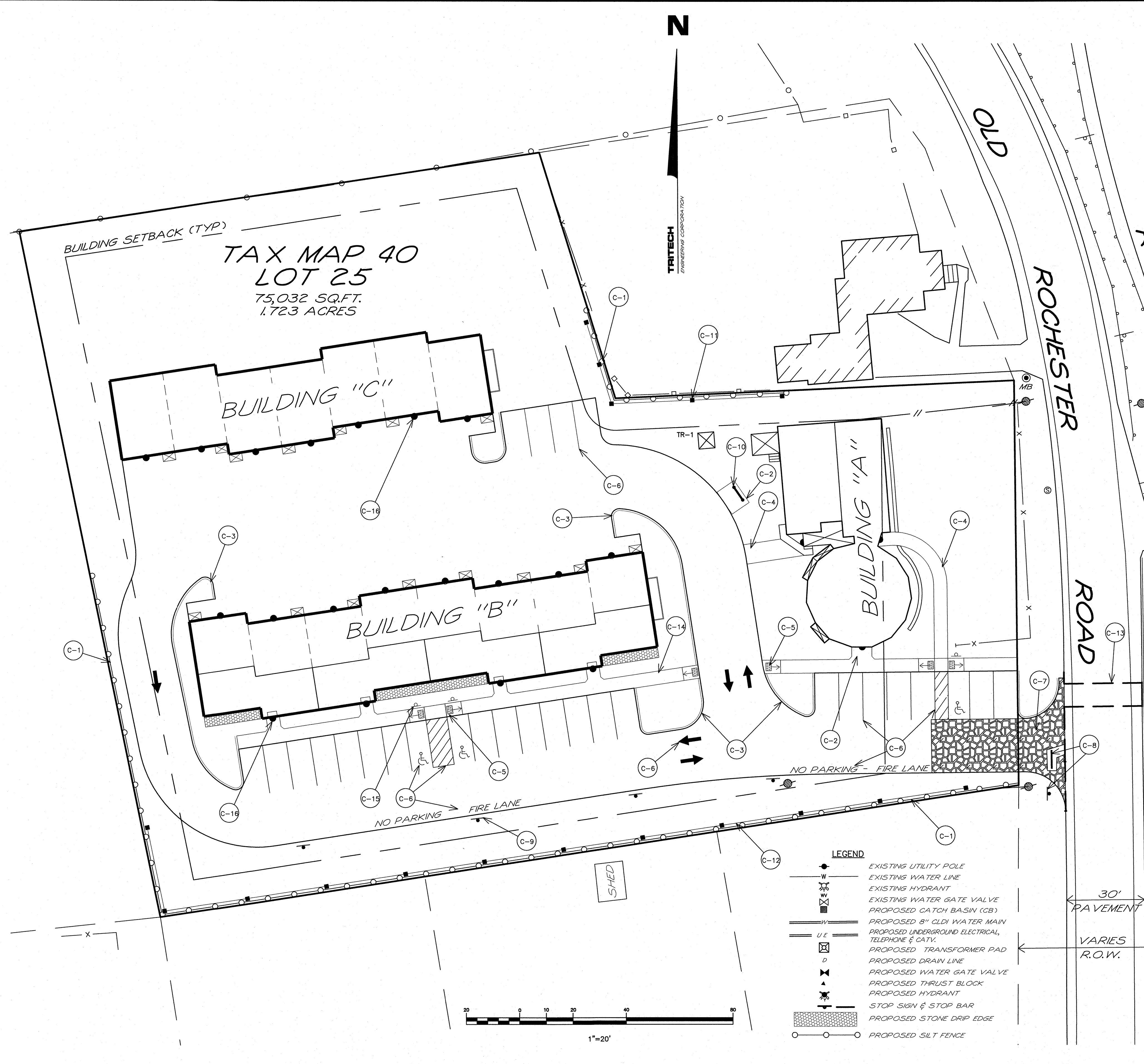
52 OLD ROCHESTER ROAD
DOVER, NEW HAMPSHIRE

OCTOBER 19, 2017 JOB No. 17102
SCALE: 1" = 30'

SHEET No.

SP-1

(P17-00)



- GC-1 GENERAL CONSTRUCTION NOTES:**
1. THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-800-225-4977, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGH OUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
 2. EXISTING UTILITIES — ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 3. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.; DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD 83 AND SHALL BE EXPRESSED IN FEET.
 4. ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
 5. TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION FEBRUARY, 2017 AND ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
 6. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE 1, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
 7. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 8. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
 9. TRASH REMOVAL WILL BE PROVIDED BY A PRIVATE REFUSE HAULING COMPANY.
 10. COMMERCIAL VEHICLE ROUTES DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
 11. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
 12. THE OWNER SHALL RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS: DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO SUCCESSORS IN TITLE THAT THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
 13. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FOOT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
 14. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
 15. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SIGN SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 16. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 17. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6 PM, SATURDAY AND SUNDAY 9AM-4PM. 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.
 18. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
 19. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2015 STATE BUILDING CODES.
 20. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
 21. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
 22. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
 23. ALL UNITS ARE PROPOSED TO BE SERVED BY MUNICIPAL WATER AND SEWER.

- C-1 CONSTRUCTION NOTES:**
1. INSTALL SILT FENCE PER DETAIL 1, SHEET SP-6 OR FILTER SOCK PER DETAIL 7, SHEET SP-6.
 2. INSTALL CONCRETE PAD PER DETAIL 9, SHEET SP-5.
 3. INSTALL SLOPED GRANITE CURB PER DETAIL 4, SHEET SP-5.
 4. INSTALL ASPHALT SIDEWALK PER DETAIL 2 SHEET SP-5.
 5. INSTALL HANDICAP ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 10, SHEET SP-6.
 6. YELLOW OR WHITE PAVEMENT MARKINGS, SEE DETAIL 12, SHEET SP-5 FOR HANDICAP SYMBOL.
 7. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7, SHEET SP-6.
 8. INSTALL 18" STOP BAR IN ACCORDANCE WITH THE 2010 STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
 9. INSTALL SIGN "NO PARKING - FIRE LANE"
 10. INSTALL MAIL KIOSK IN COMPLIANCE WITH DOVER USPS POSTMASTER.
 11. INSTALL 96' OF 6' HIGH VINYL STOCKADE FENCE PER DETAIL 3, SHEET SP-7.
 12. INSTALL 336' OF 6' HIGH VINYL STOCKADE FENCE PER DETAIL 3, SHEET SP-7.
 13. SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 1, SHEET SP-5.
 14. INSTALL CONCRETE SIDEWALK PER DETAIL 1, SHEET SP-5.
 15. HANDICAP PARKING SIGN PER DETAIL 8, SHEET SP-5.
 16. INSTALL (22) BEGA MODEL 33542 WALL MOUNTED LIGHT FIXTURE. MOUNTING HEIGHT SHALL BE 10 FEET ABOVE FINISH GRADE.

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3930

REVISIONS	DATE	DESCRIPTION

SITE CONSTRUCTION PLAN

PERRO PLACE
52 OLD ROCHESTER ROAD
DOVER, NEW HAMPSHIRE

OCTOBER 19, 2017
JOB No. 17102
SCALE: 1" = 20'

SHEET No.

SP-2
(P17-00)



Perro Place
Proposed Street View
2017-10-18

REVISIONS
DATE: DESCRIPTION:

STREETSCAPE PLAN

PERRO PLACE

52 OLD ROCHESTER ROAD
DOVER, NEW HAMPSHIRE

OCTOBER 19, 2017

JOB No. 17102

SHEET NO.

LA-2







