



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, August 23, 2018**
Meeting Time: **10:30 am**

1. **10:30 AM – 11:15 AM:** Site Review for Johnson Creek Village (Owner: Aramis Black/Real McKoy LLC), Assessor's Map H, Lot 1, zoned B-4, located at 301 Durham Road. (Proposal is to change the classification from Elderly Assisted Care to Assisted Living, increasing beds from 12 to 24, adding parking, lighting and other minor changes.) (P15-38A)



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: August 02, 2017]

RECEIVED
Planning Office

Office Use Only

Project #:

P15-38A

Date Received:

AUG 07 2018

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant:

Aramis Black / Real McKay LLC

Telephone #

603-591-1256

Address of Applicant:

301 Durham Road.

E-Mail Address:

amblack99@gmail.com

Name of Property Owner (if different from applicant):

Telephone #

Address of Property Owner:

PROPERTY INFORMATION

Address of Property:

301 Durham Rd.

Assessor's Map #

H

Lot(s) #

1

Zoning District(s)

B-4

Overlay District(s)

Size of Parcel: 128,641 sq. ft.

2.95 ac.

Property Deed: Book

3563

Page:

238

Existing Use of Property:

Assisted Living under construction

SITE PLAN INFORMATION

Describe Proposed Use:

Assisted Living Facility

Area of Parcel to be Developed:

76,000

sq. ft.

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

Number of Parking Spaces: Existing

21

Proposed

26

Highway Access (check where applicable):

City Street

X State Highway

Number of Employees Total:

9

In Maximum Shift:

6

Disposition of Parcel:

No Change

Building Setbacks:

No Change

Building Footprint

sq. ft.

Front Yard

ft.

Total Building Area

sq. ft.

Rear Yard

ft.

Paved Area

sq. ft.

Side Yard:

Right

ft.

Left

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: Under Construction

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

WAIVER REQUESTSSite Review Regulations section(s) to be waived: See attached

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

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) McEneaney Survey Assoc.Address 24 Chestnut St, Dover Telephone #: 603-742-0911Professional License #: 661 E-mail address: msa@survey11.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Steve Haight PE, Civilworks IncAddress 181 Watson Rd, Dover NH Telephone #: 603-749-0443Professional License #: 5745 E-mail address: shaight@civilworksinc.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. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. 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: John P. DeStefano Date: 8/7/18

JOHNSON CREEK VILLAGE
Construction Phase Two

8/7/2018

CATEGORY	ITEM	DESCRIPTION
Objective	Beds	Increase beds from 12 to 24
	Classification	From Elderly Assisted Care to Assisted Living
Impacts to site for Planning Board Approval	Footprint	No change
	Beds	Bed layout change
	Parking	Add five spaces to existing parking, with pervious pavement
	Lighting	Add 1 light pole
	Well	Capacity is adequate Change classification to Community Well
	Wastewater/Septic	Increase Capacity with a new leach field on adjacent land
	Grease Interceptor	Increase with another tank
Impacts to building for Amended Building Permit	Footprint	No change
	Elevations	Remove garage doors, add windows
	Sprinkler	No Changes
	Plumbing	No Changes
	Gas	Capacity is adequate
	HVAC	Modify sizing as needed
	Power	Capacity is adequate Add outlets in rooms

CHRISTOPHER G. PARKER, AICP
Assistant City Manager
Planning & Strategic Initiatives
c.parker@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
Zoning Board of Adjustment

July 3, 2018

Aramis Black
Real McKoy Properties LLC
PO Box 1727
Dover, NH 03821

Re: Z18-12 – 301 Durham Road (Tax Map H, Lot 1)

Dear Mr. Black:

This letter is to follow up on the Notice of Decision Letter issued June 29, 2018 regarding the Zoning Board of Adjustment's June 21, 2018 decision in case Z18-12. I want to clarify that the Board's discussion and vote reflected a request for an assisted living facility of 24 beds. The enclosed draft minutes and my staff memo explaining the request to the Board are enclosed, and also support this decision. I believe that the application materials also clearly reflect the request that was made.

Please note that per Section 170-52.C.4.d of the City of Dover Zoning Ordinance, if the variance is not acted upon within four (4) years of the date of approval, it shall be considered null and void.

If you have any questions, please do not hesitate to contact me by phone at (603) 516-6008 or by email at e.piekut@dover.nh.gov.

Sincerely,

Elena C. Piekut
Assistant City Planner, Zoning Administrator

EC: James H. Maxfield, Building Official and Michelle Dube, Inspections Secretary
John DeStefano, DeStefano & Associates (johnnd@destefano-associates.com)
FX Bruton, Bruton & Berube (fx@brutonlaw.com)
Steve Haight, Civilworks New England (shaight@civilworksnc.com)

**EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED
PLAN
LIST OF ABUTTERS**

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
H	1	Real McRoy Properties, LLC	301 Durham Road

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Steve Haight	Civilworks Inc.	181 Watson Road Dover, NH 03827

Conservation Easement Holder:

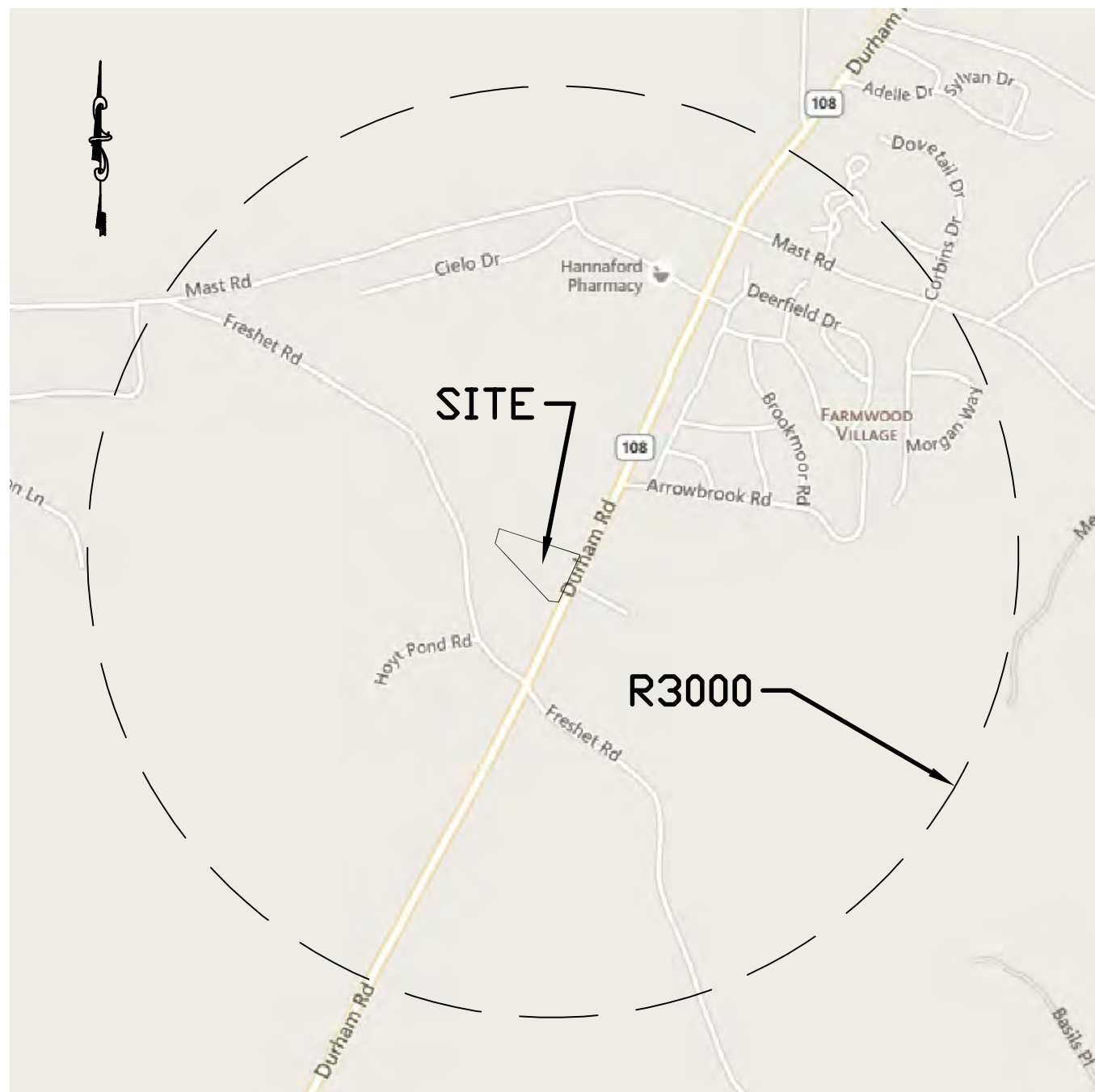
TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

SITE PLAN

JOHNSON CREEK VILLAGE

24 BED CARE HOME

TAX MAP H, LOT 1
301 DURHAM ROAD
DOVER, NH
FEBRUARY 12, 2016
REVISED JULY 15, 2016
REVISED AUGUST 7, 2018



LOCUS MAP
SCALE: 1"=1000'

- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF THE STATE PERMITS. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES SUBSURFACE DISPOSAL SYSTEM: APPROVAL #eCA2015081712
NHDOT AMENDED DRIVEWAY PERMIT: #06-125-384, DATED 9-21-15
 2. PURSUANT TO CITY OF COVER ORDINANCE AND APPROVALS ASSOCIATED WITH THIS WORK, CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY – FRIDAY 7AM – 6PM, SATURDAY 8AM – 5PM, WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR GENERAL CONTRACTOR. SAID SIGNAGE SHALL BE LOCATED AND APPROVED BY THE CITY ENGINEER OR DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.
 3. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN AND THE REPORTING REQUIREMENTS CONTAINED THEREIN.
 4. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF A 10,109 S.F. ELDERLY ASSISTED CARE HOME FOR 24 RESIDENTS WITH TWO (2) ACCESSORY APARTMENTS, FOR STAFF ONLY CONTAINED WITHIN THE EXISTING STRUCTURE.

- VARIANCES GRANTED:**
- > Z18-12, JULY 3, 2018:
VARIANCE FROM SECTION 170-12.A TO PERMIT THE CONSTRUCTION OF AN ELDERLY ASSISTED CARE HOME FOR 24 RESIDENTS WITH 2 ACCESSORY STAFF APARTMENTS
 - > Z13-18A, JULY 15, 2015:
VARIANCE FROM SECTION 170-12.A TO PERMIT THE CONSTRUCTION OF AN ELDERLY ASSISTED CARE HOME FOR 12 RESIDENTS WITH 2 ACCESSORY STAFF APARTMENTS (AMENDMENT OF Z13-18)
 - > Z13-18, OCTOBER 17, 2013:
VARIANCE FROM SECTION 170-12.A TO PERMIT THE CONSTRUCTION OF AN ELDERLY ASSISTED CARE HOME FOR 8-10 RESIDENTS WITH 2 ACCESSORY STAFF APARTMENTS.
 - > Z06-13, JUNE 15, 2006:
VARIANCE FROM SECTION 17-12, TABLE I, PARTS A AND C-1 TO ESTABLISH A BEAUTY SALON AND SINGLE-FAMILY DWELLING.

OWNER REAL MCKOY PROPERTIES, LLC
P.O. BOX 1727
DOVER, NH 03820

SITE CIVIL ENGINEER CIVILWORKS NEW ENGLAND
181 WATSON ROAD
DOVER, NH 03820

LAND SURVEYOR MCENEANEY SURVEY ASSOCIATES, INC.
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820

SOIL SCIENTIST JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908

LANDSCAPE ARCHITECT WOODBURN & COMPANY
LANDSCAPING ARCHITECTURE, LLC
130 KENT PLACE
NEWMARKET, NH 03857

SHEET INDEX	SHEET
EXISTING CONDITIONS /SOILS PLAN	EX-1
NOTE SHEET	2
OVERALL SITE PLAN	3
DEMOLITION PLAN	4
DETAILED SITE LAYOUT PLAN	5
GRADING, DRAINAGE & EROSION CONTROL PLAN	6
UTILITY PLAN	7
EROSION CONTROL NOTES	8
EROSION CONTROL DETAILS	9
DETAILS	10 - 14
LIGHTING PLAN (C2-1)(BY AG ARCHITECTS)	15
LIGHTING DETAILS (1 OF 1)(SWANEY LIGHTING ASSOCIATES, INC)	16
LANDSCAPE PLAN (L-1)(BY WOODBURN & COMPANY)	17
SITE UTILITY AND SUBSURFACE DISPOSAL SYSTEM PLAN	18
SUBSURFACE DISPOSAL SYSTEM PLAN DETAILS & NOTES	19
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NOTES:
1. SEE SHEET 2 "NOTE SHEET" FOR ADDITIONAL SITE NOTES.

THE WELL MUST BE INSTALLED
AT THE LOCATION SHOWN.
COORDINATE FOUNDATION
CONSTRUCTION TO ACCOMMODATE
WELL LOCATION

REFERENCE PLANS:

- EXISTING CONDITIONS PLAN, PREPARED FOR REAL MCKOY PROPERTIES LLC, TAX MAP H, LOT 1, 301 DURHAM ROAD. CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1"=30', DATED: APRIL 2015, PREPARED BY McNEANEY SURVEY ASSOCIATES, INC., P.O. BOX 681 - 24 CHESTNUT STREET, DOVER NH 03820 (603) 742-0911.
- "SITE PLAN JOHNSON CREEK VILLAGE CARE HOME", TAX MAP H, LOT 1, 301 DURHAM ROAD, DOVER, NH; DATED: JULY 9, 2016; REVISED: SEPTEMBER 30, 2015; PREPARED BY CIVILWORKS INC. DOVER, NH.

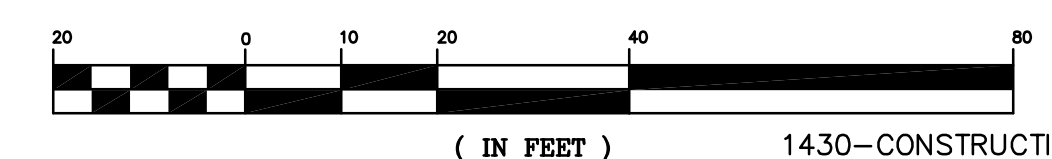
PLANNING FILE NO.: P15-38

No.	DATE	BY	REVISION
2	8-7-16	SJH	REVISED PARKING LAYOUT / 24 BEDS
1	7-15-16	SJH	REVISION PER ARCHITECTURAL UPDATE
No.	DATE	BY	REVISION

DETAILED SITE LAYOUT PLAN

JOHNSON CREEK VILLAGE
CARE HOME
TAX MAP H, LOT 1
DOVER, NEW HAMPSHIRE

GRAPHIC SCALE

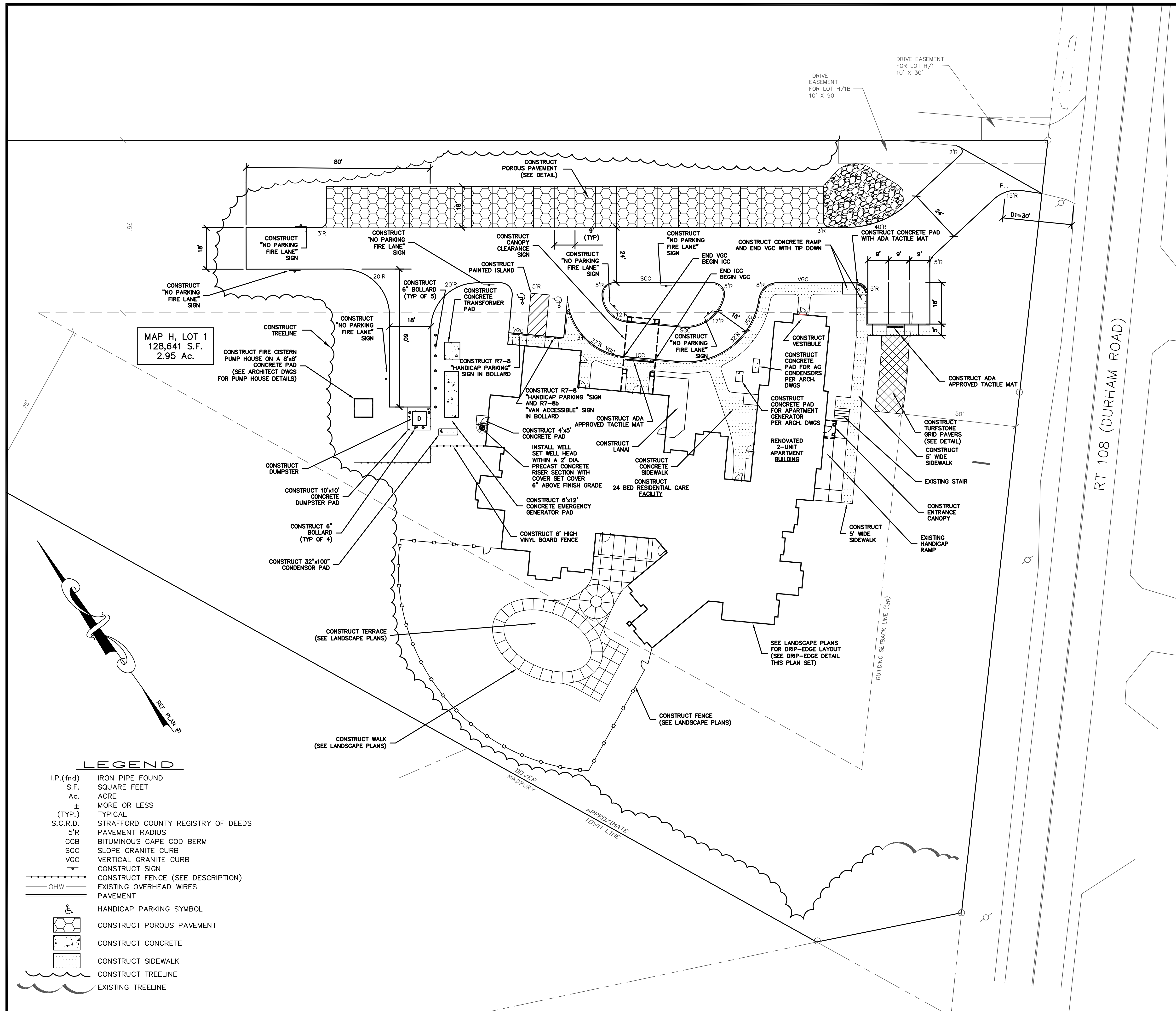


(IN FEET) 1430-CONSTRUCTION.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING

181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

DESIGN: DCL
SCALE: 1"=20'
DATE: 2-12-16
SHEET: 5 OF 20
PROJECT #14102



MAP H, LOT 1
128,641 S.F.
2.95 Ac.

LEGEND

- I.P.(fnd) IRON PIPE FOUND
S.F. SQUARE FEET
Ac. ACRE
± MORE OR LESS
(TYP.) TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
5'R PAVEMENT RADIUS
CCB BITUMINOUS CAPE COD BERM
SGC SLOPE GRANITE CURB
VGC VERTICAL GRANITE CURB
CONSTRUCT SIGN
CONSTRUCT FENCE (SEE DESCRIPTION)
EXISTING OVERHEAD WIRES
PAVEMENT
HANDICAP PARKING SYMBOL
CONSTRUCT POROUS PAVEMENT
CONSTRUCT CONCRETE
CONSTRUCT SIDEWALK
CONSTRUCT TREELINE
EXISTING TREELINE