CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 306, 61 Locust Street, Dover NH 03820
Meeting Date: **Tuesday, October 9, 2018**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 25, 2018 Regular Meeting Minutes
- October 3, 2018 Joint Planning Board and City Council Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Discussion on the City's proposed Capital Improvements (CIP) FY 2020-2025. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.

B. Consideration and acceptance of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to construct a 6-unit apartment building and 17 parking spaces, with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.) *(P18-01)

C. Consideration and acceptance of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to allow a fourth story on a building where three is the maximum). *(P18-44)

D. Consideration and acceptance of a Site Review for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to demolish the existing garage and replace with a six (6) unit apartment building. The lot contains an existing five (5) unit building which would remain.) *(18-02)

E. Consideration and acceptance of an Amendment for a previously approved Site Plan Review (03/27/18) for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 19, zoned CBD-G, and located at 333 Central Avenue. (Proposal is to amend the building façade materials and minor site plan changes). *(P18-04A)

F. Consideration and acceptance of a Site Review for R&P Singh LLC, (Owner: Aranosian Oil Co., Inc.), Assessor's Map 15, Lot 71, zoned B-5, located at 52 Central Avenue. (Proposal is to add a drive-thru service window). *(P08-09A)

G. Consideration and possible posting of an amendment to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. The amendment allows any future relief to the Cochecho Waterfront District regulations to be through a Conditional Use Permit from the Planning Board rather than by relief from the Zoning Board of Adjustment.

5. STAFF COMMENT

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:	McConnell Center Rm 306 – 61 Locust Street
Meeting Date:	**Tuesday, September 25, 2018**
Meeting Time:	**7:00 pm**

Members Present: Kirt Schuman (Chair), Gina Cruikshank (Vice Chair), Dennis Ciotti (Councilor), Frank Torr, Tom Clark, Dave Landry, James Burdin, Dave White, Tristan Donovan (Alternate), Hayley Harmon (Alternate)

Members Not Present: Lee Skinner

Staff Present: Christopher G. Parker, Assistant City Manager

The Chair called the meeting to order at 7:00pm and sat H. Harmon for L. Skinner. He announced item F will not be heard tonight. It will be heard October 9, 2018.

1. CITIZENS' FORUM

Citizens Forum Open. No One Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- September 11, 2018 Regular Meeting Minutes

Motion: G. Cruikshank made a motion to approve the minutes as presented. Seconded by D. Ciotti. Vote U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

G. Cruikshank noted that items A, B and C would be heard together.

A. Consideration and acceptance of a Lot Line Adjustment for Marker 44 Holdings, LLC, Assessor's Map 24, Lots 114 & 115-B, zoned CBD-G & CWD and located at 87 Portland Ave and Cocheco St. *(P18-36)

B. Consideration and acceptance of a Conditional Use Permit for Marker 44 Holdings, LLC, Assessor's Map 24, Lot 115B, zoned CBD-G & CWD, located at 87 Portland Ave and Cocheco St. (Proposal is to install utilities, walking path, parking, retaining wall and site grading. Impacts include 9,950 sq. ft. of 20% slope, 150 sq. ft. of Conservation District within 100 feet of Cochecho River, 11,017 sq. ft. of wetland buffer impact, 181 sq. ft. of permanent wetland impact and 589 sq. ft. of temporary wetland impact.) *(P18-35)

C. Consideration and acceptance of a Site Review for Marker 44 Holdings, LLC, Assessor's Map 24, Lots 114 & 115-B, zoned CBD-G & CWD, located at 87 Portland Ave. & Cocheco St. (Proposal is to leave the existing 2,176 sq. ft. two family dwelling and construct four 3,904 sq. ft. multi-unit apartment buildings containing a total of 32 units and construction of a 24 ft. wide driveway to access both buildings.) *(P18-34)

C. Parker explained the applicant is seeking to leave the existing 2,176 sq. ft. two family dwelling and construct four 3,904 sq. ft. footprint multi-unit apartment buildings containing a total of 32 units and construction of a 24 ft. wide driveway to access both buildings.

In order to set the two family dwelling apart, the applicant is proposing to adjust the boundary line between two lots. Lot 114 will decrease from 0.94 acres (41,164 s.f) to 0.23 acres (10,100 s.f.). Lot 115-B will increase from 0.91 acres (39,463 s.f.t) to 1.62 acres (70,526 s.f.).

Finally, in order to install utilities, walking path, parking, retaining wall and site grading in the Conservation District (within 100' of the Cochecho River), wetland buffer impact, and temporary and permanent wetland impacts, the applicant seeks a Conditional Use Permit.

The Technical Review Committee reviewed this at their August 9th meeting and then had a follow up discussion on how comments were addressed to each Department's satisfaction. The Conservation Commission endorsed the Conditional Use Permit at their August 13, 2018 meeting.

S. Haight, Civilworks New England, reviewed the layout and details. Following the presentation, the lighting and percent of grade was clarified for the board.

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

Public hearing opened.
Barbara Murphy, 90 Portland Ave stated she moved in three years ago and is not happy with the project being near her residence. She requests a current wetlands study be done since the information she found is from 2009. She is concerned her home's value will be diminished. She stated not all abutters received notification of the meeting. She is concerned about the building height, the one-way entrance/exit won't accommodate fire safety vehicles, the wetlands area and the alteration of terrain, how long the project will take and traffic and safety issues. She requests a traffic/safety study be done.

Kevin Batson, 86 Portland Ave also wondered if a traffic study has been done regarding the effect of adding 32 new families to that area. It is already a busy intersection.

Greg Pillette, 97 Portland Ave said the back of his property will abut this development. He is concerned with traffic, noise, safety (will a traffic light go in? will there be more crosswalks?), lighting, privacy (people walking through yards- will there be a fence?) and wondered if plant life at the property line will be dug up. He also inquired about the daily start time of construction.

Matt Roper, 32 Rogers St stated the new structure will be five feet from his property line. He requested a continuance. His neighbor couldn't make the meeting tonight, and he had to fly in for it. He anticipates apartments with small square footages which leads to tenant turn-over. He also has parking concerns.

James Printy, 46/48 Cocheco St will abut the development. He encouraged the board members to walk the property. It is very wet. He is concerned with flooding, drainage, grading, landscape maintenance, snow storage, wetland buffer and the number of units proposed.

Diane Carter, 76 Portland Ave is concerned about the driveways, traffic and safety. She commented on the short notice of the meeting – she received it today.

Public Hearing closed.

C. Parker addressed the public comments as follows:
- a wetland analysis was done
- he gave explanations of the Central Business District and Cocheco Waterfront District
- for fire vehicle access a turn was provided in the driveway

- a traffic study has been done. It included suggestions for improvements on Portland Ave. He further reported that this neighborhood is under review with the planning department.
- standard hours for construction in Dover are M-F 7am-6pm and S-S 9am-4pm. The Planning Board has the authority to restrict weekend hours however the restriction is for heavy equipment only. There is no ordinance restricting the use of manual tools.
- lighting units have to be down-lighting
- an 8' fence will be installed
- unit sizes will be close to 1400 square feet each
- an operation of maintenance landscape plan is required
- storm water operations maintenance plan is also required
- pest management plan is required
- parking proposed meets requirements
- regarding the notice of the meeting: state law requires 10-day certified mail notice for abutters within 200 feet. If no one is home to receive it, a receipt is left for homeowners to come retrieve it. C. Parker encourages residents to come to the office to review the full-sized plans, maps and studies.

S. Haight addressed remaining public comments as follows:

- the traffic study concluded 32 extra families will not noticeably impact the area
- a wetlands study and survey were done. The plan uses current 2018 data.
- the driveway is sized and shaped specifically to accommodate fire safety vehicles
- he explained the drainage system: the grading directs the flow to the catch basins which treat the water before sending it to the underground detention system.
- there is a landscape plan
- fences will be installed to prevent people from walking through
- the parking garages will be in the ground- they are using the topography to keep the height less than the 55' allowed
- confirmed the units will be 1,400-1500 square feet with elevators and stairwells as common areas
- units will have two bedrooms and patios. The building is oriented towards Cocheco so front doors and patios are not facing residential abutters.
- construction will take minimum 12-15 months but could be two years or more. The site work (drainage, utilities) will go in first, then construction will occur one building at a time. Planning to start in the spring.

C. Parker made a few final comments. This is a border zone. TRC liked the screening and the facing of the property. The developer is Dover-based and familiar with all regulations. Regarding notifications, Dover is considering sending them earlier than the state requires since mail is not being sorted in Dover anymore.

Staff Recommendation – Lot Line Adjustment:
Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations. The Planning Department recommends that the Board vote to approve the lot line adjustment plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall revise the plat to:
   a. Include the Licensed Land Surveyor signature and stamp
   b. Add the owner's signatures to the final plat submitted for signature to be recorded at the

Strafford County Registry of Deeds
c. Add Planning file number to be P18-36
d. Add note that sheds may stay in place as the lot line adjustment is between the same owner's two properties

Motion: D. White made a motion to approve the application subject to the staff recommended conditions. Seconded by D. Ciotti. Vote U/A

Staff Recommendation – Conditional Use Permit:
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.

The Conservation District ordinance provides for Conditional Use permits to allow impacts within 100' of a tidal river if standards related to demonstration of avoidance of impact, minimization of impact, mitigation and soil erosion and sedimentation control are met. This proposal is consistent with those standards. The Planning Department recommends that the Board vote to approve issuing the Permit with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. Lot line adjustment (P18-36) and Site Plan (P18-34) is approved.
2. Add NHDES wetlands permit number to the plan.

Motion: D. White made a motion to approve the Permit subject to the staff recommended conditions. Seconded by G. Cruikshank. Vote U/A

Staff Recommendation – Site Plan:
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. This plan is consistent with those regulations. The Planning Department recommends that the Planning Board vote to approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The conditional use permit (P18-35) and Lot Line Adjustment (P18-34) shall be approved
2. The applicant shall provide:
   a. A digital version of plan set
   b. Integrated Pest Management Plan documenting need or lack thereof for pest control
   c. Cross-access easements for parking and access
3. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Add LLS, PE, and Landscape Architect signatures and stamps to final plan
   c. Substitute vinyl siding with a more natural material
   d. Address any outstanding TRC comment
   e. Note Integrated Pest Management plan on demo sheet
   f. Locate the gates valves on the water services
   g. Install a sewer manhole on Cocheco Street.
   h. Indicate that an 8' tall fence will be installed along the property line parallel to Portland Avenue with Map 24 lot 115

i. Indicate that an 8' tall fence will be installed along the property line perpendicular to Cochecho Street with Map 24 Lot, 113 unless the abutter determines one is not necessary. Such determination shall be provided to the Planning Department in writing.
j. Change site construction hours to exclude Sunday hours.

Conditions to Be Met Prior to any Construction Activity:

4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.
5. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp
6. Provision of Integrated Pest Management Plan are in place to the satisfaction of Inspection Services.

Conditions to Be Met Prior to Issuance of a Building Permit:

7. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.

Conditions to Be Met Prior to Occupancy:

8. Issuance of a certificate of occupancy.
9. Impact fees for new dwelling units shall be paid per the invoice included with the Notice of Decision.
10. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Motion: D. Landry made a motion to table the site plan for a site walk on October 13. Seconded by F. Torr. Vote 8-1 with J. Burdin opposed.

G. Cruikshank noted that items D and E would be heard together.

D. Consideration and acceptance of a Site Review for Summit Land Development, Assessor's Map K, Lot 19-4, zoned ETP (RCM Overlay), located at Pointe Place. (Proposal is to construct three buildings consisting of 8,000 sq. ft. commercial space and 119 residential units.) *(P18-37)

E. Consideration and acceptance of a Conditional Use Permit for Summit Land Development, Assessor's Map K, Lot 19-4, zoned ETP (RCM Overlay), located at Pointe Place. (Proposal is to allow work within the 50 ft wetland buffer, with a retaining wall to limit the amount of grading and prevent any direct wetland impacts. There is about 4,000 sq. ft of buffer impact.) *(P18-38)

C. Parker explained the applicant is proposing to build 3 buildings on Pointe Place. Two would be all residential and the third would have commercial on the ground floor. The plan completed the build out directly upon Pointe Place. Similar to the previous mixed use buildings, the applicant is proposing to utilize the Transfer of Development Rights to allow for the residential units. The applicant proposed to place a conservation easement upon 3 acres of land for use as a recreational amenity adjacent to the Stonewall Drive land, and then purchase additional units via TDR.

This project is within the Residential Commercial Mixed Use district, which provides for a mix of uses, and includes requirements for a certain amount of commercial square footage to be provided. The plan is consistent with the requirements. Part of the site plan includes the addition of a left turn lane off Pointe

Place. This was to allow traffic flow at the four way created with the access to these units and the access way to behind the previously approved mixed use buildings.

The applicant appeared before the Technical Review Committee on August 16, 2018.

The Conservation Commission endorsed the Conditional Use Permit at their August 13, 2018 meeting.

The applicant received a variance from the Zoning Board of Adjustment to permit a building height of 44.5 feet where a maximum of 35 feet is allowed for a residential building.

Corey Belden, Altus Engineering, reviewed the layout and details. The construction timeline was stated as: construction on building 3 starts this fall with plans to complete in one year. If the market remains favorable, construction on building 4 begins next summer.

Motion: F. Torr made a motion to accept the application. Seconded by J. Burdin. Vote U/A

Public hearing opened. No One Spoke. Public Hearing closed.

STAFF RECOMMENDATION- TDR:
The Planning Department recommends that the Planning Board approve the TDR with the following conditions:

Conditions to be Met Prior to Signing of the Plans:
1. TDR fees shall be paid.
2. Note shall be added onto the plan explaining what relief is granted.

Motion: J. Burdin made a motion to approve the TDR units subject to the staff recommended conditions. Seconded by D. Ciotti. Vote U/A

STAFF RECOMMENDATION- SITE PLAN:

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. This plan is consistent with those regulations.
The Planning Department recommends the Planning Board vote to approve the Site Plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The conditional use permit (P18-38) shall be approved.
2. The applicant shall provide:
   a. A digital version of plan set
   b. Lighting plan for this application (with 3 buildings)
3. The applicant must revise final plan set to:
   a. Combine all plans and renderings into one set.
   b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   c. Add LLS, PE, and Landscape Architect signatures and stamps to final plan
   d. Indicate Building 5 looks the same as Building 4
   e. Address any outstanding TRC comments.
   f. Change site construction hours to exclude Sunday hours.

g. Add note regarding TDR calculation.
h. Indicate percentage of residential and commercial space
i. Provide abutter information on neighborhood plan
j. Indicate that excess snow that cannot be stored on site will be trucked off and removed appropriately.
k. Add Zoning Board of Adjustment information from September 20, 2018 meeting

Conditions to Be Met Prior to any Construction Activity:

4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.
5. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp

Conditions to Be Met Prior to Issuance of a Building Permit:

6. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.

Conditions to Be Met Prior to Occupancy:

7. Issuance of a certificate of occupancy.
8. Impact fees for new dwelling units and commercial space shall be paid per the invoice included with the Notice of Decision as well as the deed indicating the documentation of the 3 acres on Cold Springs to be recorded at the Strafford County Registry of Deeds
9. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
10. Traffic Control device (eg a traffic light) at Dover Point Road shall be installed before Certificate of Occupancy for Building #4 or at a time determined by a subsequent site plan approval, to the satisfaction of the Assistant City Manager and City Engineer.
11. Pointe Place shall meet all City standards for a public roadway.

The board members discussed the round-about, the left-turn lane, a median, roadways, traffic and safety. Discussion continued regarding what exactly was previously approved regarding the roadways/ driveways and how to move forward with them.

Motion: F. Torr made a motion to approve the site plan subject to the staff recommended conditions. Seconded by T. Clark. Vote 8-1 with D. White opposed.

STAFF RECOMMENDATION- CONDITIONAL USE PERMIT:

Conditions to Be Met Prior to the Issuance of a Conditional Use Permit:

1. Site Plan (P18-37) is approved.
2. Copies of the Alteration of Terrain Permit be submitted to the Planning Department.

Motion: F. Torr made a motion to issue the CUP subject to the staff recommended conditions. Seconded by D. Landry. Vote U/A

F. Consideration and possible posting of an amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. The amendment allows any future relief to the Cochecho Waterfront District regulations to be through a Conditional Use Permit from the Planning Board rather than by relief from the Zoning Board of Adjustment.

Item was not heard. Will be added to the October 9th agenda.

5. STAFF COMMENTS

- Development update on Third Street, Washington Street and Glenwood/Central.
- Thanked those who took the Visual Preference Survey
- TRC has been scheduled for a project 56 Dover Point Road.
- New Alternate Jackson Kaspari
- CIP Presentation is October 3

6. MEMBER COMMENTS

D. Ciotti inquired when the intersection on Washington St will be completed. C. Parker stated it won't be before May.

T. Clark inquired about 56 Dover Point Rd. C. Parker gave an update of everything he is aware of.

7. ADJOURNMENT

Motion: G. Cruikshank made a motion to adjourn at 9:45pm. Seconded by D. Landry. Vote U/A

CITY OF DOVER

JOINT MEETING OF THE CITY COUNCIL AND PLANNING BOARD MINUTES

Meeting Type: Workshop Session
Meeting Location: McConnell Center, Room 305
Meeting Date: **Wednesday, October 03, 2018**
Meeting Time: **7:00 pm**

1. CALL TO ORDER

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

Planning Board Member Torr led the Pledge of Allegiance.

4. ROLL CALL ATTENDANCE

City Council Present: Mayor Weston, Deputy Mayor Carrier, Councilor Ciotti, Councilor Gasses, Councilor Muffett-Lipinski, Councilor Shanahan, Councilor Thibodeaux, and Councilor Williams.
Planning Board Present: J.Burdin, T.Donovan, D.Landry, L.Skinner, F.Torr, and D.White.
Absent: Councilor Keane, Planning Board Members K.Schuman, G.Cruikshank, H.Harmon.

5. CITIZEN'S FORUM

Citizens are invited to speak on the subject matter of the Workshop. Statements shall be limited to five minutes.

Economic Development Director Daniel Barufaldi: He spoke in support of increasing the CIP project for Enterprise Park II.

Dusty Dietterle, 89 Park Street: She spoke in support of updating the Solid Waste Ordinance.

Timothy Dargan, Dover Business and Industrial Development Authority Chairperson: He spoke in support of increasing the CIP project for Enterprise Park II.

Scott Johnson, Dover Business and Industrial Development Authority: He spoke in support of increasing the CIP project for Enterprise Park II.

Mayor Weston, seeing no one else wishing to speak, closed the Citizen's Forum.

6. DISCUSSIONS

A. FISCAL YEARS 2020-2025 CAPITAL IMPROVEMENTS PROGRAM (CIP) PRESENTATION

Assistant City Manager Parker showed a video regarding the Proposed CIP projects.
He referred to the Proposed CIP book and highlighted a several areas.

B. SOLID WASTE ORDINANCE – RODENT CONTROL RECOMMENDATIONS

Fire Chief Hagman gave an overview of the rodent problem in the City.
Community Services Director Storer gave an overview of possible solutions to the rodent problem in the City.
Assistant City Manager Parker gave an overview of the City's plan in the future to maintain the rodent problem in the City.

7. ADJOURNMENT

Councilor Muffett-Lipinski moved to adjourn; seconded by Councilor Shanahan.
Vote: Unanimous.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-01

Application Type:	Site Plan Review
Applicant(s):	Dovester Holdings, LLC
Owner(s):	Dovester Holdings, LLC
Location:	24 Hanson Street (Assessor's Map 20, Lot 41)
Meeting Date:	October 9, 2018

INTENT: To demolish existing garage and replace with a 6 unit apartment building with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.

LOTS/UNITS PROPOSED: 6 additional units

AGENDA ITEM #: 4-B

ACREAGE: 0.5 acres

ZONING DISTRICT: CBD - Residential

EXISTING LAND USE: Multi-family residential

PROPOSED LAND USE: Multi-family residential

SURROUNDING LAND USE: Residential and vacant

ZBA ACTION: None

ATTACHMENTS: Application materials, 9.10.18 Conservation Commission minutes, and Grading, Drainage, Utilities & Landscape Plan

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

PERMITS REQUIRED:
-Conditional Use Permits (127 s.f. of wetland buffer impact, 830 s.f. of steep slope impact, 4th floor)
-Demolition permit

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is proposing to demolish an existing garage and replace with a 6 unit apartment building in addition to the existing 5 unit apartment building currently onsite. The Conditional Use Permit would allow them to complete the work with wetland buffer impacts of 127 sq. ft. and 830 sq. ft. within the 20% slopes.

The Conservation Commission endorsed the Conditional Use Permit at their September 10, 2018 meeting.

Consistency with Land Use Regulations
The Wetlands Protection District and Conservation District ordinances provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers and steep slopes 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 conditions:

Conditions to Be Met Prior to the Issuance of a Conditional Use Permit:

1. Site Plan (P18-02) is approved.
2. Specifications of the retaining wall be approved by the City Engineer.

24 Hnason Street



Property Information

Property ID	20041-000000
Location	24 HANSON ST
Owner	DOVESTER HOLDINGS 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 03/29/2018
Properties updated 10/02/2018

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: July 16, 2016]

RECEIVED
Planning Office

Office Use Only	Project #: P18-01	Date Received: SEP 28 2018
	Amount Paid:	Time Received: Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dovester Holdings, LLC. Telephone # 603-770-5630

Address of Applicant: 79 Exeter Road, North Hampton, NH 03862

E-Mail Address: jwhite912@comcast.net

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 20 Lot(s) # 41

Address of Property: 24 Hanson Street

Zoning District(s) CBD Overlay District(s) Wetlands / Steep Slope

Existing Use of Property: Apartment Rental Property

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	☐ Alternative Treatment Center
☒ Wetland Protection District	☐ Central Business District	☐ Heritage Residential District

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

The request for the conditional use permit is to construct a 6 unit appartment building in the location of the exsiting garage. We are asking for a conditional use permit for 127 s.f. of impact within the wetlands buffer, and 830 s.f. of impact within the steep slope.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: There are no state or federal permits required for this project.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: There are no state or federal permits required for this project.

Name of Professional That Prepared Plans: Christian O smith, P.E.

Address 70 Portsmouth Ave. 3rd Floor Stratham, NH 03885 Telephone #: 603-583-4860

Professional License #: NH-9900 E-mail address: csmith@bealsassociates.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: 12/27/17

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

Signature of Agent: _____ Date: 12-27-17

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: 12/27/17

CITY OF DOVER CONDITIONAL USE
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:

Applicant (if different from owner):

Surveyor and/or Engineer/Professional Agent:

Conservation Easement Holder:

DOVER CONSERVATION COMMISSION – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date:	Monday, September 10, 2018
Meeting Time:	5:30 pm

MEMBERS PRESENT: Tristan Donovan (Vice Chair), Steve Fellows, Amy Kramer-Perry, Robert Atwood, Richard Erickson, Jason Aube (Alternate), Zach Schmidt (Alternate)

STAFF PRESENT: Steve Bird (City Planner), Dave White (City Engineer)

OTHERS PRESENT: Christian Smith, Jim Gove

1. **The meeting was convened at 5:30 PM and a roll call was done.**
2. **APPROVAL OF THE PRIOR MEETING MINUTES** – August 13, 2018

Fellows moved to approve the August 13, 2018 minutes, Kramer-Perry seconded. Vote: 7 in favor

3. **OLD BUSINESS:** NONE
4. **NEW BUSINESS:**

A. City of Dover Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-G, located at 24 Hanson Street.

Christian Smith of Beals Associates was present to explain the proposal to construct a 6-unit apartment building and 17 parking spaces, with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft. Seven parking spaces were placed under building that was relocated closer to the street. There is no stormwater treatment today but we are adding modern stormwater system.

Kramer-Perry: What will the surface of the parking lot be?

Smith: The parking is gravel now but it will be paved.

Donovan: How high are the proposed retaining walls?

Smith: Up to 8 feet tall.

Donovan: I would recommend footing drains in the retaining walls.

Fellows made a motion to endorse the City of Dover Conditional Use Permit, Erickson seconded. Vote: 7 in favor

Donovan recused himself from the next agenda item due to a conflict of interest and Fellows took over as Chair.

B. NHDES Expedited Review Wetlands Permit for the City of Dover, owned by the City of Dover, Assessor's Map 2, Lot 36, zoned CBD, located at 2 Central Avenue.

Donovan stepped down as he works for Tighe & Bond, the company that prepared the plans and Fellows was acting Chair.

Dave White, City Engineer, was present to explain the proposal is to repair a retaining wall adjacent to the Central Falls Dam on the Cochecho River, with no permanent wetlands impact. We are working with state agencies on project. The failing wall is behind the fish ladder. We are replacing the brick wall with a concrete wall. The existing wall was part of a building foundation and not designed as a retaining wall. Fish & Game is concerned with potential damage to fish ladder.

Erickson: How much of the wall will be removed?

DRAFT

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-44

Application Type:	Site Plan Review
Applicant(s):	Dovester Holdings, LLC
Owner(s):	Dovester Holdings, LLC
Location:	24 Hanson Street (Assessor's Map 20, Lot 41)
Meeting Date:	October 9, 2018

INTENT: To demolish existing garage and replace with a 6 unit apartment building which proposes to have 4 stories where 3 stories is the maximum in the CBD-Residential District

LOTS/UNITS PROPOSED: 6 additional units

AGENDA ITEM #: 4-C

ACREAGE: 0.5 acres

ZONING DISTRICT: CBD - Residential

EXISTING LAND USE: Multi-family residential

PROPOSED LAND USE: Multi-family residential

SURROUNDING LAND USE: Residential and vacant

ZBA ACTION: None

ATTACHMENTS: Application materials, TRC minutes, and narrative

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

PERMITS REQUIRED:
-Conditional Use Permits (127 s.f. of wetland buffer impact, 830 s.f. of steep slope impact, 4th floor)
-Demolition permit

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is proposing to demolish an existing garage and replace with a 6 unit apartment building in addition to the existing 5 unit apartment building currently onsite. The Conditional Use Permit would allow them to have a fourth story where 3 stories is the maximum. The applicant did not indicate building materials on the elevation drawings so the Board should address that in their discussion.

Consistency with Land Use Regulations
Chapter 170-20.B(1) Zoning Ordinance allows for Conditional use approval for relief from the standards herein may be granted by the PLANNING BOARD
(RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:

(a) That both public and private BUILDINGs and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACEs.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of STREETs and BUILDINGs shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
(e) That BUILDINGs shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
(f) That CIVIC BUILDINGs and public gathering places shall be provided as locations that reinforce community identity and activity.
(g) That CIVIC BUILDINGs shall be distinctive and appropriate to a role more important than the other BUILDINGs that constitute the fabric of the city.
(h) That the preservation and renewal of historic BUILDINGs shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use

This plan is consistent with the criteria.

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 conditions:

Conditions to Be Met Prior to the Issuance of a Conditional Use Permit:

1. Site Plan (P18-02) is approved with architectural materials indicated on site plan.
2. Conditional Use Permit (P18-01) is approved.

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2016]

RECEIVED
Planning Office
Dover, New Hampshire

Office Use Only	Project #: P18-44	Date Received:
	Amount Paid:	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dovester Holdings, LLC. Telephone # 603-770-5630

Address of Applicant: 79 Exeter Road, North Hampton, NH 03862

E-Mail Address: jwhite912@comcast.net

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 20 Lot(s) # 41

Address of Property: 24 Hanson Street

Zoning District(s) CBD Overlay District(s) Wetlands / Steep Slope

Existing Use of Property: Apartment Rental Property

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	☐ Alternative Treatment Center
☐ Wetland Protection District	☐ Central Business District	☐ Heritage Residential District

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

The request for the conditional use permit is to construct a 6 unit apartment building. We are requesting a conditional use permit to allow a 4-story structure where 3-story is the cited max. The bottom floor is proposed exclusively for parking and mechanical/sprinkler rooms.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: There are no state or federal permits required for this project.

Name of Professional That Prepared Plans: Christian O Smith, P.E.

Address 70 portsmouth Ave, Stratham, NH 03885 Telephone #: 603-583-4860

Professional License #: NH P.E. #9900 E-mail address: csmith@bealsassociates.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: 8-29-18

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

Signature of Agent: _____ Date: 8/29/18

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: 8-29-18

CITY OF DOVER CONDITIONAL USE
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. The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the site review application.

ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly within two hundred (200) feet (including land across the street or waterway) of the proposed site under consideration by the Planning Board. For a condominium or other collective form of ownership, abutter means the officers of the collective or association. *(See additional requirement below)*

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS

RECEIVED
Planning Office
OCT - 5 2018
Dover, New Hampshire

BEALS · ASSOCIATES *PLLC*

Seventy Portsmouth Avenue
Stratham, New Hampshire
03885
603 – 583 - 4860
Fax: 583 - 4863

October 4, 2018

City of Dover Planning Board
288 Central Avenue
Dover, NH 03820

RE: Conditional Use Section 170-20 B(1) – Site Development Plan – 24 Hanson Street

Dear Members of the Board:

The following addresses the conditions of Article 170-20 B (1) of the Dover Zoning Ordinance.

Standards:

(a) The proposed private building (and associated landscaping) contributes to the physical definition of the right-of –way as the building is oriented parallel to the street approximately 8' inside the property line. The landscape hedge row is aligned with the right-of-way along the existing and proposed sidewalk.
(b) Though there are no public areas on the parcel in question. The development does adequately accommodate vehicle access and egress, parking (including 1st floor garage parking/building access) and will lengthen the Hanson Street sidewalk respecting the pedestrian foot traffic.
(c) The building design provides for a safe environment by virtue of the exterior building safety lighting, and the entrances (including garage parking and building access) as designed, provide for inhabitant accessibility.
(d) The architecture is consistent with parcels in the local area. The building is sited on the least sloping part of the parcel to the extent possible. The 4th floor is proposed solely to provide the allowed residential density and facilitate garage parking on the 1st floor to minimize encroachment into the steep slopes and wetland buffer.
(e) The proposed dwelling units will be in compliance with State and Local regulations for energy efficiency for new construction, and be provided with energy star compliant appliances.
(f) There are neither Civic Buildings nor public gathering places proposed with the project.
(g) There are no Civic Buildings proposed with the project.
(h) No historically significant buildings are proposed or exist on the parcel, though the existing 5-dwelling unit building will be preserved.
(i) The proposed 4-story multi-family building is a similar use to many properties in the vicinity of 24 Hanson St. Again, the building will have a consistent look to the residential structures in the area.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith, P.E.
Principal

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-02

Application Type:	Site Plan Review
Applicant(s):	Dovester Holdings, LLC
Owner(s):	Dovester Holdings, LLC
Location:	24 Hanson Street (Assessor's Map 20, Lot 41)
Meeting Date:	October 9, 2018

INTENT: To demolish existing garage and replace with a 6 unit apartment building, leaving the existing 5 unit apartment building onsite.

LOTS/UNITS PROPOSED: 6 additional units

AGENDA ITEM #: 4-D

ACREAGE: 0.5 acres

ZONING DISTRICT: CBD - Residential

EXISTING LAND USE: Multi-family residential

PROPOSED LAND USE: Multi-family residential

SURROUNDING LAND USE: Residential and vacant

ZBA ACTION: None

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

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

PERMITS REQUIRED:
-Conditional Use Permits (127 s.f. of wetland buffer impact, 830 s.f. of steep slope impact, 4th floor)
-Demolition permit

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is proposing to demolish an existing garage and replace with a 6 unit apartment building in addition to the existing 5 unit apartment building currently onsite.

The applicant appeared before the Technical Review Committee on August 2, 2018 (Minutes are attached).

The Conservation Commission endorsed the Conditional Use Permit at their September 10, 2018 meeting.

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. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing and vote to vote to approve the Site Plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The conditional use permits (P18-01 & P18-44) shall be approved.
2. The applicant shall provide:
   a. A digital version of plan set
   b. A Pest Management Plan from a certified pest control specialist regarding pest control needs on site
   c. Letters to serve from Eversource and Community Services Department
3. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Add PE signature and stamp to final plan
   c. Provide abutter information on neighborhood plan
   d. Indicate materials on architectural renderings
   e. Add Planning File # P18-02 to all sheets
   f. Add note that retaining walls 4 feet or greater require building permits
   g. Confirm all applicable common site plan notes are on the pavement and parking plan with consecutive numbers
   h. Revise turning template to show both directions
   i. If Pest Management Plan is needed, add to demolition plan.

Conditions to Be Met Prior to any Construction Activity:

4. A site construction sign with the contact information for the

general contractor must be located and approved by the City Engineer or Assistant City Manager.

5. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp

Conditions to Be Met Prior to Issuance of a Building Permit:

6. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.

Conditions to Be Met Prior to Occupancy:

7. Issuance of a certificate of occupancy.
8. Impact fees for new dwelling units shall be paid per the invoice included with the Notice of Decision.
9. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: August 02, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: DOVESTER HOLDINGS, LLC Telephone # 603-770-5630

Address of Applicant: 79 EXETER RD. NORTH HAMPTON, NH 03862

E-Mail Address: jwhite912@comcast.net

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 24 Hanson Street

Assessor's Map # 20 Lot(s) # 41

Zoning District(s) CBD Overlay District(s) wetlands / steep slope

Size of Parcel: _____ sq. ft. .5 ac. Property Deed: Book 4339 Page: 804

Existing Use of Property: Apartment rental property

SITE PLAN INFORMATION

Describe Proposed Use: The request for the conditional use permit is to construct a 6 unit apartment building in the location of the existing garage. We are asking for a conditional use permit for 100s.f. of impa within the wetlands buffer, and 680s.f. of impact within the steep slope.

Area of Parcel to be Developed: .25 acre sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 11 units (5 existing) 2 buildings (1 existing)

Number of Parking Spaces: Existing 6/7 Proposed 18

Highway Access (check where applicable): X City Street ____ State Highway

Number of Employees Total: N/A In Maximum Shift: N/A

Disposition of Parcel:

Building Footprint 2,232 sq. ft.

Total Building Area 5,080 sq. ft.

Paved Area 933 sq. ft.

Building Setbacks:

Front Yard 8.5 ft.

Rear Yard 66.5 ft.

Side Yard: Right 2.12 ft. Left 106.6 ft.

City Water? X Yes ___ No How far is city water from the property? Existing Service

City Sewer? X Yes ___ No How far is city sewer from the property? Existing Service

BUILDING INFORMATION

Type of Building to be Built: 6 Unit Multi-family

Height of Building: 33.25'/Front) 41.58'(rear max Finished Floor Elevation: 61.0'

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.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Beals Associates, PLLC. (Christian Smith)

Address 70 Portsmouth Ave. 3rd Floor Stratham, NH 03885 Telephone #: 603-583-4860

Professional License #: NH-9900 E-mail address: csmith@bealsassociates.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: 1/8/18

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

Signature of Agent: _____ Date: 12-27-17

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: 1/8/18

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: 12/27/17

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: 12/27/17

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

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-02

Application Type:	Site Plan Review
Applicant(s):	Dovester Holdings LLC
Owner(s):	Dovester Holdings LLC
Location:	24 Hanson Street (Tax Map 20, Lot 41)
Date:	August 2, 2018

INTENT: To demolish existing garage and replace with a 6 unit apartment building, leaving the existing 5 unit apartment building onsite.

LOTS/UNITS PROPOSED: 6 additional units

AGENDA ITEM #: 1

ACREAGE: 0.5 acres

ZONING DISTRICT: CBD - Residential

EXISTING LAND USE: Multi-family apartments

SURROUNDING LAND USE: Residential & vacant

ZBA ACTION: None

PERMITS REQUIRED:
-Conditional Use Permits (100 s.f. of wetland buffer impact, 680 s.f. of steep slope impact. 4th floor)
-Demolition permit

WAIVERS REQUESTED: None

ATTENDANCE:
Members:
Donna Benton, Planning
Elena Piekut, Zoning
Dave White, Engineering
Dan Barufaldi, Economic Development
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police

Others:
Jason White, Applicant
Christian Smith, Engineer

Approval of 7/26/2018 Meeting Minutes
D.White moved to approve the minutes of July 26, 2018. D.Barufaldi seconded. Vote: U/A

PLAN REVIEW:
Planning Comments:

- Impact fees and water/sewer investment fees will be assessed and due
- Owner information on plan set conflicts with Dover's records
- Provide a Pest Management Plan from a certified pest control specialist regarding pest control needs on site
- Provide:
  - Letters from utility companies
  - Tax Map and Lot, and abutter information on neighborhood plan
  - Visual demonstrating turning radius for vehicles on 2 most difficult spots (#1 & #17)
- Please revise plan set to:
  - Clarify apartments for rent on plan or why note HOA documents are pending?
  - Sheet 2 of 4 move City notes up to allow room for approval stamp
  - Add project name and title
  - Add landscape plan that meets the regulations
  - Correct front setback to 15'
  - Indicate the state and/or federal permits you need as pending until you have the permit #
  - Revise site construction hours to not allow Sunday hours
  - Correct to "City" instead of "Town" throughout plan set
  - Correct to Dover instead of Exeter throughout plan set
  - Add abutter information for lots 43 & 44
  - Add full size copies of architectural renderings, neighborhood plan, and floor plans to plan set
  - Depict topography off site
  - Add existing building to complete streetscape
  - Add planning file number P18-02
  - Include PE, LLS, and Landscape Architect signatures and stamps on final plan submissions
  - Add bicycle rack
  - Refer to Dover as a city, not town
  - Include applicable common site plan notes and indicate where provided: 1, 2, 3, 4, 5, 6, 9, 10, 15, 16, 18, 19, 21, 22, 23, 24, 27, 35, 36. We'll send in word document if needed
  - Parking space #17 appears difficult to access and in conflict with Dumpster location
- Conditional Use Permit required for fourth story

DRAFT

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-02

Application Type:	Site Plan Review
Applicant(s):	Dovester Holdings LLC
Owner(s):	Dovester Holdings LLC
Location:	24 Hanson Street (Tax Map 20, Lot 41)
Date:	August 2, 2018

- New stairs on existing building do not meet setback requirements

Police Department Comments:

- Traffic Impact Assessment refers to Attachment #9 (sight distance photos) but the file only has 8 attachments
- Sheet 2 of 4:
  - Shows snow storage in drive aisle and in front of dumpster
  - Town Note #2 for snow storage is inconsistent with the Snow Maintenance Plan
  - Check Town Notes 1 and 3, not updated for current plan
- Landscape Maintenance Plan does not address ongoing hedge pruning to maintain sight distance
- On-site parking supply appears to be less than adequate

Fire/Inspections Comments:

- Separate demolition permit will be issued for garage removal
- Provide elevation drawing of proposed
- Indicate location of FDC on utility plan (sheet 3)
- Building permit is required for retaining walls 4' or greater

Engineering Comments:

- Per Section 149-14 A (2) this is a development causing 20,000 sf of continuous disturbance and/or 4,000 sf of new impervious are) that the applicant be asked to fill in the PTAPP tracking form.
- Show the pre and post impervious area broken down by house area and paved.
- Submit the retaining wall design to the city engineer
- Show the existing water and sewer service to the existing house
- Show a detail of the safety fence on top of the retaining wall
- Install a car barrier along the top of the retaining wall.
- Include a drainage OM plan

Economic Development Comments:

- Indicate materials on architectural renderings (hardie plank siding)
- First floor parking seems tight

Planning Board Comments: None

Next Steps:
Endorsement from the Conservation Commission and then submit for Planning Board review.

Motion to adjourn TRC at 11:00am by D.White and seconded by J.Maxfield. Vote: U/A

DRAFT

BEALS · ASSOCIATES *PLLC*

70 Portsmouth Avenue
Stratham
N. H. 03885
Phone: 603-583-4860
Fax: 603-583-4863

August 29, 2018

RECEIVED
Planning Office
Dover, New Hampshire

Attn. Donna Benton, Assistant City Planner
Dover Planning Dept.
288 Central Avenue
Dover, NH 03820

Re: TRC response: 24 Hanson Street – Case # P18-02

Dear Mrs. Benton
We are in receipt of the review memo form the referenced TRC hearing and offer the following in response. For clarity our responses are in **bold**.

Planning Dept Review Comments:
General:
Planning Comments:

- Impact fees and water/sewer investment fees will be assessed and due
  Response: This is understood.
- Owner information on plan set conflicts with Dover's records
  Response: The owners information is correct (the locus deed is provided with this submittal.
- Provide a Pest Management Plan from a certified pest control specialist regarding pest control needs on site
  Response: This is understood.
- Provide:
  - Letters from utility companies
    Response: Utility company memos will be provided upon receipt. It should be noted that with the recent Hanson Road construction, a 2" water service/shutoff and 4" conduit for gas have been provided to the property.
  - Tax Map and Lot, and abutter information on neighborhood plan
    Response: Physical abutter information has been added to the sheet as requested.
  - Visual demonstrating turning radius for vehicles on 2 most difficult spots (#1 & #17)
    Response: A turning radius exhibit is provided here with.
- Please revise plan set to:
  - Clarify apartments for rent on plan or why note HOA documents are pending?
    Response: The proposal is for rental units which is detailed under "City Notes #1" ON sheet 1.
  - Sheet 2 of 4 move City notes up to allow room for approval stamp
    Response: The notes have been relocated as requested.

- Add project name and title

Response: The project name and title have been added to the cover sheet.

- Add landscape plan that meets the regulations

Response: The Grading and drainage sheet has been embellished to include landscaping.

- Correct front setback to 15'

Response: The setback data has been updated to include 8' in. & 15' max. setback per the ordinance.

- Indicate the state and/or federal permits you need as pending until you have the permit #

Response: No federal or state permits are required for the project (this is noted on sheet #1.

- Revise site construction hours to not allow Sunday hours

Response: The construction hours have been revised as requested.

- Correct to "City" instead of "Town" throughout plan set

Response: The errant citation has been corrected as requested.

- Correct to Dover instead of Exeter throughout plan set

Response: The errant citation has been corrected as requested.

- Add abutter information for lots 43 & 44

Response: The abutter information has been added as requested.

- Add full size copies of architectural renderings, neighborhood plan, and floor plans to plan set

Response: The full size plans have been added to eh plan set as requested.

- Depict topography off site

Response: The offsite topography has been added from Lidar data as requested.

- Add existing building to complete streetscape

Response: The existing building has been added to the streetscape rendering as requested

- Add planning file number P18-02

Response: The planning file number appears above the revision block on the cover sheet as requested

- Include PE, LLS, and Landscape Architect signatures and stamps on final plan submissions

Response: No landscape architect was used as the landscape proposal is simply to relocate existing healthy shrubs. The LLS who conducted the work has passed away as discussed.

- Add bicycle rack

Response: A bike rack has been proposed as requested.

- Refer to Dover as a city, not town

Response: The errant citation has been corrected as requested.

- Include applicable common site plan notes and indicate where provided: 1, 2, 3, 4, 5, 6, 9, 10, 15, 16, 18, 19, 21, 22, 23, 24, 27, 35, 36. We'll send in word document if needed

Response: The cited notes appear under "City Notes" on sheet #1 numbered consistent with the common site plan notes requested. Some redundancy occurs on subsequent sheets as appropriate.

- Parking space #17 appears difficult to access and in conflict with Dumpster location

Response: The dumpster has been relocated as discussed at the TRC hearing.

- Conditional Use Permit required for fourth story

Response: A conditional use application for the 4th story is provided with this submittal.

- New stairs on existing building do not meet setback requirements

Response: The proposed stairs have been removed in favor of maintaining the existing covered stairway to the second floor deck.

Police Department Comments:

- Traffic Impact Assessment refers to Attachment #9 (sight distance photos) but the file only has 8 attachments

Response: The sight distance photos were provided to Sergeant Speidel via email and copied the Planning Dept. after the TRC hearing.

- Sheet 2 of 4:
  - Shows snow storage in drive aisle and in front of dumpster

  Response: The errant note has been removed.
  - Town Note #2 for snow storage is inconsistent with the Snow Maintenance Plan

  Response: The note has been updated for consistency with the plan.
  - Check Town Notes 1 and 3, not updated for current plan

  Response: The notes have been corrected to be plan specific
- Landscape Maintenance Plan does not address ongoing hedge pruning to maintain sight distance

  Response: A note has been added to sheet #3 specific to the hedge trimming.
- On-site parking supply appears to be less than adequate

  Response: Per the request fo the engineering dept. an additional space has been added (parallel next to the existing building).

Fire/Inspections Comments:

- Separate demolition permit will be issued for garage removal

Response: This is understood.

- Provide elevation drawing of proposed

Response: The elevation drawing is included in the architectural plan (included in the plan set).

- Indicate location of FDC on utility plan (sheet 3)

Response: The fire dept. connection is shown on sheet #3 per discussion at the TRC hearing.

Engineering Comments:

- Per Section 149-14 A (2) this is a development causing 20,000 sf of continuous disturbance and/or 4,000 sf of new impervious are) that the applicant be asked to fill in the PTAPP tracking form.

Response: The PTAPP tracking form will be completed upon conditional approval.

- Show the pre and post impervious area broken down by house area and paved.

Response: Impervious areas have been detailed as requested.

- Submit the retaining wall design to the city engineer

Response: Retaining wall details will be provided by the structural engineer upon conditional approval.

- Show the existing water and sewer service to the existing house

Response: The existing services have been shown on sheet #3 as provided by SUR Construction in conjunction with the Hanson Street improvement currently underway.

- Show a detail of the safety fence on top of the retaining wall

Response: A guardrail detail has been added to eh detail sheet.

- Install a car barrier along the top of the retaining wall.

Response: The wall will have a guardrail installed on the pavement side of the structure.

- Include a drainage OM plan

Response: The drainage inspection and maintenance plan is provided with this submittal.

Economic Development Comments:

- Indicate materials on architectural renderings (hardie plank siding)

Response: The proposal is for architectural shingles and wood replica vinyl siding.

- First floor parking seems tight

Response: A turning radius exhibit has been provided to demonstrate passenger car access to the more difficult spaces per Planning Dept. comments.

Planning Board Comments: None

Thank you for your timely and professional review of the submitted plans. We trust the information provided and revisions address your concerns. Please feel free to contact our office if you have any additional question and/or comments.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O. Smith, PE
Principal

RECEIVED
Planning Office

Dover, New Hampshire

STORMWATER MANAGEMENT/BMP INSPECTION & MAINTENANCE PLAN

Proper construction, inspections, maintenance and repair are key elements in maintaining a successful stormwater management program on a developed property. Routine inspections ensure permit compliance and reduce the potential for deterioration of infrastructure or reduced water quality.

For the purpose of this Stormwater Management Program, a significant rainfall event is considered and event of three (3) inches in a 24-hour period or 0.5 inches in a one-hour period. During construction, inspections should be conducted every two weeks or after a 0.25" rainfall event in a 24-hour period per the municipal SWPPP (EPA NPDES Phase II NOI is not required for the project), until the entire disturbed area is fully restabilized. Upon full stabilization of the project, inspections need only be conducted after a significant rainfall event as described above or as described in the maintenance guidelines below.

During construction activities (and ongoing as this is a multi-family rental property) Dovester Holdings, LLC of 79 Exeter Road, No. Hampton, NH with a phone # of (603) 770-5630, or its heirs and/or assigns, shall be responsible for inspections and maintenance activities.

The addition of swales, culverts, and treatment facilities maintain the existing drainage patterns and surface water hydrology. Impervious area runoff receives treatment through the stone infiltration basin and drip edge prior to final infiltration. The use of Best Management Practices per the NH Stormwater Manual has been applied to the design of these structures and will be observed during all stages of construction.

Documentation:
A maintenance log will be kept (i.e. report) summarizing inspections, maintenance, and any corrective actions taken. The log will include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task (see Stormwater Construction Site Inspection Report attached). If a maintenance task requires the clean-out of any sediments or debris, the location where the sediment and debris was disposed after removal will be indicated.

BMP Maintenance Guidelines
The following provides a list of recommendations and guidelines for managing the Stormwater facilities. The cited areas, facilities, and measures will be inspected and the identified deficiencies will be corrected. Clean-out must include the removal and legal disposal of any accumulated sediments and debris. The numbered drainage features below correspond to the specific numbered drainage feature locations on the attached plan.

1. Stormwater Infiltration Facilities:
Inspect all upstream pre-treatment measures for sediment and floatables accumulation. Remove and dispose of sediments or debris as needed (see details below).

Dry Well & Drip Edge:
The infiltration facility will be inspected within the first three months after construction; thereafter the filter will be inspected 2 times per year to ensure that the filter is draining within 72 hours of a rain event equivalent to 1/2" or more.

Table 1. Typical maintenance activities for infiltration trenches

Check observation wells following 3 days of dry weather. Failure to percolate within this time period indicates clogging. Inspect pretreatment devices and diversion structures for sediment build-up and structural damage.	Semi-annual inspection
Remove sediment and oil/grease from pretreatment devices and overflow structures.	Standard maintenance
If bypass capability is available, it may be possible to regain the infiltration rate in the short term by using measures such as providing an extended dry period.	5-year maintenance
Total rehabilitation of the trench should be conducted to maintain storage capacity within 2/3 of the design treatment volume and 72-hour exfiltration rate limit. Trench walls should be excavated to expose clean soil.	Upon failure

2. Vegetated Areas:
Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. The facilities will be inspected after major storms and any identified deficiencies will be corrected.

3. Driveways and Paved surfaces: Clear accumulations of winter sand (if any) along driveways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping.

Inspection & Maintenance Manual Checklist

22 Marshall Road
Kingston, NH

BMP / System	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Deicing Agents	N/A	N/A	Use salt as the primary agent for parking/road safety during winter.
Drainage System:			
Infiltration Basin and Drip Edge	2 times per year	Check that the filter is draining within 72 hours of a rain event equivalent to 1/2" or more	Remove sediment and oil/grease from pretreatment devices and overflow structures.
Annual Report	1 time per year	Submit Annual Report to the Dover Inspector upon request	

Inspection Notes:

Inspection & Maintenance Manual Log Form

24 Hanson Street
Dover, NH

BMP / System	Date Inspected	Inspector	Cleaning/Repair (List Items & Comments)	Repair Date	Performed By:

Unitil

September 13, 2018

RECEIVED
Planning Office
SEP 2 8 2018
Dover, New Hampshire

Jason White
Dovester Holdings
PO Box 1102
Stratham NH 03862

RE: Natural Gas Availability to 24-26 Hanson St Dover

Dear Jason

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms that a natural gas service line will be available to 24-26 Hanson St Dover. Installation is pending an authorized installation agreement with the owner of 24-26 Hanson St and street opening approval from the City of Dover DPW.

Let me know if you have any questions. You can email me at oliver@unitil.com. My phone number is 603-294-5174.

Sincerely,

Janet Oliver
Business Development Representative

CUSTOMER ENERGY SOLUTIONS
325 West Road
Portsmouth, NH 03801

T 888.486.4845 www.unitil.com

24 HANSON ST



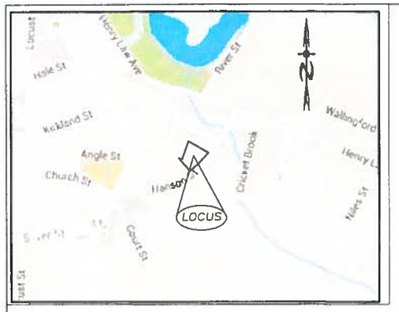
Property Information

Property ID	20041-000000
Location	24 HANSON ST
Owner	DOVESTER HOLDINGS 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 6/13/2017
Properties updated 02/12/2018



LOCATION MAP

PARKING CALCULATIONS:
TOTAL NUMBER OF UNITS = 11 ARTICLE XI
OFF-STREET PARKING AND LOADING 170-44 TO BE MET

TOTAL SPACES EXISTING FOR 5-UNITS = 6
REQUIRED =((6 NEW UNITS)x2)+6= 18
TOTAL SPACES PROVIDED=17

PROPOSED LOT COVERAGE:

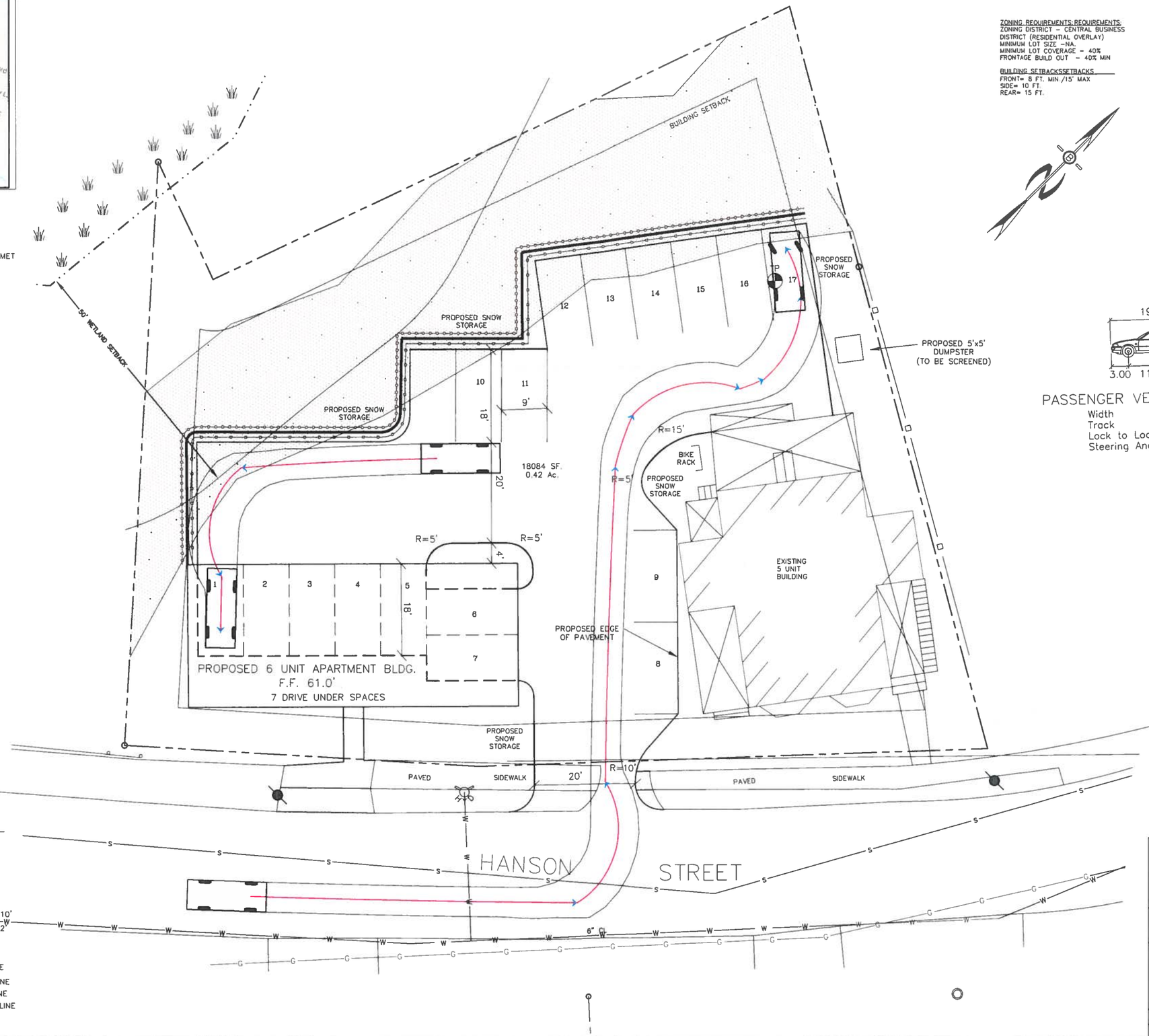
LOT SIZE = 18,084 s.f.
LOT COVERAGE = 7,281 s.f.
LOT COVERAGE = 40%

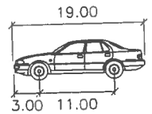
EXIST. BUILDING AREA = 3046 SF
EXIST. PAVEMENT AREA = 891 SF

PROP. BUILDING AREA = 4772 SF
PROP. PAVEMENT AREA = 5763 SF

ZONING REQUIREMENTS:REQUIREMENTS:
ZONING DISTRICT - CENTRAL BUSINESS DISTRICT (RESIDENTIAL OVERLAY)
MINIMUM LOT SIZE -NA.
MINIMUM LOT COVERAGE - 40%
FRONTAGE BUILD OUT - 40% MIN

BUILDING SETBACKSSETBACKS
FRONT= 8 FT. MIN /15' MAX
SIDE= 10 FT.
REAR= 15 FT.





PASSENGER VEHICLE feet

Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.60

LEGEND

- UTILITY POLE
- TP#1A TEST PIT W/ NO.
- 43x8' SPOT GRADE
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

PREPARED FOR:

DOVESTER HOLDINGS LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862

BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

RECEIVED
Planning Office
Dover, New Hampshire

REVISIONS:	DATE:
ADDED PER TRC:	8/27/18

TURNING EXHIBIT PLAN

RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

DATE: AUG.. 2018	SCALE: 1"=20'
PROJ. N0: NH-916	SHEET NO. 1 OF 1

P18-02 & P18-01 & P18-44 24 Hanson Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
20013-000000	1A CRICKET BROOK	GUARD HOUSE LLC		670 N COMMERCIAL ST SUITE	MANCHESTER	NH	03101
20013-000001	1 CRICKET BROOK	BRANDT LANCE		1 CRICKET BROOK CONDOS	DOVER	NH	03820
20013-000002	2 CRICKET BROOK	HAUSE EDWARD		93 2 HENRY LAW AV	DOVER	NH	03820
20013-000003	3 CRICKET BROOK	BCB REAL ESTATE HOLDINGS LLC		92 RIVERWALK WAY	MANCHESTER	NH	03101
20013-000004	4 CRICKET BROOK	MURPHY TERESA		93 HENRY LAW AVE UNIT #4	DOVER	NH	03820
20013-000005	5 CRICKET BROOK	OUELLETT CHAD		93 HENRY LAW AVE #5	DOVER	NH	03820
20013-000006	6 CRICKET BROOK	SHINGLETON CASEY		19 CRICKET BROOK	DOVER	NH	03820
20013-000007	7 CRICKET BROOK	LEWIS CYNTHIA C		PO BOX 1718	DOVER	NH	03821
20013-000008	8 CRICKET BROOK	PAPAIOANNOU IOANNIS A &	TSIMPIDA GARYFALIA	PO BOX 2268	DOVER	NH	03821
20013-000009	9 CRICKET BROOK	MARCELLO ADAM K		93 HENRY LAW AVE UNIT 9	DOVER	NH	03820
20013-000010	10 CRICKET BROOK	PAPAIOANNOU IOANNIS A &	TSIMPIDA GARY FALIA	PO BOX 2268	DOVER	NH	03801
20013-000011	11 CRICKET BROOK	BOMBARD RICHARD		10 DRAKE DR	GREENLAND	NH	03840-2112
20013-000012	12 CRICKET BROOK	MURPHY JAMES		12 CRICKET BROOK RD	DOVER	NH	03820
20013-000013	13 CRICKET BROOK	BROUGHTON SIMEON & NANCY &	BROUGHTON MATTHEW JOHN	14 MENDUM AVE	KITTERY	ME	03904
20013-000014	14 CRICKET BROOK	GIANFORTE JENNIFER M		56 SANDYBROOK DR	DURHAM	NH	03824
20013-000015	15 CRICKET BROOK	KOZULIN NIKOLAI		8 NEW BELLAMY LN	DOVER	NH	03820
20013-000016	16 CRICKET BROOK	ROBISON HEATHER L		151 EASTWOOD DR	PORTSMOUTH	NH	03801-6071
20013-000017	17 CRICKET BROOK	MURPHY TERESA M		17 CRICKET BROOK	DOVER	NH	03820
20013-000018	18 CRICKET BROOK	RAINSFORD SHAWN P &	RAINSFORD ANN M	10 OAK RD	HAMPTON	NH	03842
20013-000081	81 CRICKET BROOK	BICKFORD CAROLE A		81 CRICKET BROOK	DOVER	NH	03820
20013-000082	82 CRICKET BROOK	CEDAR SWAMP GROUP LLC		606 RIVER ROAD	LEBANON	ME	04027
20013-000083	83 CRICKET BROOK	BAY DONAT H &	DORN KIMBERLY E	133 MOUNTAIN RD	GREENFIELD	NH	03047
20013-000084	84 CRICKET BROOK	PASTOR PETER L TRUSTEE &	INSOLIA JANET S TRUSTEE	1 A HILLCREST DR	DOVER	NH	03820
20013-000085	85 CRICKET BROOK	BOSSIO CAITLIN ANN		PO BOX 631	DANVILLE	NH	03819-0631
20013-000086	86 CRICKET BROOK	VOGEL KIMBERLY A		168 HENRY LAW AVE	DOVER	NH	03820-3847
20013-000087	87 CRICKET BROOK	MIRABELLO JOHN		37 COTTON HILL RD	BELMONT	NH	03220
20013-000088	88 CRICKET BROOK	RUBALCABA BEVERLY L TRUSTEE	SURVIVORS TRUST UNDER THE C	51 WATERLOO CIRCLE	DOVER	NH	03820
20013-000091	91 CRICKET BROOK	FERRARA DANIELLE L		91 CRICKET BROOK	DOVER	NH	03820
20013-000092	92 CRICKET BROOK	CASS BETSY		2 BROOKSIDE DR	STRATHAM	NH	03885
20013-000093	93 CRICKET BROOK	COSSETTE CAROLYN E TRSUTEE	COSSETTE CAROLYN E TRUST	20 TUMBLE DOWN DICK RD	SANBORNVILLE	NH	03872-7101
20013-000094	94 CRICKET BROOK	COVERT WILLIAM &	COVERT PAIGE	6 ISAAC LUCAS CIRCLE	DOVER	NH	03820
20013-000095	95 CRICKET BROOK	PASTOR PETER & FLORENCE TRUSTEES	PASTOR JACKSON TRUST B	1A HILLCREST DR	DOVER	NH	03820
20013-000096	96 CRICKET BROOK	PASTOR PETER & FLORENCE TRUSTEES	PASTOR JACKSON TRUST B	1A HILLCREST DR	DOVER	NH	03820
20013-000097	97 CRICKET BROOK	PIDGEON MARK NICHOLAS		100 STACEY CREST DR	SCHENECTADY	NY	12306
20013-000098	98 CRICKET BROOK	DANN KERI		1431 NORMAN HILL LANE	LEAGUE CITY	TX	77573
20013-000101	101 CRICKET BROOK	FRASER AMANDA &	FRASER KEVIN SR	611 PROVINCE RD	GILMANTON	NH	03237
20013-000102	102 CRICKET BROOK	ARNOLD W ROBERT DBA AMTECH ASSOCIA		102 CRICKET BROOK	DOVER	NH	03820
20013-000103	103 CRICKET BROOK	KORAIBAA KHADIDJA TRUSTEE	KORAIBAA KHADIDJA TRUST	4080 FAWN LAKE BLVD	MIMS	FL	32754-6518
20013-000104	104 CRICKET BROOK	WALDROP JON S JR		104 CRICKET BROOK	DOVER	NH	03820
20013-000105	105 CRICKET BROOK	MELLO PETER B		2 FIRE ROAD 151	STRAFFORD	NH	03884
20013-000106	106 CRICKET BROOK	PASTOR PETER TRUSTEE	PASTOR PETER LIVING TRUST	1 A HILLCREST DR	DOVER	NH	03820
20013-000107	107 CRICKET BROOK	V H COLBURN LLC		12 LINDEN ST	HUDSON	NH	03051
20013-000108	108 CRICKET BROOK	PASTOR PETER L TRUSTEE	PASTOR PETER L LIVING TRUST	1 A HILLCREST DR	DOVER	NH	03820
20013-000111	111 CRICKET BROOK	BARLOW CRAIG		14 SUNSHINE DR	KINGSTON	NH	03848
20013-000112	112 CRICKET BROOK	PASTOR PETER & FLORENCE TRUSTEES	PASTOR FLORENCE L TRUST	1A HILLCREST DR	DOVER	NH	03820-2619
20013-000113	113 CRICKET BROOK	MCGRATH BOB INVESTMENTS LLC		6 RANDS LN	RYE	NH	03870-2250
20013-000114	114 CRICKET BROOK	OSGOOD JUDY A		297 PICKERING RD	ROCHESTER	NH	03867-4630
20013-000115	115 CRICKET BROOK	STEVENS KENNETH J		115 CRICKET BROOK	DOVER	NH	03820
20013-000116	116 CRICKET BROOK	DREW MATTHEW E		93 HENRY LAW AVE UNIT #116	DOVER	NH	03820
20013-000117	117 CRICKET BROOK	PASTOR PETER & FLORENCE CO-TRUSTEE:	PASTOR JACKSON TRUST B	1 A HILLCREST DR	DOVER	NH	03820
20013-000118	118 CRICKET BROOK	118 CRICKETT BROOK CONDOMINIUM REAL		VIALE MONTELLO 16	MILAN	ITALY	20154
20023-000000	36 38 HANSON ST	LIATSIS JOHN E		271 NIMBLE HILL RD	NEWINGTON	NH	03801
20024-000000	73 75 HENRY LAW AV	MACGREGOR ROB ROY TRUSTEE	MACGREGOR ROB ROY REVOCAB	28 HAMPTON TOWN ESTATES	HAMPTON	NH	03842-1950
20025-000000	71 HENRY LAW AV	LYNCH LIAM & AILEEN TRUSTEES	LYNCH LIAM AND AILEEN C REVO(	588 HURON AVE	CAMBRIDGE	MA	02138
20027-000000	27 29 GEORGE ST	SQUIER DAVID D		27 GEORGE ST	DOVER	NH	03820
20028-000000	25 GEORGE ST	FRITZ MICHAEL		25 GEORGE ST	DOVER	NH	03820
20030-000000	11 13 SONNETT ST	FRITZ MICHAEL		35 MYRICA AVE	RYE	NH	03870
20031-000000	9 SONNETT ST	STRIPTO VINCENT L &	STRIPTO STEPHEN J	9 SONNETT ST	DOVER	NH	03820-4150
20032-000000	32 HANSON ST	RUSSELL MICHAEL J &	DOYLE NANCY	32 1/2 HANSON STREET	DOVER	NH	03820
20033-000000	17 GEORGE ST	MOSS ODILE B		PO BOX 1061	DOVER	NH	03821-1061
20034-000000	15 GEORGE ST	MOSS ODILE B		PO BOX 1061	DOVER	NH	03820
20035-000000	9 11 GEORGE ST	9-11 GEORGE ST LLC		3331 US ROUTE 3	THORNTON	NH	03825
20035-000001	9 GEORGE ST	RHODES JOSEPH T &	RHODES JENNIFER	9 GEORGE ST	DOVER	NH	03820-4135
20035-000002	11 GEORGE ST	PERKINS PATRICIA M &	PERKINS SEAN T	65 CLEARWATER DR	DOVER	NH	03820
20036-000000	5 GEORGE ST	DUFFY VINCENT A		PO BOX 301	DOVER	NH	03821-0301
20037-000000	20 HANSON ST	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
20038-000000	8 HANSON ST	KELLY PATRICK J		44 SUMMER ST	DOVER	NH	03820
20040-000000	6 SONNETT ST	DUFFY VINCENT A		PO BOX 301	DOVER	NH	03821-0301
20042-000000	30 HANSON ST	CALLAN ROBERT D JR &	CALLAN KELLY A	30B HANSON ST	DOVER	NH	03820
20043-000000	33 HANSON ST	SMALL GERALD W & ELIZABETH W &	WHALL SCOTT W AND DEIDRE D	33 HANSON ST	DOVER	NH	03820
20043-A00000	35 HANSON ST	ROGERS EVAN G &	ROGERS TRACY E	35 HANSON ST	DOVER	NH	03820
20044-000000	29 31 HANSON ST	MCATAVEY NANCY BTRUSTEE	MCATAVEY NANCY B REVOCABLE	26 PROSPECT ST	DOVER	NH	03820
20045-000000	27 HANSON ST	TAYLOR DEREK J &	TAYLOR LEAH M	27 HANSON ST	DOVER	NH	03820
20046-000000	25 HANSON ST	MARELLI CHRISTOPHER		128 LANDING RD	HAMPTON	NH	03842-2603
20047-000000	17 19 HANSON ST	DUNN CHRISTOPHER M &	DUNN MICHAEL PAUL	17 19 HANSON ST	DOVER	NH	03820
23024-000000	245 249 CENTRAL AV	BIGS HOLDINGS LLC		PO BOX 1102	STRATHAM	MA	03885
23025-000000	237 CENTRAL AV	A L PRIME ENERGY CONSULTANT INC		18 LARK AVE	SAUGUS	MA	01906-4261
23026-000000	235 CENTRAL AV	MARTUSCELLO LORRAINE TRUSTEE	MARTUSCELLO LORRAINE REV TF	12 WEST CONCORD STREET	DOVER	NH	03820
23027-000000	14 16 GEORGE ST	LOCKHARDT MICHAEL A JR &	LOCKHARDT ANITA A	14-16 GEORGE ST	DOVER	NH	03820
23028-000000	GEORGE ST	LOCKHARDT MICHAEL A JR &	LOCKHARDT ANITA A	14-16 GEORGE ST	DOVER	NH	03820
23029-000000	26 GEORGE ST	CROWLEY SHAWNA L &	SMITH STANLEY A AND ARLENE A	26 GEORGE ST	DOVER	NH	03820
		DOVESTER HOLDINGS, LLC		79 EXETER ROAD	NORTH HAMPTOI	NH	03862
		BEALS ASSOCIATES, PLLC	CHRISTIAN SMITH	70 PORTSMOUTH AVE., 3RD FL	STRATHAM	NH	03885
		GOVE ENVIRONMENTAL SERVICES INC.		8 CONTINENTAL DRIVE, BUILDI	EXETER	NH	03833

HANSON COURT APARTMENTS
24 HANSON STREET
DOVER, NH

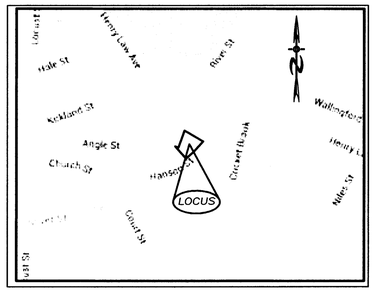
NOT FOR CONSTRUCTION

CIVIL ENGINEERS:

BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE,
STRATHAM, NEW HAMPSHIRE
PHN. 603-583-4860, FAX. 603-583-4863

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH No. 10010 LICENSED PROFESSIONAL ENGINEER

LOCATION MAP



INDEX

	TITLE SHEET
1	DEMOLITION / EROSION CONTROL PLAN
2	PARKING & PAVEMENT PLAN
3	GRADING, DRAINAGE & UTILITY PLAN
4	CONSTRUCTION/EROSION CONTROL DETAILS
5-12	ARCHITECTURAL RENDERING AND PLANS
13	NEIGHBORHOOD PLAN

LAND SURVEYORS:

TD BROUILLETTE
31 PARK STREET
EXETER, NH 03833
1-603-772-4394

WETLAND / SOIL CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.
8 CONTINENTAL DRIVE,
BLDG 2 UNIT H
EXETER, NH 03833
1-603-778-0644

PLAN SET LEGEND

5/8" REBAR	●	PROPOSED LIGHT POLE	
DRILL HOLE	◉	PROPOSED WALL LIGHT	
CONC. BOUND	▣	PROPOSED PARKING COUNT	③
UTILITY POLE		OVERHEAD ELEC. LINE	——OHE——
DRAIN MANHOLE	D	FENCING	——X——
SEWER MANHOLE	S	DRAINAGE LINE	——D——D——
EXISTING LIGHT POLE	☼	SEWER LINE	——S——
EXISTING CATCH BASIN	□	GAS LINE	——G——
PROPOSED CATCH BASIN	⊞	WATER LINE	——W——
WATER GATE	W	STONE WALL	
WATER SHUT OFF	W	TREE LINE	
HYDRANT		ABUT. PROPERTY LINES	
PINES, ETC.		EXIST. PROPERTY LINES	
MAPLES, ETC.		BUILDING SETBACK LINES	
EXIST. SPOT GRADE	96x69	EXIST. CONTOUR	——100——
PROP. SPOT GRADE	(96x69)	PROP. CONTOUR	(100)
DOUBLE POST SIGN		SOIL LINES	
SINGLE POST SIGN			

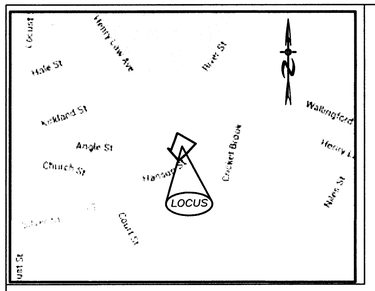
RECORD OWNER/APPLICANT

DOVESTER HOLDINGS, LLC.
79 EXETER ROAD
NORTH HAMPTON NH

PLANNNG FILE #P18-02

	REVISIONS:	DATE:
1	REVISED PER TRC:	8/27/18
2		
3		
4		
5		

NH-916 PROPOSED SITE PLAN ISSUED JULY, 2018



LOCATION MAP

LEGEND

- UTILITY POLE
- TP#1A — TEST PIT W/ NO.
- 43x8' — SPOT GRADE
- STONE WALL
- TREE LINE
- EXISTING CONTOUR – 10'
- EXISTING CONTOUR – 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

WETLAND COMPLIANCE NOTE

The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations.

MAP 20
LOT 40
VINCENT DUFFY
P.O. BOX 301
DOVER, N.H.
SCRD 1885–443

MAP 20
LOT 42
ROBERT & KELLY CALLAN
30B HANSON STREET
DOVER, N.H.
SCRD 1787–446

MAP 20
LOT 37
THE #1 GEORGE TRUST
1076 WASHINGTON ROAD
RYE, N.H.
SCRD 3385–24

MAP 20
LOT 44
NANCY B MCATAVEY TRUSTEE,
NANCY B MCATAVEY REVOCABLE TRUST
26 PROSPECT ST.
DOVER, NH 03820

MAP 20
LOT 43
GERALD W & ELIZABETH W SMALL
AND, SCOTT W & DEIDRE D WHALL
33 HANSON ST
DOVER, NH 03820

546B
444B
400E
400B
444B
125.59'
N 19°44'31" E
S 69°27'31" E
25.42'
S 38°53'51" E
62.78'
50' WETLAND SETBACK
N 41°32'57" W
114.62'
BUILDING SETBACK
HAYBALE SHORED SILTFENCE, SILT-SOXX, OR SILT LOG. EROSION CONTROL TO BE INSTALLED PRIOR TO GRUBBING/STUMPING AS SHOWN.
TP
STAIRS TO BE REMOVED
EXISTING BUILDING (TO BE REMOVED)
18084 SF.
0.42 Ac.
EXISTING GRAVEL PARKING
EXISTING GARAGE
EXISTING 5 UNIT BUILDING
EXISTING RETAINING WALL.
EXISTING PAVEMENT TO BE REVOVED
S 59°53'51" E
97.72'
70.09'
S 48°19'06" W
100.00'
S 42°57'31" W
PAVED
SIDEWALK
CONTRACTOR TO SAWCUT EXISTING DRIVEWAY AND MATCH WITH NEW PAVED ACCESS
EXISTING EP (TYP.)
HANSON STREET
6" CL
40
50
56
60

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION

WORK BY CALLING 1–888–DIG–SAFE (1–888–344–7233).

PREPARED FOR:

DOVESTER HOLDINGS LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862

BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

DEMOLITION NOTES

1. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES SHALL BE REMOVED AS NECESSARY TO FACILITATE CONSTRUCTION UNLESS OTHERWISE NOTED. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES COMPARED TO DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR REVIEW AND RESOLUTION. ANY CONTRADICTION BETWEEN ITEMS ON THE PLANS AND ON–SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
2. ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF–SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON–SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
3. ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, OR AS SHOWN ON THE DESIGN PLANS, IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
4. EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
5. A TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES MAY BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE.
6. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
7. EXISTING SEWER SERVICE AND APPURTENANCES TO BE REMOVED AND DISPOSED OF PER CITY AND STATE REQUIREMENTS. NEW SERVICES FOR EACH UNIT TO BE INSTALLED & CONNECTED PER TOWN SPECIFICATIONS.1. SEQUENCING AND SCHEDULING: (SEE DETAIL SHEETS FOR COMPLETE CONSTRUCTION SEQUENCE AND EROSION CONTROL SPECIFICATION.)
8. DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS, IN COMPLIANCE WITH THE GOVERNING LAWS. PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL. EMPLOY TARPAULINS ON TRUCKS CARRYING DEBRIS TO PREVENT SPREADING DUST OR DEBRIS. CLEAN UP LOOSE DEBRIS DAILY TO PREVENT THE WIND SPREADING DEBRIS.
9. LEAVE SITE IN CLEAN CONDITION.
10. STUMP DISPOSAL TO BE OUTSIDE LIMITS OF PAVEMENT, DRAINAGE STRUCTURES, ETC.
11. TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
12. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

CITY NOTES

1. THE INTENT OF THIS SITE PLAN IS TO CREATE A 6–UNIT RESIDENTIAL APARTMENT BUILDING IN ADDITION TO THE EXISTING 5–UNIT BUILDING ON THE PARCEL.
2. CURRENT OWNER: DOVESTER HOLDINGS, LLC
79 EXTER ROAD, NORTH HAMPTON, NH

AUTHORIZED SIGNATURE

3. THE PROJECT PARCEL IS SHOWN AS LOT NO. 41, MAP 20 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE PROJECT PARCEL(S) CONTAINS 0.42 ACRES OR 18,084 SQUARE FEET AREA OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO.4339, PAGE NO. 0804.
6. PROJECT PLAN REFERENCES: (LIST ALL REFERENCE PLANS AND THEIR SCRD #)
9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM AN UNRECORDED PLAN PREPARED BY TRITECH ENGINEERING.
10. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

15. TOPOGRAPHIC SURVEY PERFORMED BY THOMAS BROUILLETTE, LLS (DECEASED) IN SEPTEMBER OF 2015.
16. ELEVATIONS ARE BASED ON U.S.G.S. DATUM.

18. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
19. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
20. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

22. THE OWNER OF RECORD SHALL 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. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

23. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
24. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

27. 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.

35. THE PROPOSED USE FOR THE STRUCTURE IS A 6–UNIT MULTIFAMILY RESIDENTIAL DWELLING.
36. NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THIE SUBJECT PROPERTY.

IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE CITY WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

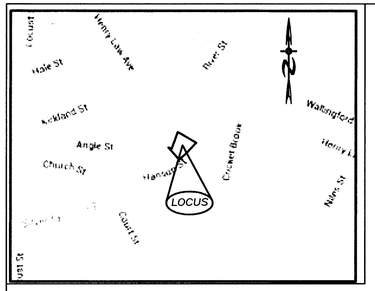
REVISIONS:	DATE:
REVISED PER TRC:	8/27/18

DEMOLITION PLAN

RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

DATE: JULY. 2018	SCALE: 1"=20'
PROJ. N0: NH-916	SHEET NO. 1 OF 4

STATE OF NEW HAMPSHIRE – CHRISTIAN O. SMITH No. 9906 – LICENSED PROFESSIONAL ENGINEER



LOCATION MAP

PARKING CALCULATIONS:
TOTAL NUMBER OF UNITS = 11 ARTICLE XI OFF-STREET PARKING AND LOADING 170-44 TO BE MET
TOTAL SPACES EXISTING FOR 5-UNITS = 6
REQUIRED =((6 NEW UNITS)x2)+6= 18
TOTAL SPACES PROVIDED=17

PROPOSED LOT COVERAGE:

	LOT AREA
LOT SIZE = 18,084 s.f.	18,084 sq.ft.
LOT COVERAGE = 7,281 s.f.	0.415 acres
LOT COVERAGE = 40%	

EXIST. BUILDING AREA = 3046 SF
EXIST. PAVEMENT AREA = 891 SF

PROP. BUILDING AREA = 4772 SF
PROP. PAVEMENT AREA = 5763 SF

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. It was produced by a professional soil scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map.

The site specific soil survey was produced April 1, 2014, and was prepared by James P. Gove, CSS # 004, Gove Environmental Services, Inc.

Soils were identified with the New Hampshire State-wide Numerical Soils Legend, USDA NRCS, Durham, NH. Issue # 10, January 2011.

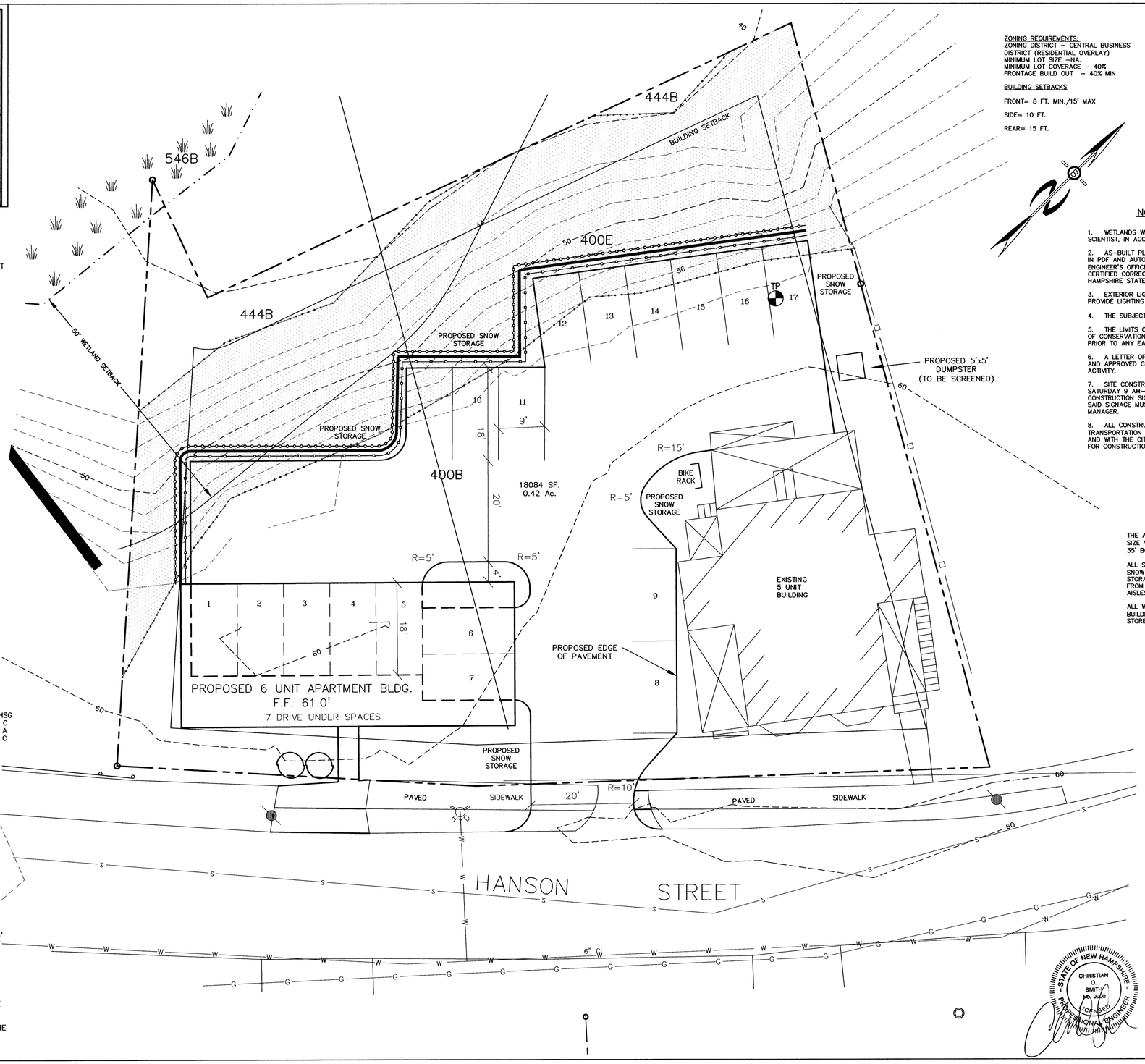
SOIL IDENTIFICATION LEGEND

SOIL SYMBOL	SOIL SERIES	HSG
448	Scituate	C
400	Udorthents, sandy	A
546	Walpole	C

Slopes
0 to 8 % B
8 to 15% C
15 to 25% D
Greater than 25% E

LEGEND

UTILITY POLE	
TP#A	TEST PIT W/ NO.
43x8'	SPOT GRADE
	STONE WALL
	TREE LINE
	EXISTING CONTOUR - 10'
	EXISTING CONTOUR - 2'
	WETLAND BOUNDARY
	SOILS BOUNDARY LINE
	BUILDING SETBACK LINE
	ABUTTING PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE



ZONING REQUIREMENTS:
ZONING DISTRICT - CENTRAL BUSINESS DISTRICT (RESIDENTIAL OVERLAY)
MINIMUM LOT SIZE -NA-
MINIMUM LOT COVERAGE - 40%
FRONTAGE BUILD OUT - 40% MIN

BUILDING SETBACKS

FRONT= 8 FT. MIN./15' MAX

SIDE= 10 FT.

REAR= 15 FT.

NOTES:

1. WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, CERTIFIED WETLANDS SCIENTIST, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANC.
2. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF 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 NAD83 AND SHALL BE EXPRESSED IN FEET.
3. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
4. THE SUBJECT PARCEL(S) IS (ARE) SERVED BY MUNICIPAL WATER AND SEWER.
5. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
6. 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.
7. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, AND SATURDAY 9 AM-4 PM. 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.
8. 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.

CITY NOTES

THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE DOVER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.

ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY CURBSIDE PICK-UP.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PREPARED FOR:

DOVESTER HOLDINGS LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862

BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

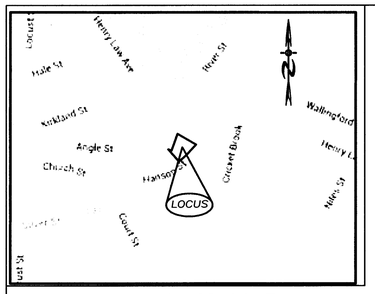
REVISIONS:	DATE:
REVISED PER TRC:	8/27/18

PARKING & PAVEMENT PLAN

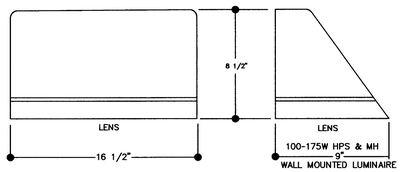
RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

DATE: JULY. 2018	SCALE: 1"=10'
PROJ. N0: NH-916	SHEET NO. 2 OF 4

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
NO. 9400
LICENSED PROFESSIONAL ENGINEER



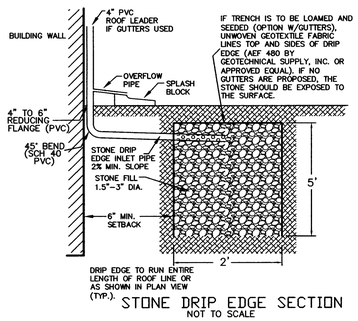
LOCATION MAP



WALLPACK DETAIL

LIGHTING NOTES:

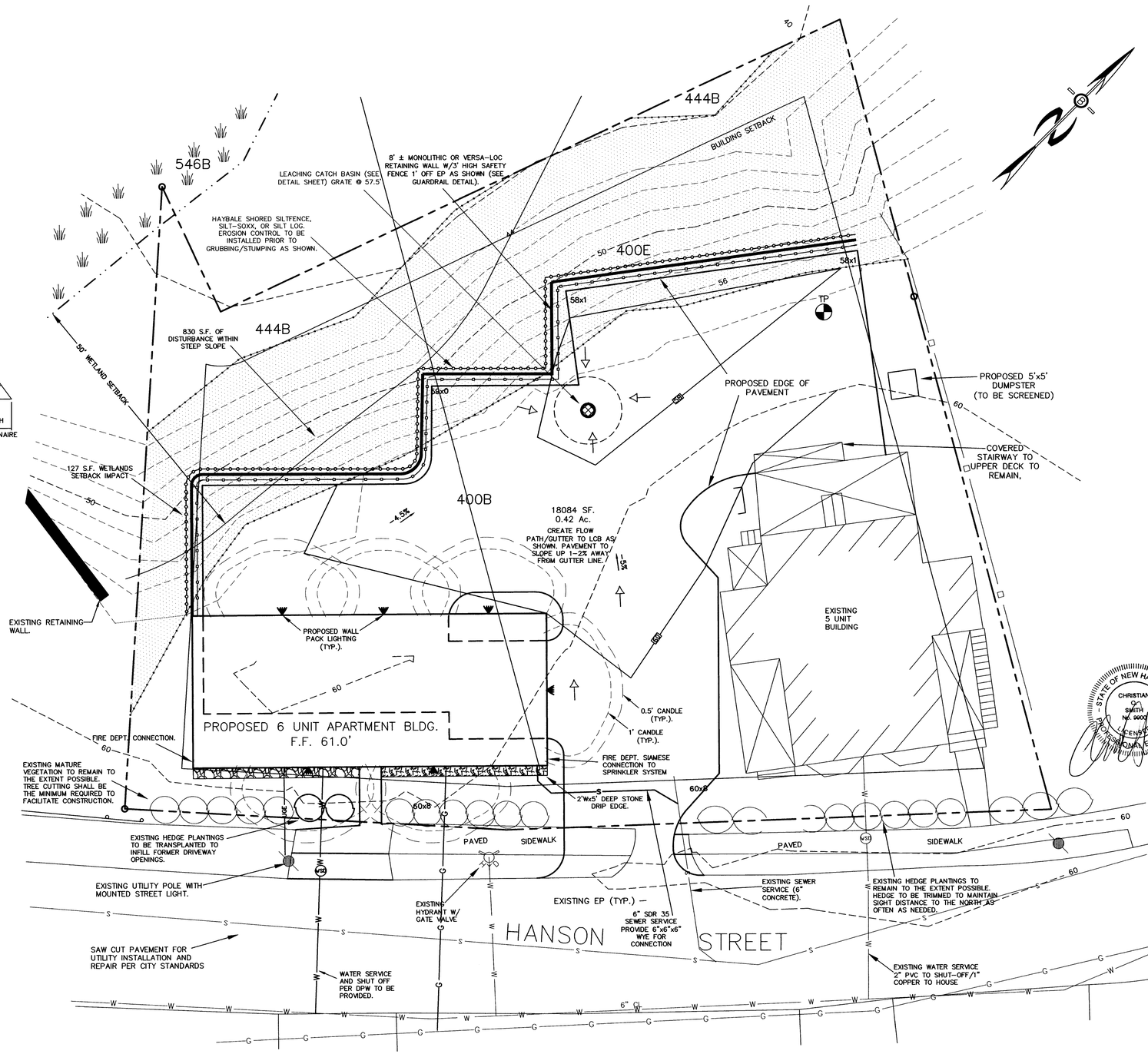
1. ALL OUTDOOR LIGHTING SHALL BE SO DIRECTED & SHIELDED THAT NO GLARE WILL SPILL OUT ONTO RESIDENTIALLY ZONED PROPERTIES.
2. AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.



STONE DRIP EDGE SECTION
NOT TO SCALE

LEGEND

TP#1A	UTILITY POLE
43x8'	TEST PIT W/ NO.
	SPOT GRADE
	STONE WALL
	TREE LINE
	EXISTING CONTOUR – 10'
	EXISTING CONTOUR – 2'
	WETLAND BOUNDARY
	SOILS BOUNDARY LINE
	BUILDING SETBACK LINE
	ABUTTING PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE



PREPARED FOR:

DOVESTER HOLDINGS LLC
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UTILITY NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY CO. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS
4. ALL CONSTRUCTION SHALL CONFORM TO CITY OF DOVER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS.
5. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
7. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
8. THE (EXISTING OR 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.
9. 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.
10. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
11. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
12. 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.
13.



DRAINAGE NOTES
1. ALL DRAINAGE STRUCTURE AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
2. SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND DETAILS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REVISIONS:	DATE:
REVISED PER TRC:	8/27/18

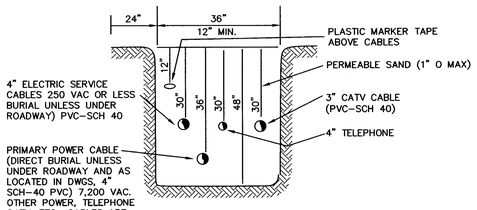
GRADING, DRAINAGE, UTILITY & LANDAPE PLAN

RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

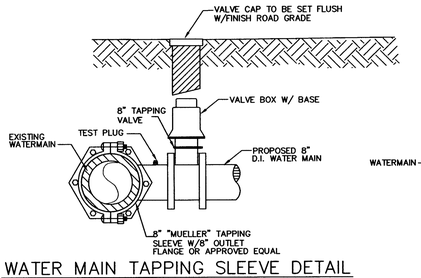
DATE: JULY. 2018	SCALE: 1"=20'
PROJ. N0: NH-916	SHEET NO. 3 OF 4

NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.

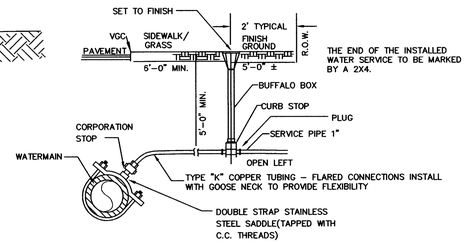


UTILITY TRENCH DETAIL



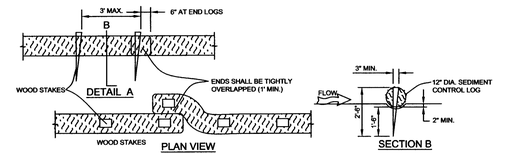
WATER MAIN TAPPING SLEEVE DETAIL

NOT TO SCALE



THE END OF THE INSTALLED WATER SERVICE TO BE MARKED BY A 2X4.

TYPICAL WATER SERVICE CONNECTION



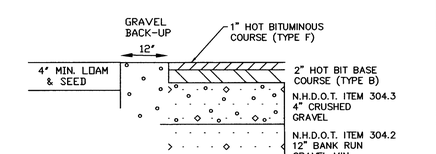
SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR THE LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF ⅓ OF THE DIAMETER OF THE SCL.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

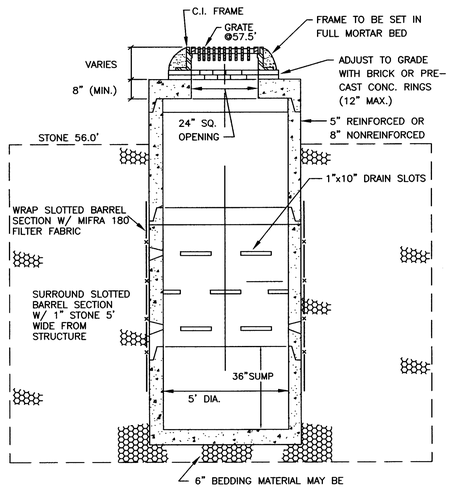
1. THE QEC OPERATOR SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

SEDIMENT CONTROL LOG



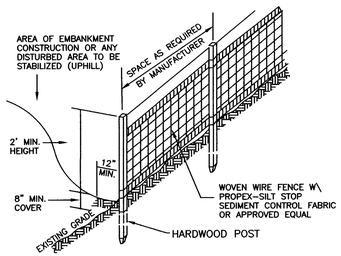
NOTE: IN AREAS OF ROCK EXCAVATION, MINIMUM 9" BANK RUN GRAVEL SHALL BE PLACED

TYPICAL PAVEMENT SECTION
NEW ASPHALT – NTS



LEACHING CATCH BASIN

NOT TO SCALE



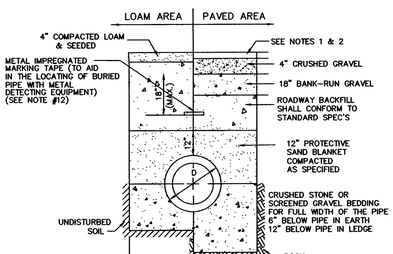
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8". 2. THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

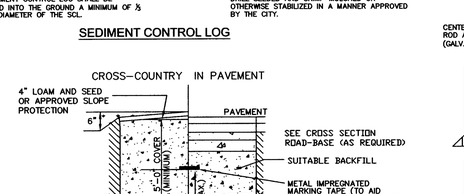
SILT FENCE



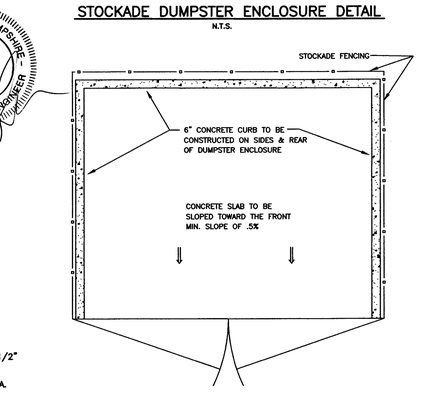
NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

TYPICAL SEWER TRENCH DETAIL

NOT TO SCALE

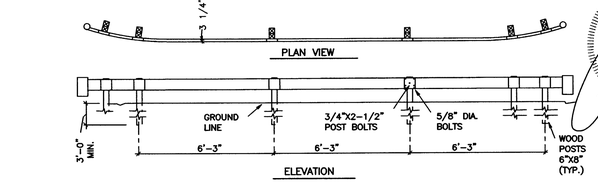


TYPICAL TRENCH DETAIL FOR WATER SYSTEM



STOCKADE DUMPSTER ENCLOSURE DETAIL

N.T.S.



NOTES:

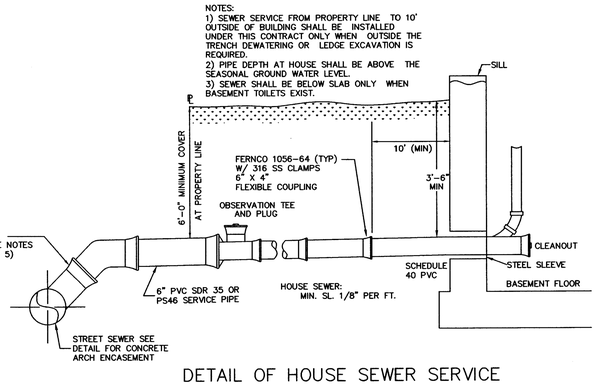
1. USE IN HEAVY TRAFFIC AREAS.
2. STEEL BRACKET TO BE 10 OR 12 GAGE STEEL.
3. USE 6'-0" POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER
4. ALL TIMBER POSTS TO BE TREATED WITH PRESERVATIVE MATERIAL CONFORMING TO AASHTO M133
5. POST BOLTS TO BE 18" W/MIN. 2 1/2" THREAD LENGTH.
5. RAIL SHEET THICKNESS TO BE 12 GA.

BEAM GUARD RAIL STANDARD SECTION-WOOD POSTS

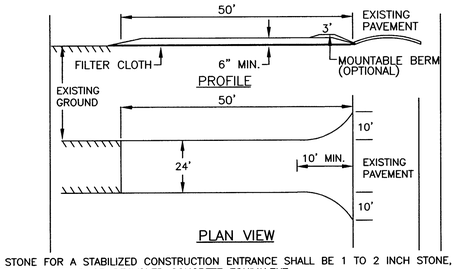
NOT TO SCALE

DUMPSTER SLAB DETAILS

N.T.S.



DETAIL OF HOUSE SEWER SERVICE

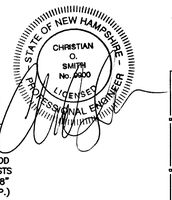


1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER. 5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SEQUENCE

1. CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
2. CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
3. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS IN PHASES AS DIRECTED.
4. EXCAVATE AND STOCKPILE TOPSOIL /LOAM. STOCKPILING SHALL NOT TAKE PLACE ON SLOPES GREATER THAN 10%. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. CONSTRUCT TEMPORARY DRAINAGE FEATURES AS REQUIRED OR DIRECTED.
6. CONSTRUCT THE ROADWAY/DRIVEWAYS AND ITS ASSOCIATED DRAINAGE STRUCTURES. ALL ROADWAYS, PARKING AREAS, AND CUT/FILL SLOPES SHALL BE STABILIZED AND/OR LOAMED AND SEEDED WITHIN 72-HOURS OF ACHIEVING FINISH GRADE AS APPLICABLE.
7. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
9. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS OR PROPERTY.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING
12. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE AREAS ARE STABILIZED AND ESTABLISHED THEMSELVES TO NO LESS THEN 85%, AS DETERMINED BY THE CITY OF LACONIA PLANNING DEPARTMENT IN CONJUNCTION WITH THE SITE ENGINEER. NO EROSION CONTROL DEVICES CAN BE REMOVED UNLESS INSPECTED BY THE ENGINEER AND PLANNING DEPARTMENT.
13. ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
14. FINISH PAVING ALL ROADWAYS/DRIVEWAYS.
15. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.



REVISIONS:	DATE:
REVISED PER TRC:	8/27/18

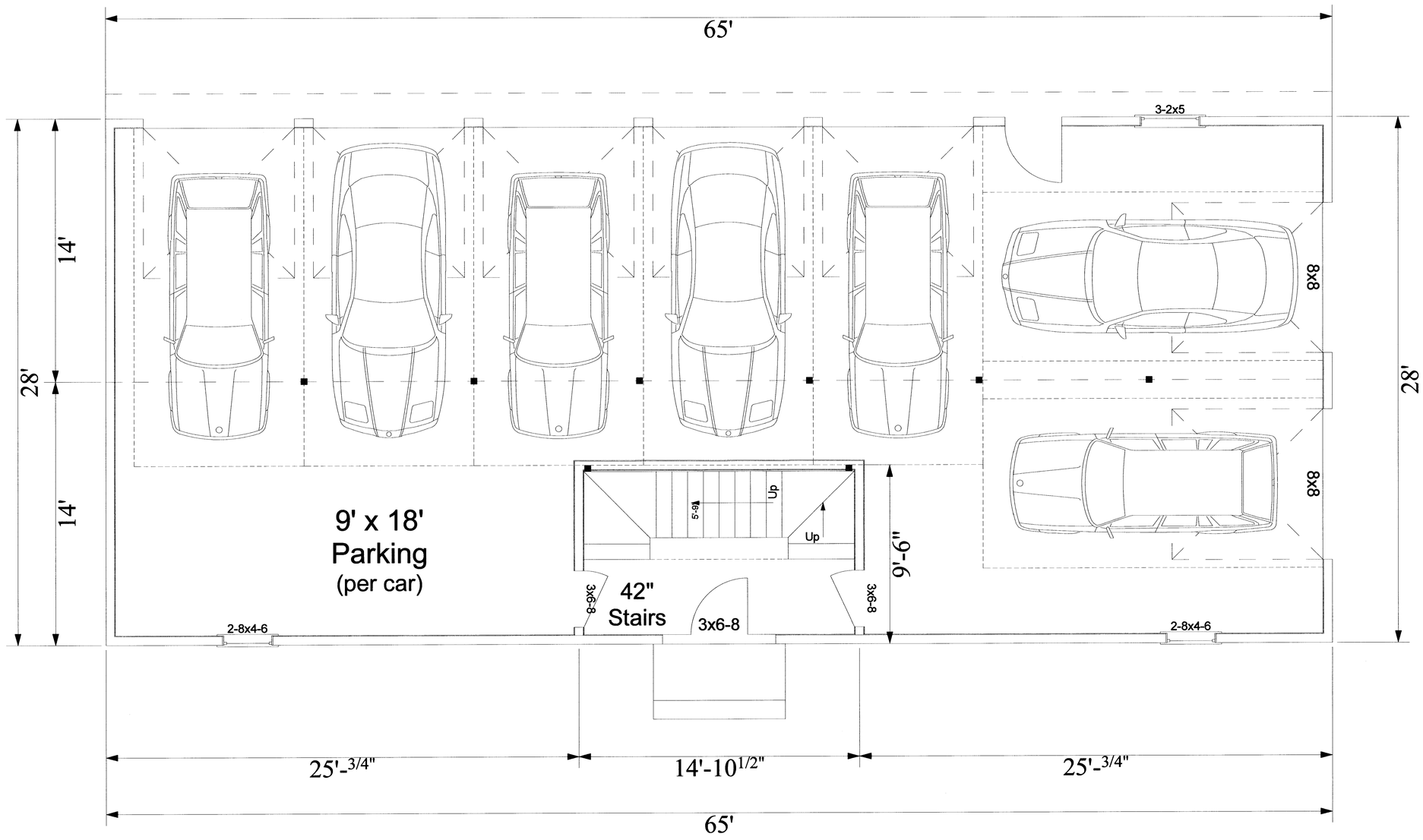
CONSTRUCTION/EROSION CONTROL DETAIL PLAN

RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

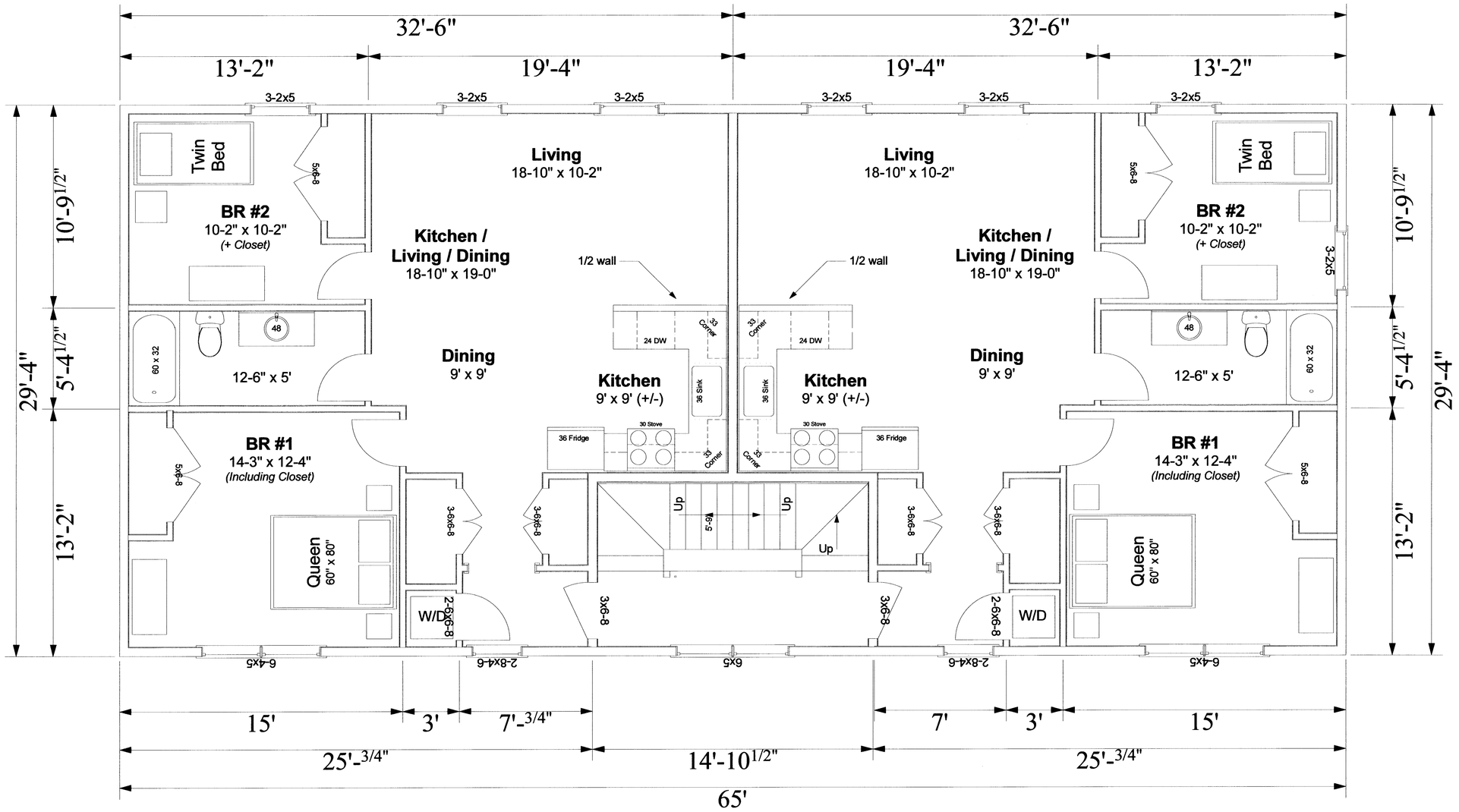
DATE: JULY. 2018	SCALE: NTS
PROJ. N0: NH-916	SHEET NO. 4 OF 4



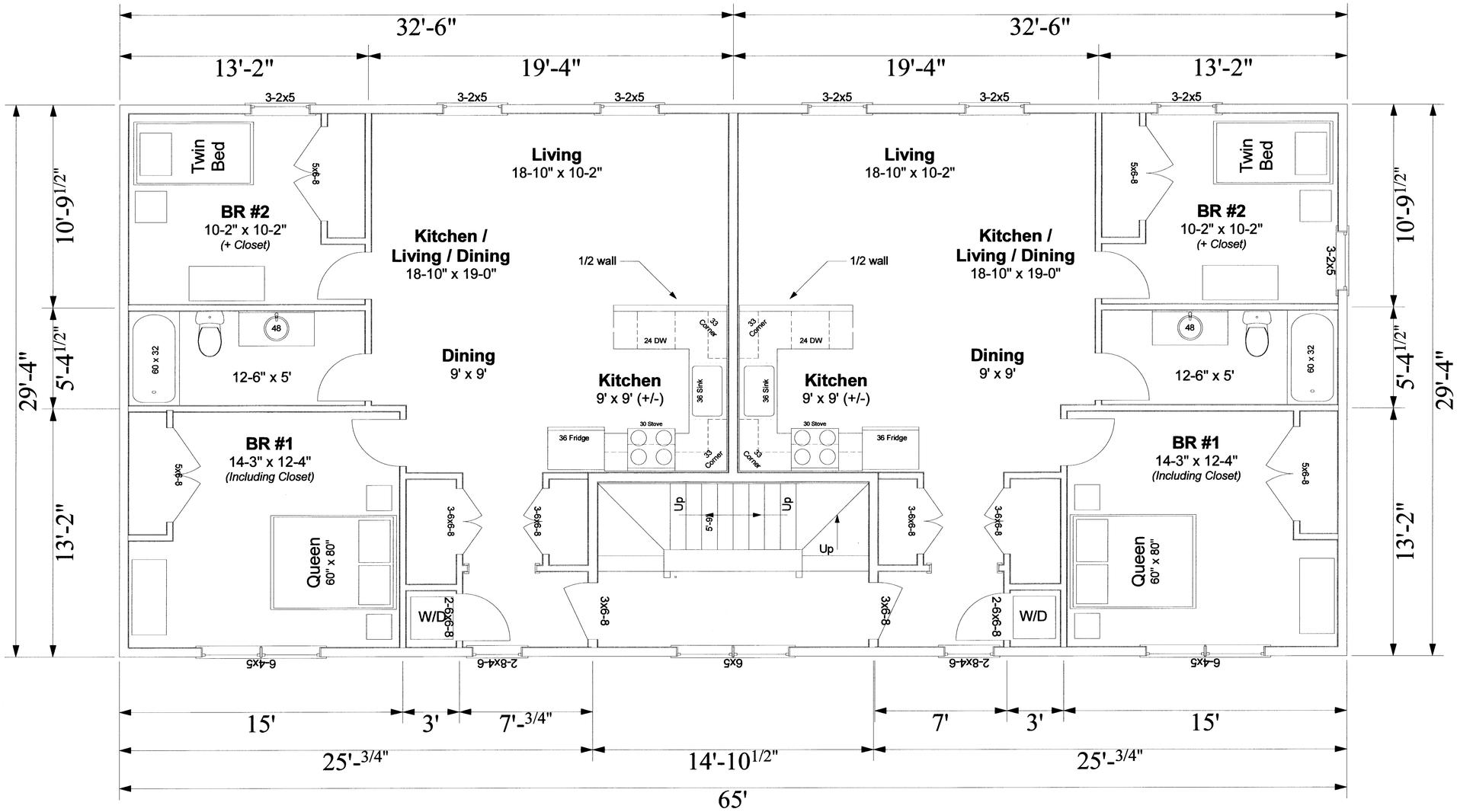
Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: August 14, 2018	SCALE: None (Letter)	TITLE: Proposed Renderings	SHEET: 3D



Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: 1/8" = 1'-0" (Letter)	TITLE: Proposed 8' First Floor	SHEET: P1



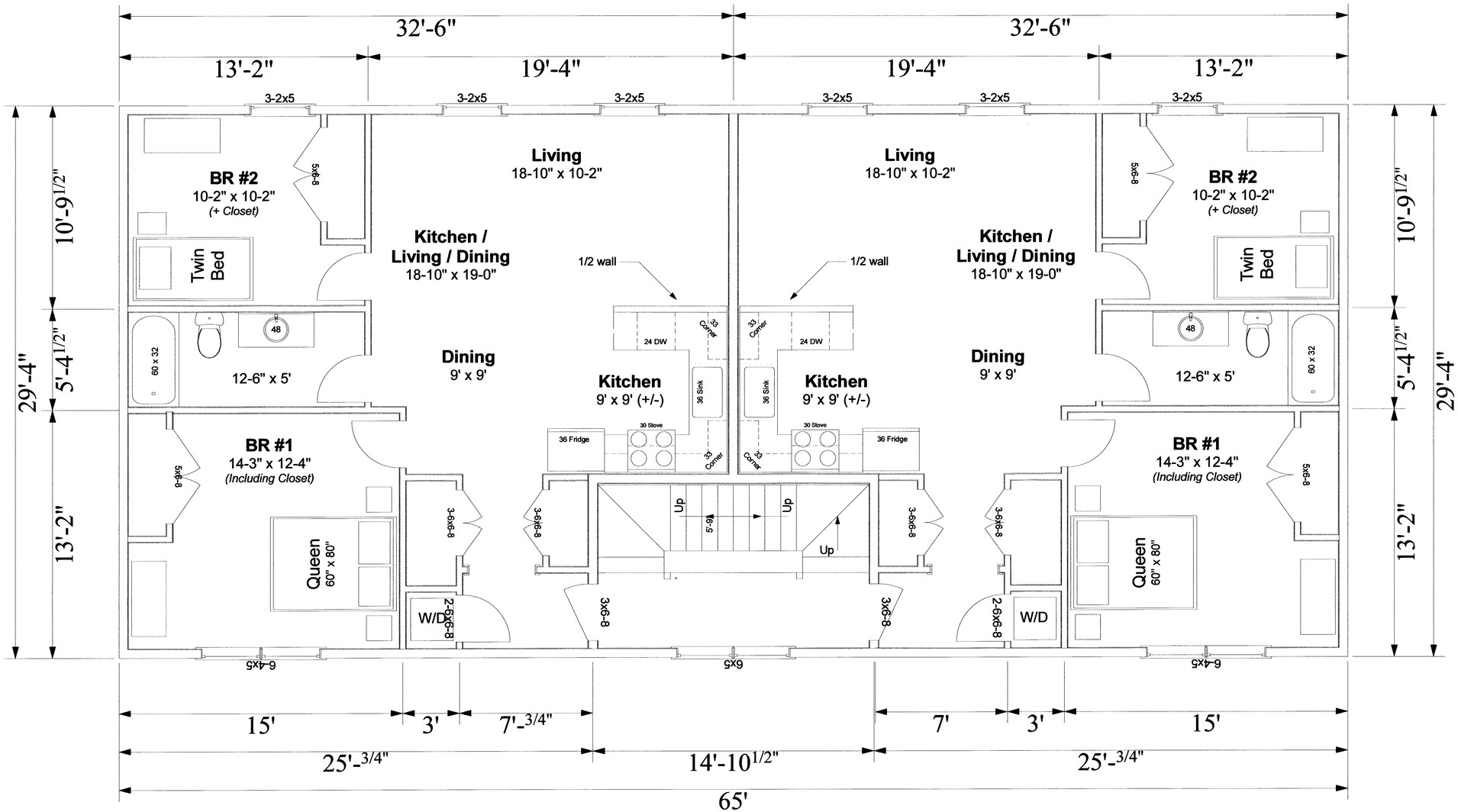
Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: 1/8" = 1'-0" (Letter)	TITLE: Proposed 8' Second Floor (883 s.f. per unit)	SHEET: **P2**



Unit #3

Unit #4

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: 1/8" = 1'-0" (Letter)	TITLE: Proposed 8' Third Floor (883 s.f. per unit)	SHEET: P3



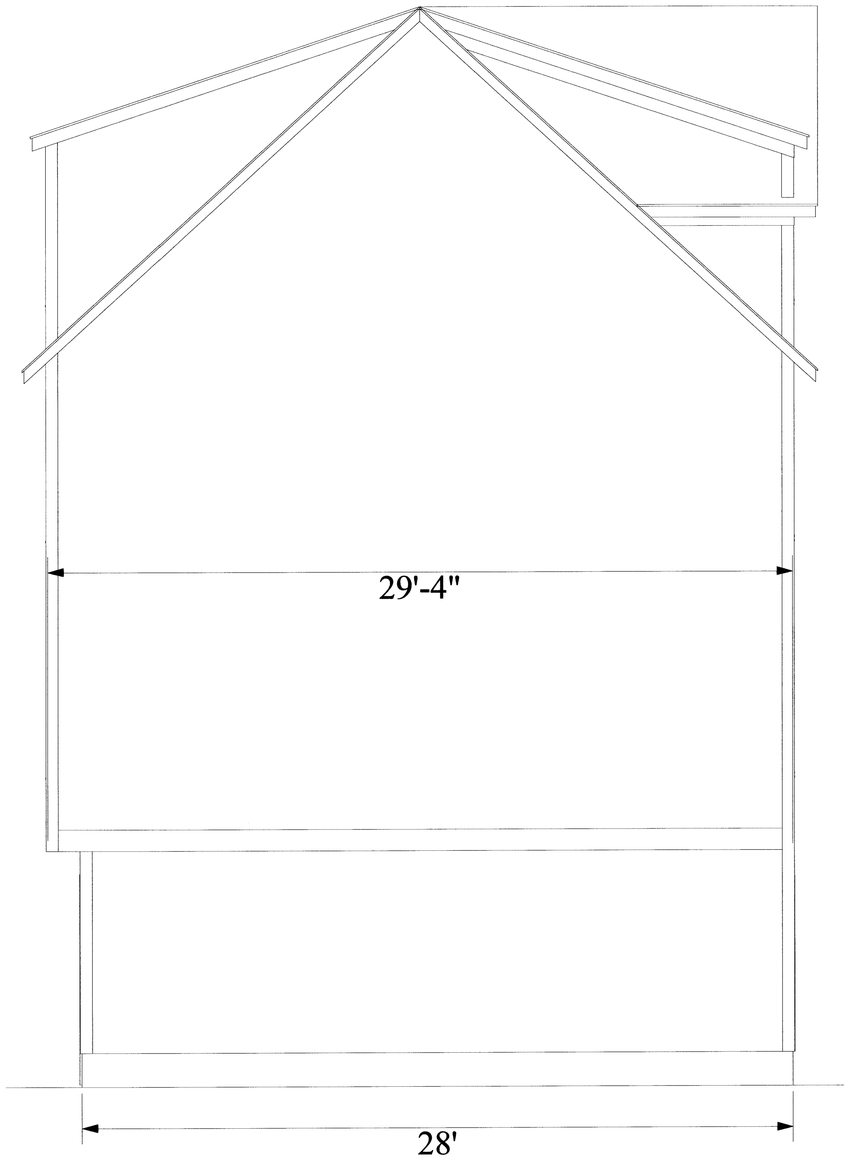
Unit #5

Unit #6

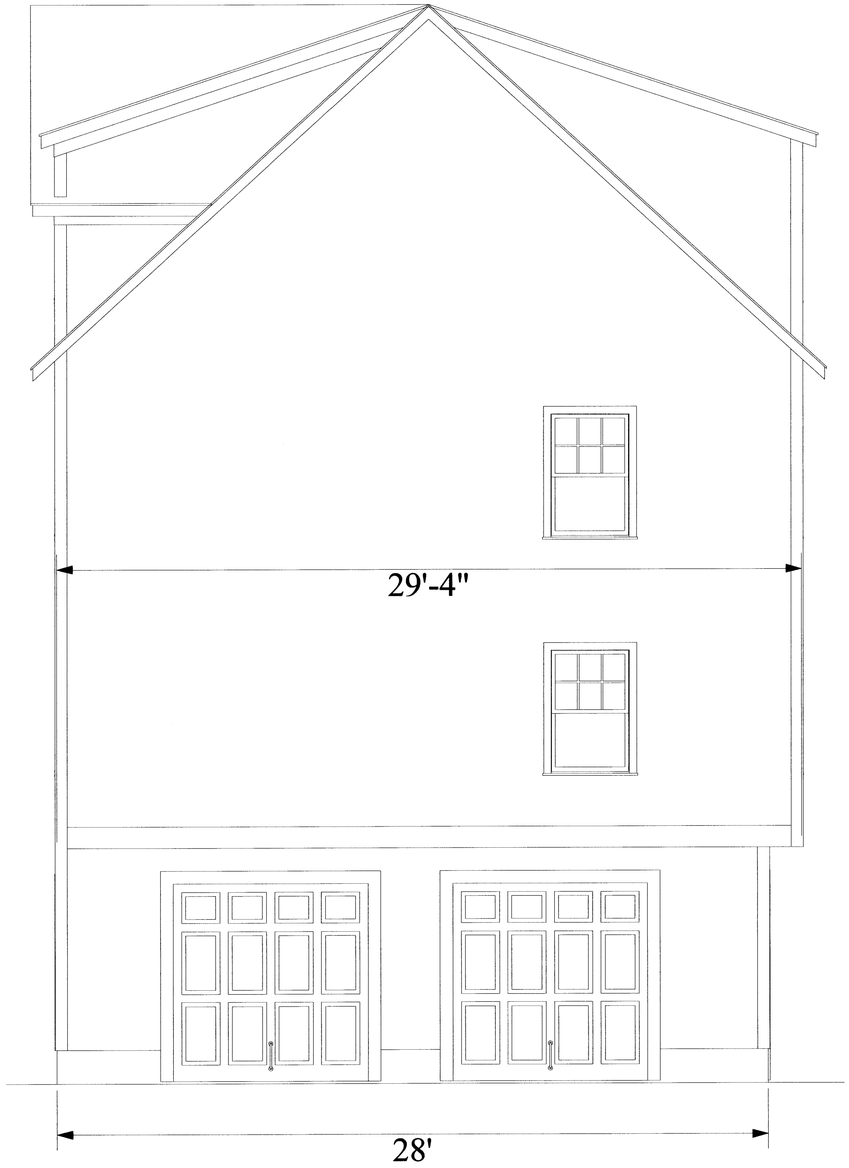
Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: 1/8" = 1'-0" (Letter)	TITLE: Proposed 8' Fourth Floor (883 s.f. per unit)	SHEET: **P4**



Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: 1/8" = 1'-0" (Letter)	TITLE: Proposed Front Elevation	SHEET: P5

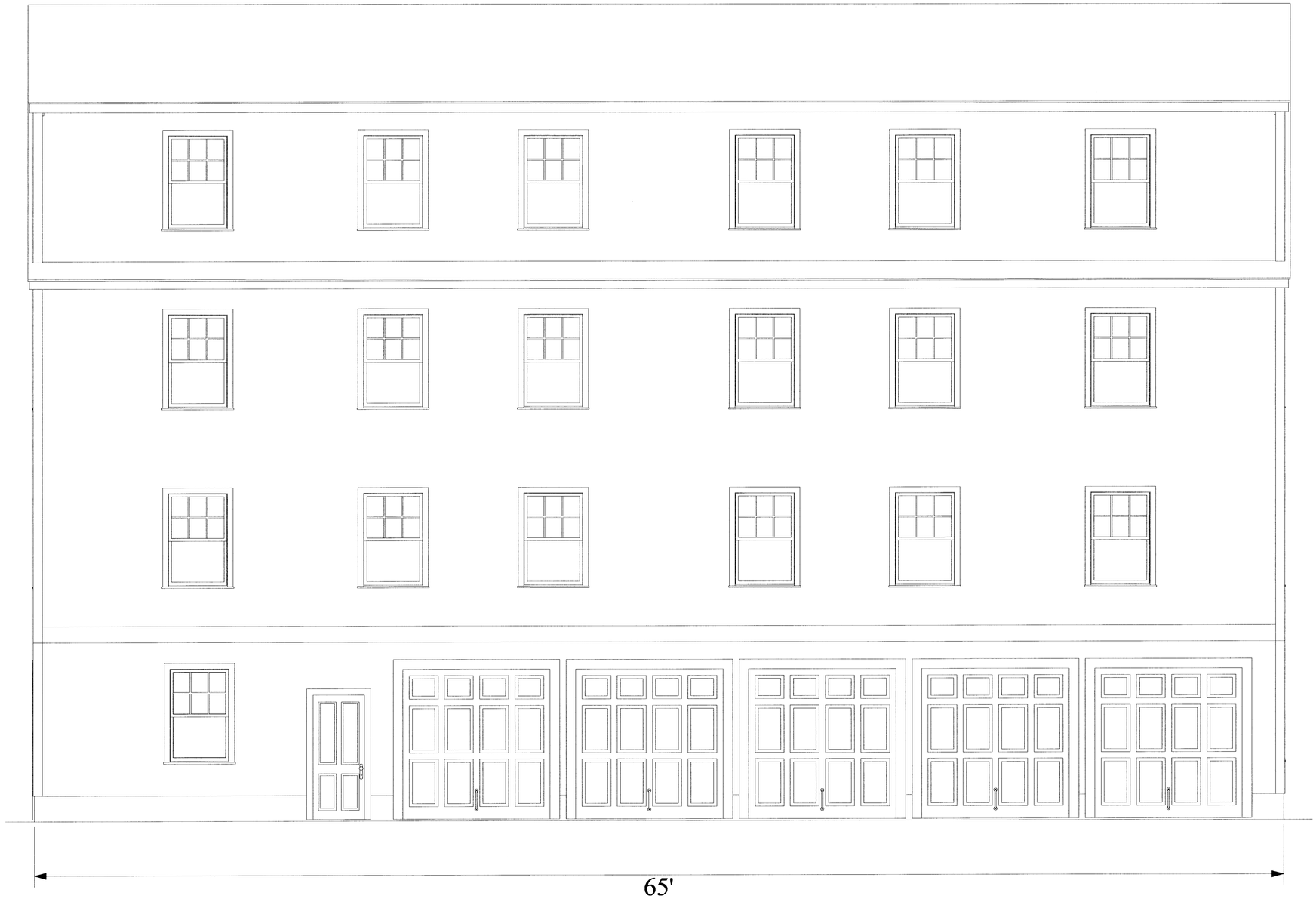


Left



Right

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com	6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: 1/8" = 1'-0" (Letter)	TITLE: Proposed Side Elevations	SHEET: **P6**



Michelle Shields Design
Smart Creative Architecture
6 Rudolph Avenue
Kittery, Maine 03904
207-438-9829
Cell: 207-752-7623
www.MichelleShieldsDesign.com

PROJECT:
Dovester Holdings LLC
6 Unit Apartment

SITE:
24 Hanson Street
Dover, NH

ISSUED FOR:
Review

DATE:
June 27, 2018

SCALE:
1/8" = 1'-0"
(Letter)

TITLE:
Proposed
Rear Elevation

SHEET:
P7

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-04A

Application Type:	Site Plan Amendment
Applicant(s):	Hellenic Realty Partners, LLC
Owner(s):	Hellenic Realty Partners, LLC
Location:	333 Central Ave (Tax Map 2, Lot 19)
Meeting Date:	October 9, 2018

INTENT: To amend a previous site plan approval to modify the building façade materials (from brick to white clapboard) and minor site plan changes including accessible ramps, hand rails, and changing roof line.

UNITS PROPOSED: N/A for the amendment

AGENDA ITEM #: 4-E

ACREAGE: 1.05 acres

ZONING DISTRICT: Central Business District – General Sub-District (CBD-G)

EXISTING LAND USE: Vacant former office and production facility for *Foster's Daily Democrat*

PROPOSED LAND USE: Mixed commercial and residential

SURROUNDING LAND USE: Commercial, mixed commercial/residential, elderly housing, Henry Law Park

ZBA ACTION: None

ATTACHMENT: Amendment application and materials, 3/27/18 Planning Board minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting an amendment to its previously approved site plan (conditionally approved by the Board at their March 28, 2018 meeting and signed by the Chair on August 30, 2018). The site plan needs to be amended and re-reviewed by the Planning Board as it involves minor site changes and a change in the proposed façade.

The applicant withdrew their application in September 2018 and resubmitted to the Planning Department the same amendment request but is no longer requesting the change involving the grease traps.

The proposed amended plans include:
- rebuilding existing ramps from Central Ave sidewalks to meet latest regulations
- all hand rails changed to black aluminum
- the roof line at Building B north and south gable is changing
- exterior finish changed from brick to clapboards at building B north and south gable

While the list above indicates the changes being made, the applicant is back before the Planning Board specifically for your review of the architecture. A formal TRC for the amendment was not required.

This approval would supersede the previous plan signed by the Chair on August 30, 2018.

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 or redevelopment of various types.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and table the application for an architectural peer review.

333 Central Avenue



Property Information

Property ID	02019-000000
Location	333 CENTRAL AV
Owner	HELLENIC REALTY PARTNERS 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 03/29/2018
Properties updated 10/02/2018

City of Dover, New Hampshire
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED PLAN

[Revised June 30, 2014]

Office Use Only	Amount Paid: _____	Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: ____Hellenic Realty Partners, LLC_____ Telephone #_603-652-1104_____

Address of Applicant: __263 Central Ave., Dover, NH 03820_____ E-Mail_nick@kostisenterprises.com__

Project Name:_Fosters Building Redevelopment____Project Location: ___333 Central Avenue_____

Planning File Number: __P18-04_____ Date of Original Approval___March 27, 2018_____

File Type: Conditional Use _____ Site Plan Review ___X___ Subdivision _____

EXTENSION INFORMATION (Note: notification of abutters required for first time extensions under Sec. 149-9.B and Sec. 155-24.B only)

Extension type requested (check one): ___Sec. 149-8.A ___Sec. 149-9.B ___Sec. 155-14.A ___Sec. 155-24.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (attach additional sheets as needed):_____

_____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: To amend the building facade materials and minor site plan changes.

Reason(s) for amendment/comments (attach additional sheets as needed): To remove items not required for this phase, change the look, reduce the overall construction costs, and meet building code requirements._____

WAIVER INFORMATION

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

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

_____

SIGNATURES

I/We hereby submit this application to the 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: 9/18/18

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

Signature of Agent: _____ Date: 9-18-18

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
2	19	Hellenic Realty Partners, LLC	263 Central Ave., Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Same as owner	Same as owner	Same as owner

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Michael J. Sievert, PE	MJS Engineering, P.C.	P.O. Box 359, Newmarket, NH 03857
Randy Tetreault, LLS	Norway Plains Associates, Inc.	P.O. Box 249, Rochester, NH 03866
Shannon Alther, AIA	TMS Architects	1 Cate St. #400, Portsmouth, NH 03801

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
		n/a	

PLANNING BOARD
ESTIMATED FEE SCHEDULE

This is only provided to give you an estimate of the application fees. *After you submit an application, staff will invoice you a total.* All fees must be paid two weeks before the Planning Board meeting. **If the Fee has not been paid, the item will not be placed upon the agenda.**

A. TOTAL FEE paid by cash or check made payable to "City of Dover"

1. Application fee for the following:

- SUBDIVISION $150.00 x # _____ new lots created = $ _____
- LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) = $ _____
- SITE REVIEW - RESIDENTIAL $100.00 x # ____ per dwelling unit = $ _____
- SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
  New construction $.15 sq. ft. x # _____ sq. ft. = $ _____
  Additions (new floor space) $.10 per sq. ft. x # _____sq. ft. = $ _____
  □ IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING
  LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # _____ = $ _____ □
  MOTEL/HOTEL $35.00 x # ___ per lodging unit = $ _____
- CHANGE OF USE (not to exceed $5,000)
  Existing floor space $.10 per sq. ft. x # ____ sq. ft. = $ _____ □ CONDITIONAL USE PERMIT $150.00 x # _____ per application = $ _____
- GRAVEL PIT/ EXCAVATIONS - Application fee $50.00 & Permit fee $75.00 = $ _____
- EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN ($150.00 minimum) $50.00 x # ____ per hour of review $ _____
- REQUEST FOR REZONING $150.00 = $ _____
- DRIVEWAY WAIVER – $100.00 application fee =
  Letter of rejection from Engineering Department, diagram & letter from owner $ _____

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
   Certified letters fee # _____ of x $8.00 =
2. Certified letters fee: # of abutters _____ X $8.00 = $ _____
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00 = $ _____
4. Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00 = $ _____

C. Foster's newspaper public notice fee **$ 80.00**

D. Digital Version of the Plan in PDF/A format or Archive Fee $1.00 x # _____
per sheet of plan set = $ _____

(Revised May 15, 2017) **TOTAL FEE $** _____

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P. O.Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

Letter of Intent – Amended Site Plan Review
For
Hellenic Realty Partners, LLC
Mixed Use Development
Tax Map 2 Lot 19

September 18, 2018

The Subject Property

The subject parcel is located within the General sub district of the Central Business District (CBD). The 1.05 acre parcel is bordered on the north and west by Central Avenue, Williams Street to the south and Henry Law Avenue to the east. The property is serviced by municipal water, sewer and a closed drainage system. Overhead utilities are also currently provided to the site from along Henry Law Avenue and a transformer located at the corner of Henry Law Avenue and Williams Street. Natural gas is provided through the rear parking lot off Henry Law Avenue.

The parcel is currently developed with a commercial building dating to c. 1900. The building, known as the Foster's Building, previously was the corporate office and production facility for the Foster's Daily Democrat newspaper. The building is currently vacant and has been for several years. All the equipment has been removed from the building with the exception of the existing utilities.

Amended Development Proposal

The proposal by Hellenic Realty Partners to renovate and expand the existing building was conditionally approved by the Dover Planning Board on March 27, 2018. A building key plan is included as exhibit #2 to clarify the building sections for discussion purposes. The following amendments to the original approval are being requested under this submission:

Minor Site Plan Changes;

1. The existing accessible ramps leading to the building from Central Ave. sidewalk area being reconstructed to meet the latest regulations.
2. All hand rails are being changed to black aluminum.

Building Façade Changes;

1. Change the roof line at building B north and south gable.
2. Change exterior finish from brick to clapboards at building B north and south gable.

In accordance with the Dover Code chapter 149, Site Review Regulations, this submission package includes the Application for Amendments to an Approved Site Plan Abutters List, Fees, and the following plans:

1. Site Plan revised for amendment.
2. Approved Henry Law Ave. Perspective sheet 1
3. Proposed Henry Law Ave. Perspective sheet 2
4. Approved Williams Street Perspective sheet 3
5. Proposed Williams Street Perspective sheet 4

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely;



Michael J. Sievert PE
MJS Engineering

DRAWING NAME: P:\17pro\17-041\Internal\Drawing Files\17-041 CIC Pre.dwg Wed, 03 Jan 2018 - 1:51PM

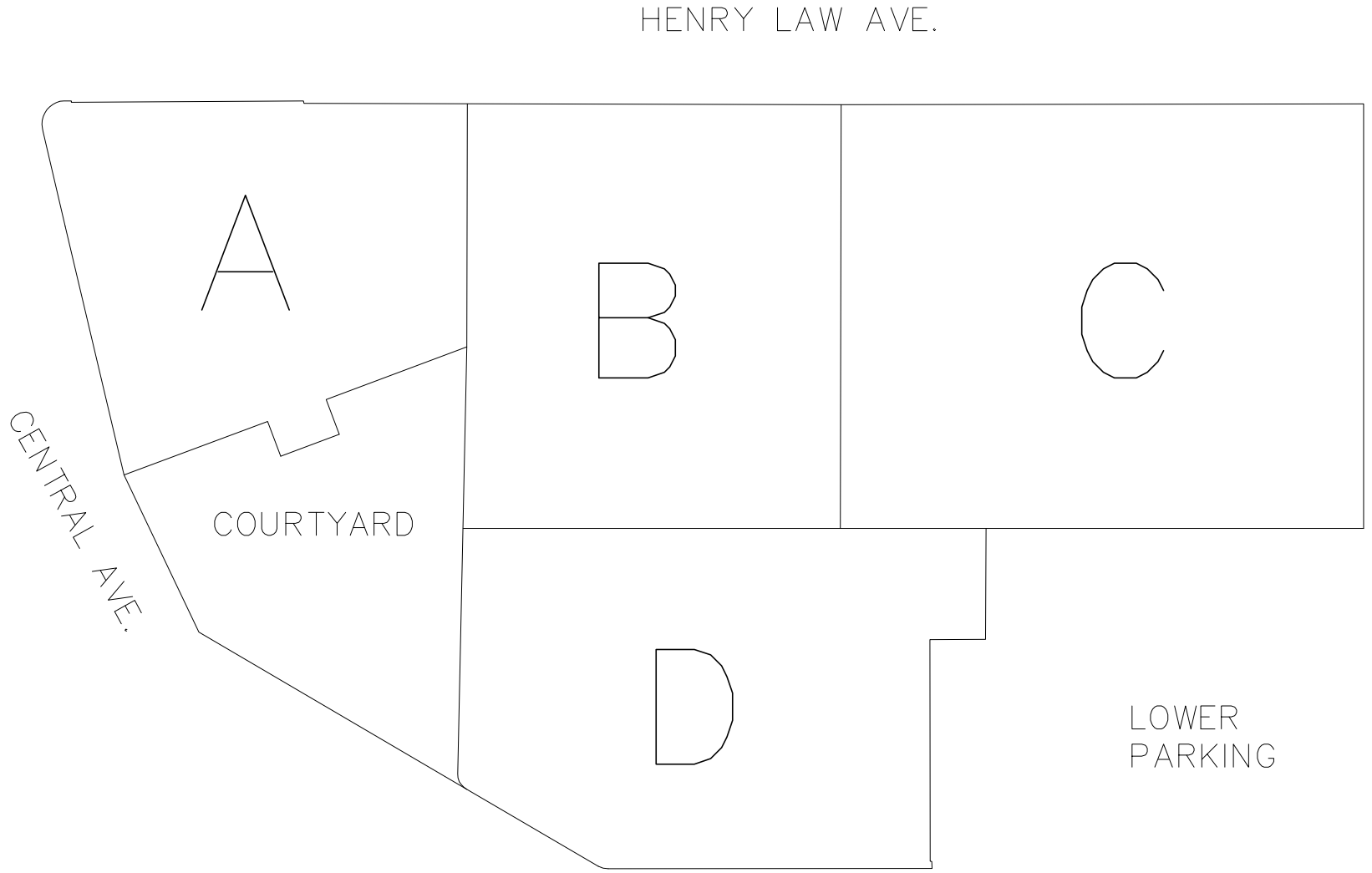


EXHIBIT #2

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979, Fax: (603) 659-4627
E-mail: mjs@mjs-engineering.com

BUILDING KEY PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

DATE:	1/3/18
SCALE:	N.T.S.
DESIGNER:	MJS
DRAWN BY:	EHK
APPROVED BY:	MJS
DRAWING FILE:	

SEAL:

SHEET 1 OF 1
JOB: 17-041
BLD KEY

Public hearing opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:
Staff finds that the request is consistent with the provisions of the Wetlands Protection District ordinance which allows impacts to wetlands and wetlands buffers if standards are met documenting the demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department recommends that the Planning Board approve the Permit with the following conditions:

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

1. The applicant shall provide the Planning Department with a copy of the NHDES Shoreland Permit.

C.Parker clarified for D.Ciotti the height of the wires and proximity to City owned property.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to the staff recommended conditions. Seconded by L.Skinner. Vote U/A

C. Consideration and acceptance of a Site Review for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 19, zoned CBD-G, located at 333 Central Avenue. (Proposal is to renovate the existing building and add two new floors to one portion of the building. There will be approximately 16,100 sq. ft. of commercial space throughout, 18 residential units, and 47 parking spaces). *(P18-04)

C.Parker explained that the applicant is requesting to renovate the former headquarters of *Foster's Daily Democrat* recreating 16,000 square feet of commercial space, and creating 18 residential units. Most of the renovation will be within the existing structure, with an extension of the third and fourth floor on the Henry Law Avenue side of the building.

The design and layout calls for commercial uses on Henry Law Avenue and Central Avenue on the ground floor with residential on the upper floors. Part of the ground floor space, which is below grade, will be used for mechanical and parking uses. As this is an existing building, with no new structure, the minimum buildout of the property is not changing, nor is relief required. At this time no streetscape improvements are being made to Henry Law Avenue, though designs have been created. The City will collect a contribution towards the CIP project for the reconstruction of Henry Law Avenue.

The applicant came before the Technical Review Committee on January 25.

Nick Kostis reviewed the vision and goals of the project.

Mike Sievert represented the application and reviewed the engineering details of the plan.

Shannon Alther reviewed the floor plans and design of the building.

C.Parker clarified the location and width of the sidewalk on William Street for D.Ciotti. Concensus was to have the applicant work with the City to create a painted area along the edge of the ROW for pedestrians.

S.Alther confimed for D.Landry the flow of commercial space on floor two, and the security features of the building for L.Skinner. Finally, he explained the material specified for the rear of the building for T.Clark, and proposed windows for D.Landry.

Motion: F.Torr made a motion to accept the application. Seconded by D.Landry. Vote U/A

Public hearing opened. No one Spoke Public Hearing Closed.

STAFF RECOMMENDATION
Staff finds that the request is consistent with the provisions of Chapter 149, Site Plan Review, and recommends that the Planning Board approve the plan with the following conditions:

Conditions to be Met Prior to Signing of the Plans:

1. The applicant shall provide:
    a. A digital version of plan set
    b. A stormwater operations and maintenance plan
    c. A Landscape operations and maintenance plan
2. The applicant must revise final plan set to:
    a. Add the owner's signatures
    b. Include the Professional Engineer, Licensed Land Surveyor, Architect, and Licensed Landscape Architect stamp and signatures
    c. Include the architectural and neighborhood plans in the Civil set.
3. The applicant and the City shall enter into an agreement regarding:
    a. the value of a contribution to be made towards the Henry Law Avenue improvements,
    b. the need to adjust the Central Avenue northbound approach to Washington Street, and
    c. the management of the surface parking lot.

Conditions to Be Met Prior to Any Construction Activity:

4. Formal notice shall be supplied to all vendors that construction vehicles shall be parked onsite. Proof shall be submitted to the Planning Department.

Conditions to Be Met Prior to Issuance of a Building Permit:

5. The new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for service.

Conditions to Be Met Prior to Occupancy:

6. Issuance of a certificate of occupancy.
7. Any new dwelling units and commercial space shall be assessed the current impact fees in place at the time of building permit application.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
9. The applicant shall provide the value agreed to with the City towards the improvements at Henry Law Avenue.

M.Sievert clarified the letter from the arborists for L.Skinner.

N.Kostis agreed to review the tower design, to reflect the mills downtown, for H.Harmon and D.Ciotti.

Motion: F.Torr made a motion to approve the Site Plan subject to the staff recommended conditions. Seconded by T.Clark

D.Ciotti complimented the process, and F.Torr complimented the project.
Vote U/A

D. Presentation of proposed land use amendments to the Site Review Regulations, Subdivision Regulations, and the Zoning Ordinance.

C. Parker reviewed the three packets, and introduced the proposed amendments. They are as follows:

- Zoning
  - Amend definitions for Build To Line, Building and delete Business Frontage
    - Discussion ensued regarding updating "accessibility" terms.
  - Rename the B-5 District to avoid confusion with Downtown Gateway
  - Amend Use Regulations to remove site review applicability
  - Amend B-3, B-4 and B-5 district front setback to be closer to ROW
  - Correct a footnote in the HR table
  - Amend nonconforming lot provisions
  - Amend to rename "Open Space" and update requirements relative to mixed uses
  - Amend dimensional regulations for accessible additions to not require the Building Inspector to notify abutters
    - Discussion ensued regarding updating "accessibility" terms.
  - Revise Central Business District regulations to clarify uses allowed on first floor and height in general district
  - Amend Impact Fees ordinance
  - Correct reference in floodplain ordinance
  - Amend Cons District calculation for min lot size
  - Revise TDR regulations to encourage affordable single family homes
  - Amend rebuild for damage for nonconforming structures
  - Amend prohibition on repairs for nonconforming structures
    - Discussion ensued regarding delegating authority to Housing Standards Board

  Motion: T.Clark made a motion to post the amendments, with minor amendments. Seconded by F.Torr. Vote U/A
- Site Review
  - Clarify the standards for review of paved areas
  - Amend to include a 2 year landscape bond
  - Remove requirements of fiscal analysis and insert relevant ones into the application.
  - Update landscape regulations
  - Update to require Landscape O&M plan
  - Create requirements for minor site plans
  - Amend roadway design to insert guidance on roundabouts
  - Insert driveway widths for commercial/multi-family units
  - Amend lighting requirements in urban areas
  - Amend parking lot dimensions
  - Update definition of Impervious to include recreation areas

  Motion: T.Clark made a motion to post the amendments, with minor amendments. Seconded by F.Torr. Vote U/A

- Subdivision of Land
  - Add references to driveway requirements
  - Amend to include a 2 year landscape bond
  - Amend to require Landscape O&M plan
  - Amend length of a cul de sac
  - Amend roadway design to insert guidance on roundabouts
  - Amend the chapter to add elements to Chapter 92, Driveways to eliminate that chapter

Motion: D.Ciotti made a motion to post the amendments, with minor amendments. Seconded by G. Cruikshank. Vote U/A

5. STAFF COMMENTS

- Review TRC projects: 58 New Rochester Road, 6 Grove Street
- Updated the Board on Washington Street.
- Looking for a representative to Strafford Regional Planning, as a commissioner.
- March 14 the Council review of the Master Plan
- March 21 the Council review findings about downtown made by UNH students.
- April 28 Conference for PB Members

6. MEMBER COMMENTS

7. ADJOURNMENT

Motion: G. Cruikshank made a motion to adjourn at 9:24 p.m. Seconded by D.Landry. Vote U/A

Drawing Name: P:\17prj\17-041\internal\Drawing Files\17041CIR.dwg
Tue, 18 Sep 2018 - 1:16pm

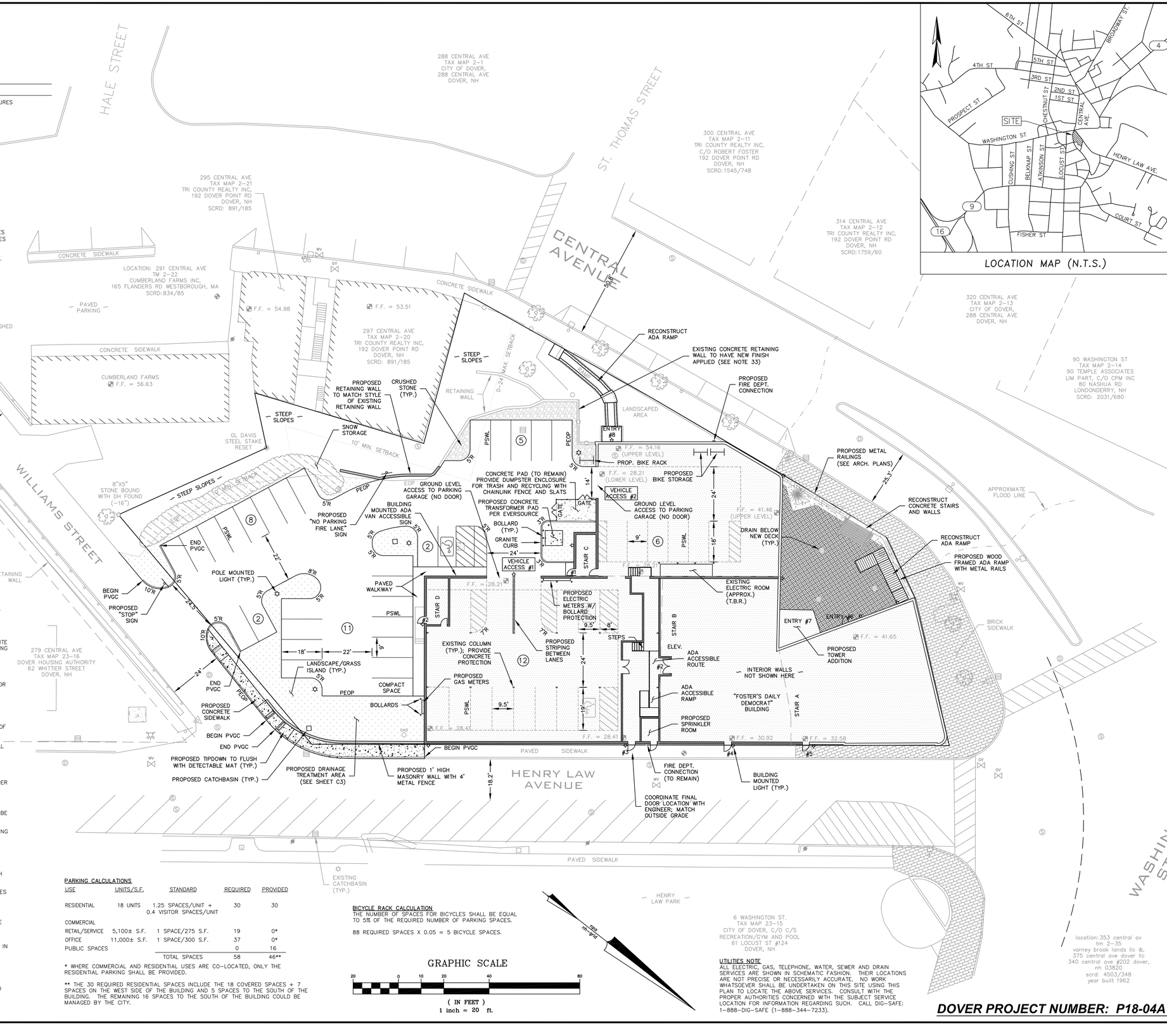
NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE REDEVELOPMENT OF 333 CENTRAL AVENUE.
2. SUBJECT PARCEL: (TAX MAP 2, LOT 19)
   333 CENTRAL AVENUE
   DOVER, NH 03821
3. TOTAL PARCEL AREA OF LOT: 1.03 ACRES OR 45,021 SQUARE FEET.
4. OWNER OF RECORD: HELLENIC REALTY PARTNERS, LLC
   263 CENTRAL AVENUE
   DOVER, NH 03821
   S.C.R.D. BOOK 4523, PAGE 235
   _____
   OWNERS SIGNATURES
5. PLAN REFERENCE:
   1. "PLAN OF LAND 333 CENTRAL AVENUE DOVER, STRAFFORD COUNTY, NH", FOR HELLENIC REALTY PARTNERS, LLC BY NORWAY PLAINS ASSOCIATES, INC. DATED JANUARY 2018.
6. ZONE: CBD GENERAL SUB-DISTRICT
   DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	NA
MIN. LOT COVERAGE	75%
MIN. FRONTAGE BUILD-OUT	70%
FRONT PRIMARY BUILD TO LINE	*SEE BELOW
FRONT SECONDARY BUILD TO LINE	*SEE BELOW
SIDE SETBACK	0' MIN - 24' MAX
REAR SETBACK	10' MIN.
BUILDING HEIGHT	2 STORY MIN./5 STORY MAX.

*THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET, TWO HUNDRED FIFTY (250) FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN FIVE (5) FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR STEPS MAY BE LOCATED AN ADDITIONAL FIVE (5) FEET BEYOND THE FRONT FAÇADE OF THE STRUCTURE. EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS FIVE (5) FEET. CONDITIONAL USE PERMIT MAY BE USED TO ADJUST STANDARDS.

7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM "PLAN OF LAND 333 CENTRAL AVENUE DOVER, STRAFFORD COUNTY, NH", FOR HELLENIC REALTY PARTNERS, LLC BY NORWAY PLAINS ASSOCIATES, INC. DATED JANUARY 2018.
8. HORIZONTAL DATUM BASED ON STATE PLANE COORDINATES NAD83. VERTICAL DATUM BASED ON NAVD88.
9. A PORTION OF THE LOT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/15 COMMUNITY PANEL 33017C0330E PANEL 330 OF 405.
10. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF 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 PLAN COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
11. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
12. THE MAXIMUM PARKING SPACE CALCULATION IS 30 FOR RESIDENTIAL ONLY AND 46 SPACES ARE PROVIDED.
13. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
14. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICE DIRECTOR.
15. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
16. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
17. THE OWNER OF RECORD SHALL 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. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
18. 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.
19. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDY-FRIDAY 7AM-6PM, SATURDAYS AND SUNDAY 9AM-4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTAC INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
20. 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.
21. 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.
22. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
23. THE EXISTING 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.
24. 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.
25. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
26. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
27. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED RENOVATION WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
28. THE PROPOSED USES FOR THE SITE ARE RESIDENTIAL APARTMENTS AND COMMERCIAL USES TO INCLUDE RETAIL, OFFICE SPACE, AND RESTAURANTS.
29. THE ENTRANCES AND EXITS TO BOTH PARKING GARAGES WILL BE OPEN.
30. PROVIDE SIGNAGE AT ALL NON-ACCESSIBLE ENTRANCES GIVING DIRECTION TO ACCESSIBLE ENTRANCES.
31. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY NORWAY PLAINS ASSOCIATES ON DECEMBER 2017 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
32. BOTH OF THE COVERED PARKING AREAS HAVE BEEN DESIGNED AS CONVERTIBLE SPACE. THE FUTURE USE IS ANTICIPATED TO BE COMMERCIAL.
33. THE EXISTING CONCRETE RETAINING WALL WILL HAVE A COATING APPLIED TO MATCH THE COLOR AND TEXTURE OF THE REAR OF THE BUILDING. THE EXISTING REBAR AT THE END WILL EITHER BE COVERED WITH A WOODEN LATTICE OR BE CUT AND REMOVED FROM THE WALL.



LOCATION MAP (N.T.S.)

PARKING CALCULATIONS

USE	UNITS/S.F.	STANDARD	REQUIRED	PROVIDED
RESIDENTIAL	18 UNITS	1.25 SPACES/UNIT + 0.4 VISITOR SPACES/UNIT	30	30
COMMERCIAL				
RETAIL/SERVICE	5,100± S.F.	1 SPACE/275 S.F.	19	0*
OFFICE	11,000± S.F.	1 SPACE/300 S.F.	37	0*
PUBLIC SPACES			0	16
		TOTAL SPACES	58	46**

* WHERE COMMERCIAL AND RESIDENTIAL USES ARE CO-LOCATED, ONLY THE RESIDENTIAL PARKING SHALL BE PROVIDED.

** THE 30 REQUIRED RESIDENTIAL SPACES INCLUDE THE 18 COVERED SPACES + 7 SPACES ON THE WEST SIDE OF THE BUILDING AND 5 SPACES TO THE SOUTH OF THE BUILDING. THE REMAINING 16 SPACES TO THE SOUTH OF THE BUILDING COULD BE MANAGED BY THE CITY.

BICYCLE RACK CALCULATION
THE NUMBER OF SPACES FOR BICYCLES SHALL BE EQUAL TO 5% OF THE REQUIRED NUMBER OF PARKING SPACES.

88 REQUIRED SPACES X 0.05 = 5 BICYCLE SPACES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

UTILITIES NOTE
ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

DOVER PROJECT NUMBER: P18-04A

NO.	DATE	INT.
4.	9/18/18	MCS
3.	Revised - RESUBMISSION FOR AMENDED SITE PLAN APPROVAL	
2.	REVISED FOR AMENDED SITE PLAN APPROVAL	8/21/18 JLG
1.	ADDENDUM SET	6/27/18 EHK
	UPDATED SITE CONSTRUCTION DETAILS	6/26/18 MJS
	ISSUED FOR BID SET	6/8/18 MJS

REVISIONS

SEAL: MICHAEL J. SEVERT No. 8307 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

DATE: 1/3/18
SCALE: 1"=20'
DESIGNED BY: MS
DRAWN BY: MS/JLG
APPROVED BY: MJS
DWG FILE: 17041CIR.dwg

AMENDED SITE PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. Box 359
NEWMARKET, NH 03857
PHONE: (603) 659-4079, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

C1

Fosters Daily Democrat Building

Planning Board Submission P18-04**A**

Notes:

- New Brick Material to match existing
- New Siding material to be white or off-white to match with existing and proposed trim color



Henry Law Ave. Perspective

LICENSED ARCHITECT SHANNON G. ALTHER No. 3402 THE STATE OF NEW HAMPSHIRE

8-21-2018

TMS architects

Fosters Daily Democrat Building

Planning Board Submission P18-04**A**

Notes:
- Revised Building B South Gable: clapboards added
- Revised HVAC screening (not seen here)



Henry Law Ave. Perspective

SHANNON ALTHEN No. 3402 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

8-21-2018

TMS architects

Fosters Daily Democrat Building

Planning Board Submission P18-04**A**

Notes:

- New Brick Material to match existing
- New Siding material to be white or off-white to match with existing and proposed trim color



Williams Street Perspective

SHANNON ALTHEN No. 3402 LICENSED ARCHITECT THE STATE OF NEW HAMPSHIRE

8-21-2018

TMS architects

Fosters Daily Democrat Building

Planning Board Submission P18-04**A**

Notes:
- Revised Building B South Gable: clapboards added
- Revised HVAC screening



Williams Street Perspective

8-21-2018

TMS architects

P18-04 **333 Central Avenue**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
02001-000000	288 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02011-000000	300 CENTRAL AV	TRI COUNTY REALTY INC	C/O ROBERT FOSTER	192 DOVER POINT RD	DOVER	NH	03820-4632
02012-000000	314 CENTRAL AV	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02013-000000	320 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02014-000000	90 WASHINGTON ST	90 TEMPLE ASSOCIATES LIM PART	C/O CPM INC	80 NASHUA RD	LONDONDERRY	NH	03053
02015-000000	18 LOCUST ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02016-000000	32 LOCUST ST	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02017-000000	38 LOCUST ST	TRI COUNTY REALTY INC	C/O ROBERT FOSTER	192 DOVER POINT RD	DOVER	NH	03820-4632
02020-000000	297 CENTRAL AV	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02021-000000	295 CENTRAL AV	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02022-000000	291 CENTRAL AV	CUMBERLAND FARMS INC		165 FLANDERS RD	WESTBOROUGH	MA	01581-1000
02035-000000	353 CENTRAL AV	VARNEY BROOK LANDS LLC &	375 CENTRAL AVE DOVER LLC	340 CENTRAL AVE #202	DOVER	NH	03820
02040-000000	83 WASHINGTON ST	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
02040-A00000	85 WASHINGTON ST	MTI		85 WASHINGTON ST	DOVER	NH	03820
02041-000000	350 CENTRAL AV	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
09113-000000	266 276 CENTRAL AV	WOODMAN BLOCK HOLDINGS LLC		17 DEPOT RD	HAMPTON FALLS	NH	03844-2311
09113-A00000	274 276 CENTRAL AV	274-276 CENTRAL LLC		22 ANNS LANE	HAMPTON	NH	03842
09113-B00000	266 270 CENTRAL AV	266-270 CENTRAL AVENUE LLC		20 ARCH ST	DOVER	NH	03820
09114-000000	278 286 CENTRAL AV	WOODMAN CONDOMINIUMS ASSOCIATION		282 CENTRAL AVE	DOVER	NH	03820
09114-000001	282 1 CENTRAL AV	STODDART MARY E &	STODDART WILLIAM D IV	4752 PINNACLE DR	BRADENTON	FL	34208-8497
09114-000002	282 2 CENTRAL AV	HOOD PHILIP G		6 WINCHESTER ST	PORTSMOUTH	NH	03801
09114-000003	282 3 CENTRAL AV	ROYCE BRIAN J		282 3 CENTRAL AV	DOVER	NH	03820
09114-000004	282 4 CENTRAL AV	PIGEON MORRIS &	PIGEON KAYLA	282 4 CENTRAL AV	DOVER	NH	03820
09114-000005	282 5 CENTRAL AV	STEVENS AARON L		282 CENTRAL AVE UNIT 5	DOVER	NH	03820
09114-000006	282 6 CENTRAL AV	DE BOER SASKER L		13 COPELAND DR	ROCHESTER	NH	03867-3468
09114-000007	282 7 CENTRAL AV	KARMERIS PAMELA L		144 LEACH RD	ELIOT	ME	03903-2261
09114-000008	282 8 CENTRAL AV	HALLOWELL MARIAN		282 CENTRAL AVE #8	DOVER	NH	03820
09114-000009	282 9 CENTRAL AV	KENNY BRIAN P		282 9 CENTRAL AV	DOVER	NH	03820
09114-000010	282 10 CENTRAL AV	NOLIN APRIL E		282 CENTRAL AVE UNIT 10	DOVER	NH	03820
09114-000011	282 11 CENTRAL AV	GOODREAU SCOTT &	GOODREAU LINDA	11 COUNTRY CLUB ESTATES	DOVER	NH	03820
09114-000012	282 12 CENTRAL AV	REED CAROL A		282 CENTRAL AVE UNIT 12	DOVER	NH	03820
09114-000013	3 HALE ST	3 HALE STREET REALTY LLC		3 HALE ST	DOVER	NH	03820
09114-000014	286 CENTRAL AV	JALAPENO HOLDINGS LLC		100 MIDDLE ST	PORTSMOUTH	NH	03801
09114-000015	284 CENTRAL AV	PATH RE LLC		28 ATKINSON STREET	DOVER	NH	03820
09114-000016	280 CENTRAL AV	PATH RE LLC		28 ATKINSON ST	DOVER	NH	03820
09114-000017	278 CENTRAL AV	CHEMISTRY HAIR STUDIO LLC		278 CENTRAL AVE	DOVER	NH	03820
23015-000000	6 WASHINGTON ST	CITY OF DOVER	C/O C/S RECREATION/GYM AND	61 LOCUST ST #124	DOVER	NH	03820-3753
23016-000000	279 CENTRAL AV	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
		HELLENIC REALTY PARTNERS, LLC		263 CENTRAL AVENUE	DOVER	NH	03820
		MJS ENGINEERING, P.C.	MICHAEL J. SIEVERT, PE	P.O. BOX 359	NEWMARKET	NH	03857
		NORWAY PLAINS ASSOCIATES, INC	RANDY TETREAULT, LLS	P.O. BOX 249	ROCHESTER	NH	03866
		TMS ARCHITECTS	SHANNON ALTHER, AIA	1 CATE ST. #400	PORTSMOUTH	NH	03801

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P08-09A

Application Type:	Site Plan Amendment
Applicant(s):	Aranosian Oil Company
Owner(s):	Aranosian Oil Company
Location:	52 Central (Tax Map 15, Lot 71)
Meeting Date:	October 9, 2018

INTENT: Proposal is to amend a previously approved site plan to add a drive-thru window service

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-F

ACREAGE: 0.63 acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: Vehicle Refueling Station

PROPOSED LAND USE: Same as existing plus drive-thru

SURROUNDING LAND USE: Commercial and Residential

ZBA ACTION:
-Z99-17: Variance granted on October 21, 1999 for setback of gas pump canopy
-Z07-17: Variance granted on 11/15/2007 for the canopy within 30' of the front property line and within 25' of a side property line
-Z17-04: Variance granted on March 16, 2017 to permit drive-through setbacks of 72 and 84 feet from structures where 100 feet is required, and 27 and 44 feet from lot lines where 50 feet is required, with conditions regarding hours of operation and the installation of a fence

ATTACHMENT: Amendment application and materials, 8/30/18 TRC Minutes, 6/10/08 Planning Board minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The Planning Board approved a plan for Aranosian Oil at their meeting on June 10, 2008 with a condition of approval that should the owner want a drive-thru that the applicant would have to come back before the Planning Board with a revised traffic study.

The applicant appeared before Technical Review Committee twice, most recently on August 30, 2018 (minutes are attached).

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 or redevelopment of various types.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and approve the site plan with the following conditions:

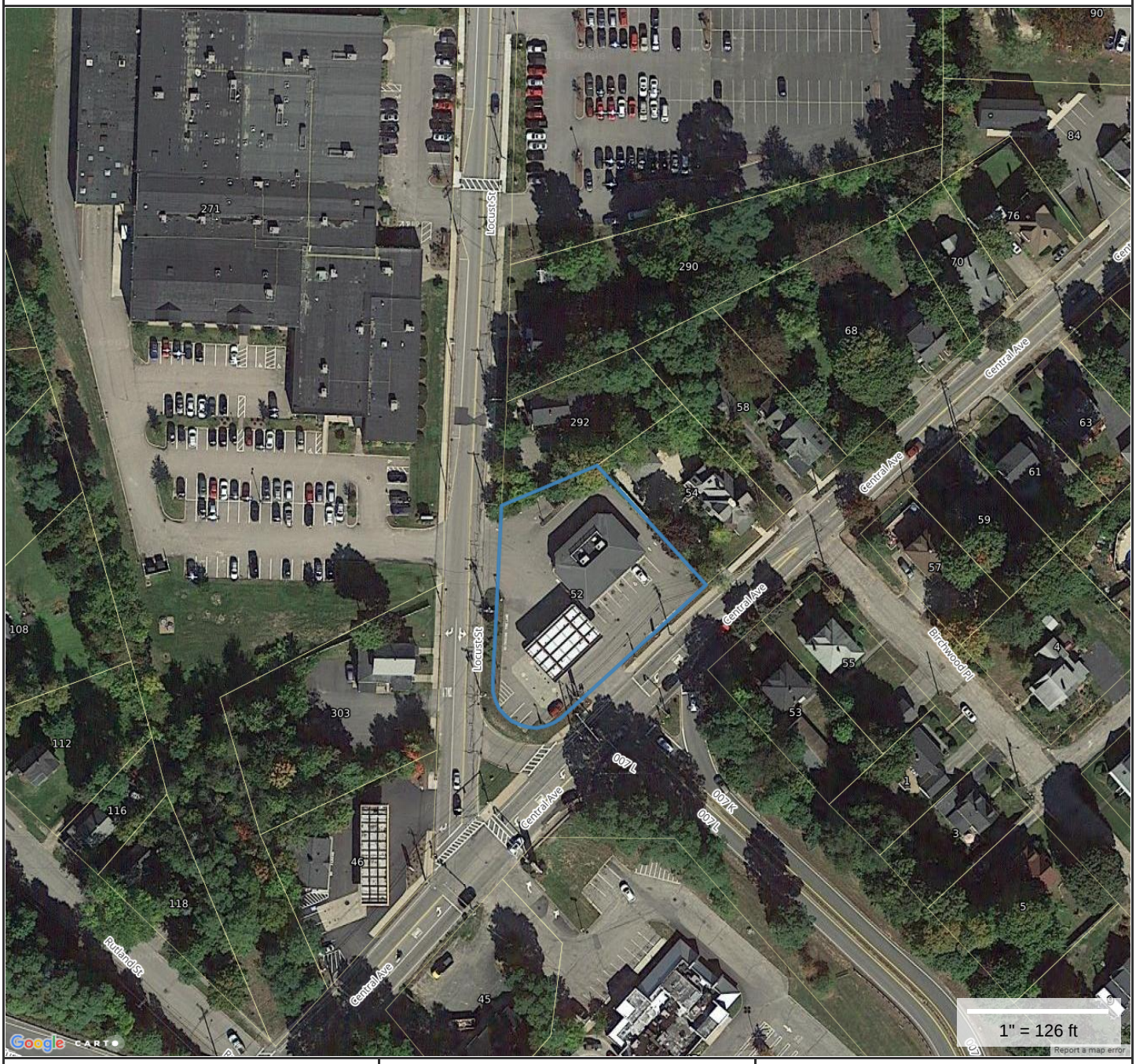
Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide a digital version of plan set
2. The applicant must revise final plan set to:
    a. Include full set with amendments as approved marked with file number P08-09A
    b. Add the owner's signatures
    c. Include the Professional Engineer and LLS signature and stamp
    d. Add note indicating additional traffic on Locust Street

Conditions to Be Met Prior to Issuance of a Building Permit:

3. The new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for service.

52 Central Avenue



Property Information

Property ID	15071-000000
Location	52 CENTRAL AV
Owner	ARANOSIAN OIL CO INC

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 03/29/2018
Properties updated 10/02/2018

City of Dover, New Hampshire
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED PLAN

[Revised June 30, 2014]

Office Use Only	Amount Paid: _____	Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: R & P Singh, LLC Telephone # (617)899-3349

Address of Applicant: 52 Central Avenue, Dover, NH E-Mail raghbirtamber@yahoo.com

Project Name: Aranosian Oil Company Project Location: 52 Central Avenue, Dover, NH

Planning File Number: P08-09 Date of Original Approval June 10, 2008

File Type: Conditional Use _____ Site Plan Review X Subdivision _____

EXTENSION INFORMATION (***Note: notification of abutters required for first time extensions under Sec. 149-9.B and Sec. 155-24.B only)*** NA

Extension type requested (*check one*): ___Sec. 149-8.A ___Sec. 149-9.B ___Sec. 155-14.A ___Sec. 155-24.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (*attach additional sheets as needed*):_____

_____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: Note 14 on approved Site Plan Sheet SP-1

Reason(s) for amendment/comments (*attach additional sheets as needed*): Add Drive-Thru Window Service

_____

_____

WAIVER INFORMATION

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

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

_____

_____

SIGNATURES

I/We hereby submit this application to the 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: 2/17/17

Signature of Applicant (*if different from owner*): _____ Date: 2/17/17

Signature of Agent: _____ Date: 2/17/17

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

September 28, 2018

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

Subject: **Drive-Thru Window Service**
52 Central Avenue
Tax Map 15, Lot 71
Dover, New Hampshire
Job No. 15112

Dear Christopher:

We look forward to reviewing this application with the Planning Board at their October 9, 2018 Board Meeting. Since the Technical Review Committee Meeting on August 30, 2018 we have revised signage and adjusted the drive-up window vehicle stacking as discussed at the meeting.

Enclosed please find the following:

- Fifteen (15) copies of the Application and supporting documentation, specifically
  - This letter.
  - The Application to Amend an Approved Site Plan.
  - The TRC Response Letter.
  - The Building Elevations/Streetscapes prepared by Woodburn & Company
- Three (3) Full Size copies of the Plan Set.
- Twelve (12) Half Size copies of the Plan Set.
- The outstanding application fee in the amount of $236.00 (Check No. 32227).

Please advise should you have any questions.

Very truly yours,

TRITECH ENGINEERING CORP.

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

RJS / rms

Enclosures
\\15112_PBSubm Ltr.docx

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

August 16, 2018

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

Subject: **Drive-Thru Window Service**
52 Central Avenue
Tax Map 15, Lot 71
Dover, New Hampshire
Job No. 15112

Dear Christopher:

Below please find our response to the October 19, 2017 Technical Review Committee Minutes as to how our plans have been revised to address these comments.

Planning Department Comments:

- Water and sewer investments fees will be assessed if necessary.

  The applicant is aware of this.

- Provide:
  - Streetscape (including call box) or waiver to be granted

    Woodburn Landscape Architect is adding the proposed features to photos of the existing building. This will be provided under separate cover.

  - Architectural Renderings to plan set and revised to meet 149.14.L or waiver to be granted

    Woodburn Landscape Architect is adding the proposed features to photos of the existing building. This will be provided under separate cover.

- Please revise the plan set to:
  - Show only 6 spaces in front of the store

    The plan has been corrected to indicate 6 spaces in front of the building.

  - Add signature and stamp of the LLS and PE

    Surveyors & Engineers Stamps and Signatures will be provided on the Final Submission.

- Correct zoning boundaries (15070-000000 is in CBD, not O; 15020-000000 is in B-5, not I-1)

  The zoning boundaries have been corrected on the revised plan.

- Include abutting owner's information across Central Avenue

  This information has been added to the revised plan.

- Insert neighborhood plan into plan set

  The Neighborhood Plan has been added to the Plan Set.

- Revise Planning file number to P08-09A

  The file number has been revised to "P08-09A" on all sheets.

- Label trees as existing unless new

  All landscaping is existing and has been noted so on the plans.

- Revise drive-thru and bypass lane to staff's satisfaction

  This drive-thru and bypass lane have been revised as discussed.

- Revise note 15 to indicate the hours for the drive-thru (earliest time is 6:00am and latest time is 9:00pm)

  Note 15 has been revised on the revised plan.

- Add signage directing traffic from Locust and Central to the drive-thru

  This signage has been added to the plans.

- Add note that the site will need to go be monitored and reports sent to the Assistant City Manager

  Based on these comments and others from the Assistant Manager, the location of the drive-up window has been relocated.

  Due to the new location of the order board and the pick-up window, the vehicular stacking has been increased by 4 cars, a total of 14 cars. All of these stacking positions are located in a manner that they do not interfere with traffic movements on the site.

  This should eliminate this concern.

- Add note that if stacking or traffic issues are a concern due to this site in the future that the owner needs to come back for further review

  Based on these comments and others from the Assistant Manager, the location of the drive-up window has been relocated.

  Due to the new location of the order board and the pick-up window, the vehicular stacking has been increased by 4 cars, a total of 14 cars. All of these stacking positions are located in a manner that they do not interfere with traffic movements on the site.

  This should eliminate this concern.

- Add a note that there will be a deed restriction that if a chain operates the drive-thru in the future, further review is needed

  The applicant does not have an agreement with a franchise to operate the proposed drive-up. However, it would be desirable to secure an operator. This restriction would limit the viability of the project and is not necessary.

Police Department Comments:

- The Police Department concurs with the Recommendation #1 in the Traffic Impact and Access Study Peer Review memorandum, dated April 10, 2017 by Sebago Technics, that the Central Avenue driveway be limited to "in-only".

  We disagree with Sebago's and the Police Department's assessment of the Central Avenue Driveway. The Sebago recommendation was based on accident data for the 3 years of 2013, 2014 & 2015. The Sebago Report summarizes the data as a "number of crashes resulting from vehicles exiting from this driveway and failing to yield to vehicles traveling southbound".

  Sebago's back up data indicates that there were 2 crashes due to vehicles exiting the site over this 3 year period (March 2, 2014 at 3:00 PM and March 19, 2014 at 5:00 PM).

  We do not feel this data supports a modification to the driveway.

- The Traffic Assessment memo, dated March 13, 2017 by TEPP, Inc. fails to adequately address / compare the vehicle-trip generation between the existing site and the addition of drive-up window service. If 31 new exiting vehicles are added during the AM-street-peak hour (*page 7, Results for Proposed Use)* to the current 33 exiting vehicles (*page 5, Existing Site Traffic)*, it cannot be concluded that "this project will have no impact on the Locust Street signal" (*page 2, Responses to Technical Review Committee minutes dated September 28, 2017 by Tritech Engineering Corp.)*

  A careful review of the TAM (pages 6 & 7) shows 9 Primary AM Peak Hour Trips are generated by this proposal. Primary trips are those trips that would not already be traveling through the intersection. With the existing AM Peak Hour Background Traffic at the intersection of approximately 1450 vehicles, the increase is less than 1 Percent. There will be no material impact on the intersection.

Engineering Comments:

- Extend fence / screening to lot 15/72 towards Central Ave.

  The proposed fence has been extended as requested.

- Add note that if pedestrian or vehicular traffic are negatively affecting public right-of-way may be reviewed for revocation of approval

  Based on these comments and others from the Assistant Manager, the location of the drive-up window has been relocated.

  Due to the new location of the order board and the pick-up window, the vehicular stacking has been increased by 4 cars, a total of 14 cars. All of these stacking positions are located in a manner that they do not interfere with traffic movements on the site.

  This should eliminate this concern.

Fire / Inspections Comments:

- Clarify the revised location of the accessible van spa

  The plans have been revised to clarify this.

- Provide the planned method to maintain the minimum accessible route clearances to and from the accessible route clearances to and from the accessible van space

  Concrete curb stops have been added to the Plan.

- Plan shall indicate design compliance in accordance with applicable accessible regulations (i.e. IBC ANSI-117 etc.) and NH RSA 155-A :5

  A note has been added to the Plan. No changes are proposed to accessibility to the building.

- Clarify the ramp which appears to be located in the fire lane (extend fire lane)

  The plans have been revised to clarify this.

- Provide no stacking signage and shorten painted line one care length northwest of the Central Ave entrance and a sign "no blocking intersection" to be seen from the right-of-way per the Committee's decision

  The requested signage has been added to the plans.

- Move air pump to maintain clear area on slanted corner of building.

  The air pump has been noted "to be removed".

Economic Development Comments:

- Concerned about drive-thru on this site and small trucks maneuvering site and drive-thru

  The maneuvering area for the parking spaces is 26 feet.

- Having an increase in traffic to Locust street is not a good solution

  The TAM shows 9 Primary AM Peak Hour Trips are generated by this proposal.

Planning Board Comments: None

Enclosed please find the following:

1. Eight (8) of this TRC Response Letter.
2. Eight (8) Full Size copies of Plan Set.

We look forward to discussing this application with the Technical Review Committee on August 30, 2018 in hopes of being heard by the Planning Board on September 26, 2018.

Pease advise should you have any questions.

Very truly yours,

TRITECH ENGINEERING CORP.

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

RJS / rms

Enclosures

\\15112_Response Ltr.docx

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P08-09A

Application Type:	Site Plan Review
Applicant(s):	R& P Singh, LLC
Owner(s):	Aranosian Oil Company
Location:	52 Central Ave (Tax Map 15, Lot 71)
Date:	August 30, 2018

INTENT: Proposal is to amend a previously approved site plan to add a drive-thru window service

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.63 acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: Commercial

SURROUNDING LAND USE: Residential and commercial

ZBA ACTION:
-Z99-17: Variance granted on October 21, 1999 for setback of gas pump canopy
-Z07-17: Variance granted on 11/15/2007 for the canopy within 30' of the front property line and within 25' of a side property line
-Z17-04: Variance granted on March 16, 2017 to permit drive-through setbacks of 72 and 84 feet from structures where 100 feet is required, and 27 and 44 feet from lot lines where 50 feet is required, with conditions regarding hours of operation and the installation of a fence

PERMITS REQUIRED: None

WAIVERS REQUESTED: None, but Streetscape and Architectural renderings are required if not

ATTENDANCE: Members:
Elena Piekut, Zoning
Donna Benton, Planning
Dan Barufaldi, Economic Development
Frank Torr, Planning Board
Dave White, Engineering
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police
Others:
Bob Stowell
Mr. Singh
John Diamond
FX Bruton

Approval of 8/23/2018 Meeting Minutes
D.White moved to approve the minutes of August 23, 2018. F.Torr seconded. Vote: U/A

Planning Comments:
- Water and sewer investment fees will be assessed if necessary
- Please revise the plan set to:
  - Add signature and stamp of the LLS and PE
  - Revise stacking plan to exclude car(s) from "no stacking beyond" point

Police Department Comments:
- The Police Department concurs with Recommendation #1 in the Traffic Impact and Access Study Peer Review memorandum, dated April 10, 2017 by Sebago Technics, that the Central Avenue driveway be limited to "in-only".
- The Traffic Assessment memo, dated March 13, 2017 by TEPP LLC, fails to adequately address/compare the vehicle-trip generation between the existing site and the addition of drive-up window service. If 31 new exiting vehicles are added during the AM-street-peak hour *(page 7, Results for Proposed Use)* to the current 33 exiting vehicles *(page 5, Existing Site Traffic)*, it cannot be concluded that "this project will have no impact on the Locust Street signal" *(page 2, Responses to Technical Review Committee minutes dated September 28, 2017 by TriTech Engineering Corp.)*

Engineering Comments:
- Add No Parking/Fire Lane signs
- How will stacking in ROW be addressed?

Fire/Inspections Comments: None

Economic Development Comments:
- Concerned about drive-thru on this site and small trucks maneuvering site and drive-thru
- Having an increase in traffic to Locust street is not a good solution

Planning Board Comments:
- Show more offsite on plan (i.e. Exit 7)
- Show realistic stacking

Next Steps:
Traffic engineer to discuss with Sebago, the Planning Department, and the Police Department.

Adjournment:
D.White moved to adjourn at 11:10am. Seconded by J.Maxfield. Vote: U/A

Staff Comments:

The applicant received a variance from the Zoning Board of Adjustment on May 15, 2008 to allow the creation of a lot with 39,600 square feet of contiguous upland where 40,000 square feet is required. The Planning Department recommends approval of the minor subdivision plat with the following conditions:

1. Add the owners' signatures to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat, prior to signing the plat.
4. Approval of this subdivision plat does not imply approval of the septic system design on sheet #3, which is provided for information only.
5. The new dwelling unit shall be subject to any impact fees in place at the time of building permit application.

Motion: Trefethen motions to approve with conditions, Swartzendruber seconds. Vote U/A.

B. Consideration and acceptance of a site review of land for Aranosian Oil Company, Inc., Assessor's Map 15, Lot 71, zoned B-3, located at 52 Central Ave. & Locust St. (3,000 s.f. gas station/convenience store) (P08-09)

Malcolm McNeil, Attorney, represents the applicant with regard to the site review proposal. Bob Stowell, the project engineer, and Paul Kinney from Aranosian Oil, are present. It's located at the end of Locust St. Currently, there are two curb cuts that are uncontrolled, in terms of entryways, along Central Ave. There is direct access into the site from the off ramp of the Spaulding Turnpike with a light that controls traffic in that area. There's also an access way on Locust St which is used by the fuel delivery truck. The gas station has been in existence for 40 years. For many years it was active in auto repair business which has diminished. In 1999 there was a variance granted for the awning that presently exists on the site. The variance permitted an awning within 17 ft of Central Ave. The requirement is 50 ft. On November 15, 2007, the ZBA approved a request to move the canopy 30 ft from Central Ave. The Zoning Board approved canopy in that location. The proposal is to upgrade the gasoline facility to a 21st Century facility. It would eliminate the auto service component and put in a 3,000 sq ft convenience store with the canopy. After discussions with the Planning Department, they are providing new fencing, removed one of the two curb cuts, there was 90 ft of curb cuts and they reduced it to 36 ft. There is a right in and a right out. There is no left turn permitted proceeding from Central Ave. onto the site. Fueling truck has to come up Locust St. They also agreed that any sidewalks in the area would be upgraded. There will be no drive thru. They've agreed to raise the cobblestone to effectuate the right in and right out of the site. They are requesting a waiver to allow paving closer than 10 ft to the front property line and relief from Chapter 96-6-1 to allow two driveways wider than 24 ft. The site will be lowered by 2 ft 9 inches. They believe the site will be far better than what exists presently.

Merullo had concerns regarding the catch basins for contaminant containment.

Stowell stated there would be hooded catch basins.

McManus asked if there was going to be any green space.

Stowell stated there is a small island, a 3 ft wide strip that comes between the sidewalk and their pavement.

McManus had questions regarding the Locust St exit/entrance.

Stowell stated there is an entrance from Locust St. They are trying to increase the flow coming from Locust to pull it off of Central Ave.

Trefethen asked if they will require new tanks since the site is being lowered.

Stowell stated some will be lowered, some will be replaced.

Trefethen had concerns regarding the driveway and the markings.

McManus had questions regarding the light plans and expressed concern with having three convenience stores within such a short distance.

Colbath asked if the pitch of the Locust St exit would be sufficient?

Stowell stated the pitch is going to be 12%.

Colbath had concerns with the signage in the parking lot.

Stock stated his concerns with Rt 108. He felt that the angle of entry was hard for cars coming southbound on Rt. 108. He knows of individuals who have been rear ended in that area.

Parker stated there will be more of a deceleration lane to accommodate that.

Plummer wanted comparisons of the present building compared to the new building in terms of the height. What will the neighbors see?

Stowell stated the main part of the building will be shorter with a pitched roof.

McManus had questions regarding the parking.

Parker stated the parking is based on the pumps and the convenience store. The pump spaces are considered as parking spaces. From a zoning standpoint they were comfortable that parking had been met.

Steele stated that he wants the property owner to upkeep the cobblestone, Stowell agreed.

Motion: Steele motions to accept, Torr seconds. Vote U/A

Public Hearing Opened

Scott Cannon, 53 Cottonwood Dr. owner 292 Locust St, abutting property. He supports the design and layout of lot. The plan shows a retaining wall and fence down below. Along the lot line there are 6-7 very old trees between his lot and the gas station lot. He's concerned with how the retaining wall and the fence would work.

Stowell stated shows there is a retaining wall. It has 3.5 ft that it's retaining. The older trees are being contained. It's the undergrowth that is being removed. It's being replaced with extensive landscaping. The TRC brought up that they would like the trees to remain. TRC felt it was more than adequate.

Public Hearing Closed

Staff comments:

The applicant appeared before the Technical Review Committee on February 28, 2008 and May 1, 2008. A revised plan and letter was received from TriTech Engineering on May 30, 2008. The applicant has requested a waiver to Chapter 149-15-C to allow paving closer than ten feet to the front property line and relief from Chapter 92-6-I, to allow two driveways wider than 24 feet. The Planning Department supports both requests. In the case of the pavement along Central Avenue, the existing layout has almost no green space and the removal of a curb cut will improve safety. The width of the driveway on Locust Street remains the same as existing and the driveway on Central Avenue is reduced from 90-feet to 36-feet.

The Planning Department recommends approval of the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. Add the owners' signature to the plan.
2. Add the surveyors and engineer's stamps and signatures to the appropriate sheets of the plan.
3. The approval includes the granting of the requested pavement waiver and driveway width waiver for the reasons given by the applicant and by the Planning Department.
4. The applicant shall revise the landscaping plan to add a minimum of five low evergreen plants in the island along Locust Street.
5. The applicant shall revise note #14 on sheet SP-1 of the plan to indicate that the applicant agrees to pay for a peer review of the traffic study if a drive-through is proposed in the future.
6. The applicant shall revise note C-23 on sheet SP-2 of the plan by changing "treatment" to "construction".
7. The applicant's Operations & Maintenance Plan for the storm water management system shall be reviewed and approved by the Environmental Projects Manager.
8. The applicant shall revise the plan for widening the striping of the Locust St. entrance.
9. The applicant shall work with the Planning staff to locate appropriate directional signage onsite.
10. The applicant agrees to maintain the cobblestone island.

Conditions to Be Met Prior to Issuance of a Building Permit:
11. The applicant shall grant an access and maintenance easement to the City for the street encroachment area on the south end of the parcel. The easement shall be reviewed by the Planning Department, with consultation by the City Attorney on the proper form of the documents, and recorded at the Strafford County Registry of Deeds.

Motion: Torr motions to approve with conditions, Plummer seconds. Vote U/A

SEBAGO
TECHNICS

CIVIL ENGINEERING SURVEYING • LANDSCAPE ARCHITECTURE

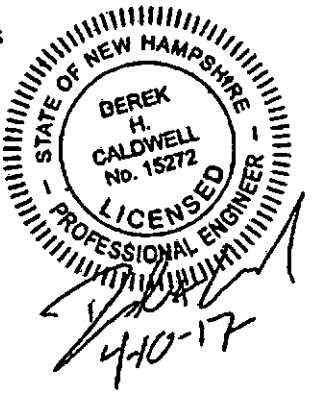
Memorandum

17130

To: **Christopher G. Parker, AICP**

Assistant City Manager, Director of Planning and Strategic Initiatives

City of Dover, NH



From: **Derek Caldwell, P.E.**

Date: **April 10, 2017**

Subject: **Traffic Impact and Access Study Peer Review**

Central Avenue at Locust Street

Proposed Drive-Thru

Sebago Technics has completed a Peer Review of the Traffic Impact and Access Study and Site Plan submission dated March 13, 2017 submitted by TEPP, LLC and Tritech Engineering Corporation for the addition of a drive-thru window at the existing Citgo Gas station. We offer the following comments and recommendations:

1. If the Central Avenue driveway is to remain, we recommend that it be modified to be right-in only. This driveway is currently located within the signalized intersection, but does not operate under control of the signal. Limiting the driveway to in-only will eliminate an unsignalized approach within a signalized intersection. Furthermore the crash data we compiled for the Route 108 Study showed a number of crashes resulting from vehicles exiting from this driveway and failing to yield to vehicles travelling southbound. If the driveway is changed to right in only, it is recommended to narrow the curb cut to properly reflect this change.

2. If the above mentioned driveway is to remain in the existing configuration, we recommend the construction of a raised island, in place of the current flush cobblestones, to discourage left-turns in for northbound traffic.

3. The proposed by-pass lane internal to the site does not entirely bypass the proposed drive thru lane. If the queue from the order window was to back up, the bypass lane would become unusable and hinder general site circulation.

4. A queuing/circulation analysis should be performed to ensure that adequate drive-thru storage space is provided.

5. Signage should be included upon entry to the site to direct vehicles to the location of the drive thru.

6. For vehicles entering from Locust Street, will access to the drive-thru be blocked if the gas pumps are fully occupied?

7. There is an existing sidewalk which terminates at the northern end of the driveway on Locust Street. Consider providing a crosswalk to the western side of Locust Street at this location or continuing sidewalk along the eastern side of Locust Street.

8. Consider narrowing the Locust Street driveway if possible, understanding that it needs to allow access for large trucks.

We hope that these comments are helpful to your overall review. We look forward to reviewing the applicant's next submission.

75 John Roberts Road – Suite 1A, South Portland, ME 04106-6963 • 207.200.2100 • Fax: 207.95[illegible]7263

TEPP LLC TRANSPORTATION ENGINEERING, PLANNING AND POLICY

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

MEMORANDUM

Ref: 1306
Subject: Traffic Peer Review
Citgo Convenience Store and Gasoline Station
Central Avenue and Locust Street
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: September 21, 2017



INTRODUCTION

Sebago Technics prepared a letter dated April 10, 2017 regarding peer review of the subject project. Sebago Technics reviewed:

- March 13, 2017 traffic-assessment memorandum (TAM) prepared by TEPP LLC
- February 9, 2017 site plan prepared by Tritech Engineering Corporation

This memorandum responds to the comments and recommendations of Sebago Technics.

COMMENT 1

Comment. If the Central Avenue driveway is to remain, we recommend that it be modified to be right-in only. This driveway is currently located within the signalized intersection, but does not operate under control of the signal. Limiting the driveway to in-only will eliminate an unsignalized approach within a signalized intersection. Furthermore the crash data we compiled for the Route 108 Study showed a number of crashes resulting from vehicles exiting from this driveway and failing to yield to vehicles travelling southbound. If the driveway is changed to right in only, it is recommended to narrow the curb cut to properly reflect this change.

Response. Sebago Technics provided the crash data for the years 2013 to 2015. A number of crashes did occur at the intersection. Two of the crashes involved vehicles exiting the driveway over the three-year period. Both crashes involved property damage only.

COMMENT 2

Comment. If the above mentioned driveway is to remain in the existing configuration, we recommend the construction of a raised island, in place of the current flush cobblestones, to discourage left turns in for northbound traffic.

Response. Per the approved site plan, the flush channelization provides for truck exits.

COMMENT 3

Comment. The proposed by-pass lane internal to the site does not entirely bypass the proposed drive thru lane. If the queue from the order window was to back up, the bypass lane would become unusable and hinder general site circulation.

Response. The bypass lane is not necessary for site circulation, given the 26-foot aisle width for the parking along the front of the building.

COMMENT 4

Comment. A queuing/circulation analysis should be performed to ensure that adequate drive-thru storage space is provided.

Response. Storage for about 10 vehicles will be available, which is in the typical range. The drive-through will be operated efficiently to limit queues.

COMMENT 5

Comment. Signage should be included upon entry to the site to direct vehicles to the location of the drive thru.

Response. Signage could be added, but is not necessary. Vehicles currently direct themselves to parking in front of the building.

COMMENT 6

Comment. For vehicles entering from Locust Street, will access to the drive-thru be blocked if the gas pumps are fully occupied?

Response: These vehicles may circulate around the south side of the gas-pump area. Under the existing condition, vehicles follow this route from Locust Street to parking in front of the building.

COMMENT 7

Comment. There is an existing sidewalk which terminates at the northern end of the driveway on Locust Street. Consider providing a crosswalk to the western side of Locust Street at this location or continuing sidewalk along the eastern side of Locust Street.

Response. A new marked crosswalk would be at a mid-block location. As a general practice, marked crosswalks as mid-block locations should only be used judiciously. Pedestrians may use the marked crosswalk across Locust Street using at its signalized intersection with Central Avenue.

COMMENT 8

Comment. Consider narrowing the Locust Street driveway if possible, understanding that it needs to allow access for large trucks.

Response. The driveway geometry is intended to accommodate trucks per the approved site plan.



After



Before

woodburn & company
LANDSCAPE ARCHITECTURE
Since 1994 *reflecting your vision.*
103 Kent Place Newmarket, New Hampshire 03857 Ph.603-659-5949

Aranosian Oil Company

Drive Thru Site Plan

Before and After Streetscape Views

2118-08-15



After



Before

woodburn & company
LANDSCAPE ARCHITECTURE
Since 1994 *reflecting your vision.*
103 Kent Place Newmarket, New Hampshire 03857 Ph.603-659-5949

Aranosian Oil Company

Drive Thru Site Plan

Before and After Streetscape Views

2118-08-26

SITE DEVELOPMENT PLANS

CITGO

CENTRAL AVENUE & LOCUST STREET
DOVER, NEW HAMPSHIRE

LIST OF PLANS

T-1 - TITLE SHEET
T-2 - NEIGHBORHOOD PLAN 1"=50'
EX-1 - EXISTING CONDITIONS PLAN 1"=20'
SP-1 - DRIVE-THRU SITE PLAN 1"=20'
ST-1 - DRIVE-THRU STACKING PLAN 1"=20'

PREPARED BY

TRITECH
ENGINEERING CORPORATION

OWNER

ARANCO OIL COMPANY, INC.
557 NORTH STATE STREET
CONCORD, N.H.

PREPARED FOR

R & P SINGH, LLC
52 CENTRAL AVENUE
DOVER, N.H.

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 2830

REVISIONS

DATE:	DESCRIPTION:
9-28-17	REVISED PER TRC COMMENTS
8-15-18	REVISED PER TRC COMMENTS
9-24-18	REVISED PER TRC COMMENTS

TITLE SHEET

ARANOSIAN OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
FEBRUARY 9, 2017 JOB No. 5112

SHEET NO.

T-1

(P08-09A)

N

TRITECH
ENGINEERING CORPORATION

15-21,22
15-14
15-15
15-15-1
15-16
15-12
15-17
15-18
15-19
15-20
15-69
15-74
15-70
15-73
15-72
15-77
15-76
15-75
17-56A
17-56
17-57
17-58
17-59
17-60
17-61
17-65D
17-65
17-62
17-67
17-68
17-63
17-69
17-70
17-64
17-65C
17-65B
17-71
17-65A
17-73
17-74
17-75
17-76E
17-76
MAP 15
LOT 71
LOCUST
STREET
CENTRAL
AVENUE
CATARACT AVENUE
SPAULDING TURNPIKE

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS:

DATE:	DESCRIPTION:
9-28-17	REVISED PER TRC COMMENTS
8-15-18	REVISED PER TRC COMMENTS

NEIGHBORHOOD PLAN

ARAMOSIAN OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
FEBRUARY 9, 2017
JOB No.: 5112
SCALE: 1" = 50'

SHEET NO.

T-2

(P08-09A)

NOTES

1.) INTENT:TO SHOW THE EXISTING CONDITIONS OF MAP 15 LOT 71.

2.) CURRENT OWNER OF RECORD: ARANOSIAN OIL COMPANY INC.
557 NORTH STATE STREET
CONCORD, NEW HAMPSHIRE

3.) TOTAL LOT AREA: 27,363 SQ.FT. – 0.628 ACRES

4.) TAX MAP 15 LOT 71

5.) PROJECT DEED REFERENCE: BOOK 773 PAGE 476.

6.) PROJECT PLAN REFERENCE: SITE DEVELOPMENT PLAN
ARANOSIAN OIL COMPANY
CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
FEBRUARY 8, 2008

6.) 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

7.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 36,000, AND WAS ACCOMPLISHED USING A LEICA TPS 703 TOTAL STATION DURING THE MONTH OF NOVEMBER, 2004.

8.) BASIS OF BEARING: DOVER GIS STATIONS 107 AND 108 WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND ELEVATION.

9.) EXISTING UTILITIES – ALL INFORMATION ON, AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION, AVAILABLE PLANS, AND BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.

N

TRITECH
ENGINEERING CORPORATION

MAP 17
LOT 67
JAMES P. & JANE R. DURNING
55 CENTRAL AVENUE
DOVER, N.H.
SCRD 2907-193

MAP 17
LOT 68
THOMAS A. HURLEY
53 CENTRAL AVENUE
DOVER, N.H.
SCRD 3319-46

MAP 15
LOT 72
DVED LLC
15 HANSON STREET, UNIT E
DOVER, N.H.
SCRD 4262-848

CENTRAL AVENUE

ZONE CBD
ZONE R-12
ZONE B-5

SPAULDING TURNPIKE
ON AND OFF RAMP

GB (FND)
GRANITE CURB
CONCRETE SIDEWALK
NO PARKING – FIRE LANE
142.43'
GRANITE CURB
RETAINING WALL
S 43°39'39" E
GB (FND)
N 249,941.11
E 710,834.09
(SEE NOTE 8)

ZONE R-12
ZONE B-5

ZONE B-5

EXISTING COBBLESTONE ISLAND

TRAFFIC LIGHT

S 46°25'26" W
203.08'
D.H. (FND)
N 249,668.72
E 710,780.75
(SEE NOTE 8)

MAP 17
LOT 76
ARC CAFELISAOOI LLC.
2325 E CAMELBACK RD #1000
PHOENIX AZ.
SCRD 4148-409

CITGO
2,964 Sq.Ft.
FFE=98.98'
IN
OUT
RAMP
RAMP

MAP 15
LOT 71
27,363 sq.ft.
0.628 acres

CONCRETE APRON

MAP 15
LOT 70
SCOTT & PAULA CANNON
298A DOVER POINT ROAD
DOVER, N.H.
SCRD 2127-428

TIMBER EDGE
S 65°58'30" W
89.65'
ZONE B-5
ZONE CBD
CONC. BND (FND)
27X

NO PARKING – FIRE LANE
GRASS
N 01°54'55" E
185.00'
GRASS
D.H. (FND)

CROSSWALK
MEMORIAL
TRAFFIC SIGNAL
CROSSWALK
TRAFFIC LIGHT

N 53°25'07" W
43.40'
13'
10'
11'

ZONE CBD
ZONE I-1
ZONE B-5
LOCUST STREET

5.5' IP (FND)
1 1/2" IP (FND)
TRAFFIC SIGNAL

ZONE B-5
ZONE I-1

MAP 15
LOT 21 & 22
DOUBLE DIAMOND HOLDINGS SOUTH L.L.C.
340 CENTRAL AVENUE SUITE 202
DOVER, N.H.
SCRD 3166-773

MAP 15
LOT 20
DAVID BRUHM &
CHERYL ANN BOYD-BRUHM
2 RAYNES FARM ROAD
MADBURY, N.H.
SCRD 2581-84

MAP 15
LOT 19
GTY MA-NH LEASING INC.
2 JERICHO PLAZA, WING C, SUITE 110
JERICHO, N.Y.
SCRD 3917-541

20 0 10 20 40 80
1"=20'

N

CENTRAL AVENUE
STARK AVENUE
BREAK O'DAYDE
SHAMROCK LANE
TURNPIKE
RIVER
BELLAMY
BLACKWATER ROAD
SITE
LOCUS STREET
CATARACT AVENUE
SPAULDING
BACK RIVER ROAD

LOCUS

- UTILITY POLE
- LIGHT POLE
- UT&E — UNDERGROUND ELECTRIC
- SEWER MANHOLE
- S — SEWER LINE
- CATCH BASIN
- D — DRAIN LINE
- HYDRANT
- WV — WATER GATE VALVE
- W — WATER LINE
- IRRIGATION BOX
- GV — GAS GATE VALVE
- G — GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- GAS FILLER
- 7' PLASTIC PANEL FENCE
- OVERHEAD WIRES
- CHAIN LINK FENCE
- BOLLARD
- BUILDING MOUNTED LIGHT

TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8407
FAX 603 742 3830

REVISIONS
DATE: DESCRIPTION:
8-15-18 ADDED TO SITE PLAN PACKAGE

EXISTING CONDITIONS PLAN

ARANOSIAN OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
FEBRUARY 9, 2017 JOB No.: 5112
SCALE: 1" = 20'

SHEET NO. EX-1

(P08-09A)

N

TRITECH ENGINEERING CORPORATION

MAP 17
LOT 67
JAMES P. & JANE R. DURNING
55 CENTRAL AVENUE
DOVER, N.H.
SCRD 2907-193

MAP 17
LOT 68
THOMAS A. HURLEY
53 CENTRAL AVENUE
DOVER, N.H.
SCRD 3919-46

MAP 15
LOT 72
DVED LLC
15 HANSON STREET, UNIT E
DOVER, N.H.
SCRD 4262-848

MAP 15
LOT 70
SCOTT & PAULA CANNON
298A DOVER POINT ROAD
DOVER, N.H.
SCRD 2127-428

MAP 15
LOT 71
27,363 sq.ft.
0.628 acres

MAP 15
LOT 21 & 22
DOUBLE DIAMOND HOLDINGS SOUTH L.L.C.
340 CENTRAL AVENUE SUITE 202
DOVER, N.H.
SCRD 3166-773

MAP 15
LOT 20
DAVID BRUHM &
CHERYL ANN BOYD-BRUHM
2 RAYNES FARM ROAD
MADBURY, N.H.
SCRD 2561-84

MAP 15
LOT 19
GTY MA-NH LEASING INC
2 JERICHO PLAZA, WING C, SUITE 110
JERICHO, N.Y.
SCRD 3917-541

MAP 17
LOT 76
ARC CAFELISAOO1 LLC.
2325 E CAMELBACK RD #1000
PHOENIX AZ.
SCRD 4148-409

CENTRAL AVENUE
ZONE CBD
ZONE R-12
ZONE B-5

SPAULDING TURNPIKE ON AND OFF RAMP

LOCUST STREET
ZONE CBD
ZONE I-H

ZONE B-5

INSTALL 48" 6' TALL VINYL STOCKADE FENCE

INSTALL CONCRETE CURB STOP

INSTALL SIGN: EMPLOYEE PARKING ONLY

INSTALL ORDER BOARD ATTACHED TO BUILDING AND VEHICLE SENSOR

INSTALL "NO PARKING - FIRE LANE" SIGNAGE AND PAVEMENT MARKINGS

INSTALL STOCKADE FENCE IN ACCORDANCE WITH NOTE 14

INSTALL PICK-UP WINDOW WITH PROTECTIVE BOLLARDS

AIR STATION TO BE REMOVED

PROPOSED SINGLE WHITE LINE

INSTALL MAXIMUM HEIGHT BAR 8'-6"

INSTALL SIGN: "NO STACKING BEYOND THIS POINT"

INSTALL SIGN: "DO NOT BLOCK INTERSECTION"

EXISTING POLE WITH SIGNS
1. RIGHT TURN ONLY
2. ACCESS RTE. 16 VIA LOCUST STREET

INSTALL PAVEMENT MARKINGS

INSTALL SIGN DIRECTIONAL ARROW: "ACCESS DRIVE-THRU VIA FRONT OF SITE"

INSTALL SIGN WITH DIRECTIONAL ARROW: "ACCESS RTE. 16 AND CENTRAL AVE VIA LOCUST STREET" AND "DO NOT ENTER ON BACK"

EXISTING GAS STATION/ CONVENIENCE STORE
3,000± SQ. FT.
2,964 Sq.Ft.
FFE=98.98'

CITGO

NO PARKING - FIRE LANE

NO PARKING

FIRE LANE

BYPASS LANE

DRIVE THRU

PROPOSED CURB

GRANITE CURB

CONCRETE SIDEWALK

CANOPY CLEARANCE 15'

CONCRETE APRON

EXISTING COBBLESTONE ISLAND

TRAFFIC LIGHT

CROSSWALK

MEMORIAL

TRAFFIC SIGNAL

GRASS

EXISTING YELLOW LINE

SWFL

DSYL

SWLL

D.H. (FND)

GB (FND)

CONC. BND (FND)

IP (FND)

GB (FND) N 749,584.11' E 770,834.09' (SEE NOTE 8)

D.H. (FND) N 749,666.75' E 770,780.75' (SEE NOTE 8)

S 43°13'39" E 42.43'

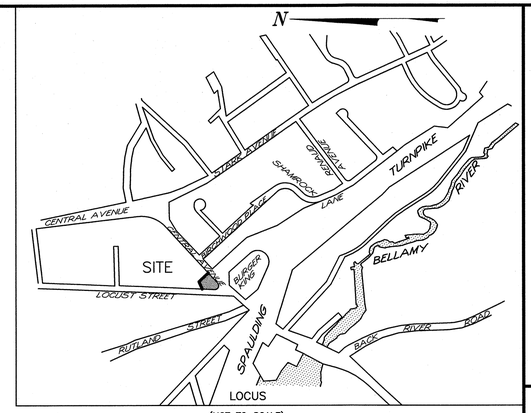
S 65°56'30" W 88.85'

N 01°54'55" E 185.00'

N 53°25'07" W 43.40'

S 36°25'07" W 209.06'

20 0 10 20 40 80
1"=20'



(NOT TO SCALE)

NOTES

1.) INTENT: TO SHOW THE PROPOSED ADDITION OF DRIVE-UP WINDOW SERVICE.

2.) CURRENT OWNER OF RECORD: ARANOSIAN OIL COMPANY INC.
557 NORTH STATE STREET
CONCORD, N.H.

3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 27,363 SQ.FT. – 0.628 ACRES

5.) TAX MAP 15 LOTS 71.

6.) PROJECT DEED REFERENCE: BOOK 773 PAGE 476.

7.) PROJECT PLAN REFERENCE: "AS-BUILT" PLAN
ARANOSIAN OIL COMPANY
CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 10, 2009

8.) ZONING: B-5
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FT
MIN. SETBACKS:
FRONT: 50 FT
SIDE: 12 FT
REAR: 15 FT

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 36,000, AND WAS ACCOMPLISHED USING A LEICA TC703 TOTAL STATION, DURING THE MONTH OF NOVEMBER, 2004.

10.) BASIS OF BEARING: DOVER GIS STATIONS 107 AND 108 WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND ELEVATION.

11.) PARKING REQUIRED: RETAIL III: 1 SPACE PER 200 SQ. FT. NET FLOOR AREA
3,000 SQ. FT. / 200 SQ. FT. = 15 SPACES REQUIRED 18 SPACES PROVIDED.
(INCLUDES 8 SPACES AT FUEL DISPENSING ISLANDS.)

12.) VARIANCE #Z 07-17 WAS GRANTED BY THE DOVER ZONING BOARD OF ADJUSTMENTS ON OCTOBER 18, 2007 TO ENABLE THE SUBJECT PROPERTY TO CONSTRUCT A CANOPY WITHIN THIRTY (30) FEET OF A FRONT PROPERTY LINE AS IT ABUTS A STREET AND WITHIN TWENTY-FIVE (25) FEET OF A SIDE PROPERTY LINE AS IT ABUTS A STREET, BOTH WHERE A MINIMUM OF FIFTY (50) FEET ARE REQUIRED.

13.) VARIANCE #Z 99-17 WAS GRANTED BY THE DOVER ZONING BOARD OF ADJUSTMENTS ON OCTOBER 21, 1999 TO ENABLE THE SUBJECT PROPERTY TO CONSTRUCT A GAS PUMP CANOPY WITHIN APPROXIMATELY THIRTY (31) FEET OF A FRONT PROPERTY LINE AS IT ABUTS A STREET WHERE A MINIMUM OF FIFTY (50) FEET IS REQUIRED.

14.) VARIANCE #Z 17-04 WAS GRANTED BY THE DOVER ZONING BOARD OF ADJUSTMENTS ON MARCH 17, 2017 FROM SECTION 170-12.A AND B AND THE GATEWAY (B-5) DISTRICT TABLE OF USE AND DIMENSIONAL REGULATIONS TO PERMIT A DRIVE-THROUGH SERVICE TO BE LOCATED 72 FEET AND 84 FEET FROM ABUTTING RESIDENTIAL STRUCTURES WHERE 100-FOOT SETBACK IS REQUIRED, AND 27 FEET AND 44 FEET FROM ABUTTING RESIDENTIAL LOT LINES WHERE A 50-FOOT SETBACK IS REQUIRED.
THE VARIANCE WAS GRANTED WITH THE FOLLOWING CONDITIONS:
1. DRIVE-THROUGH SERVICE HOURS OF OPERATION SHALL BE LIMITED TO 6 a.m. TO 9 p.m..
2. THE APPLICANT SHALL INSTALL A VINYL OR PLASTIC (HOLLOW CORE) FENCE WITH NO GAP AT THE BOTTOM AND WITH A MINIMUM HEIGHT OF 9 FT. ABOVE THE ASPHALT. THE FENCE MUST EXTEND FROM THE EXISTING FENCE AT MAP 15, LOT 72 TO THE EXISTING DUMPSTER LOCATION.

15.) DRIVE-THRU HOURS OF OPERATION TO BE LIMITED TO 6:00 AM TO 9:00 PM.

16.) DESIGN COMPLIANCE IS IN ACCORDANCE WITH APPLICABLE ACCESSIBLE REGULATIONS (i.e. IBC, ANSI-117 etc.) AND NH RSA 155-A:5.

LEGEND

UTILITY POLE		GV	GAS GATE VALVE
LIGHT POLE		G	GAS LINE
UT&E	UNDERGROUND ELECTRIC		EXISTING DECIDUOUS TREE
S	SEWER MANHOLE		EXISTING SHRUB
S	SEWER LINE		GAS FILLER
	CATCH BASIN	D	7' PLASTIC PANEL FENCE
D	DRAIN LINE		OVERHEAD WIRES
	HYDRANT		CHAIN LINK FENCE
WV	WATER GATE VALVE		BOLLARD
W	WATER LINE		BUILDING MOUNTED LIGHT
	IRRIGATION BOX		

TRITECH
ENGINEERING CORPORATION
765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS

DATE:	DESCRIPTION:
9-28-17	REVISED PER TRC COMMENTS
8-15-18	REVISED PER TRC COMMENTS
9-24-18	REVISED PER TRC COMMENTS

DRIVE-THRU SITE PLAN

ARANOSIAN OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE

FEBRUARY 9, 2017 JOB No. 15 1 1 2
SCALE: 1" = 20'

SHEET NO. SP-1

(P08-09A)

N

TRITECH ENGINEERING CORPORATION

MAP 17
LOT 67
JAMES P. & JANE R. DURNING
55 CENTRAL AVENUE
DOVER, N.H.
SCRD 2907-193

MAP 17
LOT 68
THOMAS A. HURLEY
53 CENTRAL AVENUE
DOVER, N.H.
SCRD 3919-46

MAP 15
LOT 72
DVED LLC
15 HANSON STREET, UNIT E
DOVER, N.H.
SCRD 4262-848

CENTRAL AVENUE

ZONE CBD
ZONE R-12
ZONE B-5

SPAULDING TURNPIKE ON AND OFF RAMP

GB (FND)

GRANITE CURB
CONCRETE SIDEWALK

PROPOSED FENCE

42.43

10'

BY PASS LANE

NO PARKING - FIRE LANE

S 43°13'39" E

EXISTING GAS STATION/ CONVENIENCE STORE
3,000± SQ. FT.
2,964 Sq.Ft.
FFE=98.98'

CITGO

EXISTING CANOPY

RAMP

26'

FIRE LANE

NO PARKING

CONCRETE APRON

EXISTING COBBLESTONE ISLAND

TRAFFIC LIGHT

S 16°15'26" W
209.08'

D.H. (FND)
N 249,666.72
E 710,780.72
(SEE NOTE 8)

MAP 17
LOT 76
ARC CAFEUSA001 LLC.
2325 E CAMELBACK RD #1000
PHOENIX, AZ.
SCRD 4148-409

GB (FND)
N 249,594.11
E 710,834.09
(SEE NOTE 8)

MAP 15
LOT 70
SCOTT & PAULA CANNON
298A DOVER POINT ROAD
DOVER, N.H.
SCRD 2127-428

PROPOSED FENCE

S 65°56'30" W
228.55'

DUMPSTER

ZONE B-5
ZONE CBD

CONC. BND. (FND)

27'±

MAP 15
LOT 71
27,363 sq.ft.
0.628 acres

N 01°54'55" E
185.00'

GRASS

NO PARKING – FIRE LANE

D.H. (FND)

MEMORIAL

CROSSWALK

TRAFFIC SIGNAL

CROSSWALK

TRAFFIC LIGHT

ZONE CBD
ZONE I-1

EXISTING YELLOW LINE

ZONE B-5

LOCUST STREET

DSYL

SWLL

N 53°25'07" W
43.40'

13'

10'

11'

.55 I.P. (FND)

1 1/2" I.P. (FND)

TRAFFIC SIGNAL

ZONE B-5
ZONE I-1

MAP 15
LOT 21 & 22
DOUBLE DIAMOND HOLDINGS SOUTH L.L.C.
340 CENTRAL AVENUE SUITE 202
DOVER, N.H.
SCRD 3686-773

MAP 15
LOT 20
DAVID BRUHM &
CHERYL ANN BOYD-BRUHM
2 RAYNES FARM ROAD
MADBURY, N.H.
SCRD 2561-84

MAP 15
LOT 19
GTY MA-NH LEASING INC.
2 JERICHO PLAZA, WING C, SUITE 110
JERICHO, N.Y.
SCRD 3917-541

20 0 10 20 40 80
1"=20'

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS

DATE:	DESCRIPTION:
9-28-17	REVISED PER TRC COMMENTS
8-15-18	REVISED PER TRC COMMENTS
9-24-18	REVISED PER TRC COMMENTS

DRIVE-THRU STACKING PLAN

ARAMOSIAN OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE

FEBRUARY 9, 2017 JOB No. 15112

SCALE: 1" = 20'

SHEET NO.

ST-1

(P08-09A)

RECEIVED
Planning Office
OCT - 3 2018
Dover, New Hampshire

October 3, 2018

Dover Planning Board

RE: Site review for R&P Singh, LLC – drive through window

My name is Dorothy Wagner and I have resided at 292A Locust Street since May of 2010. For the most part the gas station/convenience store has been an acceptable neighbor except for the occasional trash that blows unto the property or the horrible scraping noise when something drags on the slope exiting the station to Locust Street (earlier this summer a recreational vehicle got hung up in this area and had to be towed off).

However, they do not trim the bushes at the end of the driveway on Locust Street which extend into the sidewalk and block the view when exiting the driveway at 292 Locust.

I attended the Zoning Board of Adjustment meeting when this was discussed and voiced my concern of the noise level, as the decks of mine and another apartment in the building would have clear view of the drive through. We could wave "hi" and probably even order from our decks. They recommended that a fence be put on the retaining wall. The fence will help the units on the first floor of my building from viewing the traffic – but the second floor unit will have a clear view of the area.

Another concern is noise – will the fence block us from hearing the orders?

Properties immediately abutting the property are multi-family units and tenants are not always advised when changes are coming as you just notify the owner of the property. This was evident last month when you approved a motel and apartment building and the tenant only found out when a notice was posted at the property.

Even though I reside in a Gateway District and I understand the need for businesses to expand their services, I hope you take into consideration my need to enjoy my apartment in peace.

Thank you for listening to my concerns.

Dorothy M. Wagner
292A Locust Street

P08-09A **52 Central Avenue**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
15019-000000	46 CENTRAL AV	GTY MA/NH LEASING INC	C/O GETTY REALTY CORP	2 JERICHO PLAZA WING C STE 110	JERICHO	NY	11753-1681
15020-000000	303 LOCUST ST	BOYD-BRUHM CHERYL ANN		2 RAYNES FARM RD	MADBURY	NH	03823-7529
15021-022000	271 279 LOCUST ST	DOUBLE DIAMOND HOLDINGS SOUTH LLC		340 CENTRAL AVE #202	DOVER	NH	03820
15068-000000	LOCUST ST	DOUBLE DIAMOND HOLDINGS LLC		340 CENTRAL AVE #202	DOVER	NH	03820
15069-000000	290 LOCUST ST	NOONKESTER BETTY J		290 LOCUST STREET	DOVER	NH	03820
15070-000000	292 LOCUST ST	CANNON PAULA &	CANNON SCOTT	298 A DOVER POINT RD	DOVER	NH	03820
15072-000000	54 CENTRAL AV	DVED LLC		7 TRASK DR	DOVER	NH	03820
15073-000000	58 CENTRAL AV	MCCABE EDMUND J JR &	MCCABE WALTER M	29 LINCOLN ST	DOVER	NH	03820-2905
15074-000000	68 CENTRAL AV	VANAKEN TODD	VANAKEN JULIE	68 CENTRAL AV	DOVER	NH	03820
17060-000000	59 CENTRAL AV	L ITALIEN CAROLYN P TRUSTEE	L ITALIEN CAROLYN P REVOCABLE LIVING TRU	59 CENTRAL AVENUE	DOVER	NH	03820
17061-000000	57 CENTRAL AV	CHAPMAN AMY		57 CENTRAL AV	DOVER	NH	03820
17067-000000	55 CENTRAL AV	DURNING JAMES PATRICK &	DURNING JANE ROBIN	55 CENTRAL AVE	DOVER	NH	03820
17068-000000	53 CENTRAL AV	HURLEY THOMAS A		53 CENTRAL AVE	DOVER	NH	03820
17076-000000	47 CENTRAL AV	ARC CAFEUSA001 LLC		2325 E CAMELBACK RD #1100	PHOENIX	AZ	85016
17076-E00001	45 CENTRAL AV	WHITE MOUNTAIN SUBWAYS LLC		377 WHITTIER HIGHWAY	MOULTONBOROUGH	NH	03254
		TRITECH ENGINEERING CO.		755 CENTRAL AVE	DOVER	NH	03820
		ARANCO OIL COMPANY, INC		557 N. STATE STREET	CONCORD	NH	03301-3236
		R & P SINGH LLC		52 CENTRAL AVE	DOVER	NH	03820

CITY OF DOVER

CITY OF DOVER – ORDINANCE

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 updating the Code to reflect changes in the community and in land use regulations.

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 Dimensional Regulations Table in the Cochecho Waterfront District (CWD) by adding a general footnote "[*]: Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1), where applicable."

3. **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:

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