



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, May 16, 2019
Meeting Time: 7:00 pm

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF APRIL 18, 2019

3. HEARINGS

- A. Z19-04 Applicant/Owner Quantum Real Estate Group, LLC, Littleworth Road (Tax Map H, Lot 29-A-3), located in the Low-Density Residential (R-20) Zoning District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to permit a self-service storage facility, where self-service storage facilities are not permitted in the R-20 Zoning District.
- B. Z19-05 Applicant Queen City Holdings, LLC and Owner Hot Corner Productions, LLC, Littleworth Road (Tax Map G, Lot 29), located in the Rural Restricted Industrial (I-2) Zoning District, request a variance from **Section 170-12.B** of the Zoning Ordinance to permit a building height of 75 feet for an air-supported sports training facility, where building heights in excess of 50 feet are permitted in the I-2 Zoning District only when several conditions are met. Specifically, the proposal does not meet the condition that additional building feet above 50 feet is necessary to meet an industrial function.
- C. Z19-06 Applicant/Owner STF Development Corp., New Rochester Road (Tax Map 40, Lot 43-1), located in the Thoroughfare Business (B-3) Zoning District, requests a variance from **Section 170-12.A** of the Zoning Ordinance. The applicant requests the variance to allow a single type-B dwelling unit (a unit adaptable for accessibility in accordance with the state-adopted building code) to be located on the first floor of a mixed-use structure, where multi-family dwelling units are permitted only by special exception, when located in the second story or higher of a new structure.

4. OTHER BUSINESS

5. ADJOURN

Persons with questions or interested in reviewing the meeting materials are invited to visit the Planning Department located in City Hall, open Monday-Thursday from 8:30 am to 5:30 pm and Friday from 8:30 am to 4:00 pm. The meeting materials are also available online at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, April 18, 2019
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), George Reagan, Otis Perry, Rich Onufry (Alternate), Bob Hall (Vice Chair), Frank Landford, Anthony Sillitta (Alternate)

Members Absent: Nick Couturier (Alternate)

Staff Present: Elena Piekut (Assistant City Planner, Zoning Administrator)

The Chair called the meeting to order at 7:00 PM.

2. APPROVAL OF MEETING MINUTES OF MARCH 21, 2019

Motion: George Reagan moved to approve the minutes of March 21, 2019 as submitted. Seconded by Rich Onufry.
Vote: U/A with Bob Hall abstaining.

3. HEARINGS

- A. Z19-03 Applicant White Birch Armory and Owner Dover Business & Industrial Development Authority, Quality Way (Tax Map D, Lot 11-7), located in the Assembly & Office (I-4) Zoning District, request a variance from **Section 170-12.A** of the Zoning Ordinance to permit a commercial recreation use (indoor shooting range), where commercial recreation is not a permitted use in the I-4 Zoning District.

The Chair stated the application has been withdrawn and the applicants are looking at another location for the project.

- B. Z19-04 Applicant/Owner Quantum Real Estate Group, LLC, Littleworth Road (Tax Map H, Lot 29-A-3), located in the Low-Density Residential (R-20) Zoning District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to permit a self-service storage facility, where self-service storage facilities are not permitted in the R-20 Zoning District.

FX Bruton, the attorney for the applicant, has requested in writing for the case to be continued to May 16th.

Motion: Bob Hall moved and George Reagan seconded to continue the case to May 16th. Vote: U/A

- C. Z19-05 Applicant Queen City Holdings, LLC and Owner Hot Corner Productions, LLC, Littleworth Road (Tax Map G, Lot 29), located in the Rural Restricted Industrial (I-2) Zoning District, request a variance from **Section 170-12.B** of the Zoning Ordinance to permit a building height of 75 feet for an air-supported sports training facility, where building heights in excess of 50 feet are permitted in the I-2 Zoning District only when several conditions are met. Specifically, the proposal does not meet the condition that additional building feet above 50 feet is necessary to meet an industrial function.

TF Moran representing the applicant has requested in writing to continue the case to May 16th.

Motion: George Reagan moved and Bob Hall seconded to continue the case to May 16th. Vote: U/A



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ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: **Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820**
Meeting Date: **Thursday, April 18, 2019**
Meeting Time: **7:00 pm**

4. OTHER BUSINESS

None

5. ADJOURN

Motion: Bob Hall moved and George Reagan seconded to adjourn at 7:04pm. Vote: U/A

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Ms. Piekut,

Please accept this correspondence of the applicant's request to respectfully continue the matter in light of pending or possible zoning amendments. Thank you.

Francis X. Bruton, III, Esquire

Bruton & Berube, PLLC
601 Central Avenue
Dover, New Hampshire 03820
p: (603) 749-4529
F: (603) 343-2986

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From: Piekut, Elena <E.Piekut@dover.nh.gov>

Sent: Friday, May 3, 2019 2:05 PM

To: FX Bruton <fx@brutonlaw.com>

Cc: Robert J. Stowell <rjs@tritecheng.com>

Subject: RE: Quantum Real Estate Group, LLC

Atty. Bruton,

Do you think Quantum will again request a continuance in May?

I am finalizing the agenda at the moment.

Thank you,

Elena

Elena Piekut

Assistant City Planner

Zoning Administrator

City of Dover, NH

288 Central Avenue

Dover, NH 03820-4169

e: e.piekut@dover.nh.gov

p: 603.516.6008 f: 603.516.6049

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From: FX Bruton [<mailto:fx@brutonlaw.com>]

Sent: Thursday, April 11, 2019 12:02 PM

To: Piekut, Elena <E.Piekut@dover.nh.gov>

Cc: Robert J. Stowell <rjs@tritecheng.com>

Subject: RE: Quantum Real Estate Group, LLC

Dear Ms. Piekut,

As you may be aware, our office represents Quantum Real Estate Group, LLC regarding a variance recently submitted regarding property located on Littleworth Road, Map H, Lot 29-A-3. I believe the matter is currently on the April 18 ZBA agenda. Given potential upcoming zoning changes, on behalf of the Applicant, we respectfully request that the matter be continued to the next meeting of the ZBA, which I understand will be on May 16th.

Thank you kindly for your consideration.

Francis X. Bruton, III, Esquire

Bruton & Berube, PLLC

601 Central Avenue

Dover, New Hampshire 03820

p: (603) 749-4529

F: (603) 343-2986

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Please consider conserving our natural resources before printing this e-mail and/or any attachments.

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From: [Nick Golon](#)
To: [Piekut, Elena](#)
Cc: [Parker, Christopher G.](#); [Dave Garvey](#); [Alden Moore](#)
Subject: FW: Sorry - Jim isn't available Wednesday afternoon
Date: Friday, April 26, 2019 8:14:44 AM

Hi Elena,

Per the below correspondence we would ask to the continue the ZBA application for NH sportsdome to next month. We have the expectation that the concerns around the City fire protection ordinance can be addressed by then, or that the project will otherwise need to adjustment.

Best,
Nick

Nicholas Golon, P.E.
Senior Project Manager
TFMoran, Inc.

From: Nick Golon
Sent: Tuesday, April 23, 2019 9:53 PM
To: Hagman, Eric <E.Hagman@dover.nh.gov>; Dave Garvey <dave@garveyco.com>; Parker, Christopher G. <C.Parker@dover.nh.gov>; wagnerbdandc@earthlink.net; Dave Garvey <Davegarvey@kwcommercial.com>
Cc: Barufaldi, Daniel <d.barufaldi@dover.nh.gov>; Maxfield, Jim <J.Maxfield@dover.nh.gov>; Haas, Paul <P.Haas@dover.nh.gov>; Piekut, Elena <E.Piekut@dover.nh.gov>; Benton, Donna <d.benton@dover.nh.gov>
Subject: RE: Sorry - Jim isn't available Wednesday afternoon

All,

Assuming it is acceptable to continue the ZBA application again, we would agree it would be best to schedule a meeting next week so all parties that need to attend can be present. Relative to the meeting discussion I believe Dave will be sending out a summary in the near future. The discussion would be more centered on how the use of the facility would change in an effort to comply with the ordinance vs. changes to the physical layout on the lot, as well as future process regarding ordinance language and potential updates to reflect current IBC and NFPA requirements. As such, revised plans won't be necessary, just an open discussion. Understood as to the purpose of TRC but we seem to be the square peg in the round hole as the level of information needed to be placed on the TRC agenda far exceeds our need to evaluate the project viability regarding the fire suppression ordinance.

We appreciate everyone's patience as we work through the issues.

Best,
Nick

Nicholas Golon, P.E.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall – 288 Central Ave. Dover, NH 03820
Meeting Date:	Thursday, May 16, 2019
Meeting Time:	7:00 pm

INTENT: The applicant requests a variance to permit a first-floor dwelling unit.

UNITS PROPOSED: 12 or 13 residential, approx. 5,000 sq. ft. commercial

AGENDA ITEM #: 3-C

ZONING DISTRICT:
Thoroughfare Business (B-3)

FILE: Z19-06

APPLICANT/OWNER: STF Development Corp.

LOCATION: New Rochester Road
(Tax Map 40, Lot 43-1)

ACREAGE: 0.69 ac. (30,082 sq. ft.)

EXISTING LAND USE: Site work underway

PROPOSED LAND USE: Mixed use commercial and residential

SURROUNDING LAND USE:
Restaurant, auto service, multi-family apartment buildings, single- and two-family dwellings, mixed-use, sewer pump station

PREVIOUS ZBA ACTION: Z18-06: Special Exception granted to permit multi-family dwellings

PLANNING BOARD APPROVAL REQUIRED: TDR, subdivision, and site plan approval were received in 2018

ATTACHMENTS: Application, plan

STAFF RECOMMENDATION:
Staff opposes granting the variance.

BACKGROUND INFORMATION AND SUMMARY OF REQUEST

The property subject to this variance request is located on the west side of New Rochester Road on a lot that formerly served as parking lot for Strafford Farms Restaurant. In 2018, the applicant received a special exception to permit multifamily dwellings in accordance with the criteria in the B-3 district (that it must be on the second floor or higher, with one unit permitted per 5,000 square feet of lot area). The applicant further obtained Planning Board approval for a transfer of development rights, purchasing six units for a total of 12 dwelling units on the second and third floors of the proposed structure. The first floor was intended to include three commercial spaces with associated garages. Final site plan approval has also been granted by the Planning Board.

The applicant proposes a single dwelling unit on the first floor in place of one of the garages, and has indicated an intention to return to the Planning Board to purchase an additional unit so that 12 units remain on the second and third floors. After submitting plans to the Inspection Services office for a building permit, the applicant was informed that an elevator/lift would be needed to reach the second floor units, and building code requires that those six units must be “type B” units. Type B units are designed in order to be easily adapted to accessible units. If one type B unit is provided on the ground floor, the building code then does not require any accessibility on or to the second floor.

REASON FOR STAFF RECOMMENDATION

Thoroughfare Business (B-3) is one of Dover’s two most automobile-oriented commercial districts. As such, the B-3 district permits new residential development only in the form of multifamily dwellings, with dwellings on the second floor or above, by special exception. The applicant has already obtained relief from the Zoning Ordinance in the form of this special exception to permit units on the second and third floors of this proposed structure, then obtained Planning Board approval to double the density permitted under the special exception criteria through the transfer of development rights, as permitted by Section 170-27.2 of the Zoning Ordinance. In addition to increased density, transfer of development rights would also permit the Planning Board to waive other aspects of the B-3 zoning requirements relative to intensity and density (such as reducing setbacks or allowing increased height), which could provide a more flexible site if needed.

The applicant argues that the hardship inherent in the property is the completed design of the site and proposed building. The purview of the Zoning Board is to consider whether special conditions of a property, which distinguish it from others in the area, would make granting a variance a reasonable use of the property, or whether denying it would result in unnecessary hardship by prohibiting the use. Inspection Services informed the applicant of the necessary code requirements when plans were submitted as part of an application for a building permit. Although it may be difficult to redesign the building to conform to building code, and doing so may require altering site design, the applicant plans to seek Planning Board approval to purchase an additional (13th) dwelling unit if the variance is granted, which would also require amending the site plan. Staff opinion is that there is no unnecessary hardship.



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Staff opinion is that granting the variance would not do substantial justice. The guiding rule for this criterion is that “any loss to the individual that is not outweighed by a gain to the general public is an injustice.” In this case, if the variance is denied, the applicant may redesign the building with accessibility to six, second-floor units, and the general public will gain six dwelling units that can be easily converted for accessibility. If the variance is granted, only one unit will be created. This will also be contrary to the public interest by failing to observe the purpose of the Zoning Ordinance: to promote the health, safety, and general welfare of Dover’s residents.

Granting the variance is unlikely to have any adverse effect on surrounding property values.

Granting any variance for a use that is permitted by special exception, on a property that meets the criteria for that special exception, violates the spirit and intent of the ordinance.

STAFF RECOMMENDATION

Staff recommends the Board hold a public hearing and evaluate and make findings on the variance criteria, and deny the variance request.

**Property Information**

Property ID 40043-001000
Location NEW ROCHESTER RD
Owner DRVP DEVELOPERS LLC
Land Use 390

**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.

Geometry updated 5/3/2019
Data updated Daily

ISSUED:
15 DECEMBER 2018

REVISIONS

01 MARCH 2019ADD TYPE B UNIT

PREPARED BY:

WARRICK ASSOCIATES, INC.

ARCHITECTURE

151 Main Street, Solem New Hampshire 03079

TEL. 603.490.5864

TimWarrick@WAdesign.com

WARRICK ASSOCIATES, INC.

ARCHITECT

151 Main Street, Solem New Hampshire 03079

TEL. 603.490.5864

TimWarrick@WAdesign.com

Stamp:

03.01.19

THE STATE OF NEW HAMPSHIRE

REGISTERED ARCHITECT

MARK WARRICK

NO. 10118

Project:

Stratford Commons

Multi-use Building

58 New Rochester Road

Dover NH

Prepared for:

STF Development Corp.

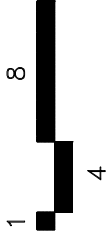
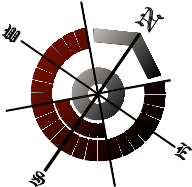
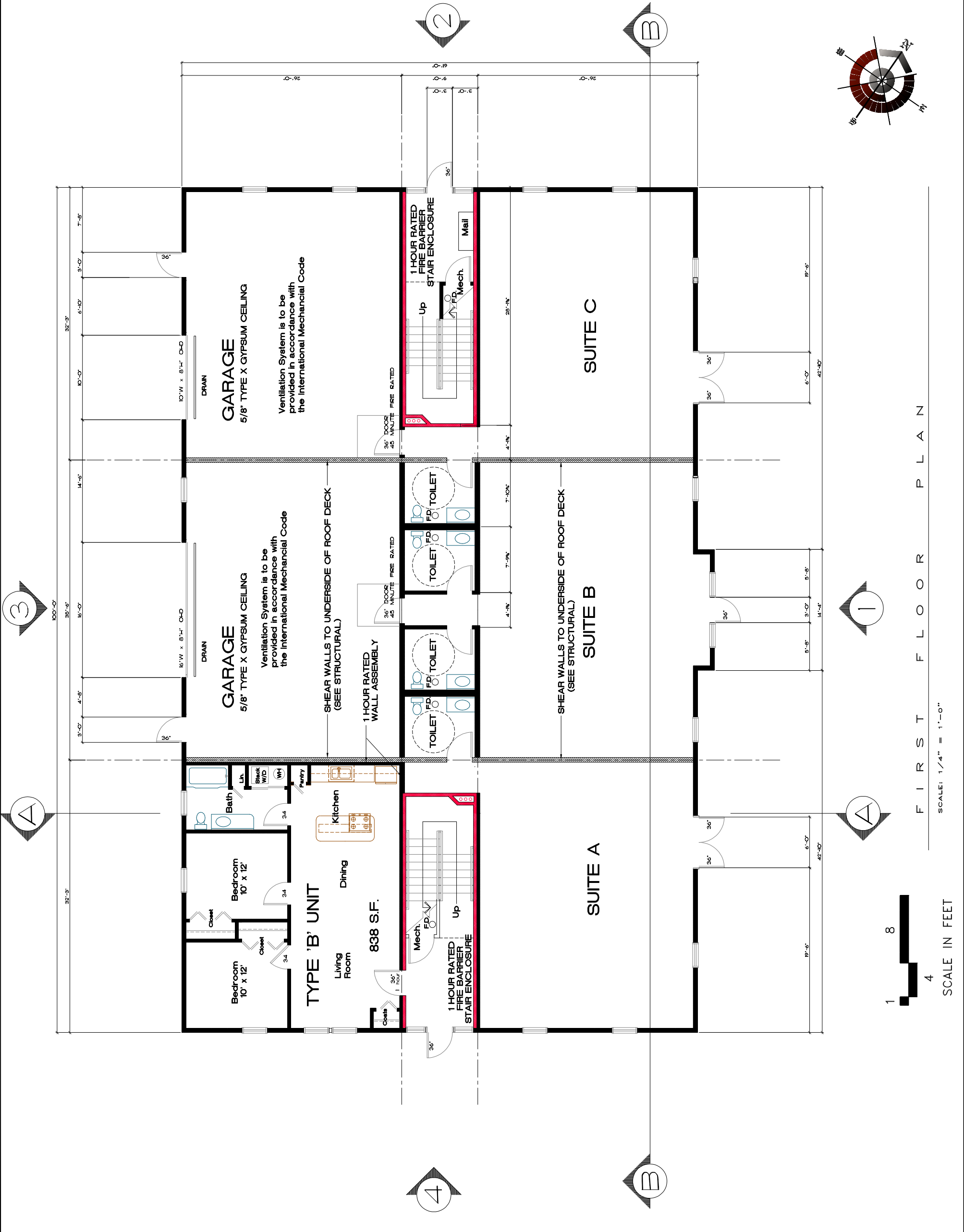
Sheet Title:

First Floor Plan

Sheet:

A-1

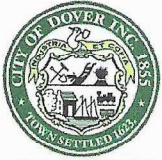
ARCHITECTURAL



SCALE IN FEET

F I R S T F L O O R P L A N

SCALE: 1/4" = 1'-0"



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

Office Use Only Case #: _____ Date Received: _____
Amount Paid: \$ _____ Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: STF Development Corp Phone # 603-742-2121

Address of Applicant: 242 Central Ave, Dover, NH 03820

E-Mail Address: Dave@CentralFallsRealty.com

PROPERTY OWNER (if different from applicant): Same as above

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 58 New Rochester Rd (New Address Pending)

Brief Directions: _____

Zoning District: B-3 Assessor's Map # 40 Lot(s) # 43-B

TYPE OF APPEAL: (Please check one)

☒ Variance	B-3 Table of uses, Special Exception Criteria
☐ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
☐ Special Exception	from Section _____ of the Zoning Ordinance
☐ Appeal of Administrative Decision	per Section _____ of the Zoning Ordinance
☐ Equitable Waiver	regarding Section _____ of the Zoning Ordinance
	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Develop a mixed use building with residential use on the second and third floor of the structure plus 1 ADA Unit on the First Floor. Residence is not permitted on the Ground Floor in the B-3 Zone.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

B-3 Table of Uses,
Special Exception Criteria

A variance is requested from Section(s) _____ of the Zoning Ordinance to permit:

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

See Narrative

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

See Narrative

3. Granting the variance would do substantial justice because:

See Narrative

4. The value of surrounding property will not be diminished because:

See Narrative

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

See Narrative

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

See Narrative

and

(iii) The proposed use is a reasonable one because:

See Narrative

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

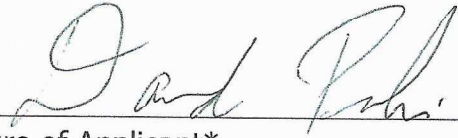
SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

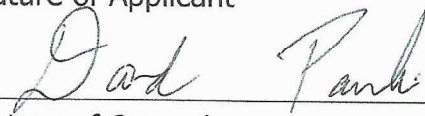
I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT

PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.



Signature of Applicant*

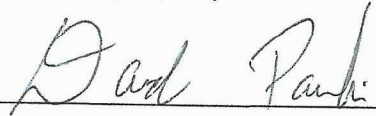


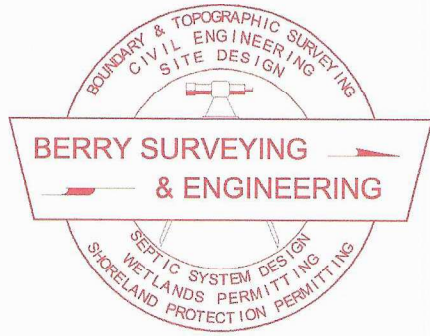
Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning 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: 3-28-19



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

City of Dover
Zoning Board of Adjustments
288 Central Ave
Dover, NH 03820

March 28, 2019
Rev. 4-25-19

Re: STF Development
Strafford Common
New Rochester Road
Dover, NH
Tax Map 40, Lot 43B

Mr. Chair and Members of the Dover Zoning Board of Adjustments,

On behalf of STF Development, Berry Surveying & Engineering (BS&E) is requesting a variance to the Table of Requirements in the Business Thoroughfare (B-3) District, Special Exception Criteria, to allow the applicant to construct an ADA unit on the first floor of the proposed structure being built adjacent to Strafford Farms.

Background and General Narrative:

The applicants received a Special Exception and a Planning Site Plan Approval to construct a six thousand square foot mixed use building in the B-3 Zone. The plans were submitted to the Inspection Services Department as part of a building permit package with a Code Review by a registered architect. It was determined by Inspection Services that this type of building, and others like it require certain styles of ADA availability. Applicants can either construct convertible units within this style building while providing elevator access to the upper floors, or provide for a fully adapted unit at grade. Residential Units are not permitted on the first floor within the B-3 Zone. The applicant's construction plans and project scope did not contemplate the requirement for ADA access to the second floor, whereas it was not realized on other projects in the past. A meeting was held with Inspection Services, Planning Department, and STF Development where potential building modifications were discussed so as to avoid requesting a variance to this section, however given the project site constraints the building cannot simply be modified to accommodate ADA access within the structure to the second floor. The solution to this issue is to install an ADA unit on the first floor of the structure which will meet the ADA code and the requirements of the fair housing act. Other than the removal of some commercial space on the first floor, there will be no visual difference in how the building was presented to both the ZBA as part of the Special Exception and the Planning Board during site plan review deliberations.

Specific Variance Request & Criteria for Approval:

1.) *"Granting the variance would not be contrary to the public interest."*

- a. The public interest is in having good quality mixed use space in the areas within the City which require it, while conforming to all of the building, life safety, and fair housing codes. In this case, there is minimal loss of commercial space in the context of the total zone

within the entire City of Dover, and allows the applicant to be compliant with these codes at such a late time in the process.

2.) *"Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance"*

- a.** The spirit of the ordinance is to allow productive development that provides a balance of commercial and residential space, with shared parking and infrastructure. With an ADA unit on the first floor, minimal space is lost and a good balance of residential space combined with commercial space is still met. The space removed for residential use was originally designed as Garage Space for a small commercial contractor. The loss of the garage space will not have an impact on the viability of the front commercial space. The applicant is acting within the spirit of the ordinance by creating a high value commercial space while overcoming the issues related to the ADA code.

3.) *"Granting the variance would do substantial justice."*

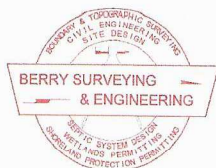
- a.** Granting of the variance will allow for the construction of the project with only minor changes in the applicability of the zoning ordinance, allow the applicant to otherwise be compliant and move forward with the construction as planned and intended for the last two years. In this case, 6 convertible units could have been constructed on the second floor of the building if the issue of access could have been resolved. Though the code requires the units be built as convertible, it does not require that the units be converted. The substantial justice of this case and application is that the unit that is proposed to be built will be ADA compliant from the day it is built and provides an easier access into the unit.

4.) *"Granting the variance will not result in diminution of surrounding property values"*

- a.** The surrounding properties are a mix between residential and commercial. The installation of an ADA unit on the first floor of a structure within the B-3 Zone will not have an effect on surrounding property whereas no surrounding property will have any reason to know there is an ADA unit installed. From a practical matter, the ADA unit is placed closest to the surrounding residential properties and therefore reduce commercial activity which would otherwise take place inside the building.

5.) *"Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:*

- a.** *"The following special conditions of the property distinguish it from the other properties in the area:"*
 - i.** The literal enforcement would require the applicant to redesign the building and likely redesign aspects of the project site which would require further TRC and Planning Board Action, which would result in further lost time. The special condition of this property is the proper process this project has gone through to receive all approvals, but for a realization in and the application of certain building codes. Now that Inspection Services has brought to light the code and how it will likely be applied in the future, projects will not get as far along in the process prior to the realization of this code and its compliance. The building and site plan as proposed and permitted, would have been very different given the enlargement of the building needed to achieve the required second floor ADA access. Additionally, the subdivision and land acquisition could have been different which would have affected value of the land being purchased. These are all special conditions of this specific property, whereas the site constraints, property size and shape are all integrated with the building shape and design.



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- b. *"No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:"*
- i. Given the fact that the ADA unit is small and takes up a small section of the commercial space, and the applicant is still proposing to keep the remaining commercial space, the intent of the ordinance is intact and therefore the general provisions are as well.
- c. *"The proposed use is a reasonable one because:"*
- i. It still allows for a mixed use building to be constructed in the B-3 zone with a minor loss in the amount of commercial space, without a large loss in time and expense to the applicant. Given the constraints of the site and existing building design it does not seem reasonable to redesign the building and site plan when a simple conversion from a garage unit to an ADA unit can be made.

Thank you for your time and attention to this matter. We hope you look favorably upon this request for a variance to allow an ADA unit to be constructed on the first floor of a structure within the B-3 Zone.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President



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STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
*****3 Thousand 1 Hundred 80 Dollars	
DATE 10/30/2018	AMOUNT ST845940 \$ *****3180.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **Strafford Farms Restaurant, Inc.**, New Hampshire Corporation, with an address of 58 New Rochester Road, Dover, Strafford County, State of New Hampshire, for consideration paid, does hereby grant to **DRVP Developers, LLC**, a New Hampshire Limited Liability Company, with an address of 242 Central Avenue, Dover, Strafford County, State of New Hampshire

with Warranty Covenants, the following described premises:

A certain tract or parcel of land, with any improvements thereon, situate on the westerly side of New Rochester Road, a/k/a Route 108, Dover, Strafford County, State of New Hampshire; and being shown as Tax Map 40, Lot 43B on a plan entitled "Subdivision Plan Land of Strafford Farms Restaurant, Inc. for STF Development Corp. 58 New Rochester Road, Dover, NH Tax Map 40, Lot 43" dated January 18, 2018 by Berry Surveying & Engineering to be recorded at the Strafford County Registry of Deeds, and being more particularly bounded and described as follows:

Beginning at an iron bound on the westerly side of New Rochester Road, a/k/a Route 108; said bound being the most easterly corner of Tax Map 40, Lot 43 as shown on the above referenced plan; thence running S 35° 14' 12" E along said New Rochester Road, a/k/a Route 108 a distance of 125.00 feet to a point at land now or formerly of the City of Dover; thence running S 54° 45' 48" W along land of the City of Dover a distance of 55.00 feet to a ¾ " rebar with ID cap; thence running S 35° 14' 12" E along land of said City of Dover a distance of 47.06 feet to an iron bound found at land of Oak Bluff Realty, LLC; thence running S 69° 32' 16" W along land of said Oak Bluff Realty, LLC a distance of 60.41 feet to a ¾ " rebar bound; thence running S 69° 52' 00" W along land of said Oak Bluff Realty, LLC a distance of 46.04 feet to a steel stake found; at land now or formerly of Sally Fletcher; thence running S 77° 01' 04" W along land of said Fletcher a distance of 52.03 feet to an 1" iron pipe found at land now or formerly of Denise and Keith Larsen; thence running S 76° 38' 37" W along land of said Larkin a distance of 23.33 feet to an iron bound found at land now or formerly of Peter and Kathleen Allen; thence running N 12° 30' 35" W along land of said Allen a distance of 109.00 feet to a point; thence running N 36° 43' 23" W along Tax Map 40, Lot 43 a distance of 22.00 feet to a point; thence running N 56° 41' 39" E along "proposed boundary line" a distance of 186.23 feet

to New Rochester Road, a/k/a Route 108 and the point of beginning. Said lot to contain 30,082 square feet or .69 acres, more or less.

SUBJECT TO an access and parking easement designated as "Proposed Easement Area 2" for the benefit of Tax Map 40, Lot 43 as shown on the plan entitled "Easement Plan, Land of Strafford Farms Restaurant, Inc., for STF Development Corp., 58 New Rochester Road, Dover, NH, Tax Map 40, Lot #43", dated January 18, 2017, with revision dated of 7-18-18, prepared by Berry Surveying & Engineering to be recorded at the Strafford County Registry of Deeds, and being more particularly bounded and described as follows:

Beginning at an iron bound set in the common boundary between Lot #43 and Lot # 43B, which point is located S 56° 41' 39" W a distance of 12.02 feet from the sideline of New Rochester Road and thence running S 36° 54' 45" E a distance of 30.73 feet, to an iron bound; thence turning and running S 53° 05' 15" W a distance of 40.00 feet to an iron bound; thence turning and running N 36° 54' 45" W a distance of 16.52 feet to an iron bound; thence turning and running S 53° 05' 28" W a distance of 119.75 feet to an iron bound; thence turning and running S 65° 36' 05" W a distance of 14.54 feet, to an iron bound; thence turning and running N 36° 43' 23" W a distance of 22.00 feet to an iron bound; thence turning and running N 56° 41' 39" E a distance of 174.22 feet, to an iron bound and the point of beginning.

TOGETHER WITH an access and parking easement designated as "Proposed Easement Area 1" for the benefit of Tax Map 40, Lot 43B as shown on the plan entitled "Easement Plan, Land of Strafford Farms Restaurant, Inc., for STF Development Corp., 58 New Rochester Road, Dover, NH, Tax Map 40, Lot #43", dated January 18, 2017, with revision dated of 7-18-18, prepared by Berry Surveying & Engineering to be recorded at the Strafford County Registry of Deeds, and being more particularly bounded and described as follows:

Beginning at an iron bound in the sideline of New Rochester Road and then running S 56° 41' 39" W a distance of 12.02 feet to an iron bound, and then continuing along the same course a distance of 174.22 feet to an iron bound, and then continuing along the same course a distance of 22.51 feet to an iron bound; thence turning and running N 36° 46' 36" W a distance of 47.17 feet to an iron bound; thence turning and running N 54° 25' 38" E a distance of 68.96 feet to an iron bound; thence turning and running N 35° 19' 38" W a distance of 20.32 feet to an iron bound; thence turning and running N 55° 21' 17" E a distance of 51.57 feet, to an iron bound and the sideline of New Rochester Road; thence turning and running along New Rochester Road S 35° 14' 12" E a distance of 76.91 feet to an iron bound and the point of beginning.

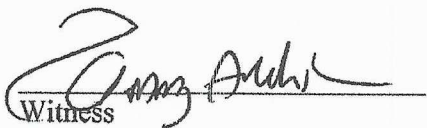
The use of easement Areas 1 and 2 shall be shared by the owners of Lots 43 and 43B for all purposes of ingress, egress, and parking, for pedestrian and vehicular use. The Grantors, their successors and assigns shall be responsible for the maintenance and repair of easement area 1 and the Grantee, its successors and assigns, shall be responsible for the maintenance and repair of easement area 2. The party with maintenance and repair responsibility for the easement area shall maintain that easement area in a condition so that the easement area may be safely used for the purpose for which it is intended. In the event that the party which has the maintenance responsibility fails to adequately maintain the easement area, then the party having the right to use the easement area may, but shall not be obligated to, undertake such repairs as that party

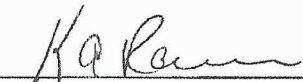
shall deem necessary for the proper use of that area.

Meaning and intending to convey a portion of the premises conveyed to Strafford Farms Restaurant, Inc. by deed of Strafford Dairy dated October 1, 1997 and recorded at the Strafford County Registry of Deeds Book 1956, Page 650.

Signed this 29th day of Oct, 2018.

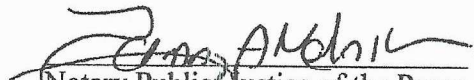
Strafford Farms Restaurant, Inc.

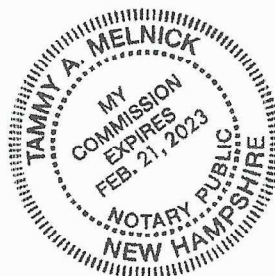

Witness

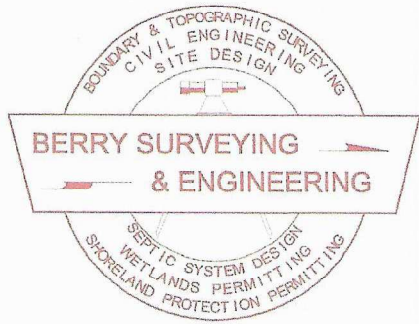
By: 
Kimberly A. Raimer, President

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

This instrument was acknowledged before me on October 29, 2018, by
Kimberly Raimer, President of Strafford Farms Restaurant, Inc., on behalf of said corporation.


Notary Public Justice of the Peace
My Commission Expires:





BERRY SURVEYING & ENGINEERING

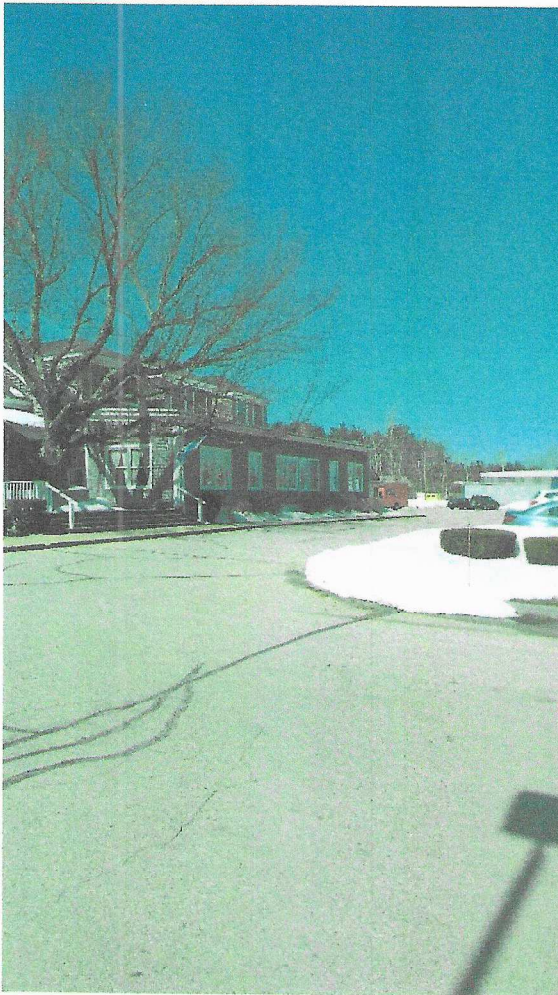
335 Second Crown Point Road
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

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58 New Rochester Rd, Dover
Map 40, Lot 43



1

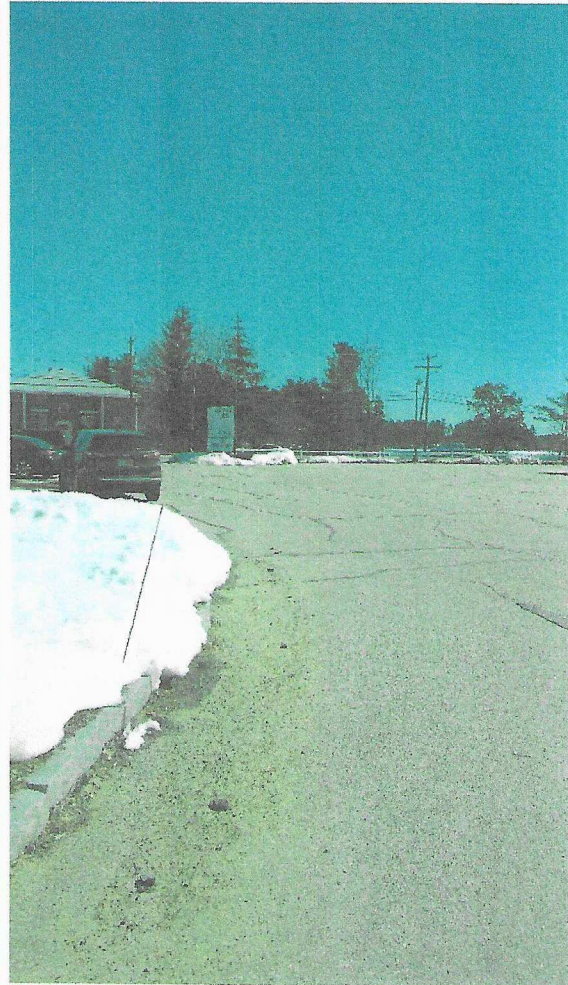


2

58 New Rochester Rd, Dover
Map 40, Lot 43



3



4

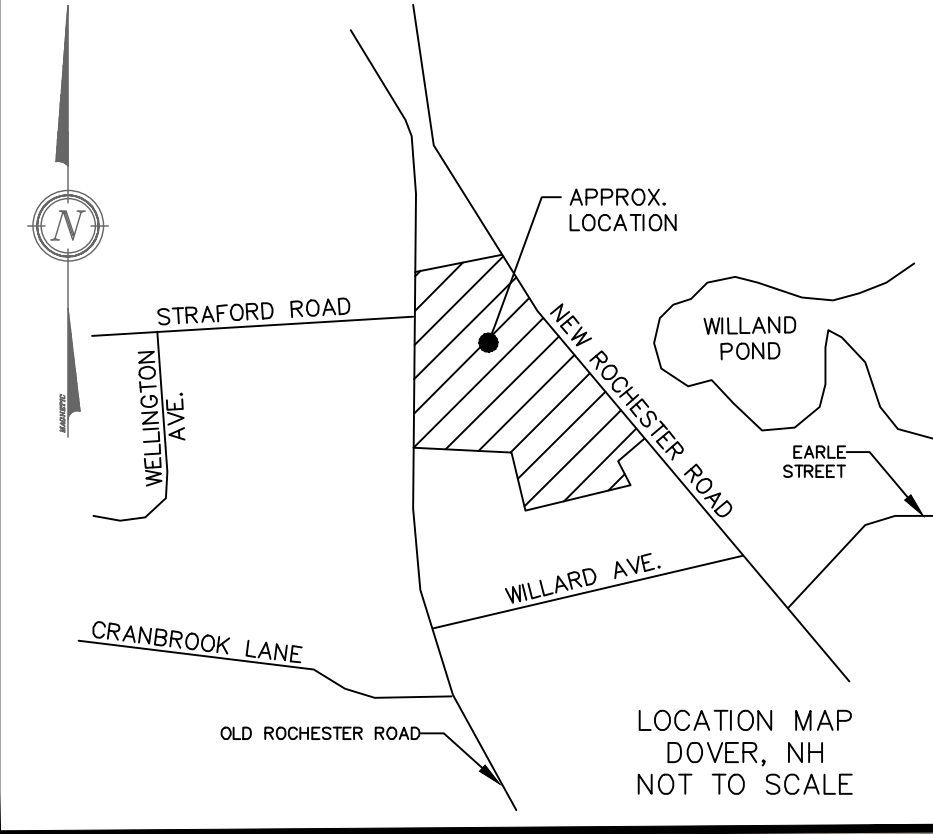


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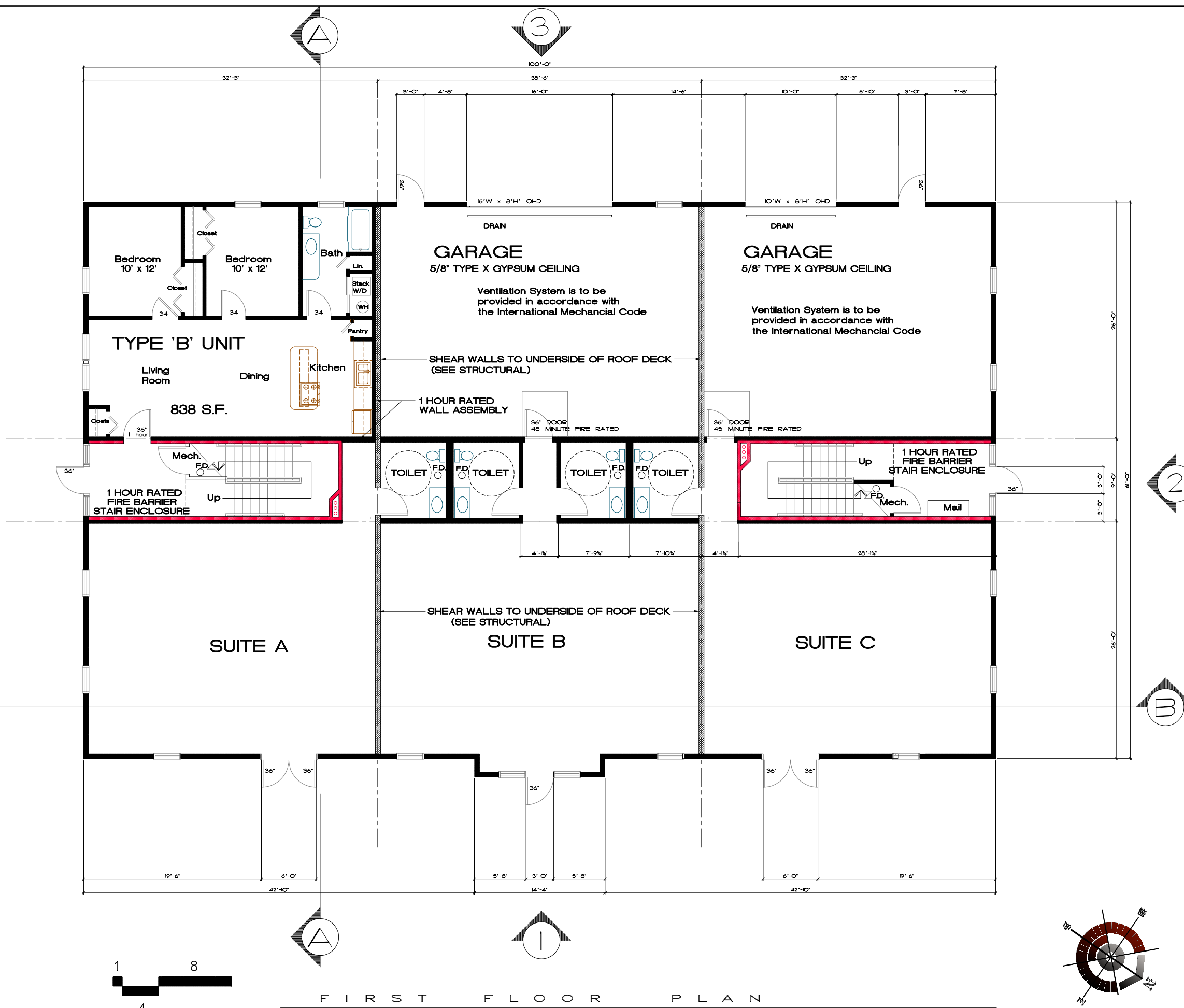
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BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

COLOR RENDERING
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

DOVER FILE #P18-11			
#49 #3 #2 #1	7-18-18 6-6-18 3-21-18 2-22-18	REVISION	DATE
REVISED ACCESS EASEMENT REVISIONS PER PLANNING BOARD REVISIONS PER TRC SHOW PROPOSED BOUNDARY LINE			DESCRIPTION



ISSUED:
15 DECEMBER 2018

REVISIONS	
NO.	DESCRIPTION
01	MARCH 2019
ADD TYPE B UNIT	

PREPARED BY:
Warrick Associates, Inc.
ARCHITECTURE
151 Main Street, Salem New Hampshire 03079
TEL: 603.490.5864
timwarrick@warrickdesign.com

Stamp:

Project:
Stafford Commons
Multi-use Building
58 New Rochester Road
DOVER NH

Prepared for:
STF Development Corp.

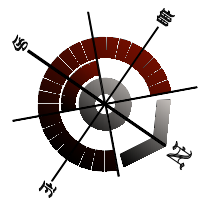
Sheet Title:
First Floor Plan

Sheet:
A-1

ARCHITECTURAL



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

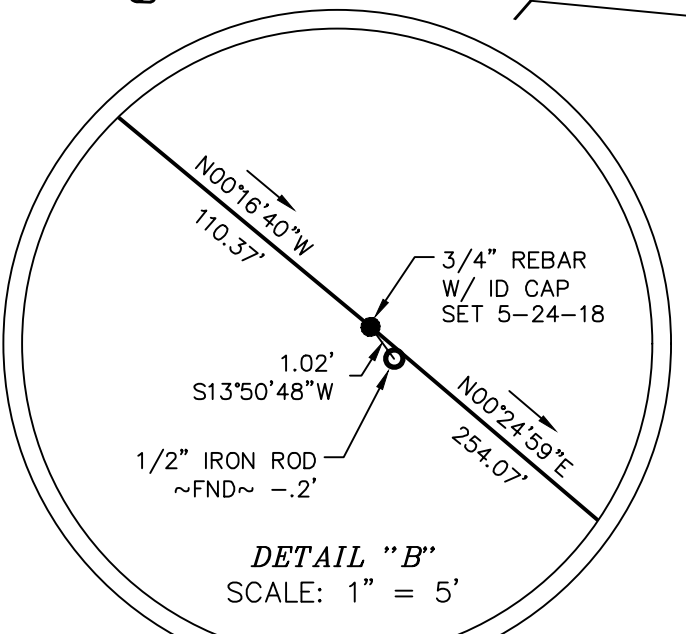
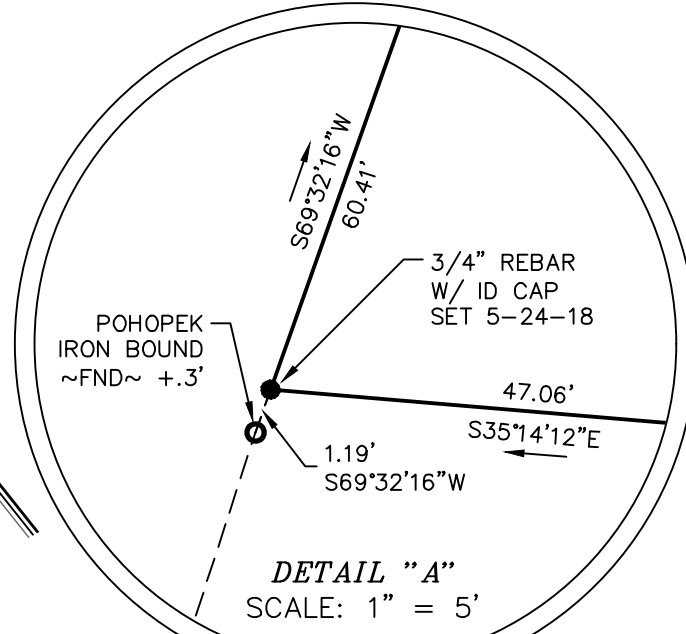
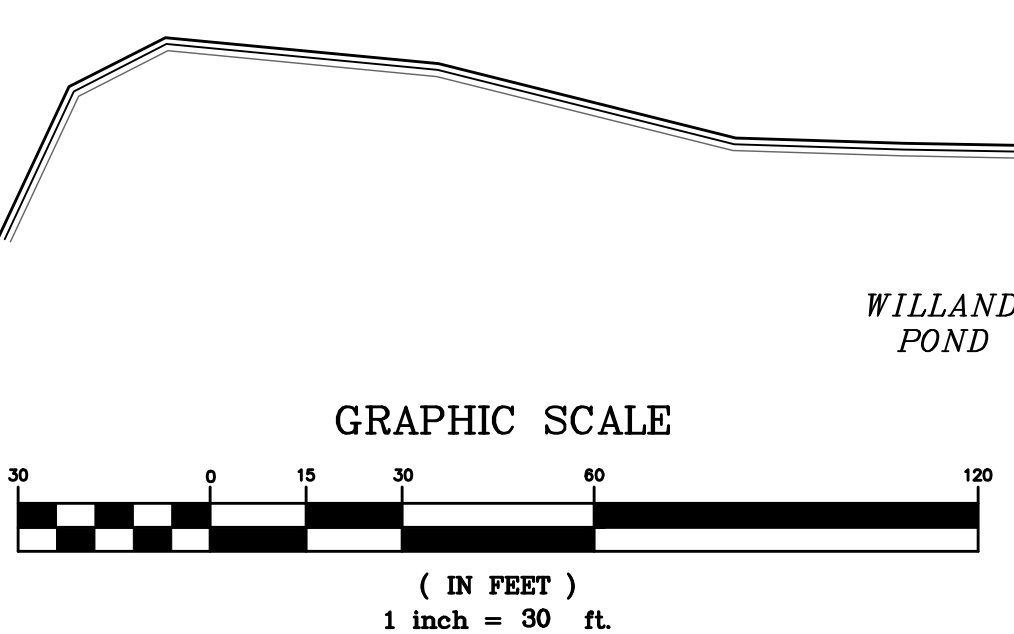
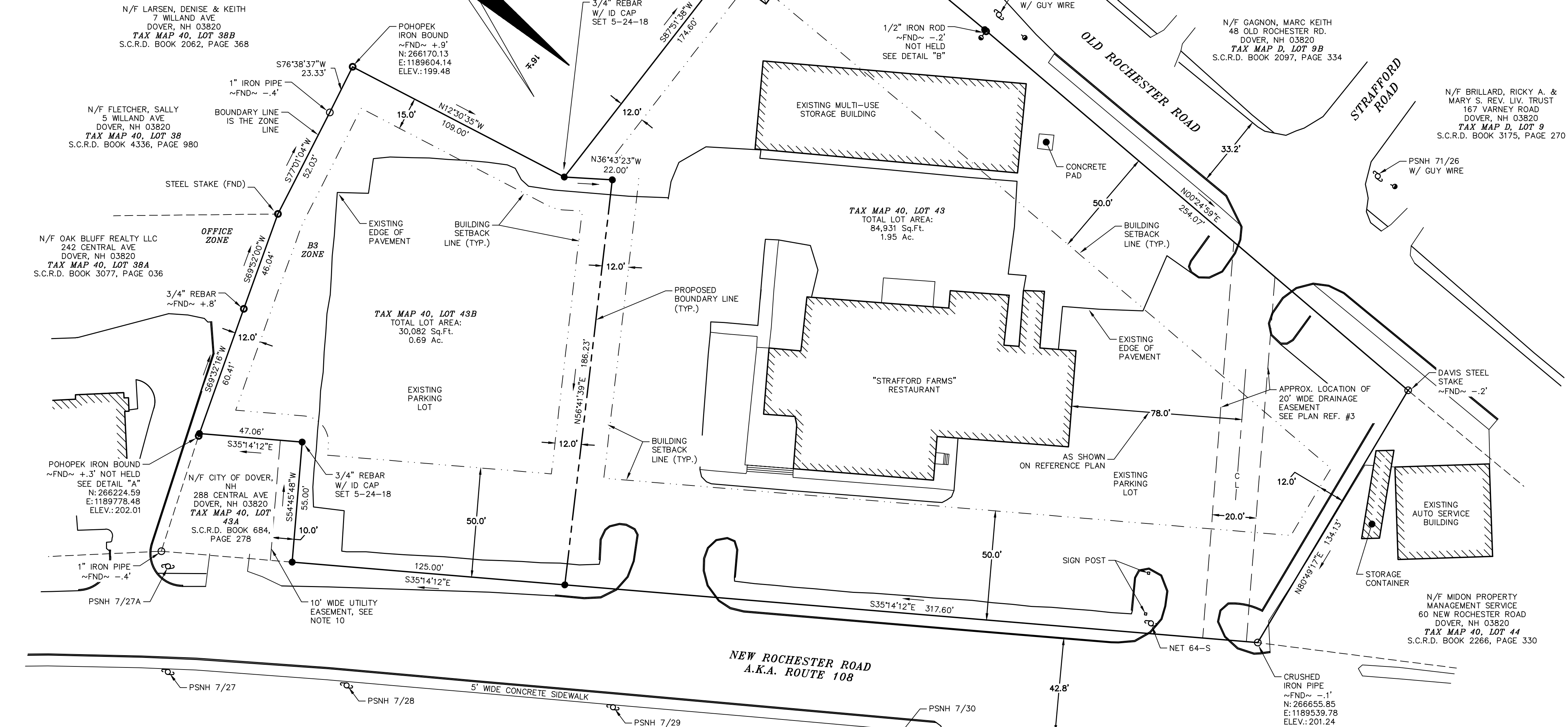


PLAN REFERENCES:

- 1.) "PROPOSED PARKING EXPANSION PLAN PREPARED FOR STRAFFORD FARMS RESTAURANT NH ROUTE 108 DOVER, NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: FEBRUARY 18, 1997
S.C.R.D. PLAN # 50-16
- 2.) "PLAN OF LAND PREPARED FOR THE CITY OF DOVER, NH ROUTE 108 - WILLAND POND DOVER & SOMERSWORTH, NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: JUNE 29, 1994
S.C.R.D. PLAN # 47-4
- 3.) "LOT LINE ADJUSTMENT FOR STRAFFORD FARMS RESTAURANT IN DOVER, N.H."
BY: BRUCE POHOPEK
DATED: FEBRUARY 5, 1990
S.C.R.D. PLAN # 37A-139
- 4.) "PLAN OF LOT, COLEMAN OIL CO. DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS & ASSOCIATES
DATED: DECEMBER 1959
FILE NO. 62-64
ON FILE AT THIS OFFICE

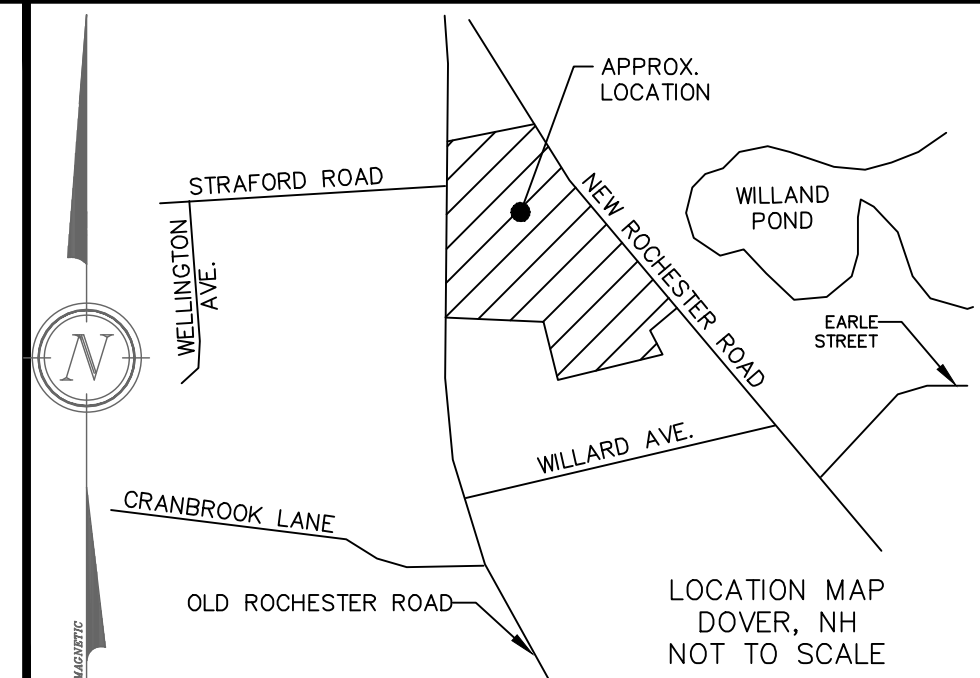
LEGEND:

- IRON BOUND (SET 5-24-18)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- GUY WIRE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- APPROX. ABUTTING LOT LINE
- FOUND
- TO BE SET
- TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS
- FND
- TBS
- TYP
- S.C.R.D.



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H. - 1:10,000-

KENNETH A. BERRY L.L.S. 805 DATE



NOTES:

- 1.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC. 58 NEW ROCHESTER ROAD DOVER, NH 03820
- 2.) TAX MAP 40, LOT 43
- 3.) S.C.R.D. BOOK 1956, PAGE 650
- 4.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.
- 5.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 40, LOT 43 INTO 2 INDIVIDUAL LOTS USING THE CITY OF DOVER SUBDIVISION REGULATIONS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE DETAIL SUBDIVISION SHEET, SHEET 2 SHOWS TOPOGRAPHY AND OTHER FEATURES OF THE LOTS. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- 6.) ZONING: B-3 / THOROUGHFARE BUSINESS DISTRICT
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONTAGE ~ 125.0'
FRONT SETBACK ~ 50.0'
ABUTTING A STREET ~ 50.0'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 12.0'
SHORELAND SETBACKS FROM WILLAND POND
PRIMARY STRUCTURE SETBACK ~ 50.0'
NATURAL WOODLAND BUFFER ~ 150.0'
SHORELAND PROTECTION ZONE ~ 250.0'
LOCAL CONSERVATION DISTRICT ~ 100.0'
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330190, MAP# - 3301700310E, DATED: SEPTEMBER 30, 2015.
- 8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN THE FALL OF 2017 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1:10,000. VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 9.) TAX MAP 40, LOT 43B WILL BE GRANTED AN ACCESS AND PARKING EASEMENT OVER THE CURRENT DRIVEWAY/PARKING LOT OF TAX MAP 40, LOT 43. NO NEW DRIVEWAY CUT WILL BE CREATED.
- 10.) UTILITY EASEMENT GRANTED BY CITY COUNCIL MAY 14, 1997.
- 11.) NO PORTION OF THIS PROJECT TAKES PLACE WITHIN 100' OF THE CITY OF DOVER CONSERVATION DISTRICT AROUND WILLAND POND.
- 12.) SEE CORRESPONDING SITE PLAN, DOVER PLANNING NO. P18-11.
- 13.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR ERSI FORMAT TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILE SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- 14.) 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.
- 15.) BOTH LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
- 16.) THE PROPOSED USE FOR TAX MAP 40, LOT 43B WILL MIXED USE. LOT 43 WILL STAY FOOD SERVICE.
- 17.) STREET ADDRESSES FOR EACH LOT WILL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 18.) THE CORRESPONDING SITE PLAN #P18-011 REQUIRES THAT PEDESTRIAN SAFETY STRIPING AND SIGNING BE ADDED TO THE SITE PLAN TO IMPROVE MOBILITY BETWEEN THE TWO PARCELS.

CITY OF DOVER PLANNING #P18-10		
#2	5-24-18	MODIFY PER NOD
#1	2-22-18	MODIFY SUBDIVISION
REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN LAND OF STRAFFORD FARMS RESTAURANT INC. FOR STF DEVELOPMENT CORP. 58 NEW ROCHESTER ROAD DOVER, N.H. TAX MAP 40, LOT 43		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 30 FT.		
DATE : JANUARY 18, 2018		
FILE NO. : DB 2017-160		

PARKING REQUIREMENTS:

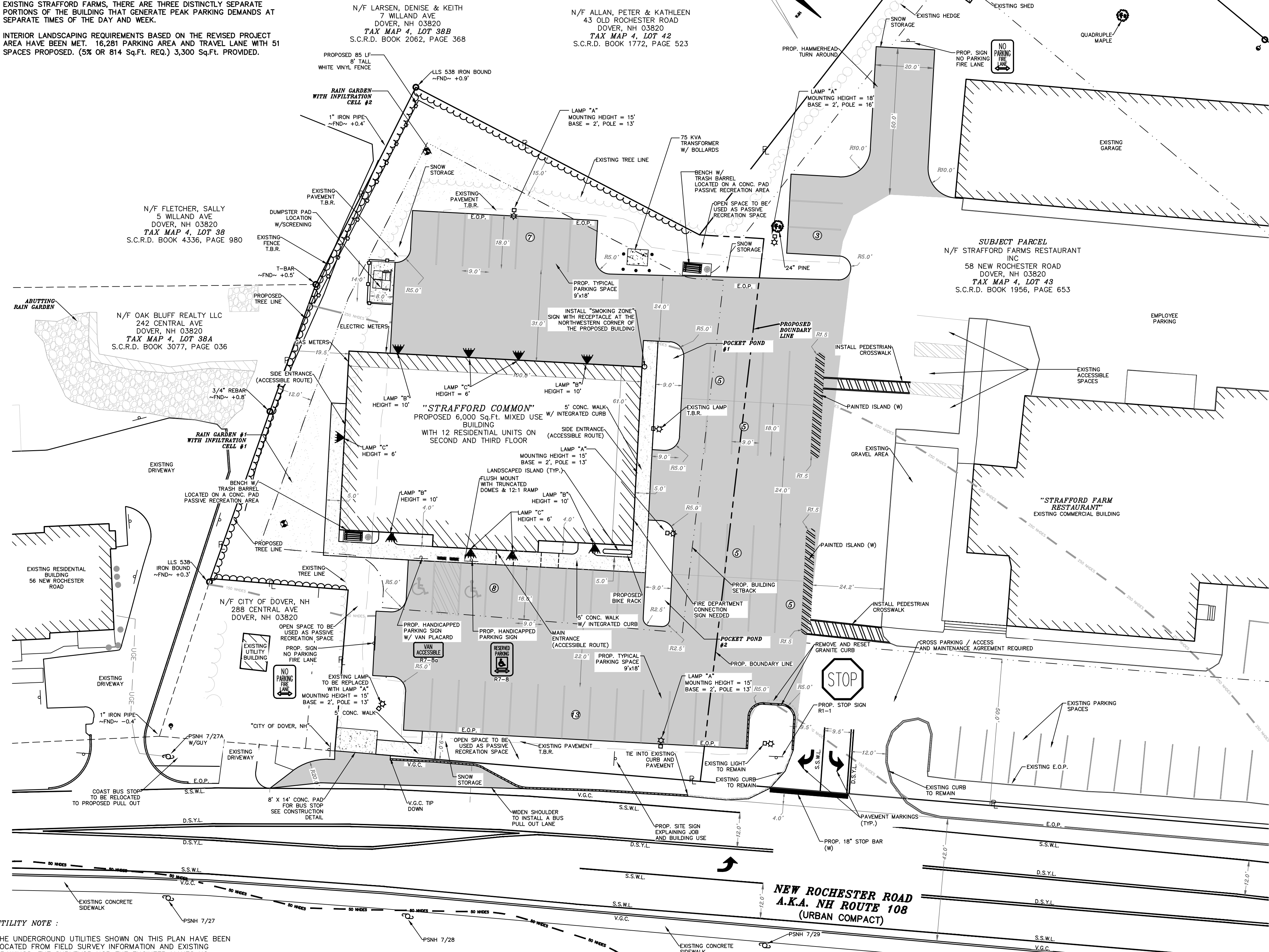
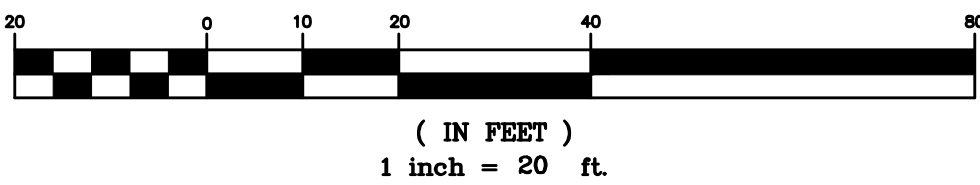
CHAPTER 149 PARKING TABLE

- GATHERING PLACE: 1 SPACE PER 0.5 SEATS & 1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT
- 323 TOTAL SEATS WITHIN STRAFFORD FARMS: 162 SPACES REQ.
- 16 EMPLOYEES ON MAXIMUM SHIFT: 16 SPACES REQ.
- MIXED USE BUILDING CONTAINING RESIDENTIAL UNITS 1.9 SPACES PER UNIT:
- 12 RESIDENTIAL UNITS: 23 SPACES REQ.
- 201 SPACES REQ. WITH 109 SPACES PROPOSED ON THE PROJECT SITE

THERE IS TO BE A SHARED PARKING AGREEMENT BETWEEN THE APPLICANTS. THOUGH THERE IS A TOTAL SEATING CAPACITY OF 323 SEATS WITHIN THE EXISTING STRAFFORD FARMS, THERE ARE THREE DISTINCTLY SEPARATE PORTIONS OF THE BUILDING THAT GENERATE PEAK PARKING DEMANDS AT SEPARATE TIMES OF THE DAY AND WEEK.

INTERIOR LANDSCAPING REQUIREMENTS BASED ON THE REVISED PROJECT AREA HAVE BEEN MET. 16,281 PARKING AREA AND TRAVEL LANE WITH 51 SPACES PROPOSED. (5% OR 814 Sq.Ft. REQ.) 3,300 Sq.Ft. PROVIDED.

GRAPHIC SCALE



UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

N/F CITY OF DOVER, NH
288 CENTRAL AVE
DOVER, NH 03820
TAX MAP 4, LOT 17
S.C.R.D. BOOK 2286, PAGE 230

RECREATION SPACE REQUIREMENTS (DOVER CODE ARTICLE V, 170-15.)	
PROPOSED NUMBER OF BEDROOMS: 24	
OPEN SPACE REQUIREMENT (100 SF PER BEDROOM): 2,400 SF	
1 RECREATION SPACE FOR PASSIVE USE: 1,200 SF (SATISFIED ON SITE)	
1 RECREATION SPACE FOR ACTIVE USE: 1,200 SF (SATISFIED OFF SITE)	

NOTES:

- THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE SITE PLAN DESIGN OF PROPOSED OFFICE/COMMERCIAL SPACE WITH TWELVE RESIDENTIAL UNITS IN ONE BUILDING ON NEW ROCHESTER ROAD.
- CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820
APPLICANT : STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820
- THE PROJECT PARCEL IS TAX MAP 40, LOT 43
58 NEW ROCHESTER ROAD
DOVER, NH 03820
- LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

NOTES: (CONTINUED)

- AS IT IS ENCOURAGED ON MIXED USE SITES, THE APPLICANT INTENDS TO HAVE SHARED PARKING BETWEEN THE OFFICE USE AND THE RESIDENTIAL USE. THESE USES ARE GENERALLY COMPLEMENTARY TO EACH OTHER IN TERMS OF PEAK HOUR PARKING USAGE.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- SEDIMENT & EROSION CONTROL PLAN AND CONSTRUCTION DETAILS E101 & E102 FOR INLET PROTECTION DETAILS
- ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- NOTE THAT THE PROJECT IS NOT SUBJECT TO THE EPA NPDES PHASE II. OPERATION OF THE SITE WILL CONFORM TO THE STORM WATER MANAGEMENT PLAN PER CITY OF DOVER CHAPTER 149-14. WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER, OR THIRD PARTY INSPECTOR, SEE E101.
- UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
- ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, AND THE DOVER DPW.
- CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
- CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
- THE SITE SHALL BE ACCESSIBLE IN ALL WEATHER CONDITIONS AT ALL TIMES DURING CONSTRUCTION.
- THE BUILDING DESIGN WILL BE IN COMPLIANCE WITH APPLICABLE ACCESSIBLE REGULATIONS FOR THE COMPLETE SITE CERTIFIED BY A QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH NH RSA 155-A:5.
- SEE CORRESPONDING SUBDIVISION OF THIS PARCEL.
- A SHARED PARKING AND ACCESS AGREEMENT WILL BE REQUIRED FOR THIS PROJECT SITE AS WELL AS A MUTUAL DRAINAGE AGREEMENT.
- PARKING BEHIND STRAFFORD FARMS IS RESERVED FOR EMPLOYEES.
- RESIDENTIAL AND COMMERCIAL USES WILL BE LEASE ONLY, UNTIL CONVERSION IS MADE.
- BENCHES AND TRASH BARRELS SHALL BE MAINTAINED IN ACCORDANCE WITH THE GENERAL MAINTENANCE OF THE BUILDING.
- AS BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON A DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- A SPECIAL EXCEPTION PER SECTION 170-12.A OF THE ZONING ORDINANCE WAS GRANTED BY THE ZONING BOARD ON MARCH 15TH, 2018 WITH NO CONDITIONS (CASE NUMBER Z18-06).
- ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, UTILITY, ACCESS OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN.
- PROPOSED DUMPSTER IS TO SERVICE NEW BUILDING ONLY. STRAFFORD FARMS WILL MAINTAIN THEIR CURRENT METHOD OF WASTE DISPOSAL.
- CONCRETE PAD AND CONNECTING SIDEWALK FOR BUS STOP MUST MEET ALL ADA STANDARDS FOR TRANSPORTATION FACILITIES.
- UNIT DENSITY: 1 UNIT PER EVERY 6,000 SF OF PROPERTY. SUBDIVISION YIELDS 30,083 SF FOR THE PROPOSED MIXED USE BUILDING, ALLOWING FOR 6 UNITS. THE REMAINING 6 UNITS ARE PROPOSED TO BE PURCHASED BY THE TRANSFER OF DEVELOPMENT RIGHTS (TDR).
- IMPACT FEES WILL BE PAID AT THE TIME OF CERTIFICATE OF OCCUPANCY.
- THE MAXIMUM NUMBER OF PARKING SPACES IS 109 (SEE TABLE IN TOP LEFT OF PLAN FOR CALCULATIONS) AND 109 SPACES ARE PROVIDED.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE AND 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, DSO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASER TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
- STRAFFORD FARMS PARKING LOT SHALL BE RE STRIPPED AS SHOWN ON THE OVERVIEW PLAN.

DOVER FILE #P18-11

REVISED ACCESS EASEMENT	DESCRIPTION
7-18-18	REVISED PER PLANNING BOARD
6-6-18	REVISIONS PER TRC
3-21-18	SHOW PROPOSED BOUNDARY LINE
2-22-18	

REVISION	DATE
#49	
#3	
#2	
#1	

SITE PLAN

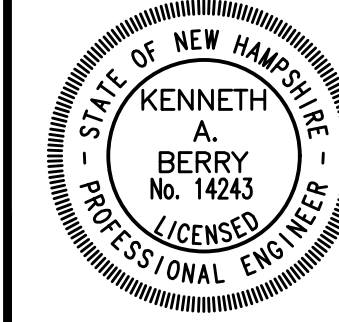
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : JANUARY 18, 2017

FILE NO. : DB 2017 - 160



Z19-06

58 New Rochester Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
40017-000000	WILLAND POND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
40018-D00000	49 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
40018-E00000	47 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
40018-F00000	45 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
40025-000000	52 OLD ROCHESTER RD	SALTY SEA REALTY LLC		3 GOVERNOR SAWYER LN	DOVER	NH	03820
40026-000000	46 OLD ROCHESTER RD	OUELLETTE LAWRENCE D JR &	FRENCH NICOLE	46 OLD ROCHESTER RD	DOVER	NH	03820
40027-000000	44 OLD ROCHESTER RD	EMERSON DAVID L &	EMERSON APRIL D	44 OLD ROCHESTER RD	DOVER	NH	03820
40028-000000	42 OLD ROCHESTER RD	BEATS ANDREW S & LISA T TRUSTEES	BEATS ANDREW AND LISA T REVOCABLE LIVING	42 OLD ROCHESTER RD	DOVER	NH	03820
40029-000000	40 OLD ROCHESTER RD	PAUL JANICE		9 MONROE ST	DOVER	NH	03820
40037-000000	54 NEW ROCHESTER RD	CHASE STERLING R &	FONTAINE MICHELE L	54 NEW ROCHESTER ROAD	DOVER	NH	03820
40038-000000	5 WILLAND AV	FLETCHER SALLY E		5 WILLAND AV	DOVER	NH	03820
40038-A00000	56 NEW ROCHESTER RD	OAK BLUFF REALTY LLC		242 CENTRAL AVE	DOVER	NH	03820
40038-B00000	7 WILLAND AV	LARSEN DENISE R	LARSEN KEITH L	7 WILLAND AVE	DOVER	NH	03820
40041-000000	9 WILLAND AV	SUPITUX STEVEN		18 MOSELEY ST #2	DORCHESTER	MA	02125
40041-A00000	41 OLD ROCHESTER RD	MONIZ LEONARD F JR &	MONIZ BARBARA J	41 OLD ROCHESTER RD	DOVER	NH	03820
40042-000000	43 OLD ROCHESTER RD	ALLEN PETER J &	ALLEN KATHLEEN C	43 OLD ROCHESTER RD	DOVER	NH	03820
40043-A00000	56 A NEW ROCHESTER RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
40044-000000	60 NEW ROCHESTER RD	MIDON PROPERTY MANAGEMENT SERVICES		60 NEW ROCHESTER RD	DOVER	NH	03820
D0009-000000	50 OLD ROCHESTER RD	BRILLARD RICKY A & MARY S REV LIV TRUST	BRILLARD RICKY A AND MARY S TRUSTEES	167 VARNEY RD	DOVER	NH	03820
D0009-B00000	48 OLD ROCHESTER RD	GAGNON MARC KEITH		48 OLD ROCHESTER ROAD	DOVER	NH	03820
D0010-T00000	1 STRAFFORD RD	GAGNON MADELEINE	GAGNON CONRAD	1 STRAFFORD ROAD	DOVER	NH	03820
40043-000000	58 NEW ROCHESTER RD	STRAFFORD FARMS RESTAURANT INC		58 NEW ROCHESTER ROAD	DOVER	NH	03820
		STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 CROWN POINT ROAD	DOVER	NH	03825