



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 1st Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, August 22, 2019**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Site Review for Sojourn Property Management, LLC, Assessor's Map 31, Lots 7 & 8, zoned CBD-Transit Oriented Development Sub-District, and located at 66 Third Street. (Proposal is for a change of use on the second floor where currently there are seven commercial units that are looking to be converted to 9 one-bedroom units as well as 1 two-bedroom unit). (P19-61)

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



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

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

INSTRUCTIONS TO APPLICANTS TO THE DOVER PLANNING BOARD

**IMPORTANT: PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE
FILLING OUT ATTACHED APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR REVIEW.**

Dear Applicant:

This will serve to briefly inform you regarding the process to have the Dover Planning Board (the Board) review a land use application. Please refer to the NH Statutes on Land Use and Regulation the Dover Code, and our Developer's Handbook for more specific information.

The Board primarily reviews 5 types of applications:

1. **Site Plans** - A site plan is a professionally rendered drawing which delineates the proposed development of a site. This plan is required for non-residential development, creation of multi-family residential structures, and for extensions of parking lots and alteration of an acre or more of land. These plans require meeting with the Technical Review Committee before Planning Board review.
2. **Subdivisions** - A subdivision is the division of the lot, tract, or parcel of land into two (2) or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease or building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. Major subdivision plans (4+) require meeting with the Technical Review Committee before Planning Board review.
3. **Lot Line Adjustments** - A lot line adjustment alters the size of two (2) or more lots, but does not create a new buildable lot.
4. **Conditional Use Permits** - A conditional use permit is required for any alteration of wetlands, wetland buffers or work within the City's conservation district. Additionally, a conditional use permit could be issued as to offer relief in the Central Business District, for plans in the Residential Mixed Use Overlay District, or parking relief. Environmental Conditional Use Permits are acted on after Conservation Commission review.
5. **Excavation Permits** - NH RSA Chapter 155-E grants municipalities the authority to regulate earth excavations within their borders. This authority rests with the Planning Board.

The Board cannot and will not review applications that do not meet zoning requirements. **Please review the need to apply to the Zoning Board of Adjustment prior to applying to the Board.**

Professional agents will prepare your application; however, you may represent yourself or authorize, in writing, someone else to represent you before the Planning Board.

In most cases, the first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, and a PDF, need to be provided, along with payment of plan review fees. These meetings occur on Thursday, and materials and payment must be submitted three (3) weeks prior to meeting. Meetings are scheduled, upon receipt of completed applications with the full checklist and payment.

The next step would be to provide, two weeks prior to Planning Board, the final plan sets (three (3) full size and twelve (12) half size (11x17), folded, copies of the plan), and 15 copies, and a PDF, of all supporting materials, including response to TRC comments. Please print all materials on both sides of paper.

For projects not appearing before the Technical Review Committee, Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and 15 copies, plus a PDF, of plans and materials, 3 weeks prior to the Planning Board meeting. Please print all materials on both sides of paper.

Staff will generate an abutter list, and Abutter/Notice Fees will be invoiced. They are due 28 hours prior to Planning Board. If they are not paid, the application will not be heard.

Once an item is placed upon an agenda the following process is used:

- The Board will hold a public hearing on your application at a regularly scheduled meeting
 - Typically the second or fourth Tuesday of the Month.
- Public notice of the hearing will be posted at the City Clerk's office and the Planning Department office and printed in the newspaper.
- Certified letters will be mailed to you and to all abutters at least ten days before the date of the hearing.
- 28 hours prior to the meeting, abutter/notice fees must be paid
- At the meeting
 - Staff will introduce your project
 - You and all other parties will be invited to appear in person or by agent or counsel to present your application.
 - Your project will be pre-loaded onto a laptop for review by the Board and public
 - The Board may ask clarifying questions
 - The Board will vote to accept jurisdiction on the application
 - If accepted:
 - The Board will hold a public hearing
 - The Board may ask additional questions
 - The Board will deliberate on your application
 - Typically decisions are made the night of the presentation, but an application may be tabled
 - After deliberation, a decision will be made.
 - You will be sent a notice of the decision.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Sojourn Properties, LLC. Telephone # 603-661-2919

Address of Applicant: 750 Exeter Road, Hampton, NH 03842-1022

E-Mail Address: bwdumontproperties@gmail.com

Name of Property Owner (if different from applicant): N/A Telephone # _____

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 66 Third Street

Assessor's Map # 31 Lot(s) # 7 & 8

Zoning District(s) CBD Overlay District(s) _____

Size of Parcel: 36.460 sq. ft. 0.83 ac. Property Deed: Book 2714 Page: 680

Existing Use of Property: Mixed commercial

SITE PLAN INFORMATION

Describe Proposed Use: Eliminate 7-commercial units on the 2nd floor and construct 10 residential apartments.

Area of Parcel to be Developed: Parcel is fully developed, no exterior changes proposed. sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 10 in existing building

Number of Parking Spaces: Existing 28 Proposed 28

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint 20,941 sq. ft.

Front Yard 5 ft.

Total Building Area 54,166 sq. ft.

Rear Yard 0 ft.

Paved Area 13,678 sq. ft.

Side Yard: Right 0 ft. Left N/A ft.

City Water? ☒ Yes ☐ No How far is city water from the property? _____City Sewer? ☒ Yes ☐ No How far is city sewer from the property? _____**BUILDING INFORMATION**Type of Building to be Built: N/A interior fit-up only

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

Estimated value of construction: _____ Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

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

Justification for waiver request(s) (*attach additional sheets as needed*):N/A**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney, L.L.S. - McEneaney Survey Associates, Inc.Address 24 Chestnut St. Dover, NH 03820 Telephone #: 603-742-0911Professional License #: 661 E-mail address: kevin@surveynh.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Christian O. Smith, PE -Beals Associates, PLLC.Address 70 Portsmouth Ave. Stratham, NH 03885 Telephone #: 603-583-4860Professional License #: 9900 E-mail address: csmith@bealsassociates.com**ARCHITECT INFORMATION**Name of Architect and Company (Licensed in N.H.) Jeremiah JohnsonAddress 4 Market St. Portsmouth, NH 03801 Telephone #: 603-430-0274

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) _____ N/A _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) _____ N/A _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ N/A _____ Telephone # _____

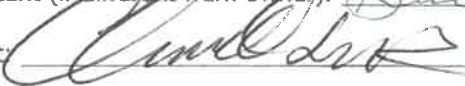
Address Easement Holder: _____

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: 7/30/19

Signature of Applicant (if different from owner):  Date: 7/30/19

Signature of Agent:  Date: 7/30/19

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: 7/30/19

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: 7/30/19

Signature of Applicant (if different from owner):  Date: 7/30/19

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: 7/30/19

Signature of Applicant (if different from owner):  Date: 7/30/19



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 149-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: Sojourn Property Mgmt, LLC File Number: _____

PROJECT TITLE: Change of Use 66 3rd St.

PROPERTY LOCATION: 66 3rd Street Tax Map: 31 Lot: 748

	Where/How Provided	Reviewed
1. Completed and signed Application form	<u>enclosed</u>	
2. Plan Review Fees are provided	<u>enclosed</u>	
3. Electronic copy of the engineered/surveyed plan layout	<u>stick drive</u>	
4. Electronic copy of supplementary materials and application	<u>"</u>	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	<u>enclosed</u>	
6. Waiver requests to the Site Plan Review Regulations, with written justification	<u>N/A</u>	
7. Conditional Use Permit applications	<u>N/A</u>	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	<u>Plans</u>	
9. A colored architectural plan showing all sides of buildings	<u>N/A existing</u>	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	<u>Plans</u>	
Location map at appropriate scale	<u>✓</u>	
Proposed Project name and title and Planning File #	<u>✓</u>	
Date, north arrow and scale	<u>✓</u>	
Names of all abutting property owners	<u>✓</u>	
Name and address of owners and/or applicants	<u>✓</u>	
Signature & stamp of NH licensed land surveyor and/or engineer	<u>✓</u>	
Zoning District boundaries, including any special or overlay districts	<u>✓</u>	
Location of Conservation District areas	<u>N/A</u>	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	<u>✓</u>	
Location and widths of existing & proposed easements & right of ways	<u>✓</u>	
Location and width of existing and proposed access/egress ways	<u>✓</u>	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	✓	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	✓	
Existing and proposed topographic information at two foot intervals	✓	
Existing and proposed buildings and structure locations	✓	
Minimum building setbacks or build to lines on all lots	✓	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	✓	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	✓	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	✓	
Existing and proposed stormwater lines and facilities	✓	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	N/A existing	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	N/A	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	✓	
Existing natural features and/or significant vegetation on property	✓	
Depict existing contours up to 100 ft. beyond project limits	✓	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	N/A	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	✓	
Location, material and size of existing and proposed pavement area	✓	
Location of proposed fire lanes	N/A	
Specify finished floor elevations of buildings	✓	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	✓	
Depict all service, storage, loading bays and utility areas	✓	
All applicable Dover Common Site Plan notes	✓	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	N/A	
Stormwater Management System Operation and Maintenance Plan	N/A	
Letter to Serve from Public and Private Utilities	Pending	
Erosion and Sedimentation Control Plan	N/A	
Landscape Operation and Maintenance Plan	N/A	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	N/A	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	Pending	

REVIEWED BY: _____ DATE _____ TRC DATE _____

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):
 - ☐ SUBDIVISION \$150.00 x # _____ new lots created= \$ _____
 - ☐ LOT LINE ADJUSTMENT \$100.00 X # of lots involved= \$ _____
 - ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00= \$ _____
 - ☐ SITE REVIEW – RESIDENTIAL \$100.00 x # _____ per dwelling unit= \$ _____
 - ☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)
 - o New construction \$.15 sq. ft. x # _____ sq. ft.= \$ _____
 - o Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
 - ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
 - ☒ CHANGE OF USE (not to exceed \$5,000)
 - o Existing floor spaces \$.10 per sq. ft. x # 7,763 sq. ft. = \$ 776.30
 - ☐ CONDITIONAL USE PERMIT \$150.00 x # _____ per application= \$ _____
 - ☐ GRAVEL PIT/ EXCAVATIONS
 - o Application fee \$50.00= \$ _____
 - o Permit fee \$75.00= \$ _____
 - ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN \$50.00 x # _____ per hour of review (3 hour minimum)= \$ _____
 - ☐ REQUEST FOR REZONING Application fee \$150.00= \$ _____
 - ☐ DRIVEWAY WAIVER Application fee \$100.00= \$ _____
- SUB TOTAL=** \$ 776.30

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$ _____

TOTAL PLAN REVIEW FEE= \$ 776.30

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 review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - o Certified letters fee # 4 of x \$8.00= \$ 32.00
 - ☐ Certified letters fee: # of abutters 30 X \$8.00= \$ 240.00
 - ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00= \$ —
 - ☐ Creating/Printing Abutter Labels in triplicate per sheet 4 x \$10.00= \$ 40.00
- SUB TOTAL=** \$ 392.00

C. Foster's newspaper public notice fee

TOTAL NOTICE FEE= \$ 80.00
\$ 472.00

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.

MEMORANDUM

Ref: 1948A

To: Christian Smith, P.E.
Beals Associates, PLLC

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Change of Use – 66 Third Street
Dover, New Hampshire

Date: July 26, 2019

This analysis has been prepared on behalf of Beals Associates, PLLC in order to assess the traffic impacts associated with the proposed change of use located at 66 Third Street in Dover, New Hampshire. This analysis has been prepared in accordance with City of Dover “*Traffic Impact Assessment and Analysis Standards*” regarding the “STANDARD” traffic impact analysis as the trip generation estimates contained herein fall well below the requirements for an “Advanced” analysis.

PROPOSAL

The plan entitled “*Existing Conditions Plan*,” dated May 10, 2019, prepared by McEneaney Survey Associates, Inc. for Sojourn Property Management, LLC shows the existing two-story brick building where the applicant proposes a change of use on the second floor (see Attachment 1). More specifically, there are seven commercial units on the second floor that will be converted to 9 one-bedroom units and 1 two-bedroom unit (ten total dwelling units). The site currently has one wide open driveway (approximately 85-feet in width) that intersects the south side of Third Street. This driveway provides access to a triangular surface parking lot, and a shipping/receiving area at the rear of the site. A smaller parking area is located on the west side of the building. The first floor will remain unchanged with tenants such as Weeksie’s Pizza, a family restaurant, and Earth Harmony Wellness, an alternative medicine practitioner.

EXISTING CONDITIONS

Third Street functions as a short collector street that extends between Frances Drive on the west and Central Avenue on the east. The subject site is located west of Chestnut Street. This roadway provides access to many residences along the street and several businesses. Third Street provides one travel lane in each direction with sidewalks on both sides of the street. The horizontal alignment is straight and the vertical profile is essentially flat. Parking is allowed on both sides of the street from Frances Drive to Chestnut Street. The Amtrak railroad tracks pass through the nearby Chestnut Street/Third Street intersection.

TRIP GENERATION

To estimate the quantity of vehicle-trips that will be produced by the proposed apartments, as well as the previous uses, Pernaw & Company, Inc. considered standard trip generation rates published by the Institute of Transportation Engineers (ITE)¹. Land Use Code 220 (Multifamily Housing – Low-Rise) is the most applicable category for the new use, and the number of dwelling units was used as the independent variable.

The previous commercial uses on the second floor of the building included a ceramics studio (1,200 sf), a karate studio (1,463 sf), a sewing studio (900 sf), a musical arts studio (2,200 sf), and 200 sf for building storage. The second floor was also used as a gathering location for church attendees (2,000 sf). Although not identical, ITE Land Use Code 495 (Recreational Community Center) and Land Use Code 712 (Small Office Building) are the more applicable categories for estimating trips associated with the former uses on the second floor.

The analysis is summarized on Table 1 and it confirms that the proposed apartments will likely generate fewer vehicle-trips than the former uses on a daily and peak hour basis.

Table 1		Trip Generation Summary				
		Proposed Use	Former Uses			
		10 Apartments ¹	Studios ²	Church Meeting ³	Sub Total	Net Change
Weekday Total	Entering	37 veh	86 veh	16 veh	102 veh	-65 trips
	Exiting	<u>37 veh</u>	<u>86 veh</u>	<u>16 veh</u>	<u>102 veh</u>	<u>-65 trips</u>
	Total	74 trips	172 trips	32 trips	204 trips	-130 trips
AM Peak Hour	Entering	1 veh	7 veh	3 veh	10 veh	-9 trips
	Exiting	<u>4 veh</u>	<u>3 veh</u>	<u>1 veh</u>	<u>4 veh</u>	<u>0 trips</u>
	Total	5 trips	10 trips	4 trips	14 trips	-9 trips
PM Peak Hour	Entering	4 veh	7 veh	2 veh	9 veh	-5 trips
	Exiting	<u>2 veh</u>	<u>7 veh</u>	<u>3 veh</u>	<u>10 veh</u>	<u>-8 trips</u>
	Total	6 trips	14 trips	5 trips	19 trips	-13 trips

¹ ITE Land Use Code 220 - Multifamily Housing (Low-Rise) - 10 Units

² ITE Land Use Code 495 - Recreational Community Center (5,963 sf)

³ ITE Land Use Code 712 - Small Office Building (2,000 sf)

In cases where the trip generation exceeds 1,000 average weekday trips or 100 peak hour trips, then an “Advanced” analysis must be completed. In this case, the trips generated by both the former commercial uses and the proposed apartments are well below these threshold values. The computations pertaining to these analyses are attached (see Attachment 2).

¹ Institute of Transportation Engineers, *Trip Generation*, Tenth edition (Washington, D.C., 2017).

TRIP DISTRIBUTION

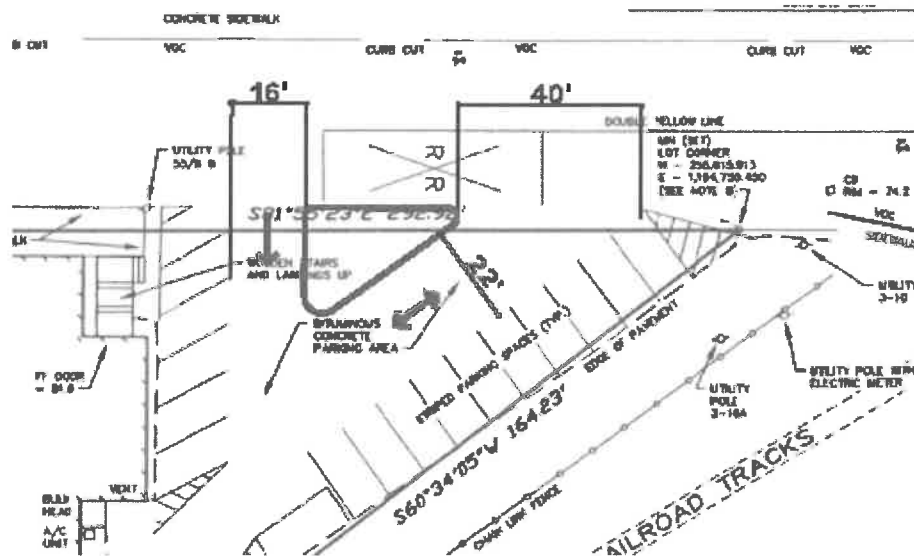
To determine in which direction the residents will travel on Chestnut Street, “journey to work” data from the latest census was utilized, as well as our familiarity of the study area. The majority of site traffic is expected to travel to and from the site via Chestnut Street.

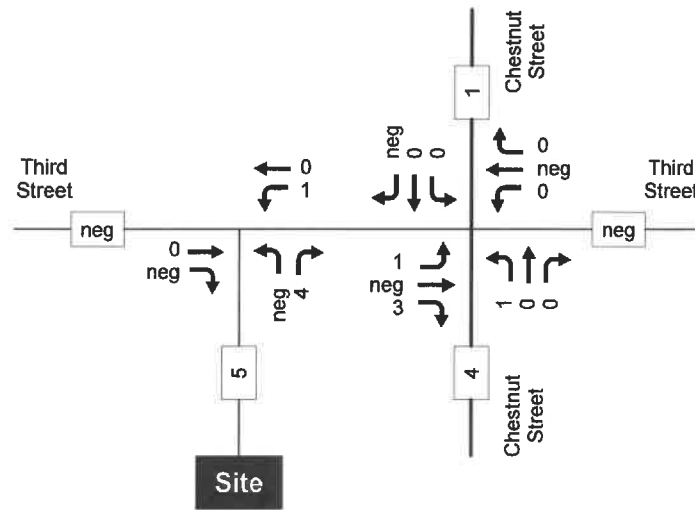
- To/From Points South via Chestnut Street 70%
 - To/From Points North via Chestnut Street 30%
- 100%

The distribution of the site-generated traffic is summarized schematically on Figure 1 for the weekday AM and weekday PM peak hour periods. It is expected that the former uses exhibited similar travel patterns. When taking into consideration the trips that were generated by the former uses, a net reduction in traffic flow on Third Street will occur as a result of the proposed change of use. Attachment 3 contains the derivation of the anticipated trip distribution patterns for this site.

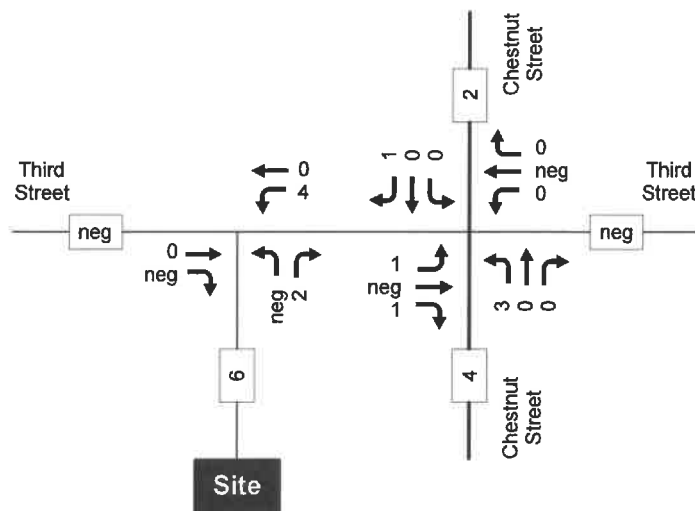
DRIVEWAY DESIGN CONSIDERATION

As noted previously, the existing triangular parking lot is accessed via a wide open pavement area that provides minimal control and results in random travel paths. For access management reasons, consideration should be given to installing a raised island that creates two separate driveways: a 16-foot entrance only driveway and a 40-foot two-way driveway, as shown below.





AM PEAK HOUR



PM PEAK HOUR

Figure 1

Site Generated Traffic Volumes

Traffic Evaluation, Proposed Change of Use - 66 Third Street, Dover, New Hampshire

SIGHT DISTANCE

Sight distance at an intersection is an important safety consideration. The operator of a vehicle exiting from the site driveway should have an unobstructed view of approaching vehicles on Third Street in order to safely enter the traffic flow on this street. The sight distance looking left from the site driveway extends several hundred feet due to the straight horizontal alignment and flat grades. However, the presence of on-street parking close to the driveway has the potential to restrict the view looking left significantly. The sight distance looking right from the driveway is clear back to the Third Street/Chestnut Street intersection and beyond.

Attachment 4 shows the view looking left and right for site vehicles exiting from the site driveway location.

PUBLIC TRANSIT

The Dover Transportation Center on Chestnut Street is located approximately 600-feet from the subject site. From this location, rail service is available via Amtrak (Downeaster) and bus service is provided by the COAST regional bus system and Wildcat Transit.

Bus Routes 2 & 33 serve this area. C&J Bus Lines also provides bus service at the Exit 9 Park and Ride facility on Indian Brook Road and it is located approximately 2.0 miles from the subject site.

SHARED PARKING

According to ITE statistics, residential apartments generate their highest parking demand between the hours of 12-4 AM and restaurants generally generate their highest demand from 12-1 PM (lunch time) and from 6-7 PM (dinner time). The following table shows how the parking demand for these two specific uses overlap over the course of a typical weekday. Peak demand is expected to total approximately 15 parked vehicles during these peak hour periods.

Preliminary Shared Parking Analysis

Hour	Weeksie's Parking Demand ¹		Apartment Parking Demand ²		Combined Demand
	Percent of Peak	Parked Vehicles	Percent of Peak	Parked Vehicles	
12:00 - 1:00	1.00	10	0.36	4	14
1:00 - 2:00	0.85	9	0.36	4	13
2:00 - 3:00	0.57	6	0.37	4	10
3:00 - 4:00	0.43	4	0.43	5	9
4:00 - 5:00	0.45	5	0.45	5	10
5:00 - 6:00	0.59	6	0.55	6	12
6:00 - 7:00	0.62	6	0.66	7	13
7:00 - 8:00	0.18	2	0.73	8	10
8:00 - 9:00	na		0.77	8	8
9:00 - 10:00	na		0.86	9	9
10:00 - 11:00	na		0.92	10	10
11:00 - 12:00	na		0.97	11	11

¹ ITE Parking Generation Manual, Land Use Code 933 (Fast-Food Restaurant without Drive-Through Window); approximately 40 seats.

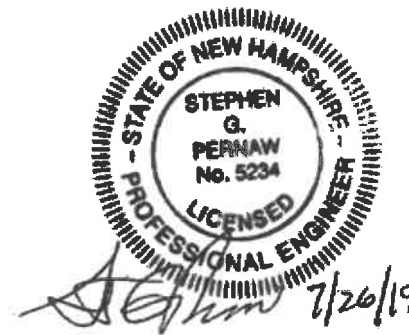
² ITE Parking Generation Manual, Land Use Code 220 (Multi-Family Housing / Low-Rise) with <1/2 mile to rail transit; 10 dwelling units

By way of comparison, there are 17 marked stalls in the easterly triangular parking area, approximately 8 spaces in the westerly parking lot, and on-street parking on Third Street.

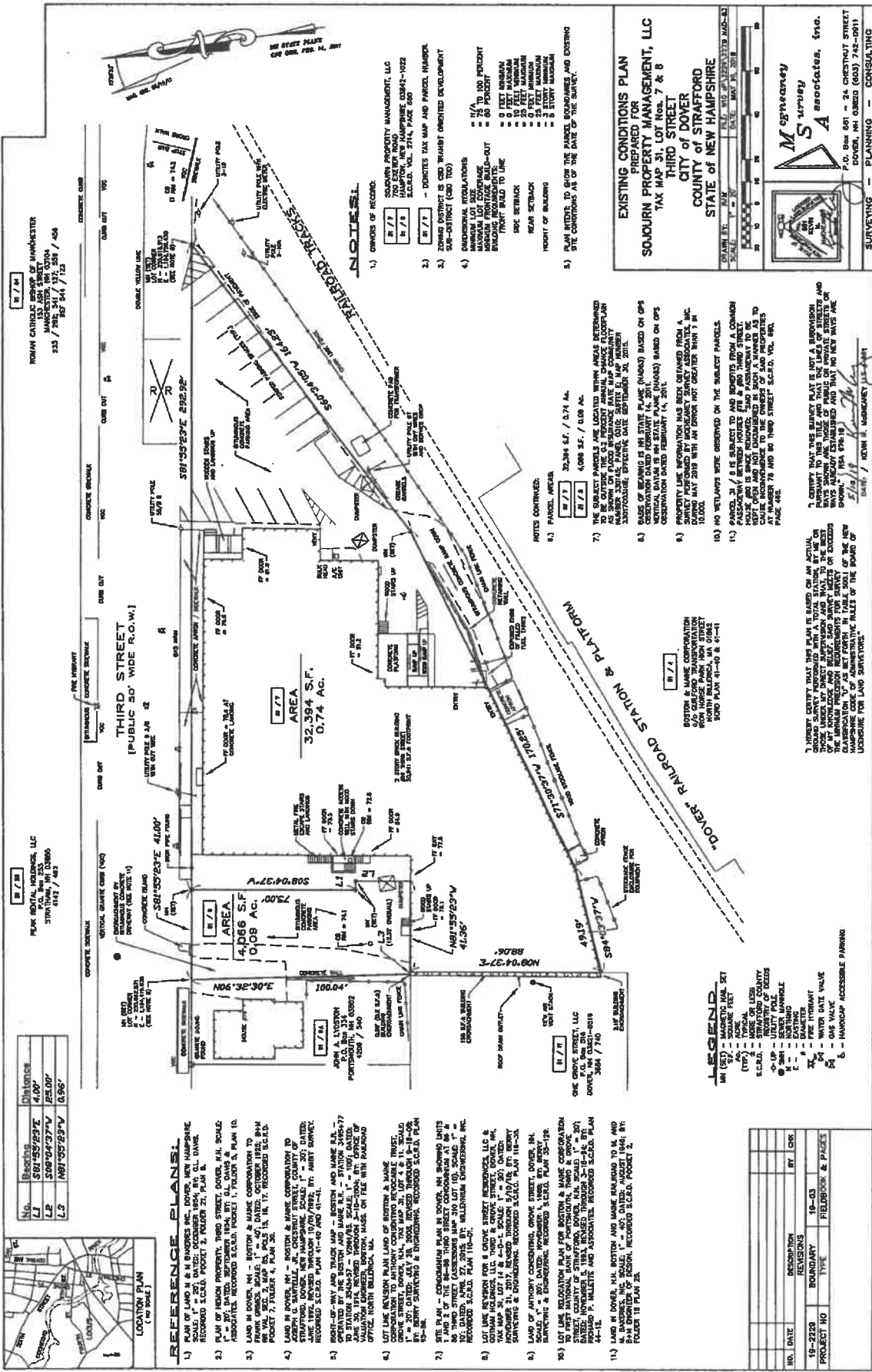
CONCLUSIONS

From a traffic engineering standpoint, the hourly rate of traffic flow is of most importance. Given that the proposed change of use will result in relatively small reductions in peak period traffic flow, the change in prevailing traffic conditions, roadway capacity, or Level of Service (traffic operations) at nearby intersections will be de minimis from a traffic engineering standpoint.

Attachments



ATTACHMENTS



Trip Generation Summary

Alternative: Alternative 1

Phase:

Project: 1948A

Open Date: 7/16/2019

Analysis Date: 7/16/2019

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
220	LOW-RISE 1		37	36	73		1	4	5		4	2	6
	10 Dwelling Units												
495	RECCENTER 1		86	86	172		7	3	10		7	7	14
	5.96 1000 Sq. Ft. GFA												
712	OFFICE-SMALL 1		16	16	32		3	1	4		2	3	5
	2 1000 Sq. Ft. GFA												
	Unadjusted Volume		139	138	277		11	8	19		13	12	25
	Internal Capture Trips		0	0	0		0	0	0		0	0	0
	Pass-By Trips		0	0	0		0	0	0		0	0	0
	Volume Added to Adjacent Streets		139	138	277		11	8	19		13	12	25

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition
TRIP GENERATION 10, TRAFFICWARE, LLC

TRIP DISTRIBUTION ANALYSIS

A. Work Destination Report - Where Workers are Employed Who Live in the Selection Area - by County Subdivisions

Total All Jobs

		<u>Gateway %</u>		<u>Gateway Allocation</u>		
		Chest N	Chest S	Chest N	Chest S	
OUTBOUND	Count					
Dover city (Strafford, NH)	3,653	0.50	0.50	1827	1827	3654
Portsmouth city (Rockingham, NH)	3,007		1.00	0	3007	3007
Durham town (Strafford, NH)	766		1.00	0	766	766
Rochester city (Strafford, NH)	736	1.00		736	0	736
Somersworth city (Strafford, NH)	630	1.00		630	0	630
Newington town (Rockingham, NH)	491		1.00	0	491	491
Manchester city (Hillsborough, NH)	412		1.00	0	412	412
Concord city (Merrimack, NH)	379		1.00	0	379	379
Exeter town (Rockingham, NH)	369		1.00	0	369	369
Nashua city (Hillsborough, NH)	311		1.00	0	311	311
	10754			3193	7562	10755
				29.7%	70.3%	100%
				30	70	100

Looking Left



Looking Right

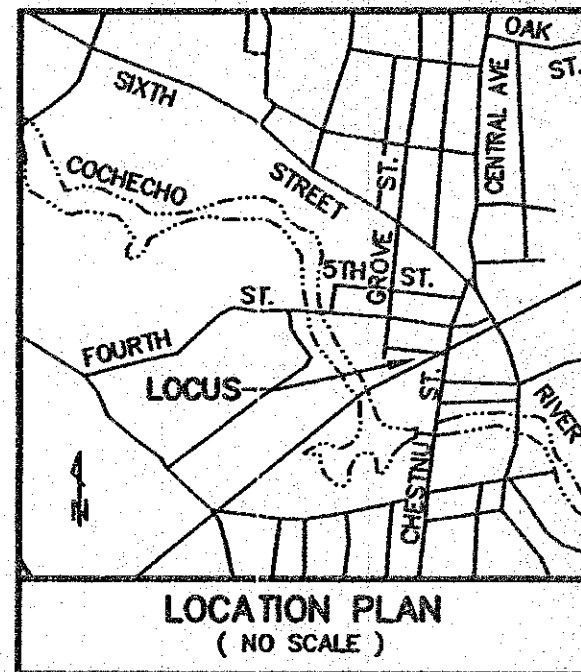


1948A

Attachment 4

Sight Distance Photographs - Third Street / Existing Site Driveway

Traffic Evaluation, Proposed Change of Use - 66 Third Street, Dover, New Hampshire



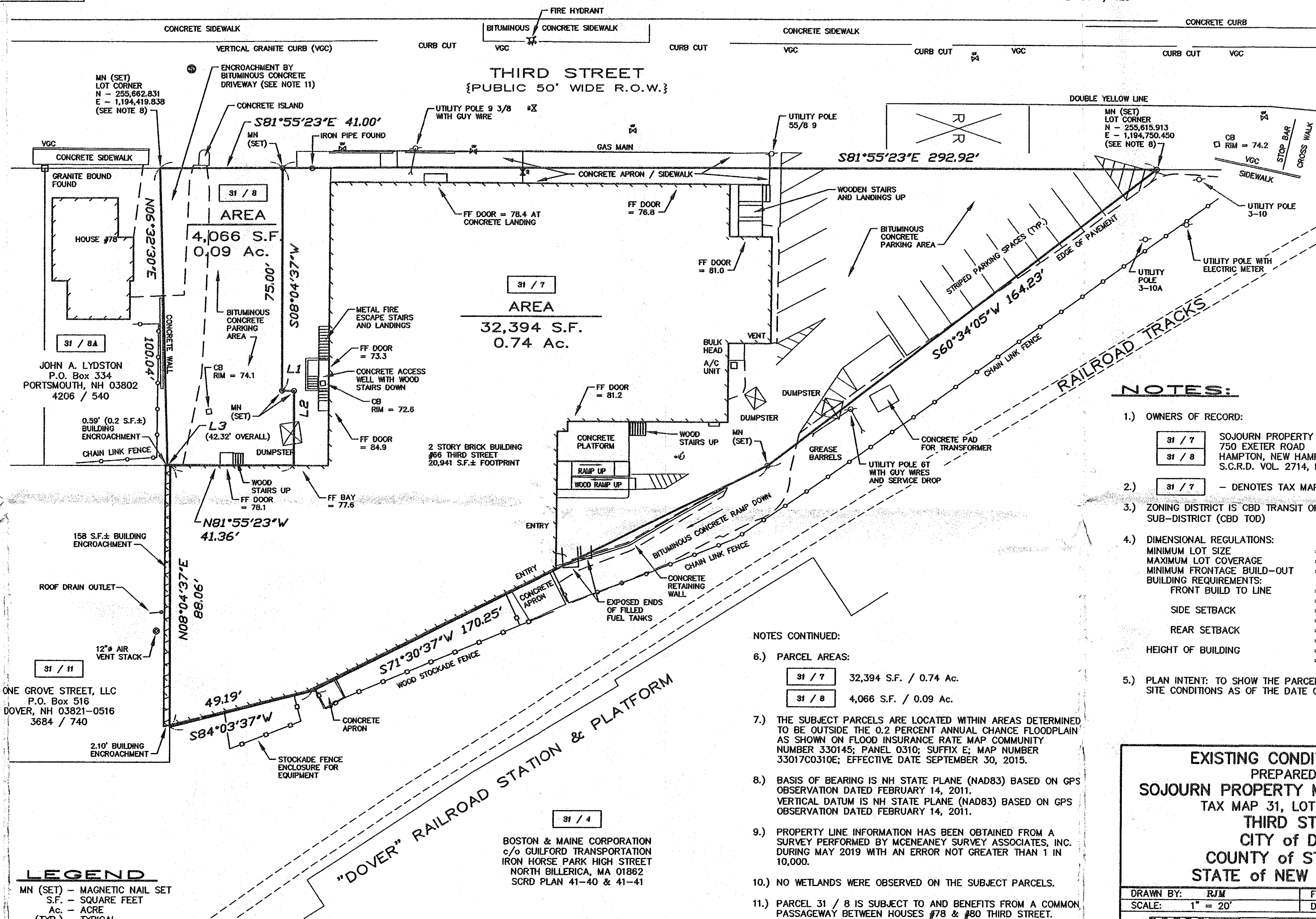
No.	Bearing	Distance
L1	S81°55'23"E	4.00'
L2	S08°04'37"W	25.00'
L3	N81°55'23"W	0.96'

31 / 23
PEAK RENTAL HOLDINGS, LLC
P.O. Box 253
STRATHAM, NH 03885
4142 / 462

31 / 24
ROMAN CATHOLIC BISHOP OF MANCHESTER
153 ASH STREET
MANCHESTER, NH 03104
233 / 282; 541 / 127; 559 / 456
REF 544 / 123

REFERENCE PLANS:

- 1.) PLAN OF LAND M & M BAKERIES INC., DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: DECEMBER 1954; BY: G.L. DAVIS. RECORDED S.C.R.D. POCKET 2, FOLDER 21, PLAN 6.
- 2.) PLAN OF HEMON PROPERTY, THIRD STREET, DOVER, N.H. SCALE: 1" = 20'; DATED: SEPTEMBER 1954; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. POCKET 1, FOLDER 5, PLAN 10.
- 3.) LAND IN DOVER, NH - BOSTON & MAINE CORPORATION TO FRANK GRIMES. SCALE: 1" = 40'; DATED: OCTOBER 1925; B+M RR VAL. SEC. 2, MAP 65, PCL 15, 16, 17. RECORDED S.C.R.D. POCKET 7, FOLDER 4, PLAN 30.
- 4.) LAND IN DOVER, NH - BOSTON & MAINE CORPORATION TO JOSEPH C. SAWTELLE, JR., CHESTNUT STREET, COUNTY OF STRAFFORD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: JUNE 1992, REVISED THROUGH 10/01/1992; BY: AMBIT SURVEY. RECORDED S.C.R.D. PLAN 41-40 AND 41-41.
- 5.) RIGHT-OF-WAY AND TRACK MAP - BOSTON AND MAINE R.R. - OPERATED BY THE BOSTON AND MAINE R.R. - STATION 3495+77 TO STATION 3545+57 - V2NH/65. SCALE: 1" = 100'; DATED: JUNE 30, 1914, REVISED THROUGH 3-10-2004; BY: OFFICE OF VALUATION ENGINEER, BOSTON, MASS. ON FILE WITH RAILROAD OFFICE, NORTH BILLERICA, MA.
- 6.) LOT LINE REVISION PLAN LAND OF BOSTON & MAINE CORPORATION TO ANTHONY CONSENTINO REVOCABLE TRUST, GROVE STREET, DOVER, N.H., TAX MAP 31, LOT 4 & 11. SCALE: 1" = 20'; DATED: JULY 28, 2008, REVISED THROUGH 9-19-08; BY: BERRY SURVEYING & ENGINEERING. RECORDED S.C.R.D. PLAN 95-88.
- 7.) SITE PLAN - CONDOMINIUM PLAN IN DOVER, NH. SHOWING UNITS 1 AND 2 OF THE 86-88 THIRD STREET CONDOMINIUM AT 86 & 88 THIRD STREET (ASSESSORS MAP 310 LOT 10). SCALE: 1" = 10'; DATED: APRIL 27, 2015; BY: MILLENNIUM ENGINEERING, INC. RECORDED S.C.R.D. PLAN 110-01.
- 8.) LOT LINE REVISION FOR 6 GROVE STREET RESIDENCES, LLC & GOTHAM HOLDINGS, LLC, THIRD & GROVE STREET, DOVER, NH, TAX MAP 31, LOT 14 & 4-D-1. SCALE: 1" = 20'; DATED: NOVEMBER 21, 2017, REVISED THROUGH 5/10/18; BY: BERRY SURVEYING & ENGINEERING. RECORDED S.C.R.D. PLAN 116-35.
- 9.) LAND OF ANTHONY CONSENTINO, GROVE STREET, DOVER, NH. SCALE: 1" = 20'; DATED: NOVEMBER 1, 1988; BY: BERRY SURVEYING & ENGINEERING. RECORDED S.C.R.D. PLAN 35-129.
- 10.) LOT LINE RELOCATION PLAN FOR BOSTON & MAINE CORPORATION TO FIRST NATIONAL BANK OF PORTSMOUTH, THIRD & GROVE STREET, COUNTY OF STRAFFORD, DOVER, N.H. SCALE: 1" = 20'; DATED: NOVEMBER 5, 1993, REVISED THROUGH 3-16-94; BY: RICHARD P. MILLETTE AND ASSOCIATES. RECORDED S.C.R.D. PLAN 44-12.
- 11.) LAND IN DOVER, N.H. BOSTON AND MAINE RAILROAD TO M. AND M. BAKERIES, INC. SCALE: 1" = 40'; DATED: AUGUST 1946; BY: B+M ENGINEER OF DESIGN. RECORDED S.C.R.D. POCKET 2, FOLDER 15 PLAN 25.



NOTES:

- 1.) OWNERS OF RECORD:
31 / 7 SOJOURN PROPERTY MANAGEMENT, LLC
750 EXETER ROAD
HAMPTON, NEW HAMPSHIRE 03842-1022
S.C.R.D. VOL. 2714, PAGE 680
- 2.) 31 / 7 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS CBD TRANSIT ORIENTED DEVELOPMENT SUB-DISTRICT (CBD TOD)
- 4.) DIMENSIONAL REGULATIONS:
MINIMUM LOT SIZE = N/A
MAXIMUM LOT COVERAGE = 75 TO 100 PERCENT
MINIMUM FRONTAGE BUILD-OUT = 80 PERCENT
BUILDING REQUIREMENTS:
FRONT BUILD TO LINE = 0 FEET MINIMUM
SIDE SETBACK = 0 FEET MINIMUM
REAR SETBACK = 25 FEET MINIMUM
HEIGHT OF BUILDING = 25 FEET MAXIMUM
= 3 STORY MAXIMUM
= 5 STORY MAXIMUM
- 5.) PLAN INTENT: TO SHOW THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF THE DATE OF THE SURVEY.

NOTES CONTINUED:

- 6.) PARCEL AREAS:
31 / 7 32,394 S.F. / 0.74 Ac.
31 / 8 4,066 S.F. / 0.09 Ac.
- 7.) THE SUBJECT PARCELS ARE LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- 8.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED FEBRUARY 14, 2011. VERTICAL DATUM IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED FEBRUARY 14, 2011.
- 9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES, INC. DURING MAY 2019 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 10.) NO WETLANDS WERE OBSERVED ON THE SUBJECT PARCELS.
- 11.) PARCEL 31 / 8 IS SUBJECT TO AND BENEFITS FROM A COMMON PASSAGEWAY BETWEEN HOUSES #78 & #80 THIRD STREET. HOUSE #80 IS SINCE REMOVED. SAID PASSAGEWAY TO BE KEPT OPEN AND NOT ENCUMBERED IN SUCH A MANNER AS TO CAUSE INCONVENIENCE TO THE OWNERS OF SAID PROPERTIES AT NUMBER 78 AND 80 THIRD STREET" S.C.R.D. VOL. 660, PAGE 465.

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

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)
5/10/19
DATE: / KEVIN M. MCNEANEY LLS #661

EXISTING CONDITIONS PLAN

PREPARED FOR
SOJOURN PROPERTY MANAGEMENT, LLC
TAX MAP 31, LOT Nos. 7 & 8
THIRD STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: RJM
SCALE: 1" = 20'
FILE: W10 cP\2229\2229 NAD-83
DATE: MAY 10, 2019

McNeaney Survey Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
19-2229	BOUNDARY	19-03		
PROJECT NO	TYPE	FIELDBOOK & PAGES		



LOCATION MAP

PARKING CALCULATIONS:
TOTAL NUMBER OF RES. UNITS = 10 ARTICLE XI
OFF-STREET PARKING AND LOADING 170-44 TO BE MET
TOTAL SPACES EXISTING FOR CURRENT USES = 30
REQUIRED = 10 NEW UNITS x 1.65 = 16.5 = 17
REDUCTION FOR FORMER USES ON 2ND FLOOR = 19.21
TOTAL SPACES PROVIDED = 30 (INCLUDING STREET
PARKING)
GYMNASTICS STUDIO LEASES PARKING AT 5 GROVE ST
(28 +/- SPACES)

ZONING DISTRICT IS CBD TOD

DIMENSIONAL REGULATIONS:
MINIMUM LOT SIZE
MAXIMUM LOT COVERAGE
MINIMUM FRONTAGE BUILD-OUT
BUILDING REQUIREMENTS:
FRONT BUILD TO LINE

SIDE SETBACK

REAR SETBACK

HEIGHT OF BUILDING

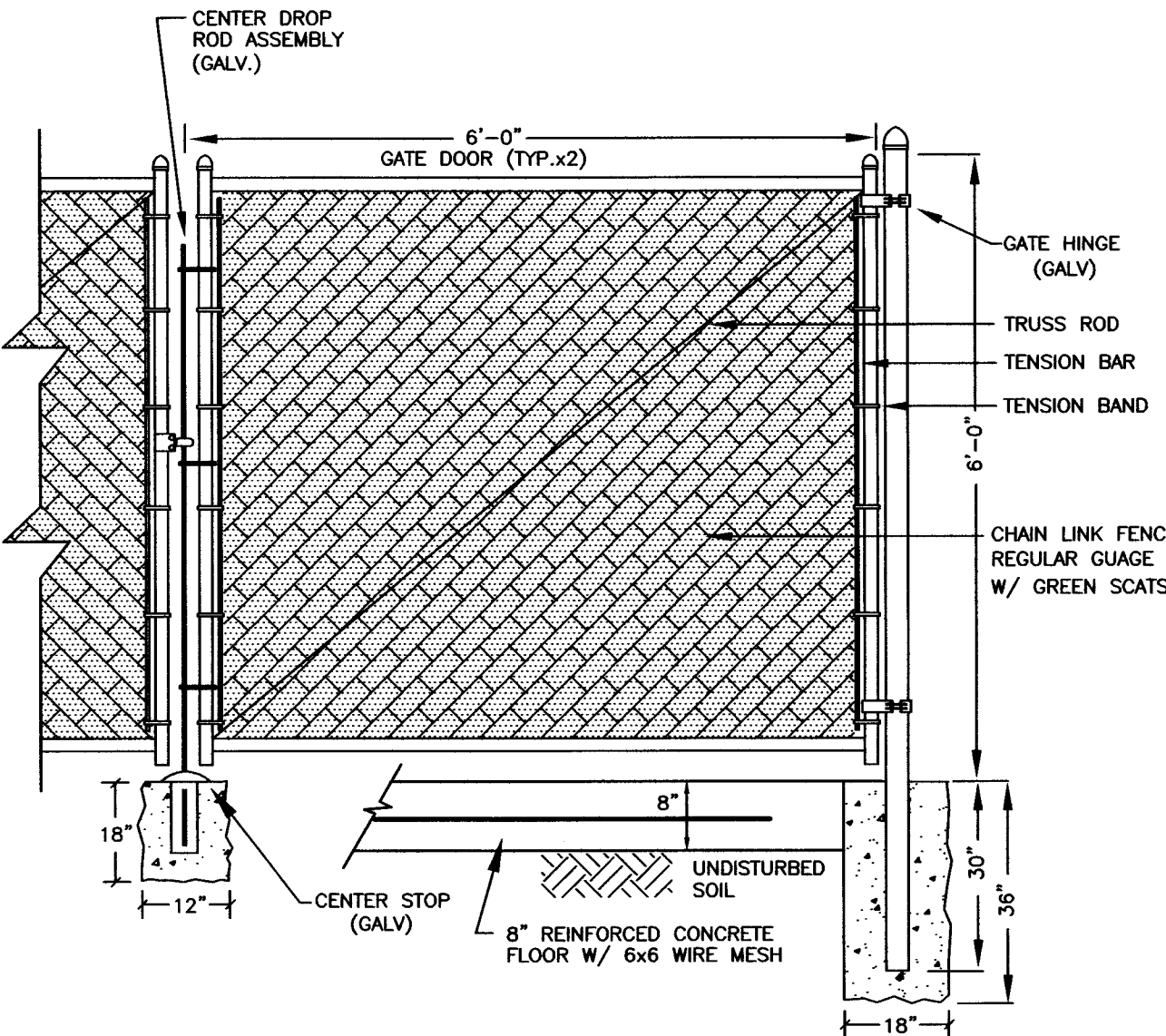
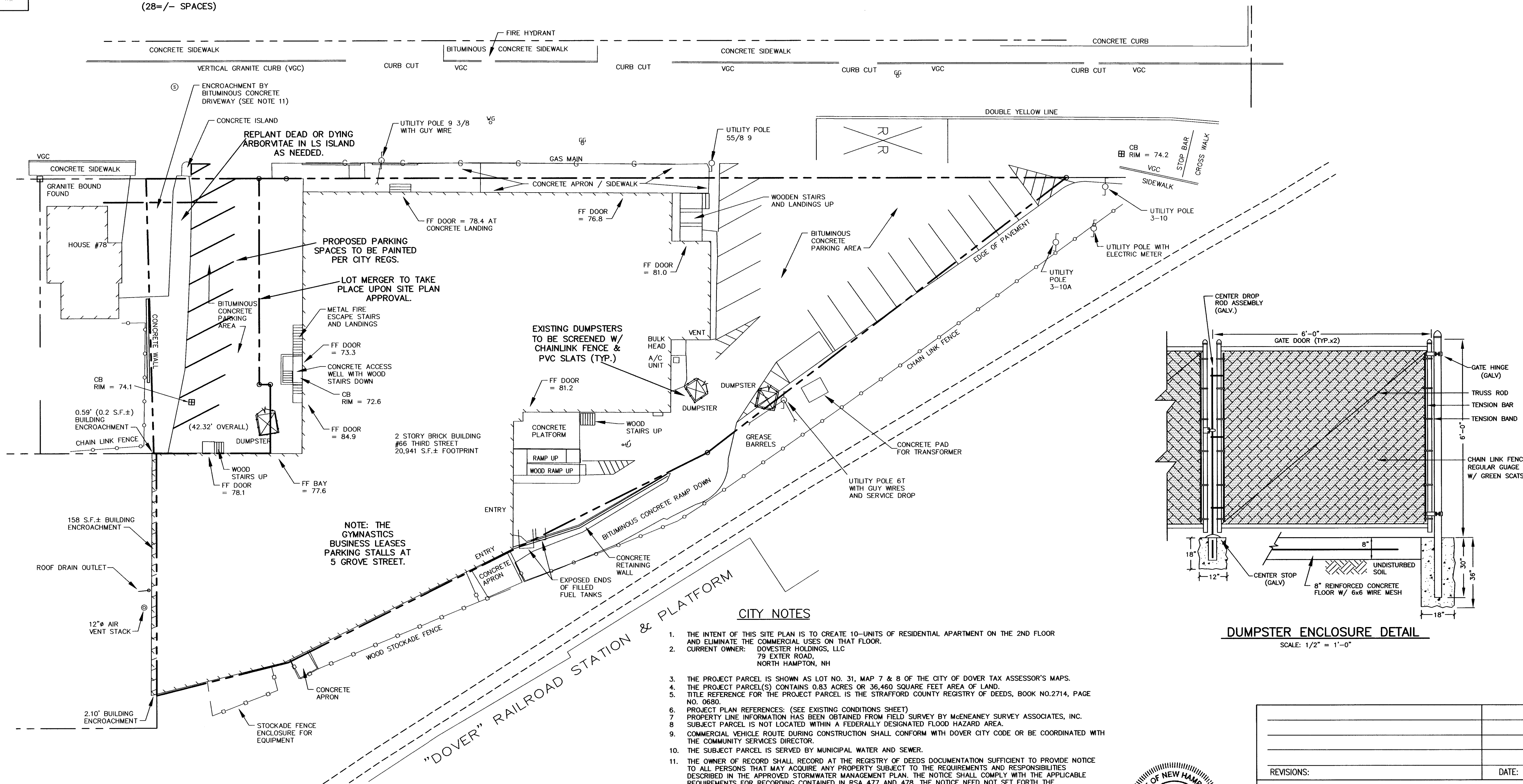
= N/A
= 75 TO 100 PERCENT
= 80 PERCENT
= 0 FEET MINIMUM
= 0 FEET MAXIMUM
= 10 FEET MINIMUM
= 25 FEET MAXIMUM
= 0 FEET MINIMUM
= 25 FEET MAXIMUM
= 3 STORY MINIMUM
= 5 STORY MAXIMUM

PREPARED FOR:

SOJOURN PROPERTY
MANAGEMENT, LLC
750 EXETER ROAD
HAMPTON, N.H. 03842-1022

BEALS ASSOCIATES PLLC

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



DUMPSTER ENCLOSURE DETAIL
SCALE: 1/2" = 1'-0"

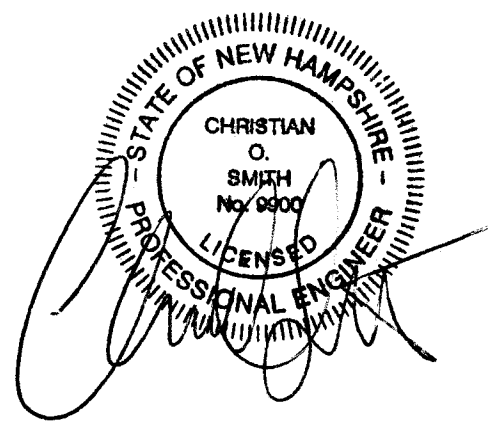
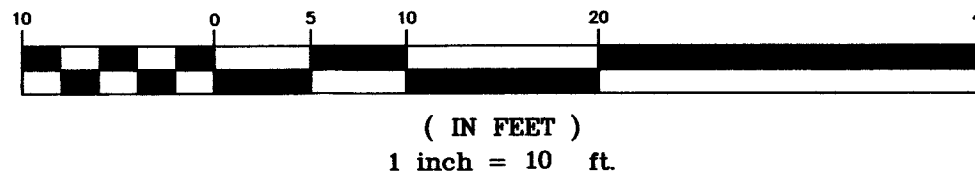
LEGEND

- UTILITY POLE
- 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

CITY NOTES

- THE INTENT OF THIS SITE PLAN IS TO CREATE 10-UNITS OF RESIDENTIAL APARTMENT ON THE 2ND FLOOR AND ELIMINATE THE COMMERCIAL USES ON THAT FLOOR.
- CURRENT OWNER: DOVESTER HOLDINGS, LLC
79 EXETER ROAD,
NORTH HAMPTON, NH
- THE PROJECT PARCEL IS SHOWN AS LOT NO. 31, MAP 7 & 8 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- THE PROJECT PARCEL(S) CONTAINS 0.83 ACRES OR 36,460 SQUARE FEET AREA OF LAND.
- TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO.2714, PAGE NO. 0680.
- PROJECT PLAN REFERENCES: (SEE EXISTING CONDITIONS SHEET)
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM FIELD SURVEY BY MCNEANEY SURVEY ASSOCIATES, INC.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- 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.
- NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THE SUBJECT PROPERTY.

GRAPHIC SCALE



PB CASE #PENDING

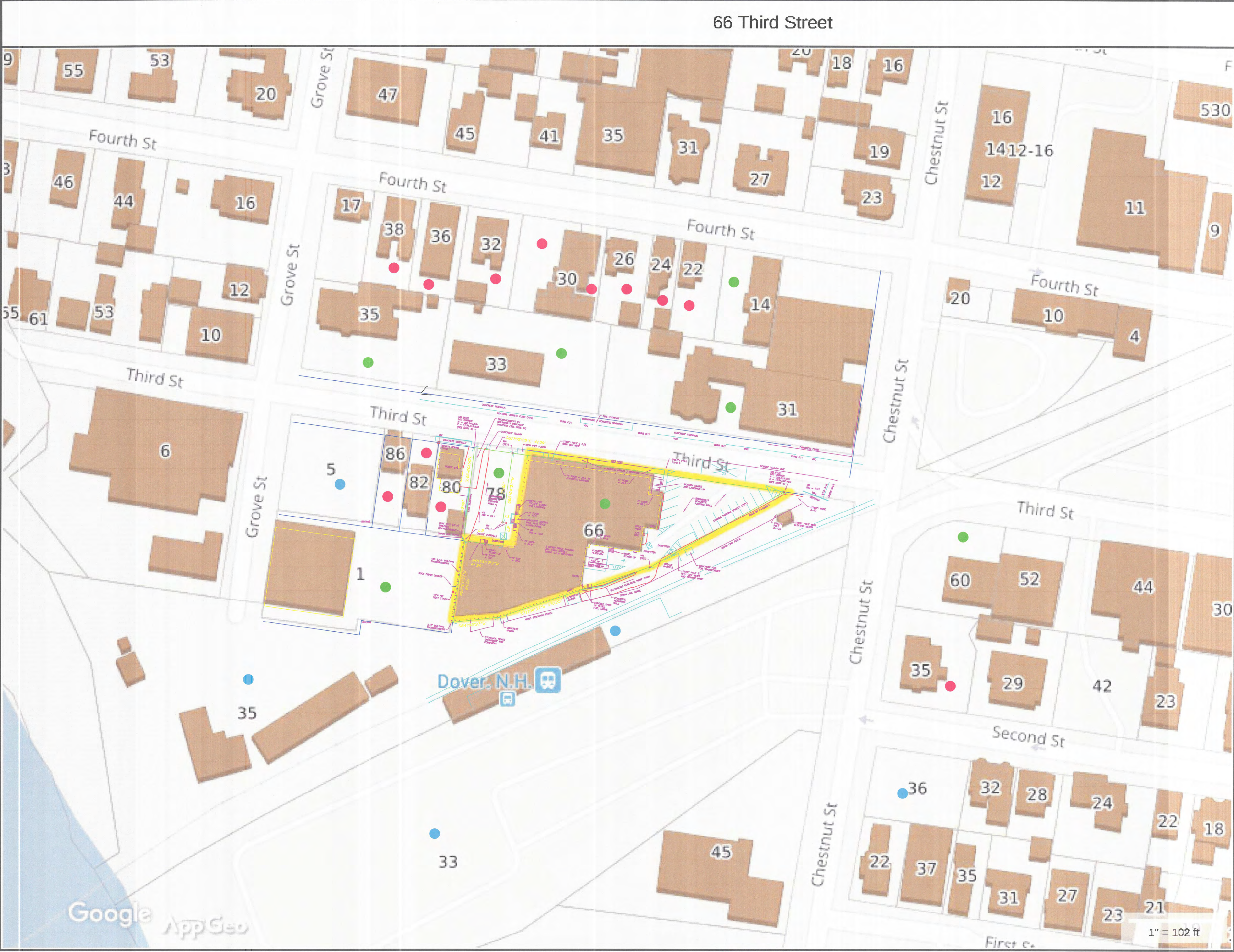
PB CASE #18-02
OWNER'S SIGNATURE:

REVISIONS: DATE:

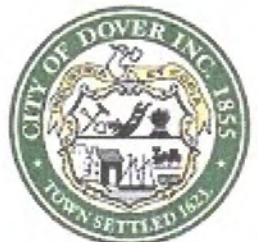
PARKING & PAVEMENT PLAN

SOJOURN PROPERTY MANAGEMENT, LLC
THIRD STREET
DOVER, NH
TAX MAP 31 LOTS 7 & 8

DATE: JULY 2018 SCALE: 1"=10'
PROJ. NO: NH-1183 SHEET NO. 2 OF 2



Property Information
Property ID 31007-000000
Location 66 THIRD ST
Owner SOJOURN PROPERTY MANAGEMENT LLC
Land Use 307



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

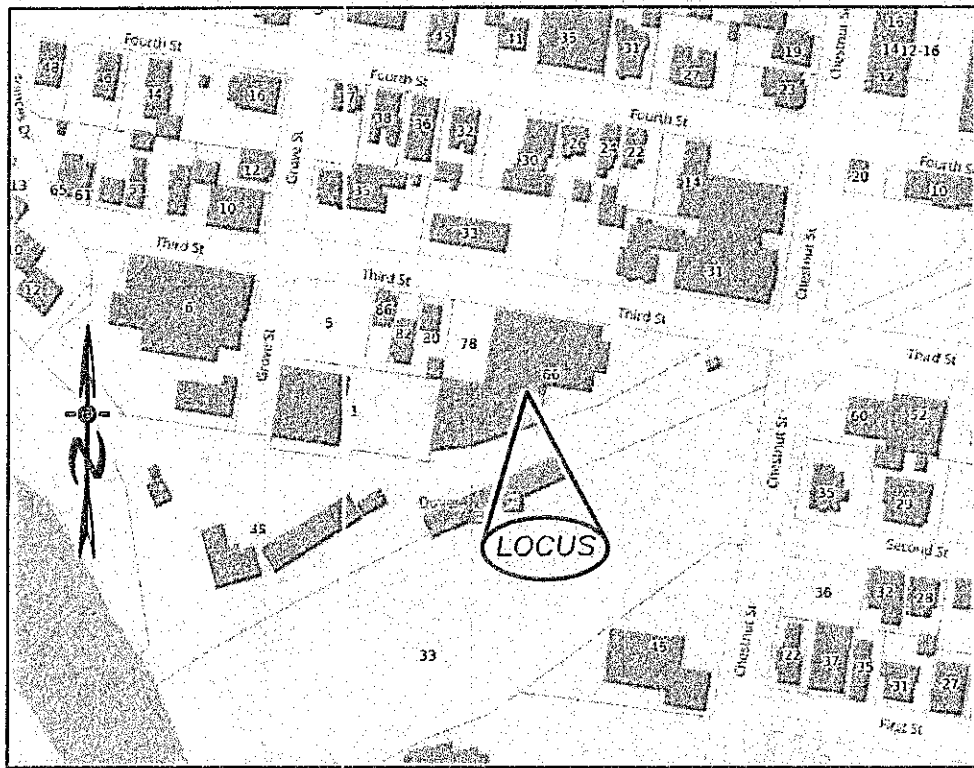
City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/3/2019
Data updated Daily

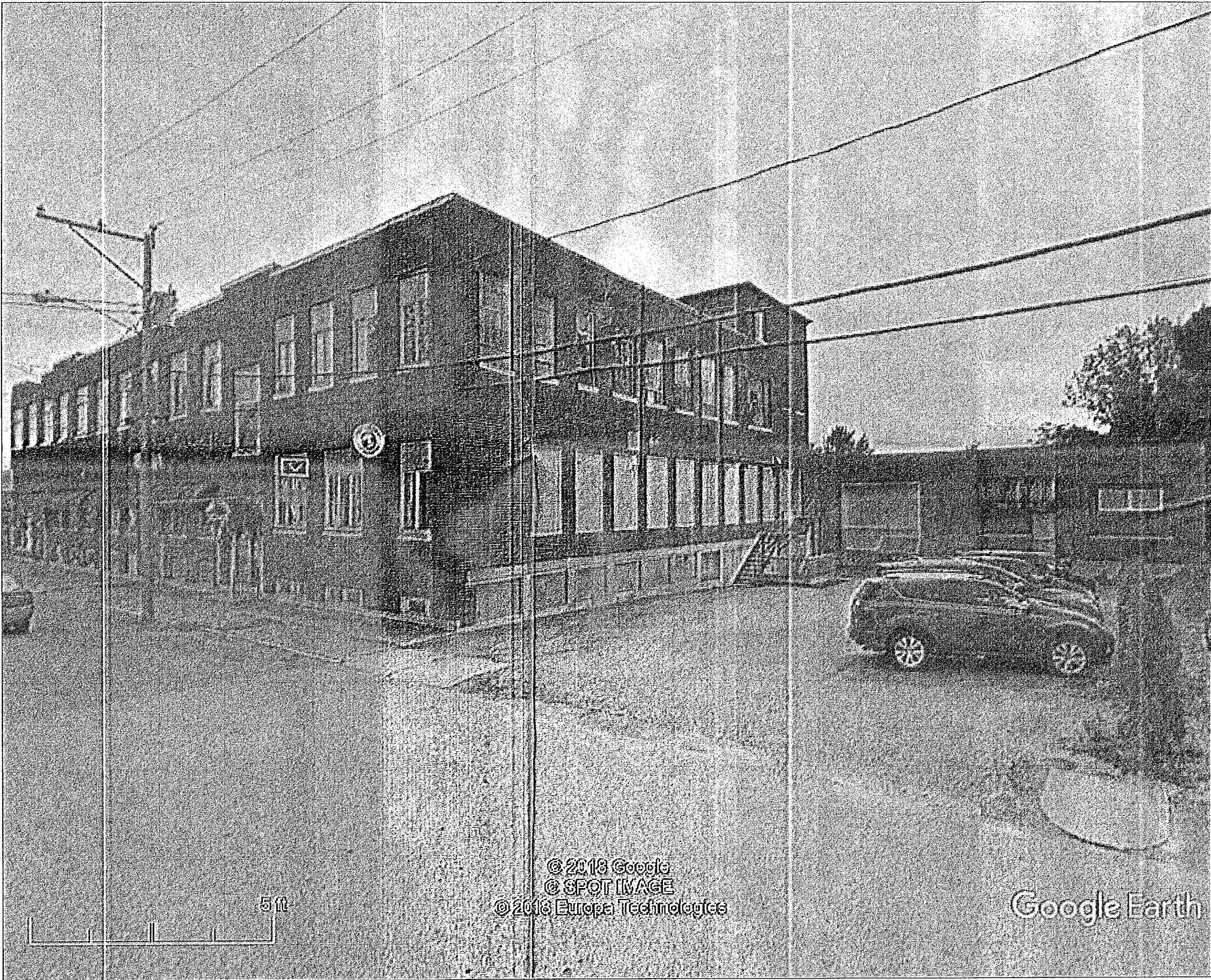
ABUTTING PARCEL INFORMATION

Property ID	Location	Owner 1	Owner Address 1	City	State	Zip
06030-000000	35 SECOND ST	ROSE SANDRA C & SPELMAN STEVEN B	10 FERN WAY	MADRID	NH	03823
06044-000000	60 THIRD ST	VARNET JAMES & LINDA HUSHEES	88 COUNTY FARM ROAD	DOVER	NH	03820
06054-000000	THIRD ST	VARNET JAMES LIVING REVOCABLE TRUST	HIGH STREET	NORTH BILLERICA	MA	01862
06054-000000	THIRD ST	IRON HORSE PARK	288 CENTRAL AVE	DOVER	NH	03820
06054-000000	CHESTNUT ST	CITY OF DOVER	288 CENTRAL AVE	DOVER	NH	03820
31004-000000	35 37 CHESTNUT ST	IRON HORSE PARK	HIGH STREET	NORTH BILLERICA	MA	01862
31004-000000	35 37 CHESTNUT ST	3-PRIN LUMBERLAND TRUS LLC	PO BOX 12913	SHAWNEE MISSION	KS	66202-2913
31004-000000	33 CHESTNUT ST	CITY OF DOVER	3 PENSTOCK WAY	NEWMARKET	NH	03857-4416
31004-000000	33 CHESTNUT ST	COCKEY MILLS HOLDINGS LLC	288 CENTRAL AVE	DOVER	NH	03820
31008-000000	80 THIRD ST	LYDSTON JOHN A	PO BOX 334	PORTSMOUTH	NH	03802
31008-000000	82 84 THIRD ST	GRASS ARTHUR	62 THIRD STREET	DOVER	NH	03820
31010-000000	86 88 THIRD ST	ERNEST 39 HOLDING LLC	13 COPELAND DR	DOVER	NH	03867
31010-000001	86 THIRD ST	ERNEST 39 HOLDING LLC	13 COPELAND DR	ROCHESTER	NH	03867
31010-000002	88 THIRD ST	ERNEST 39 HOLDING LLC	13 COPELAND DR	ROCHESTER	NH	03867
31011-000000	1 GROVE ST	ONE GROVE STREET LLC	PO BOX 516	DOVER	NH	03821-0516
31012-000000	5 GROVE ST	BRADFORD DAWN REAL ESTATE LLC	PO BOX 405	RAYMOND	NH	03077
31022-000000	35 THIRD ST	ABK REALTY MANAGEMENT LLC	35 THIRD ST	DOVER	NH	03820-3316
31023-000000	33 THIRD ST	PEAK RENTAL HOLDINGS LLC	PO BOX 253	STRATHAM	NH	03885
31024-000000	51 THIRD ST	ROMAN CATHOLIC BISHOP	155 ASH ST	MANCHESTER	NH	03104
31027-000000	14 16 FOURTH ST	FISCHER BRIAN J	432 CENTRAL AV	DOVER	NH	03820-3411
31027-000000	22 FOURTH ST	FISCHER BRIAN J	432 CENTRAL AVE	DOVER	NH	03820-3411
31028-000000	24 FOURTH ST	ROWELL ANNE K	13 WILBROD AVE	DOVER	NH	03820-2304
31029-000000	26 FOURTH ST	RICHARDS PAUL & BEVERLY LIA HUSHEES	26 FOURTH STREET	DOVER	NH	03820
31030-000000	28 FOURTH ST	RICHARDS PAUL AND BEVERLY REVOCABLE TRUS	28 FOURTH ST	DOVER	NH	03820
31031-000000	30 FOURTH ST	VELAZQUEZ DAVID & VELAZQUEZ RACHEL	30 FOURTH ST	DOVER	NH	03820
31032-000000	32 34 FOURTH ST	BOND MICHAEL E & BOND DENISE A	32 FOURTH ST	DOVER	NH	03820-2832
31034-000000	36 FOURTH ST	HIMBALL JAMES C & AHLBERG SONIA E	71 DANIELLE LN	DOVER	NH	03820
31035-000000	38 40 FOURTH ST	DBS HOLDINGS LLC	38 FOURTH ST	DOVER	NH	03820
31037-000000	68 THIRD ST	REILLY BERNARD R	750 EXETER RD	DOVER	NH	03842-1022
31038-000000	78 THIRD ST	SOJOURN PROPERTY MANAGEMENT LLC	750 EXETER RD	HAMPTON	NH	03842-1022

- RESIDENTIAL
- BUSINESS/COMMERCIAL
- OTHER



LOCATION MAP



VIEW LOOKING EAST



VIEW LOOKING WEST

ZONING DISTRICT IS CBD TDD

DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE = N/A

MAXIMUM LOT COVERAGE = 75 TO 100 PERCENT

MINIMUM FRONTAGE BUILD-OUT = 80 PERCENT

BUILDING REQUIREMENTS:

FRONT BUILD TO LINE = 0 FEET MINIMUM

SIDE SETBACK = 0 FEET MAXIMUM

REAR SETBACK = 10 FEET MINIMUM

HEIGHT OF BUILDING = 25 FEET MAXIMUM

= 0 FEET MINIMUM

= 0 FEET MAXIMUM

= 10 FEET MINIMUM

= 25 FEET MAXIMUM

= 0 FEET MINIMUM

= 25 FEET MAXIMUM

= 3 STORY MINIMUM

= 5 STORY MAXIMUM

PREPARED FOR:

SOJOURN PROPERTY MANAGEMENT, LLC

750 EXETER ROAD

HAMPTON, N.H. 03842-1022

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885

PHONE: 603-583-4860, FAX: 603-583-4863

REVISIONS:	DATE:
STREETSCAPE PLAN	
SOJOURN PROPERTY MANAGEMENT, LLC	
THIRD STREET	
DOVER, NH	
TAX MAP 31 LOT 7	
DATE:	JULY 2018
SCALE:	NTS
PROJ. NO:	NH-1183
SHEET NO.	1 OF 1

BEALS · ASSOCIATES PLLC

70 Portsmouth Avenue
3rd Floor, Unit 2
Stratham, N.H. 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

TRANSMITTAL

City of Dover
Planning Dept.
288 Central Ave.
Durham, NH 03824

Date: July 31, 19
Project: NH-1183
Location: 66 Third St.
Via: Overnight Delivery

Items:

Attached: For Submittal

We are sending you the following items:

- 8 – Copies of Completed Application (with 1 original Fee Check (\$1248.30))**
- 8 – Copies of Standard Traffic Study by S. Pernaw**
- 8– Copies of McEneaney Survey Plan**
- 8– Copies of Parking & Pavement Plan**
- 8– Copies of Neighborhood Plan**
- 8– Copies of Streetscape Plan**

Comments:

Transmitted by: Christian O. Smith, PE