

# SITE PLAN REVIEW PROCESS

- 1 Guiding Principles
- 2 Process
- 3 Zoning
- 4 Landscaping
- 5 Parking/Access
- 6 Lighting
- 7 Transportation
- 8 Architectural Design
- 9 Stormwater

Why

What

JULY 6, 2016

# 1 GUIDING PRINCIPLE

- Understand the nature, size and impacts of proposed development
- Support good, thoughtful planning
- Trust, but verify



## 2 PROCESS

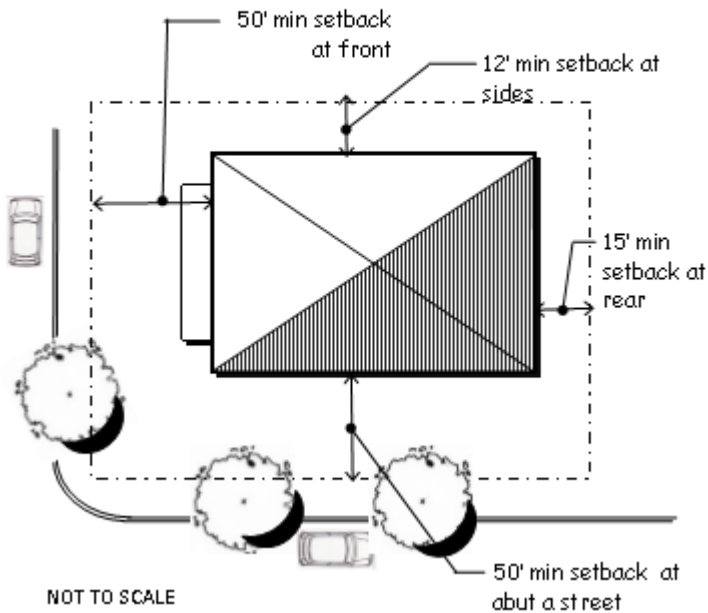
*All projects which follow the Site Plan Review regulations proceed as follows:*

- ▶ *Pre-Approval Phase:*
  - ▶ *Concept Review*
  - ▶ *Technical Review*
- ▶ *Approval Phase:*
  - ▶ *Conservation Commission*
  - ▶ *Planning Board*
    - ▶ *Site Walk*
- ▶ *Post-Approval Phase:*
  - ▶ *Permitting/Inspections*
  - ▶ *Certificate of Occupancy*



# 3 ZONING

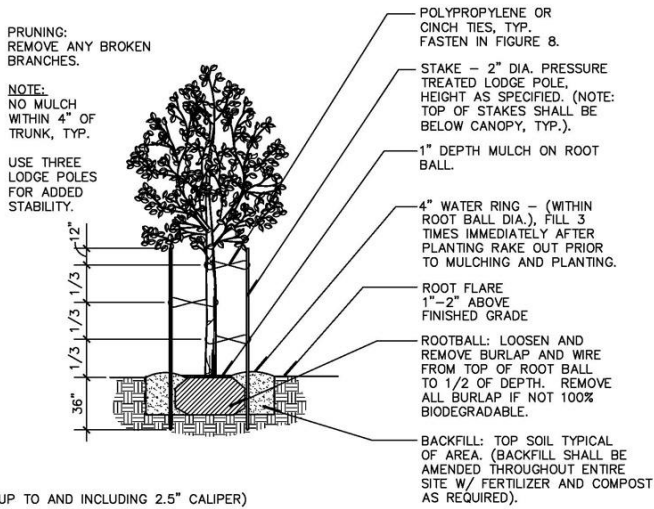
## Principal Building Placement



## Zoning Review of a project:

- ▶ *Use*
  - ▶ *Allowed by right*
  - ▶ *Allowed by Conditional Use*
- ▶ *Dimensional*
  - ▶ *Lot size*
  - ▶ *Setbacks*
- ▶ *Other*
  - ▶ *Groundwater Protection*
  - ▶ *Conservation/Wetland Protection*
  - ▶ *Signage*

# 4 LANDSCAPING



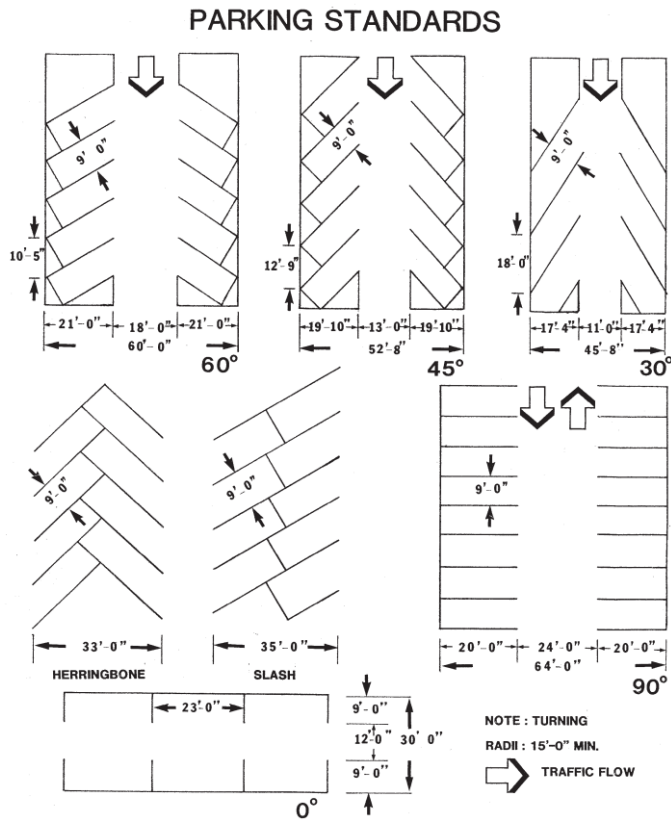
## Requirements:

- ▶ *Goal/Intent*
  - ▶ *Provide screening from the street*
  - ▶ *Re-use existing healthy trees*
- ▶ *Interior/Perimeter Landscaping*
  - ▶ *Tree sizes are proscribed*
  - ▶ *Spacing of trees is proscribed*
- ▶ *Other Landscaping*
  - ▶ *Screening of infrastructure*
  - ▶ *Invasive Species*
  - ▶ *Stormwater*

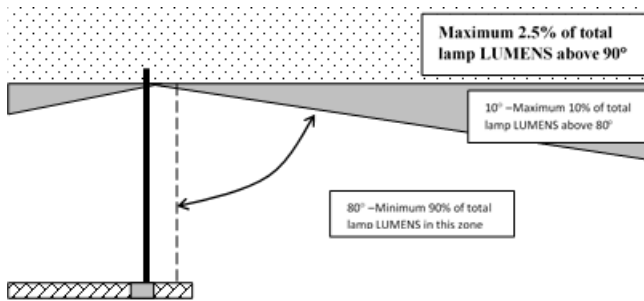
# 5 PARKING/ACCESS

## Requirements:

- ▶ *Lot Specifications*
  - ▶ *Width*
  - ▶ *Make up*
- ▶ *Parking*
  - ▶ *Maximum Count*
  - ▶ *Electric Vehicle*
  - ▶ *Bicycle*
- ▶ *Other*
  - ▶ *Provide for snow storage*
  - ▶ *Screened from residential*



# 6 LIGHTING

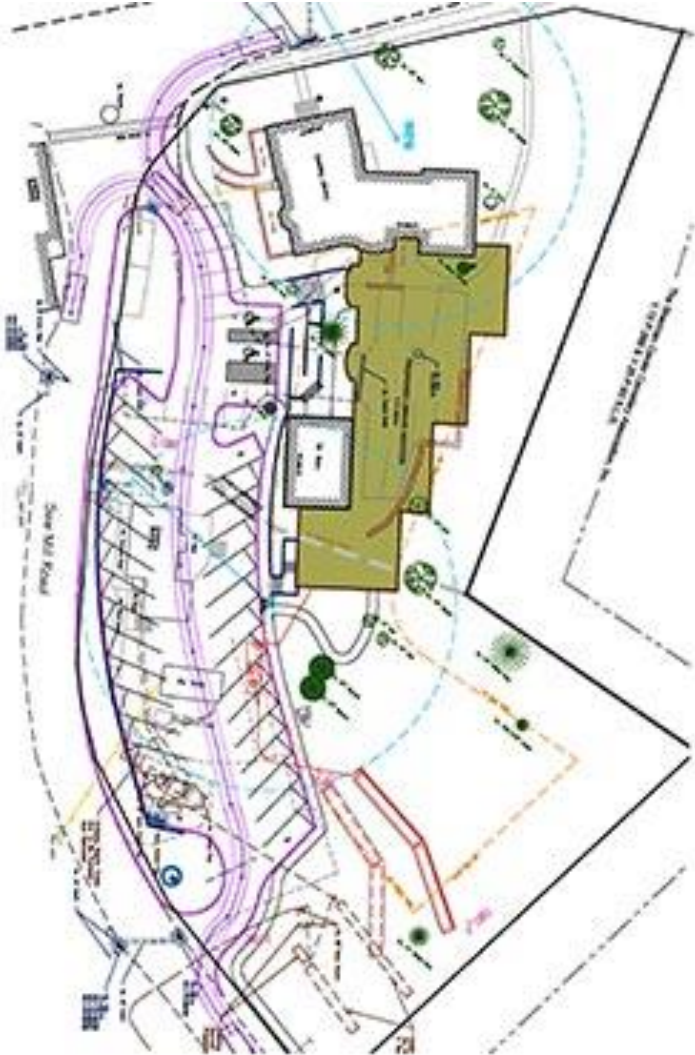


	Zoning Districts – B-3, B-4, B-5, I-1, I-2, I-4, and ETP	Zoning Districts – O, B-1, CBD, and CWD
Mounting Height (Maximum)*	25 feet	20 feet
Minimum Illumination Level (at darkest spot of the parking lot)	No less than 0.3 FOOT-CANDLES No more than 0.5 FOOT-CANDLES	No less than 0.2 FOOT-CANDLES No more than 0.4 FOOT-CANDLES
Uniformity Ratio **	6:1	5:1

## Requirements:

- ▶ *Goal/Intent*
  - ▶ *Provide minimum necessary to ensure safety and vision*
  - ▶ *Cut-off fixtures are required*
- ▶ *Standards*
  - ▶ *Mounting height*
  - ▶ *Minimum Illumination Level*
  - ▶ *Uniformity ratio (average: Minimum)*
- ▶ *Other*
  - ▶ *Period lighting is encouraged*

# 7 TRANSPORTATION



## *Requirements:*

- ▶ *Traffic Study*
  - ▶ *Review is based on intensity*
  - ▶ *Drafted by Traffic Engineer*
- ▶ *Access points*
  - ▶ *Limitation on # of driveways*
  - ▶ *Spacing between driveways and intersections is laid out.*
- ▶ *Other*
  - ▶ *Stacking is not allowed on public road*
  - ▶ *Interconnection between parcels is required*



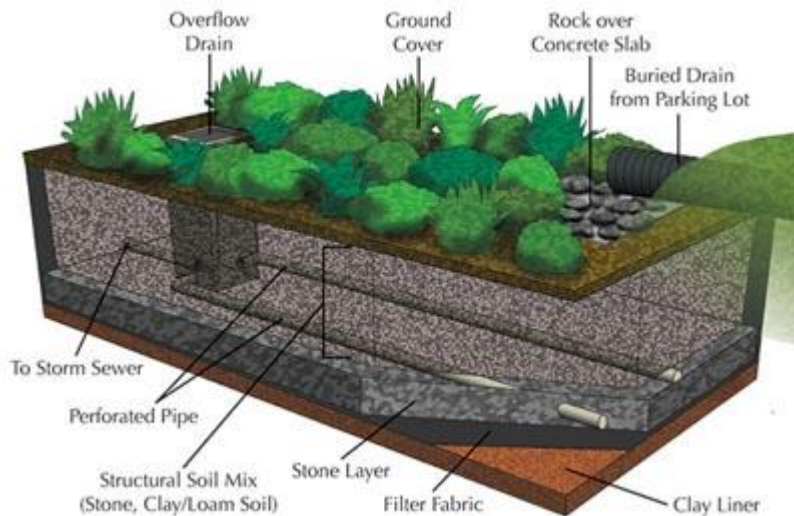
# 8 ARCHITECTURAL REVIEW



## *Requirements:*

- ▶ *Goal/Intent*
  - ▶ *The built environment should respect and enhance the historic character of Dover*
  - ▶ *Encourage traditional New England design*
- ▶ *Standards*
  - ▶ *Broken out by sections of the City*
    - ▶ *CBD, Industrial, Retail etc*
  - ▶ *General*
  - ▶ *Elements of Design*

# 9 STORMWATER



## Requirements:

- ▶ *Applicability*
  - ▶ *New Construction*
  - ▶ *Disturbance of 20,000 sf*
- ▶ *Purpose*
  - ▶ *Manage discharge of runoff*
  - ▶ *Minimize pollutants*
  - ▶ *Maintain levels of flow & rate*
- ▶ *Other*
  - ▶ *Low Impact Development*
  - ▶ *Best Management Practices*

## 10 CONCLUSION

# Questions?

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