



SITE REVIEW

PROJECTSAFFECTED:

New Construction

Non-residential uses;
Multi-family dwellings of five (5) or more units; and;
Pavement of parking areas larger than 4,000 square feet.
Construction activities that result in a land disturbance of greater than or equal to one acre or less than one acre if part of a larger common plan of development that would disturb one acre or more.

Expansions and/or additions

Any increase of nonresidential development resulting in an expansion of gross floor area exceeding 2500 sq. ft.
Any addition to a residential structure resulting in the creation of five (5) or more additional units.
Any accessory structures with floor areas exceeding 1500 sq. ft.
Any expansion of a paved parking area creating an additional parking area larger than 1,000 square feet.
Any construction activities that result in a land disturbance of greater than or equal to one acre or less than one acre if part of a larger common plan of development that would disturb one acre or more.
Any construction activities that result in a land disturbance of greater than or equal to 1,000 square feet if the activity is located in or within fifty feet of a wetland or Conservation District.

For More Information:

Department of Planning and Community Development
288 Central Ave.
Dover, NH 03820

The Site Review Process in Dover

Application procedure:

- Prior to the formal submission of an application for site review approval applicants shall meet with the Site Review Screening Committee. Said meeting(s) shall serve to assist the applicant in preparing a development proposal that is technically conforming to the City's standards and regulations

- A completed application sufficient to invoke jurisdiction of the Planning Board shall include the following elements:

- The applicant shall file the application with the Planning Board Office at least twenty (20) days prior to the Planning Board meeting at which time the application will be accepted and a public hearing held.

- After the review committee has approved the plan, the Planning Board reviews and approves/disapproves the plan.

Why are plans reviewed?

Plans are reviewed for compliance with regulations and codes in Dover.

Specifically, there are three areas

- Engineering
 - ◊ Drainage
 - ◊ Water/Sewer
 - ◊ Road requirements
- Life Safety
 - ◊ Fire hazards/mitigations
 - ◊ Crime prevention
- Planning
 - ◊ Does the plan fit Zoning?
 - ◊ Does the plan fit the City's Master Plan?
 - ◊ Transportation impacts

Criteria for site design?

- Drainage Requirements
- Utilities
- Driveways, access ways
- Parking
- Outdoor lighting
- Fire hazards
- Landscaping
- Interconnectivity
- Parking Lot Locations
- Architectural Design Guidelines

GOALS FOR THE SITE REVIEW PROCESS

The site plan review process recognizes that certain types of development and uses, even though generally suitable for a particular zoning district, may adversely affect the City's vested interests and the health, safety and general welfare of the public unless careful consideration is given to certain critical design elements. It is the intent of chapter 149, of the City of Dover Code, to provide a vehicle for review of the nature, size, and impacts of proposed developments and changes of use.