



PRELIMINARY
Subdivision Application
City of Rochester, New Hampshire

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 132; Lot #'s: 39; Zoning district: Residential

Property address/location: 25 Old Dover Road; # acres: 8.59

Name of project (if applicable): Dumont Properties

Proposed project

Describe proposed project: To subdivide the lot into 2 parcels. Parcel 1 to include existing building and parking. Parcel 2
for proposed 10,700 S.F. retail development.

Approximate # of lots proposed: 2; approx. # acres of upland: 7.71

City water? yes ☒ no ☐; how far is City water from the site? Front of Site

City sewer? yes ☒ no ☐; how far is City sewer from the site? Front of Site

Property owner

Name (include name of individual): SWD Property Management, LLC, Attn. Brian Dumont and Steve Dumont

Mailing address: 73 Pickering Road, Ste. 203, Rochester, NH 03839

Telephone #: 603-926-9026 Email: steve@dumontpropertygroup.com

Applicant/developer (if different from property owner)

Name (include name of individual): Dumont Properties, Attn. Brian Dumont and Steve Dumont

Mailing address: 73 Pickering Road, Ste. 203, Rochester, NH 03839

Telephone #: 603-661-2919 Email: bwdumontproperties@gmail.com

Engineer/surveyor

Name (include name of individual): Jones & Beach Engineers, Inc., Attn. Wayne Morrill

Mailing address: PO Box 219, Stratham, NH 03885

Telephone #: 603-772-4746 Fax #:

Email address: wmorill@jonesandbeach.com Professional license #:

Signature E-R Date 4-18-24

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Letter of Authorization Attached

Signature of property owner: _____

Date: _____

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

April 16, 2024

Rochester Planning Board
Attn. Mark Collopy, Chair
31 Wakefield Street
Rochester, NH 03867

**RE: Preliminary Site Plan & Subdivision Application
25 Old Dover Road, Rochester, NH
Tax Map 132, Lot 39
JBE Project No. 23050**

Dear Mr. Collopy,

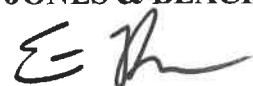
Jones & Beach Engineers, Inc., respectfully submits a Preliminary Site Plan & Subdivision Application for the above-referenced parcel on behalf of our client, Dumont Properties. The intent of this application is to subdivide the lot into 2 parcels. Parcel 1 to include existing building and parking. Parcel 2 for proposed 10,700 S.F. retail development.

Four (4) copies of the following are provided in support of this application with the following items:

1. Preliminary Site Plan & Subdivision Application.
2. ZBA Approval dated August 14, 2023.
3. Current Deed.
4. Signed Authorization.
5. Abutters List with Three (3) Sets of Mailing Labels.
6. Three (3) Full Size Plan Sets.
7. Two (2) 11x17 Plan Sets (Folded).
8. Four (4) 11x17 Architectural Plans (Folded).
9. Two (2) Traffic Memorandum.
10. Fee Check in the Amount of \$324.70.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



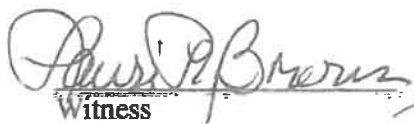
Erik Poulin, P.E.
Associate / Project Manager

cc: Brian Dumont, Dumont Properties (via email)

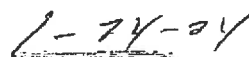
Letter of Authorization

I, Brian Dumont, Dumont Properties, 73 Pickering Road, Suite 203, Rochester, NH 03839, developer of property located in Rochester, NH, known as Tax Map 132, Lot 39, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 25 Old Dover Road in Rochester, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.


Witness


Brian Dumont
Dumont Properties

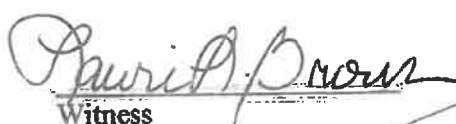


Date

JONES & BEACH
ENGINEERS INC.

Letter of Authorization

I, Brian Dumont, SWD Property Management LLC, PO Box 716, Exeter, NH 03833, owner of property located in Rochester, NH, known as Tax Map 132, Lot 39, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 25 Old Dover Road in Rochester, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

| | | |
|--|---|-------------------------|
|  Witness |  Brian Dumont SWD Property Management LLC | <i>02/24/24</i> Date |
|--|---|-------------------------|

JONES & BEACH
ENGINEERS INC.



City of Rochester, New Hampshire

Zoning Board of Adjustment

August 14, 2023

SWD Property Management, LLC
PO Box 716
Exeter, NH 03833

Notice of Decision

Z-23-17 SWD Property Management, LLC Seeks a *Variance* from Table 18-B to permit the construction of a 10,700 s.f. retail building in the R2 zone where the use is not permitted.

Location: 25 Old Dover Road, Map 132 Lots 39 in the Residential-2 Zone.

At its August 9, 2023 meeting, the Zoning Board of Adjustment **APPROVED the Variance** as presented citing the criteria has been met, as described by the applicant.


Shanna B. Saunders, 8.14.23
Director of Planning & Development

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.

APPEALS: Any party to the action, or any person directly affected has a right to appeal this decision within thirty calendar days following a hearing and to the Superior Court in accordance with State Statute. See New Hampshire Revised Statutes Annotated, Chapter 677 Rehearing and Appeal Procedures, available at the City of Rochester Planning Department This notice has been placed on file and made available for public inspection in the records of the ZBA.

Cc: Open Gov Z-23-15
File

TRAFFIC IMPACT STATEMENT
ITE TRIP GENERATION MEMORANDUM

**Retail Development
Tax Map 132, Lot 39
25 Old Dover Road
Rochester, NH**

Prepared for:

**Dumont Properties
750 Exeter Road
Hampton, NH 03862**

**Prepared by:
Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885
(603) 772-4746
August 8, 2023
Revised January 4, 2024
JBE Project No. 23050**

EXECUTIVE SUMMARY

The intent of this project is to construction a 10,700 S.F. retail store with associated parking areas. The intent of this report is to evaluate the potential impacts on adjacent street traffic that this development would have on an average day.

Data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (ITE Manual) were used. The Land Use in the ITE Manual that most nearly matches the retail use is "Variety Store" (Land Use 814), defined by the ITE Manual as follows: "A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as 'dollar stores'". A dollar store is proposed for the property, so this land use code is a fitting one.

The estimates for the retail use were calculated from data from the ITE Manual based on the average number of trips generated per 1,000 S.F. gross floor area. Sometimes the ITE Manual is able to provide weekday as well as weekend trip generation estimates. However, for Land Use 814 only weekday trip generation estimates were available. The available estimates were for a full day, as well as the estimates for the peak hour of the generating use and the peak hour of adjacent street traffic.

Because a 10,700 SF retail use is proposed, the number of trips per 1,000 SF GFA was multiplied by 10.7 to come up with the estimated trip generation. The below table summarizes the average estimated traffic associated with the proposed use according to traffic from the ITE Manual:

| Average Trip Generation Estimates | | | |
|-----------------------------------|----------------------|-------------------------------------|---|
| | Full Day (Trips/Day) | Peak Hour Generator (Trips/Hour) | Peak Hour Adjacent Street (Trips/Hour) |
| Weekday | 679 | N/A | N/A |
| Weekday AM | N/A | 48.4 | 34.0 |
| Weekday PM | N/A | 80.0 | 73.2 |

CONCLUSION

Assuming 12 hours of operation per day, there would be an average of one trip entering or leaving the site every 64 seconds (one trip every minute, essentially). During the weekday PM peak hour of the generating use, which is the highest peak hour scenario available, 80 trips through the hour translates to one trip entering or leaving every 45 seconds based on ITE estimates for average trip generation. Because these are averages, on a particularly busy day there may be more traffic entering or leaving, and on a less busy day there would be fewer than the reported number of trips. Regardless, it appears that there will be appreciable time between entrances into and exits from the site. It is not anticipated that this will cause a significant impact on the traffic of Old Dover Road, which already experiences a moderate amount of traffic due to its proximity to several existing businesses.

Respectfully submitted,
JONES & BEACH ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'WJ Morrill', written over the printed name.

Wayne Morrill
President

Trip generation estimates used for this analysis were taken from the Trip Generation Manual, 10th Edition, published by the Institute of Traffic Engineers in September 2017.

Variety Store (814)

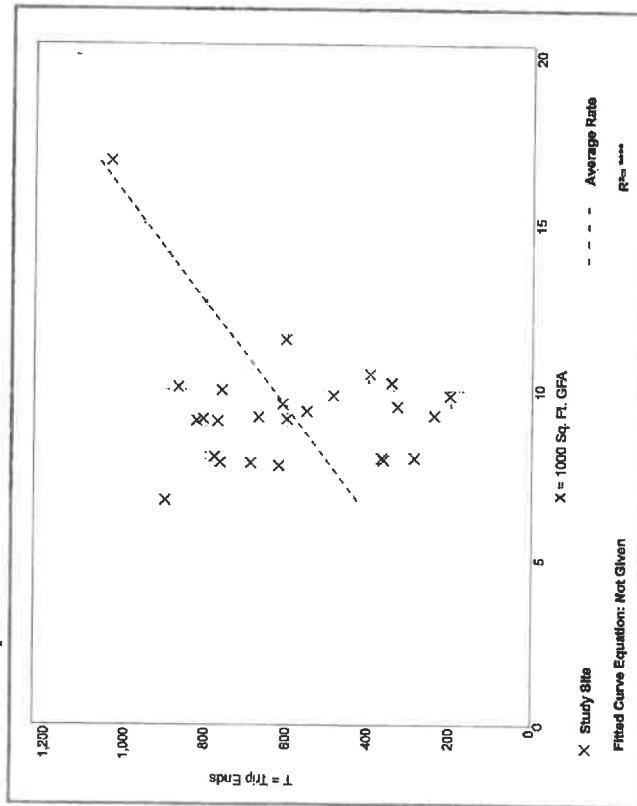
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| | | | |
|----------------|----------------|--------------------|-------|
| Average Rate | 63.47 | Standard Deviation | 25.93 |
| Range of Rates | 20.51 - 133.66 | | |

Data Plot and Equation



Variety Store (814)

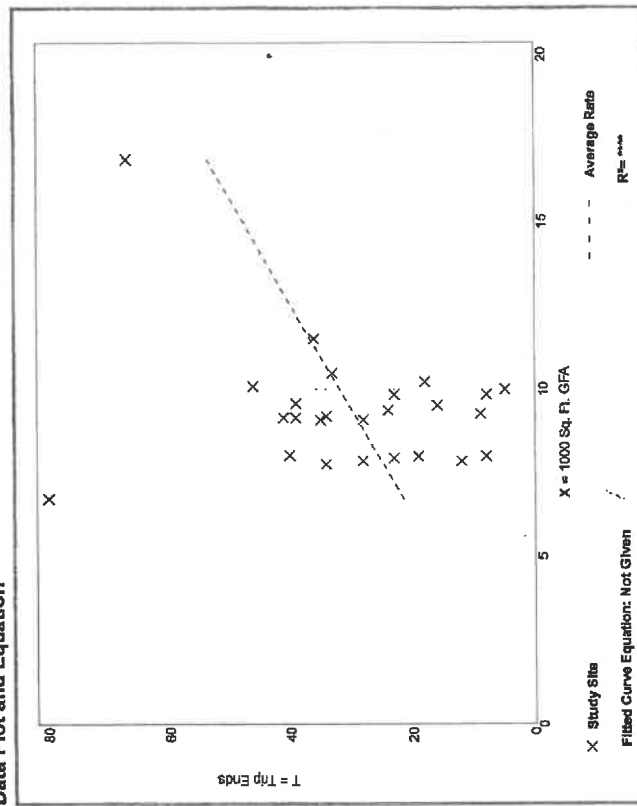
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| | | | |
|----------------|--------------|--------------------|------|
| Average Rate | 3.18 | Standard Deviation | 2.01 |
| Range of Rates | 0.50 - 11.87 | | |

Data Plot and Equation



Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

1000 Sq. Ft. GFA: 9

Directional Distribution: 52% entering, 48% exiting

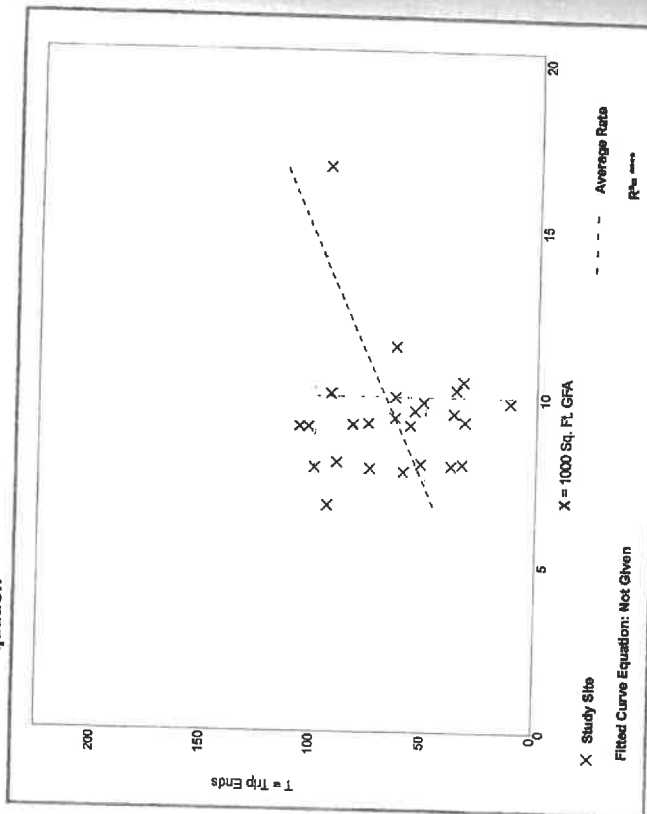
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate
8.84

Range of Rates
1.22 - 13.95

Standard Deviation
3.19

Data Plot and Equation



Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 25

1000 Sq. Ft. GFA: 9

Directional Distribution: 50% entering, 50% exiting

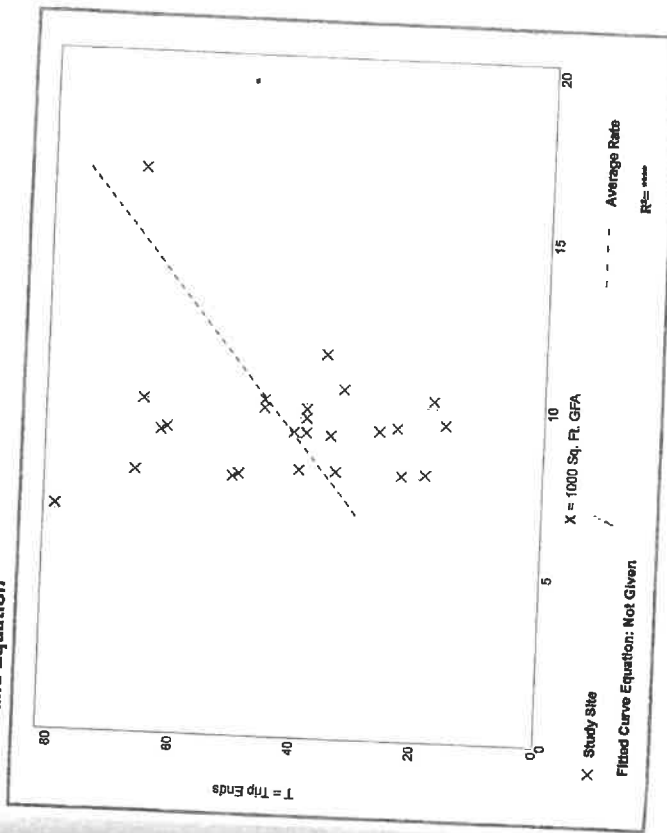
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate
4.52

Range of Rates
1.68 - 11.87

Standard Deviation
2.13

Data Plot and Equation



Variety Store (814)

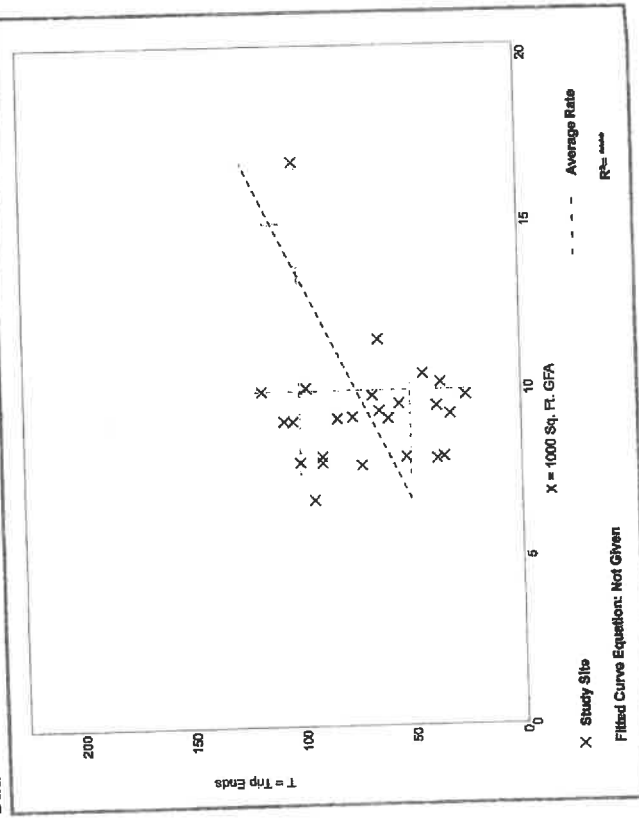
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| | | | |
|----------------|--------------|--------------------|------|
| Average Rate | 7.42 | Standard Deviation | 3.24 |
| Range of Rates | 2.54 - 13.85 | | |

Data Plot and Equation



Variety Store (814)

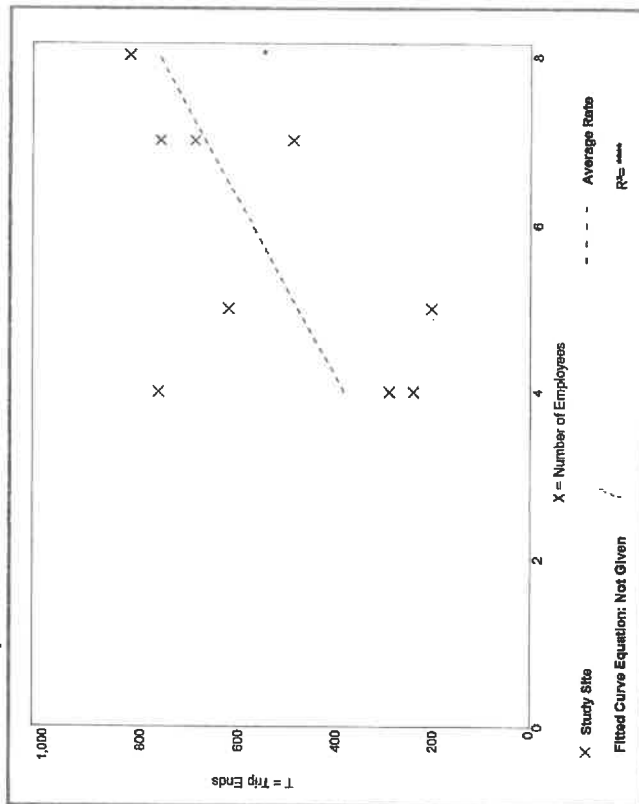
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Employees: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

| | | | |
|----------------|----------------|--------------------|-------|
| Average Rate | 95.59 | Standard Deviation | 39.13 |
| Range of Rates | 40.40 - 191.00 | | |

Data Plot and Equation



**ABUTTERS LIST (DIRECT)
AS OF
APRIL 8, 2024
FOR
25 OLD DOVER ROAD, ROCHESTER, NH
JBE PROJECT No. 23050**

OWNER OF RECORD:

TAX MAP 132/ LOT 39
SWD PROPERTY MANAGEMENT LLC
ATTN. BRIAN DUMONT
PO BOX 716
EXETER, NH 03833
BK 2885/PG 37 (10/22/03)

APPLICANT:

DUMONT PROPERTIES
ATTN. BRIAN DUMONT
73 PICKERING RD, STE. 203
ROCHESTER, NH 03839

ABUTTERS:

131/1 & 2
HALEY & RICHARD PARTNERS
724 COLUMBUS AVE
ROCHESTER, NH 03867
3043/379 (08/02/04)

131/3
KEVIN SIPULA
736 COLUMBUS AVE
ROCHESTER, NH 03867
5019/499 (03/25/22)

132/26
KENNETH POULIN
20 OLD DOVER RD
ROCHESTER, NH 03867
1873/270 (06/26/96)

132/27
RUTH WALLINGFORD
22 OLD DOVER RD
ROCHESTER, NH 03867
842/293 (05/14/68)

132/28
MICHAEL ELDRIDGE
24 OLD DOVER RD
ROCHESTER, NH 03867
4882/532 (03/17/21)

132/29
MICHAEL & MARCIA MAHAN
14 BRIALLIA CIRCLE
NEWMARKET, NH 03857
4839/673 (11/30/20)

132/30
DENNIS & CHERYL THOMPSON
28 OLD DOVER RD
ROCHESTER, NH 03867
3232/906 (08/01/05)

132/31
OAKRIDGE CONDO ASSOC.
% DEPT 355 EVERGREEN MANAGEMENT I
PO BOX 4579 DEPT 355
HOUSTON, TX 77210-4579
1362/448 (12/12/87)

132/36
CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 03867
1379/483 (05/15/87)

132/37 & 38
41 OLD DOVER ROAD LLC
41 OLD DOVER RD
ROCHESTER, NH 03867
4007/189 (04/04/12) – LOT 37
4175/998 (10/15/13) – LOT 38

132/40
NORTHEAST CREDIT UNION
% ACCOUNTING DEPT
PO BOX 1240
PORTSMOUTH, NH 03802
2913/282 (12/10/03)

132/45
710 COLUMBUS AVENUE LLC
112 GATES ST
PORTSMOUTH, NH 03801
4484/94 (06/10/17)

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

My Map



4/8/2024, 11:00:44 AM

 Tax Parcels

