

Narrative for 79-e application for 8 Dunster Ave

Owner: Dunster Realty LLC/Dan Hynes

Applicant: Dunster Realty LLC/ Dan Hynes

8 Dunster Ave is in the downtown district. It is an approximately 17,000 square foot building that is presently vacant but was used as commercial. There are multiple units in the building.

The history of the building includes it being used for various purposes including a liquor store, manufacturing/industrial, and most recently retail for the Antiques Mall of New Hampshire and a hair salon.

The plan for the building is to convert it mutli-family dwellings. The middle floor will contain 7 dwelling units and the upper floor will have 2 dwelling units. See attached draft floor plans with preliminary layouts (subject to engineering changes to comply with all fire and building codes).

The breakdown of the units are approximately:

Unit 1: 2 bedroom 2 bath: 1100 sq ft

Unit 2: 4 Bedroom 2 bath: 1800 sq ft

Unit 3: 3 Bedroom 2 bath: 1300 sq ft

Units 4-7: 2 Bedroom 1 bath: 700-800 sq ft

Unit 8: 2 Bedroom 1 bath: 1050 sq ft

Unit 9: 4 Bedroom 2 bath: 2000 sq ft

The ground level of the building is remaining as additional parking, storage and other accessory uses.

There will be 24 parking spots available including required ADA parking spots.

Due to the size of the building and the limited parking spots, multi-family housing is the best/only use of the building so that it does not remain vacant.

Per parking in section 4.3 of Greenville zoning ordinance, the following parking spots would be required:

Single family: 2

Multi family: 18

Place of worship: 100+

Inn: 30+

Restaurant: 75+

Professional office: 38

Nursing home: 30+

Industrial: N/A

Retail & other commercial: 35+

The only permissible use under those formulas is a residential use.

All bedrooms will be serviced by minisplits for HVAC.

All units will have their own electrical meter and the building will be serviced with 3 phase electricity which Eversource confirmed is available.

The building will remain on town sewer & water.

Every exterior exit/entrance will have downward facing light.

There will be a Fire sprinkler system throughout to comply with NFPA 13R per engineer drawings.

The building will have one small sign attached to the building.