

CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, August 26, 2008**
Meeting Time: **7:30pm**

1. **ELECTION OF VICE CHAIRMAN**
2. **CITIZENS' FORUM**
3. **APPROVAL OF MINUTES**
4. **NEW BUSINESS**

- A. Public Hearing to consider amendments to Chapter 155, entitled "Subdivision of Land" and Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Subdivision amendments include allowing storm water pipes to be high-density polyethylene (HDPE). Site Review amendments include changes to require all utilities to be installed on or before the completion of the roadway base course and specifying the inspection procedure for construction. The complete wording of each amendment is available in the Planning Department and on the City's website at www.ci.dover.nh.us.
- B. Consideration and acceptance of a Conditional Use Permit for Pashalis Doukas & Hefila Doukas, Assessor's Map 22, Lot 41-5, zoned R-12, located at 10 Nantucket Court.* (P08-26)
- C. Consideration and acceptance of a minor lot line adjustment of land Hampshire Controls Corp. (Owners: Anthony Consentino Revocable Trust & Boston & Maine Railroad c/o Guilford Trans.), Assessor's Map 31, Lots 4 & 11.* (P08-28)
- D. Consideration and acceptance of a minor subdivision of land for Richard & Kathleen Knox, Assessor's Map I, Lot 14, zoned R-20 & RM-20, located on 86 Durham Road.* (P08-33)
- E. Consideration and acceptance of a minor subdivision of land and Conditional Use Permit for David Sullivan, (Owner: Edmund Vachon) Assessor's Map I, Lot 83, zoned R-12, located on Spruce Lane/Garrison Road.* (P08-35) (2 lots)
- F. Compliance public hearing per RSA 676:4-I (i) to determine if the conditions of approval from the Planning Board meeting of October 23, 2007 have been met for a major subdivision of land for Dover Point Properties Development, LLC, Assessor's Map L, Lot 89G, located at 202 Dover Point Road.* (P07-39) (14 lots)
- G. Consideration and acceptance of a minor subdivision of land for Ridgewood Realty (Owner: Boston & Maine Railroad), Assessor's Map 24, Lot 2A, zoned RM-10 located on Forest Street.* (P08-34)

5. **OLD BUSINESS**

- A. Consideration and possible vote on an amendment to conditions of approval (remove 55+ age restriction) for a previously approved (June 14, 2005) open space subdivision of land for Tolend Road Properties, LLC, Assessor's Map G, Lot 24J, zoned R-20, located on Tolend Road. (72 units) (P03-36)
- B. Consideration and possible vote on proposed amendments to Subdivision & Site Review Regulations.
- C. Consideration and possible vote on a site plan of land for Churchill Realty Trust (Owners: Granite Village Apts., Rollinsford) Assessor's Map 38, Lot 12, located on Old English Village Rd. (63 units)(P05-07)

6. **STAFF COMMENTS**
7. **COMMITTEE REPORTS**
8. **ADJOURN**

* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board. Persons with questions or wishing to see the plans are invited to visit the Planning Office. Plans and applications are available for inspection in the Planning Office, weekdays from 8:00 am to 4:00 pm and until 6:00 pm on Wednesday.



CITY OF DOVER

CITY OF DOVER - ORDINANCE

POSTED AUGUST 12, 2008

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Subdivision of Land Regulation Changes
Chapter: 155

1. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-41 B (4), Storm Sewers and Drainage Appurtenances, as follows:

“(4) All pipes shall be one (1) of the following:

TYPICAL USE	RCP	HDPE	PVC
Culverts	X	X	---
Storm drains	X	X	X
Drive culverts	X	X	---
Underdrain (six inch)	---	X	X
Overdrain (six inch)	---	---	X

Notes: X = acceptable; RCP = reinforced concrete pipe (Class III minimum); PVC = Polyvinyl SDR 35 pipe; HDPE = High-density polyethylene”



CITY OF DOVER

CITY OF DOVER - ORDINANCE

POSTED AUGUST 12, 2008

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Review Regulation Changes
Chapter: 149

1. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-10, Construction of improvements; certificate of occupancy, by adding new Sections D and E, to read as follows:

- “D. All utilities shall be installed on or before the completion of the roadway base course. Work shall be constructed with the deepest utility being installed first and working up to the road surface. The Community Services Department shall be notified seventy-two (72) hours prior to the start of any construction. All subsurface work shall be visually inspected by the City Engineer or his agent prior to back filling.
- E. These inspections shall be completed during normal working hours within a twenty-four (24) hour period after notification. Covering work before it has been inspected shall be sufficient cause for rejection. Final testing of subsurface utilities for acceptance by the city shall be completed prior to paving the road surface. All testing and inspections shall be at the expense of the developer. Material samples and/or product certification sheets shall be supplied to the City Engineer or agent upon reasonable notice.”

Amount Paid 246.40

Date Received 7/25/08

Account # P08-26

Time Received **RECEIVED**

**CONDITIONAL USE APPLICATION JUL 25 2008
CITY OF DOVER PLANNING BOARD**

GENERAL INFORMATION

Date: 7/24/08

Telephone #: 742 8803

Name of Applicant: PASHALIS DOUKAS, HEFILA DOUKAS

Address of Applicant: 10 NANTUCKET CT.

Signature of Applicant Pashalis Doukas Hefila Doukas

Name of Property Owner: PASHALIS DOUKAS, HEFILA DOUKAS

Address of Property Owner: 10 NANTUCKET CT

Signature of Property Owner Pashalis Doukas Hefila Doukas

Address of Property Being Developed: 10. NANTUCKET CT.

Assessor's Map #: 22

Lot #: 41-5

Zoning District: _____

2. APPLICANT'S PROPOSED ACTIONS (check where applicable)

___ Activity in Dover Conservation District - Describe activity LAND SCAPING CREATING LAWN

___ Impact to Dover Wetlands - Describe impact PARTIAL FILLING OF WETLAND BUFFER

___ Other

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

- ___ Army Corps of Engineers
- ___ New Hampshire Wetlands Board
- ___ Other

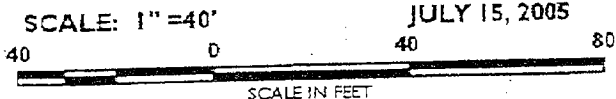
CERTIFIED PLOT PLAN 22-41-5 NANTUCKET COURT DOVER, NEW HAMPSHIRE

PREPARED BY:

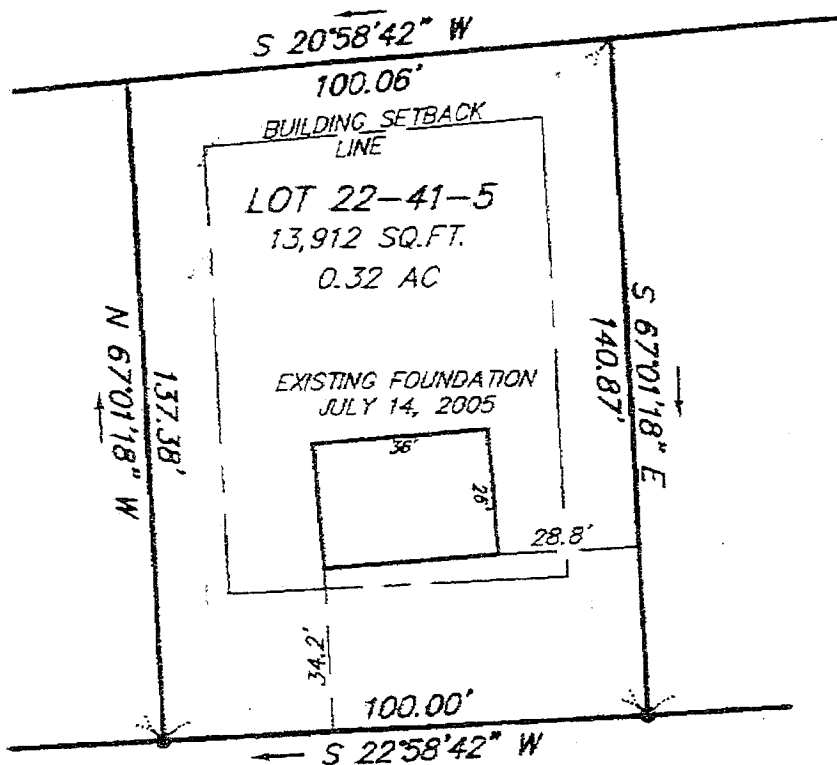
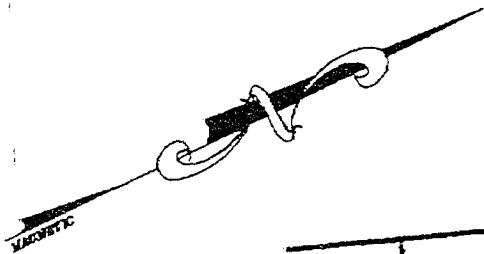


74 NORTHEASTERN BLVD, UNIT 10A
NASHUA, NH 03062-3142
(603) 882-1812
www.cuococormier.com

LAND PLANNING SERVICES:
CIVIL ENGINEERS
LAND SURVEYORS
ENVIRONMENTAL SCIENCES



B 05-214

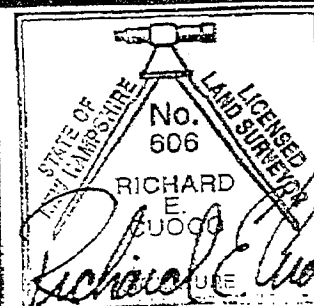


10 NANTUCKET COURT

Baboo Realty LLC

I HEREBY CERTIFY THAT THE FOUNDATION IS LOCATED ON THE LOT AS SHOWN ACCORDING TO AN ACTUAL SURVEY. I FURTHER CERTIFY THAT THE FOUNDATION IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP DATED 5/17/05.

7/15/05
DATE



BOUNDARY INFORMATION TAKEN FROM:

NOTICE TO ALL APPLICANTS

When submitting an application to the Dover Planning Board, the following shall be included:

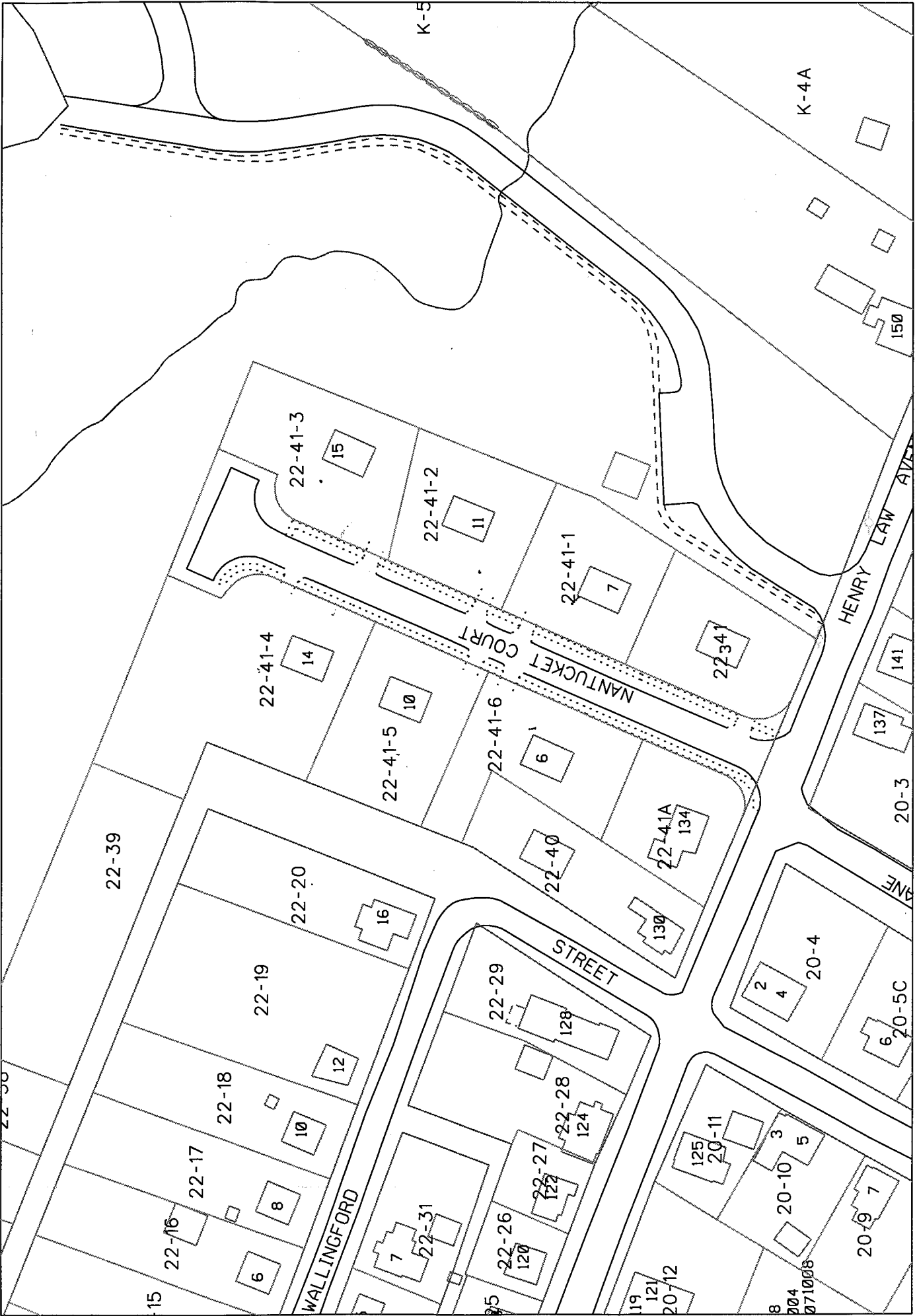
1. Application signed by the owner
2. Advertisement fee (Foster's) \$60.00
3. Postage fee for certified mail \$5.32 each and labels in triplicate for abutters notices including applicant and owner, engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plat.
4. PLANNING BOARD (15) fifteen sets of plans (signed by owner)
5. TRC (6) six sets of plans (signed by owner)
6. Approved plans will be subject to \$1.00 per sheet of plan set
7. Application fee as follows:

DRIVEWAY WAIVER	No application necessary	- Letter of rejection from Engineering Dept. - Diagram & letter from owner - Legal Ad \$60.00 - List of abutters @ \$5.32 each
SUBDIVISION	\$150.00 per lot created	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
LOT LINE ADJUSTMENT	\$100.00 per lot created	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
SITE REVIEW		- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
RESIDENTIAL	\$100.00 per unit	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
MOTEL/HOTEL	\$35.00 per lodging unit	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
NON-RESIDENTIAL	New construction \$.15 per sq. ft. not to exceed \$10,000 Additions (New floor space) \$.10 per sq. ft. not to exceed \$10,000	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
CHANGE OF USE	(Existing floor space) \$.10 per sq. ft. not to exceed \$5,000	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
PARKING LOT ADDITIONS	\$.07 per sq. ft. not to exceed \$10,000	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
CONDITIONAL USE PERMIT	\$150.00 per lot	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
GRAVEL PIT	\$50.00 application fee \$75.00 permit fee	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
EXTENSIONS OF APPROVED PLANS	\$50.00/ hr of review	

150
 60
 36.40

 246.40

7K 5.32




Account # P08-28
Amount Pd. \$355.74
check # 35910

Date Received: 7/29/08
Time Received: _____

CITY OF DOVER
MINOR LOT LINE ADJUSTMENT
APPLICATION

Applicant (s) Name Hampshire Controls Corp. Phone Number 749-9424

Applicant (s) Address 1 Grove St, Dover, NH 03820

Signature of Applicant (s) 

Land Owner's Name (s) (if different from applicant) Anthony Consentino Revocable Trust & Boston & Maine Railroad c/o Guilford Trans

Land Owner's Address (es) P.O. Box 70346, Seattle, WA 98127 & Iron Horse Park, North Billerica, MA 01862

Signature of Land Owner _____

Square Footage of Original Lots Lot 31-11, 19,950 Sq.Ft., Lot 31-4 2.79± Acres square feet

Square Footage of Newly Created Area Lot 31-11, 21,580 Sq.Ft., Lot 31-4 2.75± Acres square feet

Location of Lot Grove Street

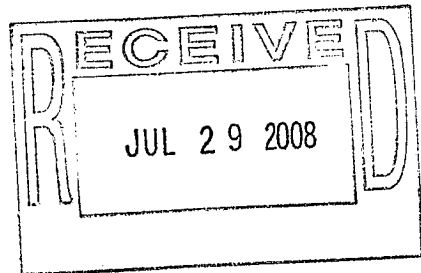
Zoning District B-2 Assessor's Map 31 Lot Nos. 4 & 11

Professional Certification

Preparer of Plat David A. Berry Berry Surveying & Engineering

Address 148 Second Crown Point Road, Barrington, NH 03825

Phone Number 332-2863 Profession Licensed Land Survey / Professional Engineer



**CITY OF DOVER PLANNING DEPARTMENT
MINOR LOT LINE ADJUSTMENT PLAN CHECKLIST**

This review checklist is intended to assist the applicant in the planning process of preparing a minor lot line adjustment application for Planning Board action. This completed checklist should be included in the minor lot line adjustment application.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

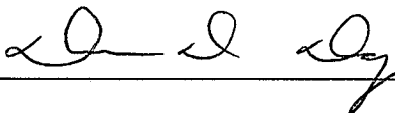
APPLICANT: Hampshire Controls, Corp.

PROJECT TITLE: Lot Line Revision Plan, Land of Anthony Consentino Revocable Trust & Boston & Maine Railroad

PROPERTY LOCATION: 1 Grove Street

	Required?		Provided?
	Yes	No	
1. Completed Application form w/checklist	X		
2. Payment of review fees	X		
3. List of abutters	X		
4. Fifteen copies of minor lot line adjustment plan. Plans that are drawn using a CAD system must meet City of Dover CAD drawing standards. Plans shall contain the following items as appropriate:	X		
Location map at 1" = 1,000' scale, w/3000' radius	X		
Scale	X		
Date, title, north arrow	X		
Name, address & signature of owners; signature & stamp of NH licensed land surveyor	X		
Tax map & lot numbers	X		
Zoning District boundaries, including any special or overlay districts	X		
Minimum building line setbacks on all lots	X		
Names of all abutting property owners	X		
Location and names of existing streets	X		
Location and widths of existing easements and right of ways	N/A		
Existing and proposed property lines with dimensions and bearings tied into the City of Dover's Geographic Information System coordinate system		X	
Existing and proposed lot areas in square feet	X		
Existing structures	X		
Location, material and size of existing and proposed permanent monuments	X		

REVIEWED BY: _____ DATE _____

APPLICANT'S SIGNATURE:  Agent

APPLICANT RECEIVED COPY OF THIS REVIEW CHECKLIST? YES X NO _____

REMARKS:

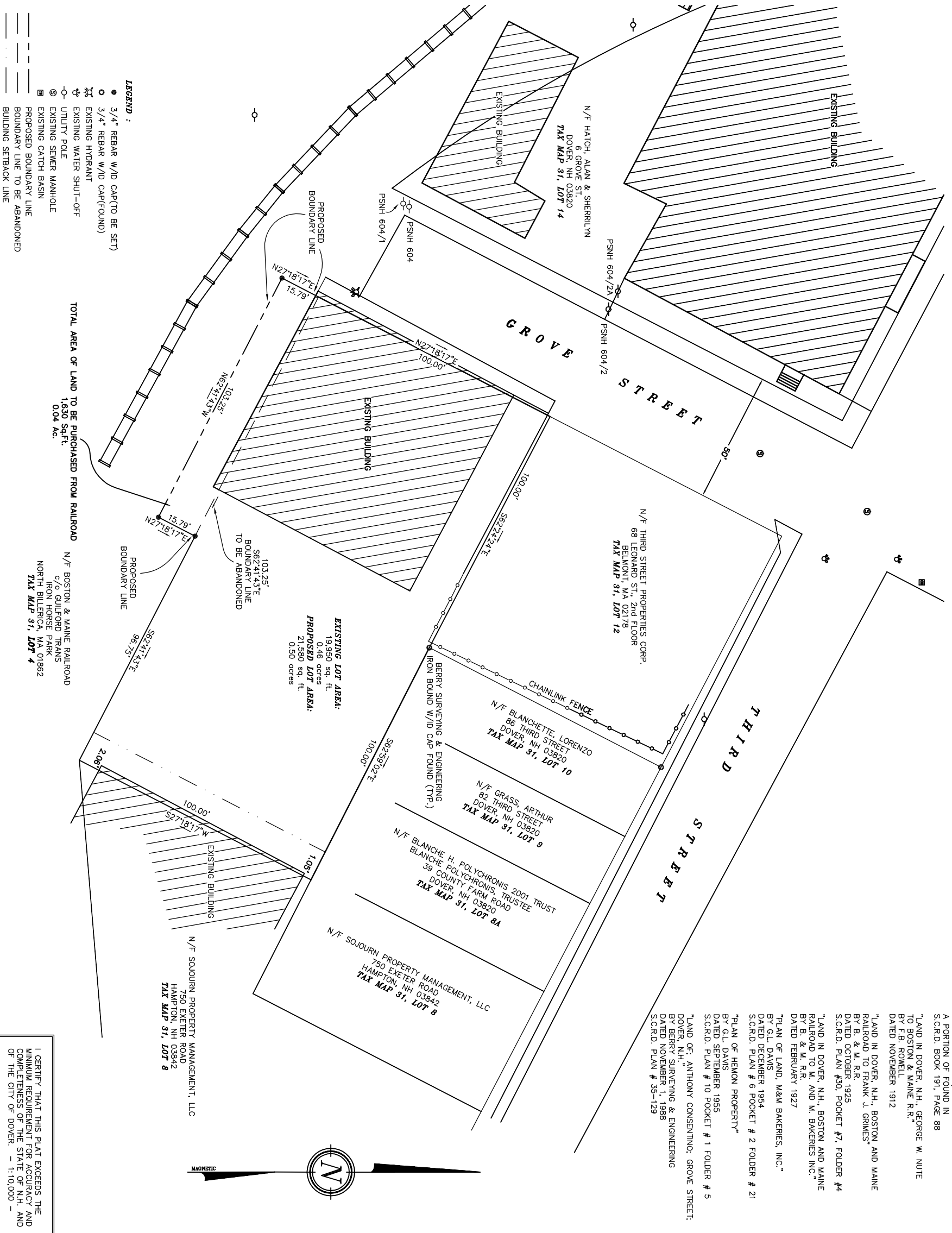
ABUTTERS LIST

Applicant: Hampshire Controls, Corp.

Mailing Address: 1 Grove Street, Dover NH 03820

Project Address: 1 Grove Street, Dover NH 03820

Tax Map-Lot #	Name	Address	Town
Owner of Project Lot:			
31-11	Anthony Consentino Revocable Trust Anthony F. Consentino	P.O. Box 70346	Seattle, WA 98127
31-4	Boston & Maine RR c/o Guilford Trans	Iron Horse Park	North Billerica, MA 01862
Legal Abutters to Project Lot:			
31-3A & 6-54C	City of Dover	288 Central Ave.	Dover, NH 03820
31-4B	Cocheco Overlook Limited Part	100 Main St. Suite 100	Dover, NH 03820
31-4D-1	Summit Land Development	P.O. Box 728	Dover, NH 03821-0728
31-7 & 8	Sojourn Property Management LLC	750 Exeter Road	Hampton, NH 03842-1022
31-8A	Blanche H. Polychronis Trustee Blanche H. Polychronis 2001 Trust	39 County Farm Rd.	Dover, NH 03820
31-9	Arthur Grass	82 Third Street	Dover, NH 03820
31-10	Lorenzo Blanchette	86 Third Street	Dover, NH 03820
31-12	Third Street Property Corp.	68 Leonard Street 2 nd Floor	Belmont, MA 02178
31-14	Alan & Sherrilyn Hatch	6 Grove Street	Dover, NH 03820
31-24	Roman Catholic Bishop	25 3 rd Street	Dover, NH 03820
6-30	Sandra Rose & Steven Spielman	35 Second Street	Dover, NH 03820
6-44	James Varney	88 County Farm Road	Dover, NH 03820
6-54 & 10-21	Boston & Maine RR	Iron Horse Park	North Billerica, MA 01862
Project Surveyor and/or Engineer:			
	Berry Surveying & Engineering	148 2 nd Crown Point Rd.	Barrington, N.H. 03825
Others to be Notified:			
	Peter Bennett, Esq.	P.O. Box 488	Nashua, NH 03061



- LEGEND :**
- 3/4" REBAR W/D CAP(TO BE SET)
 - 3/4" REBAR W/D CAP(FOUND)
 - ⊕ EXISTING HYDRANT
 - ⊕ EXISTING WATER SHUT-OFF
 - UTILITY POLE
 - ⊕ EXISTING SEWER MANHOLE
 - ⊕ EXISTING CATCH BASIN
 - ▭ PROPOSED BOUNDARY LINE
 - ▭ BOUNDARY LINE TO BE ABANDONED
 - ▭ BUILDING SETBACK LINE

TOTAL AREA OF LAND TO BE PURCHASED FROM RAILROAD
1,530 Sq.Ft.
0.04 Ac.

N/F BOSTON & MAINE RAILROAD
c/o GUILFORD TRAMS
IRON HORSE PARK
NORTH BILERICA, MA 01862
TAX MAP 31, LOT 4

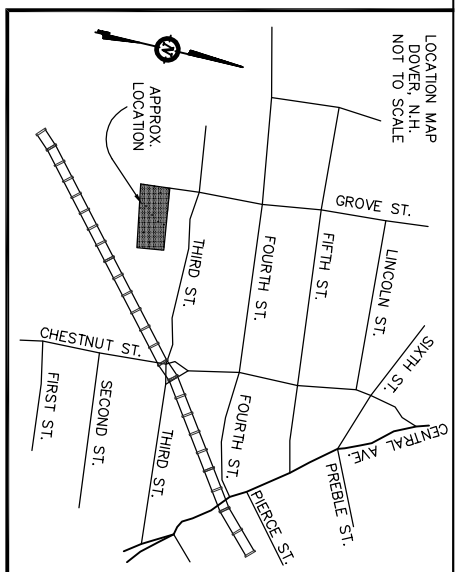
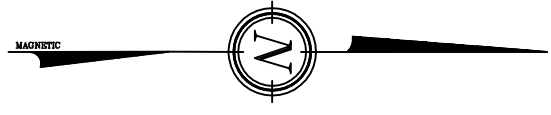
EXISTING LOT AREA:
19,950 sq. ft.
0.46 acres

PROPOSED LOT AREA:
21,580 sq. ft.
0.50 acres

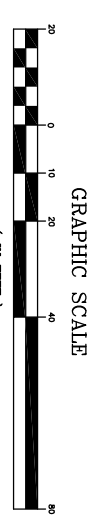
- PLAN REFERENCES :**
- "LARGE PLAN" BY ALEX WADSWORTH DATED MARCH 19, 1842 A PORTION OF FOUND IN S.C.R.D. BOOK 191, PAGE 88
 - "LAND IN DOVER, N.H., GEORGE W. NUTE TO BOSTON & MAINE R.R." BY F.B. ROWELL DATED NOVEMBER 1912
 - "LAND IN DOVER, N.H., BOSTON AND MAINE RAILROAD TO FRANK J. GRIMES" BY B. & M. R.R. DATED OCTOBER 1925 S.C.R.D. PLAN #30, POCKET #7, FOLDER #4
 - "LAND IN DOVER, N.H., BOSTON AND MAINE RAILROAD TO M. AND M. BAKERIES INC." BY G.L. DAVIS DATED FEBRUARY 1927
 - "PLAN OF LAND, M&M BAKERIES, INC." BY G.L. DAVIS DATED DECEMBER 1954 S.C.R.D. PLAN # 6 POCKET # 2 FOLDER # 21
 - "PLAN OF HEMON PROPERTY" BY G.L. DAVIS DATED SEPTEMBER 1955 S.C.R.D. PLAN # 10 POCKET # 1 FOLDER # 5
 - "LAND OF ANTHONY CONSENTINO; GROVE STREET; DOVER, N.H." BY BERRY SURVEYING & ENGINEERING DATED NOVEMBER 1, 1988 S.C.R.D. PLAN # 35-129

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER. - 1:10,000 -

DAVID A. BERRY ULS 328 DATE



- NOTES:**
- 1.) OWNER: ANTHONY CONSENTINO REVOCABLE TRUST BY ANTHONY CONSENTINO, TRUSTEE P.O. BOX 70346 SEATTLE, WA 98127
 - a.) TAX MAP 31, LOT 11
 - b.) LOT AREA: EXISTING: 19,950 Sq.Ft., 0.46 Ac. PROPOSED: 21,580 Sq.Ft., .50 Ac.
 - c.) S.C.R.D. BOOK 2926, PAGE 454
 - 2.) OWNER: BOSTON & MAINE RAILROAD c/o GUILFORD TRAMS IRON HORSE PARK NORTH BILERICA, MA 01862
 - a.) TAX MAP 31, LOT 4
 - b.) LOT AREA: EXISTING: 2.79 Ac. ± PROPOSED: 2.75 Ac. ±
 - c.) S.C.R.D. BOOK 299, PAGE 9
 - 3.) APPLICANT: HAMPSHIRE CONTROLS, CORP. 1 GROVE STREET DOVER, NH 03820
 - 4.) ZONING: B-2
MINIMUM LOT SIZE: NONE
MINIMUM FRONTAGE: NONE
MAXIMUM LOT COVERAGE: 70%
MAXIMUM BUILDING HEIGHT: 75'
SETBACKS:
FRONT: NONE
SIDE: NONE
REAR: 12'
 - 5.) BUILDING COVERAGE AT CURRENT LOT SIZE: 35%
BUILDING COVERAGE AT PROPOSED LOT SIZE: 33%

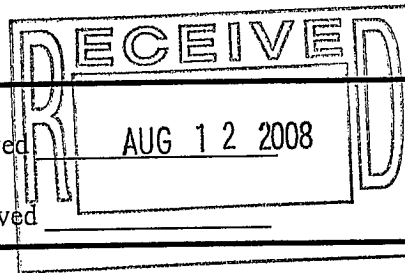


LOT LINE REVISION

REVISION	DATE	DESCRIPTION

LOT LINE REVISION PLAN
LAND OF
ANTHONY CONSENTINO REVOCABLE TRUST
AND
BOSTON & MAINE RAILROAD
GROVE STREET
DOVER, N.H.
TAX MAP 31, LOT 4 & 11

BERRY SURVEYING & ENGINEERING
148 SECOND CROWN POINT RD.
BARRINGTON, N.H. 352-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 28, 2008
FILE NO. : DB 2008 - 007



Account # P 08.33

Date Received

AUG 12 2008

Amount Paid \$ 257.88

Time Received

TM lists/subaplic.com

Cash \$ 1.00

**CITY OF DOVER, NEW HAMPSHIRE
SUBDIVISION APPLICATION**

Applicant's name RICHARD + KATHLEEN KNOX Phone # 845-3661

Applicant's address 186 DURHAM ROAD DOVER NH 03820

Signature of applicant [Signatures]

Land owner's name (If different from applicant) SAME

Land owner's address _____

Signature of land owner _____

Area of entire tract 2.40 acres, 104,708 square feet

Area being subdivided 0.84 acres, 36,560 square feet

Proposed number of lots 1

Location of proposed subdivision (street access) DURHAM ROAD

Zoning District R-20 / RM-20 Assessor's Map # I Lot # 14

Special District(s) _____ Flood Hazard Zone _____ Conservation Zone _____ Other _____

Development Data

Construction of Homes:

1. Number of dwelling units N/A 2. Number of buildings N/A

Construction of Apartments:

1. Number of dwelling units N/A 2. Number of buildings N/A

Construction of non-residential units: Yes ___ No , Explain: _____

Availability of sewer: Yes No ___

Availability of water: Yes No ___

Professional Certification

Preparer of Plat MCENEANEY SURVEY ASSOCIATES INC. Phone # 742-0911
(Name and address) 24 CHESTNUT STREET DOVER NH
03820

Profession of preparer LICENSED LAND SURVEYOR NH #661

NOTICE TO ALL APPLICANTS

When submitting an application to the Dover Planning Board, the following shall be included:

1. Application signed by the owner
2. Advertisement fee (Foster's) \$60.00
3. Postage fee for certified mail \$5.32 each and labels in triplicate for abutters notices including applicant and owner, engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plat.
4. PLANNING BOARD (15) fifteen sets of plans (signed by owner)
5. TRC (6) six sets of plans (signed by owner)
6. ~~Approved~~ plans will be subject to \$1.00 per sheet of plan set
7. Application fee as follows:

DRIVEWAY WAIVER	No application necessary	- Letter of rejection from Engineering Dept. - Diagram & letter from owner - Legal Ad \$60.00 - List of abutters @ \$5.32 each
SUBDIVISION	\$150.00 per lot created	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
LOT LINE ADJUSTMENT	\$100.00 per lot created	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
SITE REVIEW		- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
RESIDENTIAL	\$100.00 per unit	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
MOTEL/HOTEL	\$35.00 per lodging unit	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
NON-RESIDENTIAL	New construction \$.15 per sq. ft. not to exceed \$10,000 Additions (New floor space) \$.10 per sq. ft. not to exceed \$10,000	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
CHANGE OF USE	(Existing floor space) \$.10 per sq. ft. not to exceed \$5,000	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
PARKING LOT ADDITIONS	\$.07 per sq. ft. not to exceed \$10,000	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
CONDITIONAL USE PERMIT	\$150.00 per lot	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
GRAVEL PIT	\$50.00 application fee \$75.00 permit fee	- Application - Legal Ad \$60.00 - List of abutters @ \$5.32 each
EXTENSIONS OF APPROVED PLANS	\$50.00/ hr of review	

SUBDIVISION (1-LOT) 150.00
 PUBLIC AD 60.00
 ABUTTERS NOTICES (9 x 5.32) 47.88

 \$ 257.88

CITY OF DOVER PLANNING DEPARTMENT SUBDIVISION PLAN CHECKLIST

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required to review a subdivision plan, therefore, a **preapplication conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged. This completed checklist should be included in the Subdivision Plan application.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: RICHARD & KATHLEEN KNOX

PROJECT TITLE: MINOR SUBDIVISION OF LAND

PROPERTY LOCATION: DURHAM ROAD

DATE OF PREAPPLICATION CONFERENCE _____

	Required?		Provided
	Yes	No	
1. Completed Application form w/checklist	✓		✓
2. Payment of review fees		✓	
3. List of abutters	✓		✓
4. Fifteen copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans that are drawn using a CAD system must meet City of Dover CAD drawing standards. Plans shall contain the following items as appropriate:	✓		✓
Location map at 1"= 1,000' scale, w/3000' radius	✓		✓
Scale	✓		✓
Date, title, north arrow	✓		✓
Proposed subdivision name and location	✓		✓
Name & address of owners, applicants; signature & stamp of NH licensed land surveyor and/or engineer	✓		✓
Map & lot numbers for existing & proposed lots as assigned by Tax Assessor		✓	✓
Zoning District boundaries, including any special or overlay districts	✓		✓
Location of Conservation District areas			
Names of all abutting property owners	✓		✓
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks			
Location and widths of existing and proposed easements and right of ways	✓		✓
Location and widths of existing and proposed sidewalks			
Existing and proposed property lines with dimensions and bearings tied into the City of Dover's Geographic Information System coordinate system	✓		✓
Existing and proposed lot areas in square feet	✓		✓

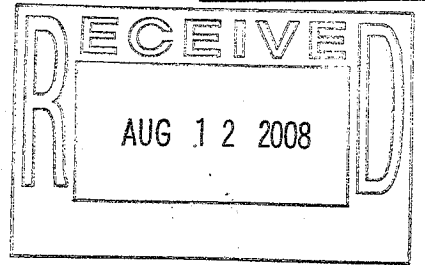
	Required?		Provided
	Yes	No	
Existing and proposed topographic information at two foot intervals			
Location of existing buildings and structures			✓
Location, material and size of existing and proposed permanent monuments			✓
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision			
Minimum building line setbacks on all lots			✓
Existing and proposed storm drainage system, including the size of lines, catch basins and culverts			
Storm water/drainage analysis			
Existing and proposed water lines and fire hydrants			
Existing and proposed sewer lines			
Existing and proposed streetlights			
Existing and proposed electrical, cable TV and natural gas lines			
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number			
Location of Flood Hazard Zone			
Location of all bodies of water and watercourses			
Soil types			
Location of wetlands and buffers			
Proposed street numbers for all lots and structures			
5. Construction Detail Sheets shall contain the following information: N/A			
Profiles showing existing and proposed elevations along the center lines of proposed streets and within 100' of intersections with existing streets			
Profiles showing the locations and a typical cross-section detail of the street			
Location of street trees, streetlighting standards and street signs			
Location, size and invert elevations of existing and proposed sanitary sewers, storm water drains and fire hydrants			
Location and size of all water, gas and other underground utilities			
6. Additional Information if appropriate N/A			
Traffic impact analysis			
Waste water quantity & composition figures			
Hydrogeologic study if located in Groundwater Protection Zone			
Report on potential pollutants to air, water and land from proposed site usage			
Ground and/or aerial photos of site and immediate area			
Depict test boring locations and groundwater elevations			
Depict percent slope as required			
Depict existing contours up to 100 ft. beyond project limits			
Written narrative description of proposed subdivision project, including: * purpose/proposed use * scope of operation * impact on area or City in general (May be in note on plan)			
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required			

REVIEWED BY: _____ DATE 8/12/08

APPLICANT'S SIGNATURE: _____

APPLICANT RECEIVED COPY OF THIS REVIEW CHECKLIST? YES ___ NO

REMARKS:

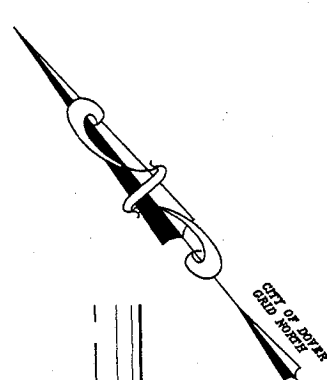
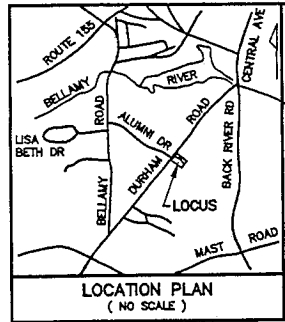


REFERENCE PLANS:

- 1.) NO TITLE - SURVEYED BY: RICHARD BOULANGER, RICHARD WOZMAK, MICHAEL O'MALLEY; DATED: APRIL 1976; RECORDED S.C.R.D. PLAN 16A-73.
- 2.) MINOR SUBDIVISION - FINAL PLAN LOTS A & B - ALBERT A. & KATHLEEN L. BASTIANELLI, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED JUNE 1980; BY ROBERT W. McCRONE; RECORDED S.C.R.D. PLAN 17B-93.
- 3.) MINOR SUBDIVISION - LOTS A & B - HELEN J. LEMOS, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED APRIL 1984; BY G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 17E-93.
- 4.) LOT LINE ADJUSTMENT PLAN PREPARED FOR JANE CATALFO AND ALFRED CATALFO, TAX MAP I, LOT No. 13 & 13A, 78 & 82 DURHAM ROAD (NH RTE 108), CITY OF DOVER, COUNTY OF STAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: JANUARY 2005; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 78-73.

NOTES:

- 1.) OWNERS OF RECORD: RICHARD KNOX, KATHLEEN KNOX, 86 DURHAM ROAD, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOLUME 3662, PAGE 0183.
- 2.) I / 14 - DENOTES TAX MAP AND LOT NUMBER.
- 3.) TOTAL PARCEL AREA = 104,708 S.F. / 2.40 ACRES.
- 4.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN.
- 5.) THE ZONING DISTRICT IS R-20 WITHIN 300' OF THE DURHAM ROAD RIGHT OF WAY, AND RM-20 AT THE REAR OF THE LOT.
 - R-20 MINIMUM LOT SIZE = 20,000 S.F.
 - MINIMUM FRONTAGE = 125 FEET
 - BUILDING SETBACKS: FRONT = 35 FEET, SIDE = 20 FEET, REAR = 15 FEET
 - RM-20 MINIMUM LOT SIZE = 20,000 S.F.
 - MINIMUM FRONTAGE = 150 FEET
 - BUILDING SETBACKS: FRONT = 50 FEET, SIDE = 20 FEET, REAR = 20 FEET
- 6.) THE SUBJECT PARCEL WAS INVESTIGATED FOR WETLANDS BY MARK WEST OF WEST ENVIRONMENTAL, INC. ON AUGUST 6, 2008.
- 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 0320, SUFFIX D; MAP NUMBER 33017C0320D, EFFECTIVE DATE: MAY 17, 2005.
- 8.) BASIS OF BEARING IS CITY OF DOVER GIS GRID. COORDINATES SHOWN ARE BASED ON CITY OF DOVER GIS GRID.
- 9.) THE PARCEL IS SERVICED BY MUNICIPAL WATER SUPPLY AND SEWER COLLECTION SYSTEMS.
- 10.) THE PARCEL IS SUBJECT TO AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES FOR THE BENEFIT OF LOT "B"; PARCEL I / 14C; AS DESCRIBED IN S.C.R.D. BOOK 1759, PAGE 380.
- 11.) THE PARCEL IS SUBJECT TO A RIGHT OF WAY LOCATED ALONG THE WESTERLY SIDE OF THE PARCEL FOR THE BENEFIT OF PARCEL I / 14C AS SHOWN ON REFERENCE PLAN No. 2.
- 12.) A DIGITAL COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING BOARD.



I / 13A
 CATALFO FAMILY REV. TRUST
 ALFRED & JANE CATALFO, TRUSTEES
 82 DURHAM ROAD
 DOVER, NH 03820
 3163 / 251

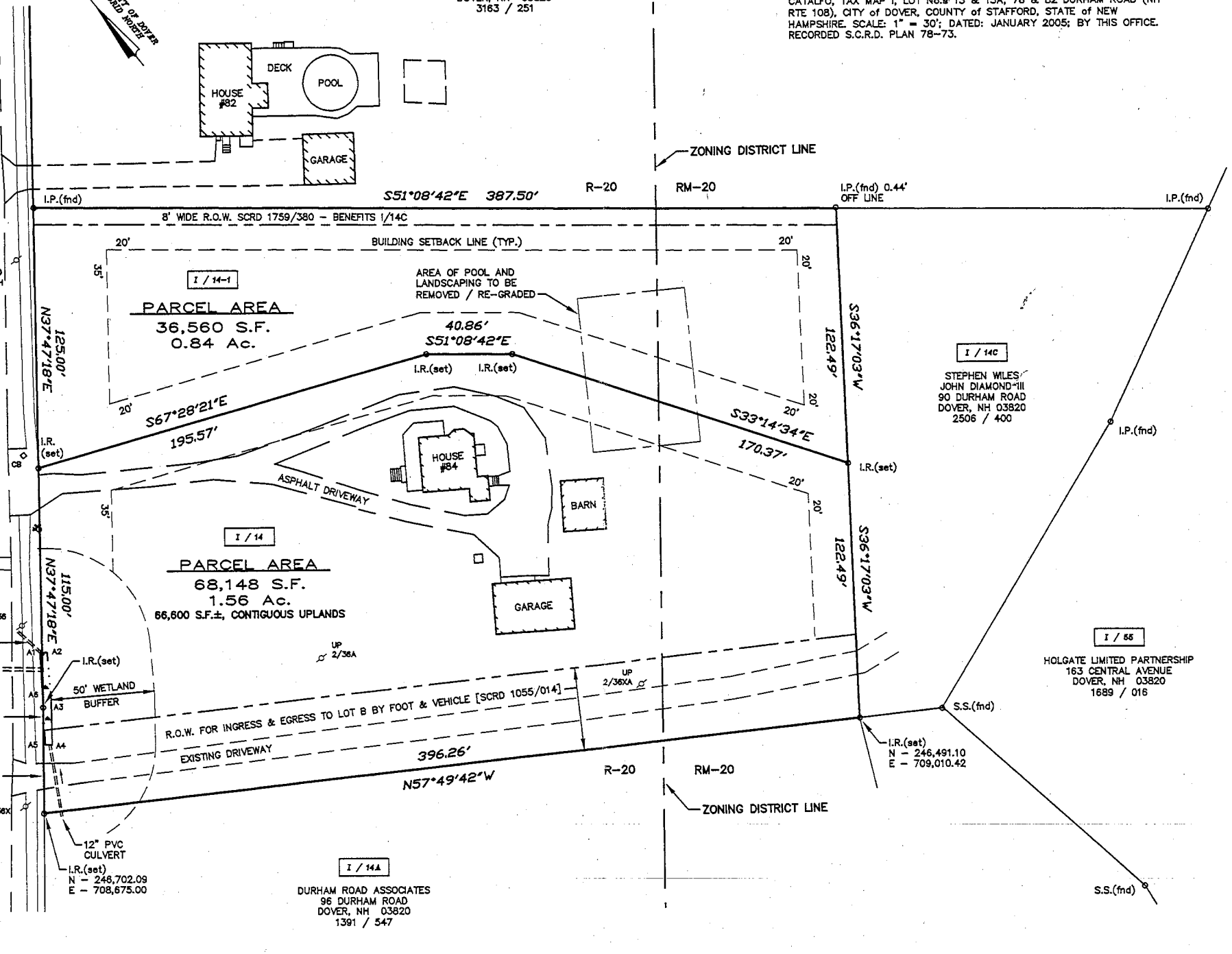
I / 7
 JAMES KEATING
 KATHLEEN HALL
 113 COURT STREET
 DOVER, NH 03820
 3564 / 925

I / 7B
 JAMES KEATING
 KATHLEEN HALL
 113 COURT STREET
 DOVER, NH 03820
 3564 / 925

I / 12
 CITY OF DOVER
 288 CENTRAL AVENUE
 DOVER, NH 03820

I / 6
 PAUL SEAVER
 PENNY SEAVER
 105 DURHAM ROAD
 DOVER, NH 03820
 3194 / 900

(NH ROUTE 108)
 DURHAM ROAD
 ALUMNI DRIVE



NO.	DATE	DESCRIPTION	BY	CHK
08-1831		SUBDIV	08-5	59-62
PROJECT NO		TYPE	FIELDBOOK & PAGES	
For Registry of Deeds Use				

No.	Bearing	Distance
L1	N38°20'18"E	40.00'
L2	N38°20'18"E	10.90'

- LEGEND**
- I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
 - I.P.(fnd) - IRON PIPE (FOUND)
 - S.S.(fnd) - STEEL STAKE (FOUND)
 - UP - UTILITY POLE
 - SMH - SANITARY SEWER MANHOLE
 - CB - CATCH BASIN
 - DMH - DRAIN MANHOLE
 - RCP - REINFORCED CONCRETE PIPE
 - PVC - POLYVINYL CHLORIDE
 - W - WATER GATE VALVE
 - XX - FIRE HYDRANT
 - AB - WETLAND I.D. FLAG No.
 - W - WETLAND
 - R.O.W. - RIGHT OF WAY
 - (TYP.) - TYPICAL
 - ± - MORE OR LESS
 - S.F. - SQUARE FEET
 - Ac. - ACRE
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - - EDGE OF WETLAND

OWNERS SIGNATURES

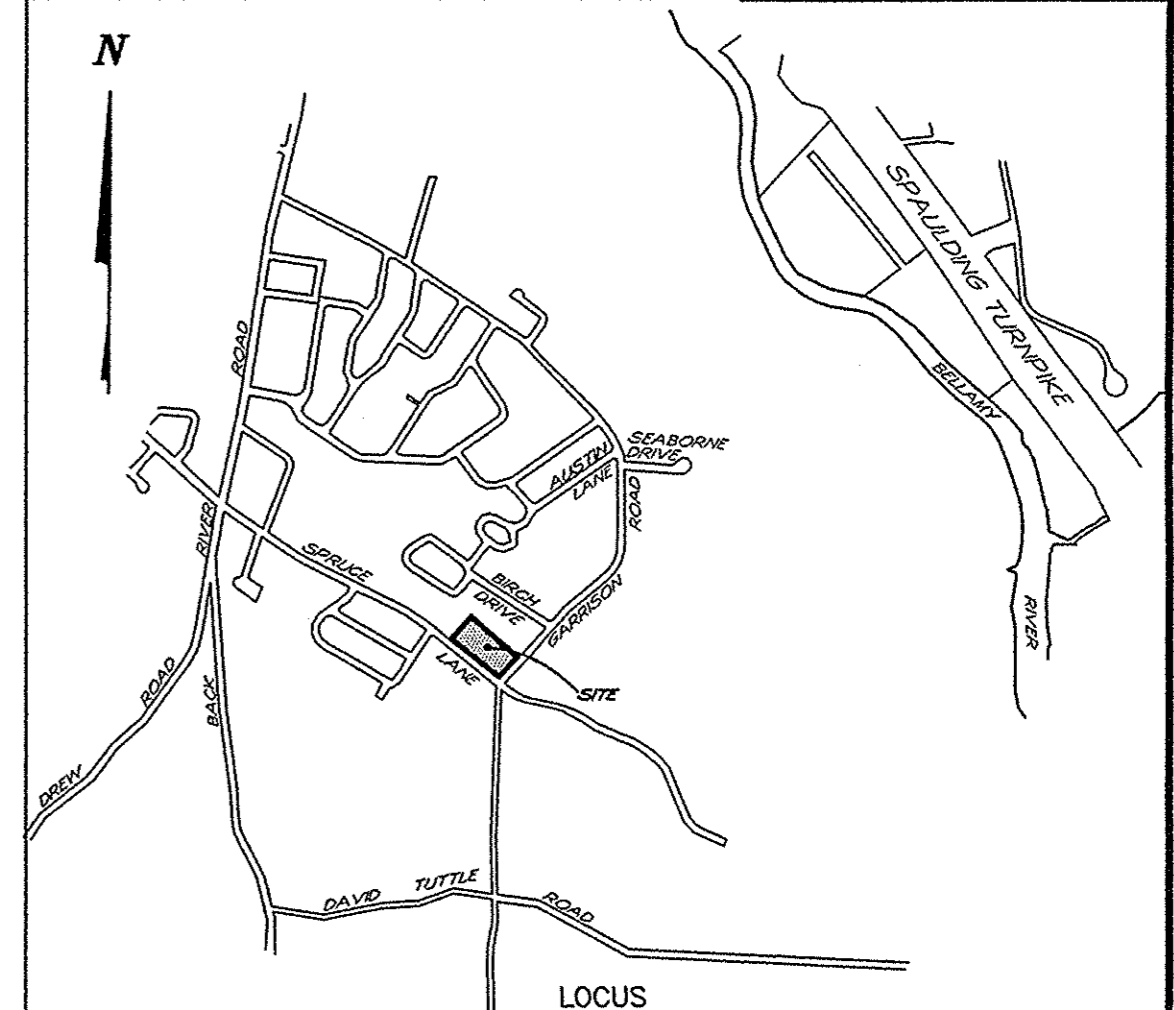
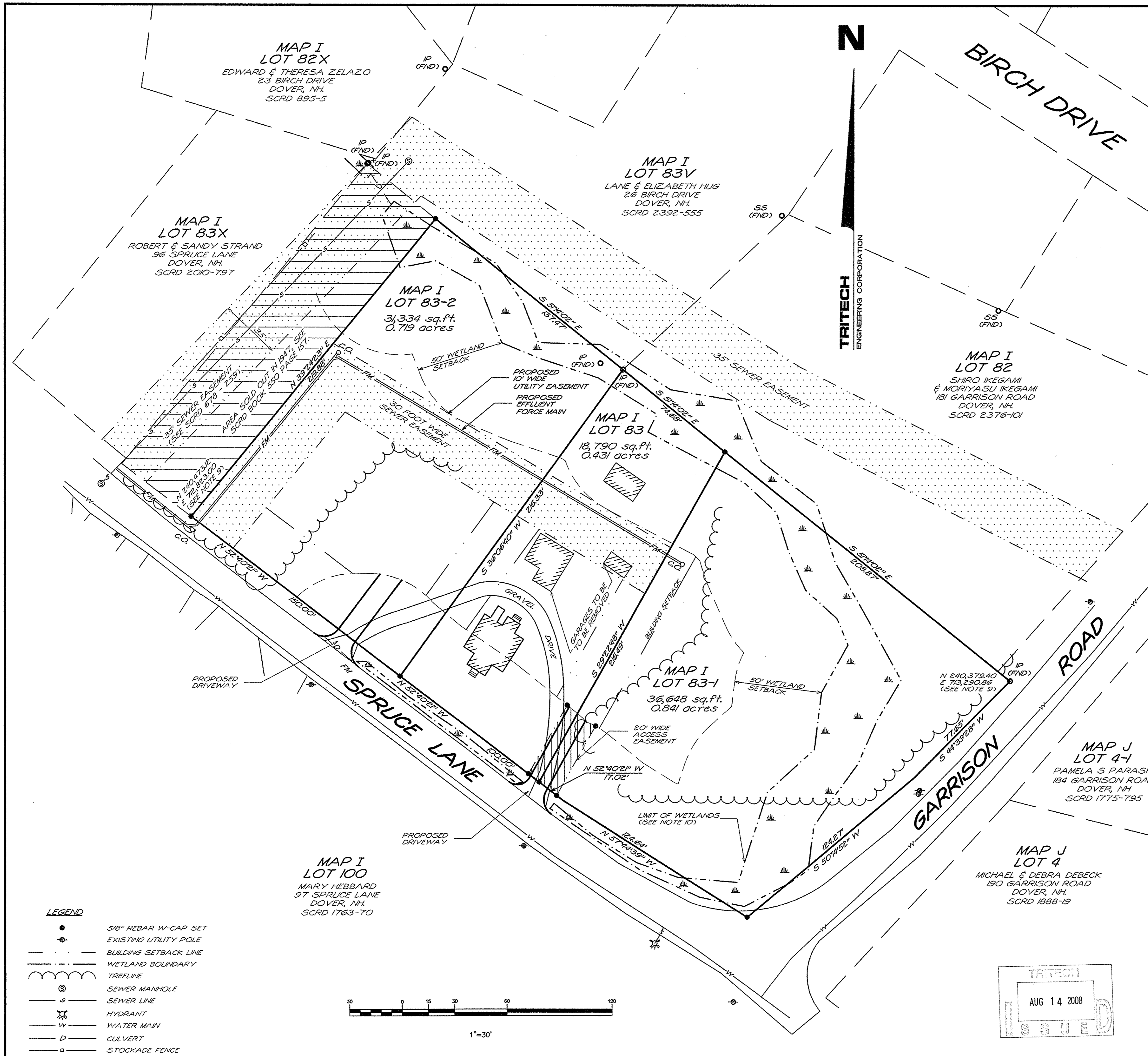
"I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."

MINOR SUBDIVISION OF LAND
 PREPARED FOR
RICHARD KNOX
 AND
KATHLEEN KNOX
 TAX MAP I, LOT No. 14
86 DURHAM ROAD (NH ROUTE 108)
 CITY OF DOVER
 COUNTY OF STAFFORD
 STATE OF NEW HAMPSHIRE

DRAWN BY: *RJM* FILE: C:\P\1569\08-1898
 SCALE: 1" = 30' DATE: AUGUST 8, 2008

McNeaney
*S*urvey
 A ssociates, inc.

R.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911
 SURVEYING - PLANNING - CONSULTING



NOTES

- 1.) INTENT: TO SUBDIVIDE DOVER TAX MAP I LOT 83 INTO 3 LOTS.
- 2.) CURRENT OWNER OF RECORD: DAVID B. SULLIVAN
6 MERIDIAN DRIVE
DOVER, N.H. 03820

AUTHORIZED SIGNATURE

3.) TOTAL LOT AREA: 86,773 SQ.FT. - 1.992 ACRES

4.) TAX MAP I LOT 83.

5.) PROJECT DEED REFERENCE: BOOK 3553 PAGE 718

6.) PROJECT PLAN REFERENCE:
SUB-DIVISION OF ROBERT M. & LOIS DUVALL DOVER, NEW HAMPSHIRE
K. E. MOORE & S.G. STAPLES JUNE, 1971 SCRD P.11-F.3-PL.30

RIGHT OF WAY PLAN BIRCH WOOD DRIVE TO AUSTIN DRIVE DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JULY 12, 1998

CITY OF DOVER - NEW HAMPSHIRE PLAN OF SANITARY SEWER EASEMENTS LANDS OF TSOUKALAS, VACHON, & DUVALL GERARD A. CRAWFORD, CITY SURVEYOR JUNE, 1957 ENGINEERING OFFICE

7.) ZONING: R-12 (LOW-DENSITY RESIDENTIAL DISTRICT)
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT.
MIN. SETBACKS:
FRONT: 30 FT
SIDE: 15 FT
REAR: 15 FT

8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 58,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF AUGUST, 2006.

9.) BASIS OF BEARING: DOVER GIS STATIONS 611 AND 612 WERE OCCUPIED TO DETERMINE LOCATION, DATUM AND DIRECTION.

10.) IN JULY, 2006, LEONARD A. LORD, PH.D., STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #19, (COREX ECOSYSTEM SCIENCES) CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987).

11.) LOTS TO BE SERVICED BY CITY WATER AND SEWER.

12.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

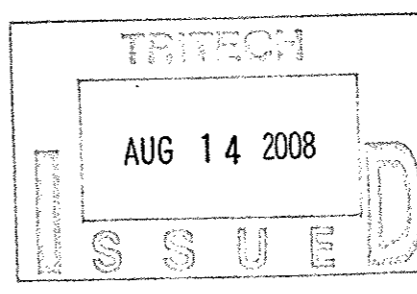
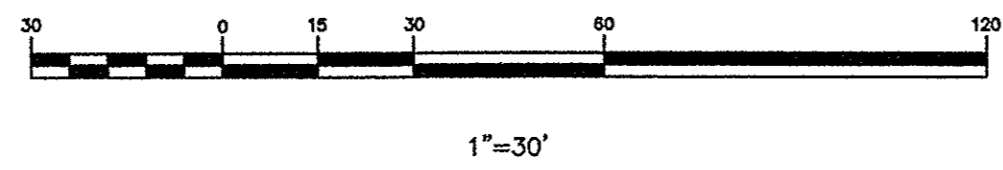
13.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD.

14.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE.

15.) ALL ACCESSORY BUILDINGS LOCATED WITHIN 10' OF A PROPOSED PROPERTY LINE HAVE BEEN REMOVED.

LEGEND

- 5/8" REBAR W-CAP SET
- EXISTING UTILITY POLE
- BUILDING SETBACK LINE
- WETLAND BOUNDARY
- TREELINE
- SEWER MANHOLE
- SEWER LINE
- HYDRANT
- WATER MAIN
- CULVERT
- STOCKADE FENCE



TRITECH ENGINEERING CORPORATION

766 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 746 8907
FAX 603 746 9660

EDMUND VACHON

SUBDIVISION PLAN
EDMUND VACHON
SPRUCE LANE & GARRISON ROAD
DOVER, NEW HAMPSHIRE

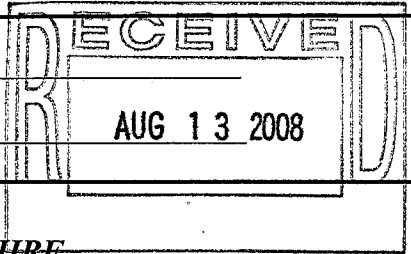
REVISIONS
DATE: 12-12-07
DESCRIPTION: REVISED PER CONDITIONS OF APPROVAL

SHEET NO. **S-1**

MAY 30, 2007 SCALE: 1" = 30'

JOB NO. 06136

Account # PO8-34 Date Received _____
 Amount Paid _____ Time Received _____



TM lists/subaplic.sam

**CITY OF DOVER, NEW HAMPSHIRE
 SUBDIVISION APPLICATION**

Applicant's name Ridgewood Realty Phone # Sullivan.johnb@gmail.com
 Applicant's address 19 Kilton Road, Bedford, NH 03110
 Signature of applicant *John B Sullivan et al*
 Land owner's name (If different from Applicant) Boston and Maine Railroad
 Land owner's address Iron Horse Park, High Street, North Billerica, MA
 Signature of land owner *John Sullivan et al*
 Area of entire tract 1.309 acres, 57,000 square feet
 Area being subdivided 1.309 acres, 57,000 square feet
 Proposed number of lots 2
 Location of proposed subdivision (street access) Forest Street
 Zoning District RM-10 Assessor's Map # 24 Lot # 2A
 Special District(s) _____ Flood Hazard Zone X Conservation Zone X Other Wetlands

Development Data

Construction of Homes:
 1. Number of dwelling N/A 2. Number of buildings N/A
 Construction of Apartments:
 1. Number of dwelling 2 or 4 per lot 2. Number of buildings 1 per lot
 Construction of non-residential units: Yes _____ No X Explain: _____

Availability of sewer: Yes X No _____ Availability of water: Yes X No _____

Professional Certification

Preparer of Plat Tritech Engineering Corp. 755 Central Avenue, Dover, NH 03820 Phone # (603) 742-8107
 (Name and address)
 Profession of preparer Engineers / Surveyors



PAN AM RAILWAYS, INC.

1700 Iron Horse Park
North Billerica, MA 01862-1681

July 1, 2008

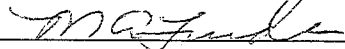
John Sullivan
Ridgewood Realty, Inc.
340 Central Avenue
Dover, NH 03820

Re: Boston and Maine Corp. - Dover, New Hampshire

Dear Mr. Sullivan:

This letter authorizes Ridgewood Realty, Inc. to act on behalf of the Boston and Maine Corporation, as related to the proposed subdivision of lot 2, as shown on City Tax Map 24 in Dover, New Hampshire.

Very truly yours,
BOSTON AND MAINE CORPORATION

By: 
Michael A. Twidle
Assistant to the Vice President, Real Estate

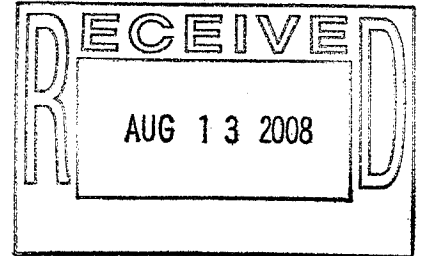
TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

August 13, 2008



Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: Minor Subdivision of Land
Boston & Maine Railroad
Dover Tax Map 24 Lot 2A
Forest Street
Dover, New Hampshire
Job No. 07141

Dear Christopher;

Enclosed please find four (4) full-size and eleven (11) half-size copies of the ***Subdivision Plan, Subdivision Application, Application Fee, and Abutters List with 2 sets of labels*** for the above referenced project. An electronic copy of the Subdivision Plan has been e-mailed to your office.

Our intent is to subdivide the existing Map 24 Lot 2A into a total of three (3) lots. One lot is the remaining land of the Boston & Main Railroad (active tracks). The two (2) new lots on Forest Street will be developed as infill development. We are currently in front of the City of Dover Zoning Board of Adjustment requesting a Special Exception, which will allow the construction of a four (4) unit building on each of these lots.

Please place this application on the August 26, 2008 Planning Board Meeting agenda.

Please advise should you have any questions.

Very truly yours,

TRITECH ENGINEERING CORP.

A handwritten signature in black ink, appearing to be "R. Stowell".

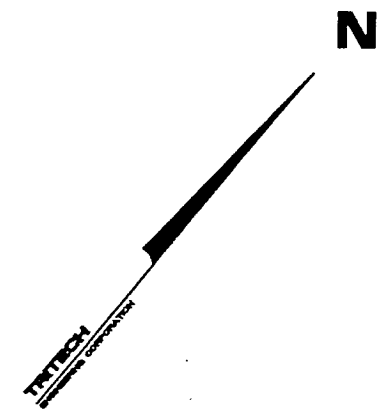
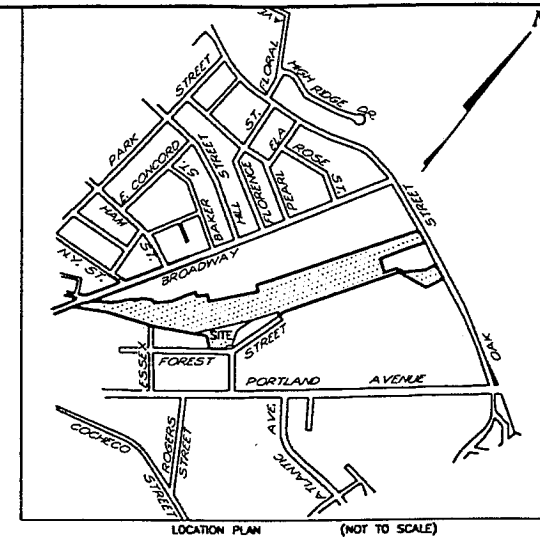
Robert J. Stowell, P.E., L.L.S.
President

RJS / nas

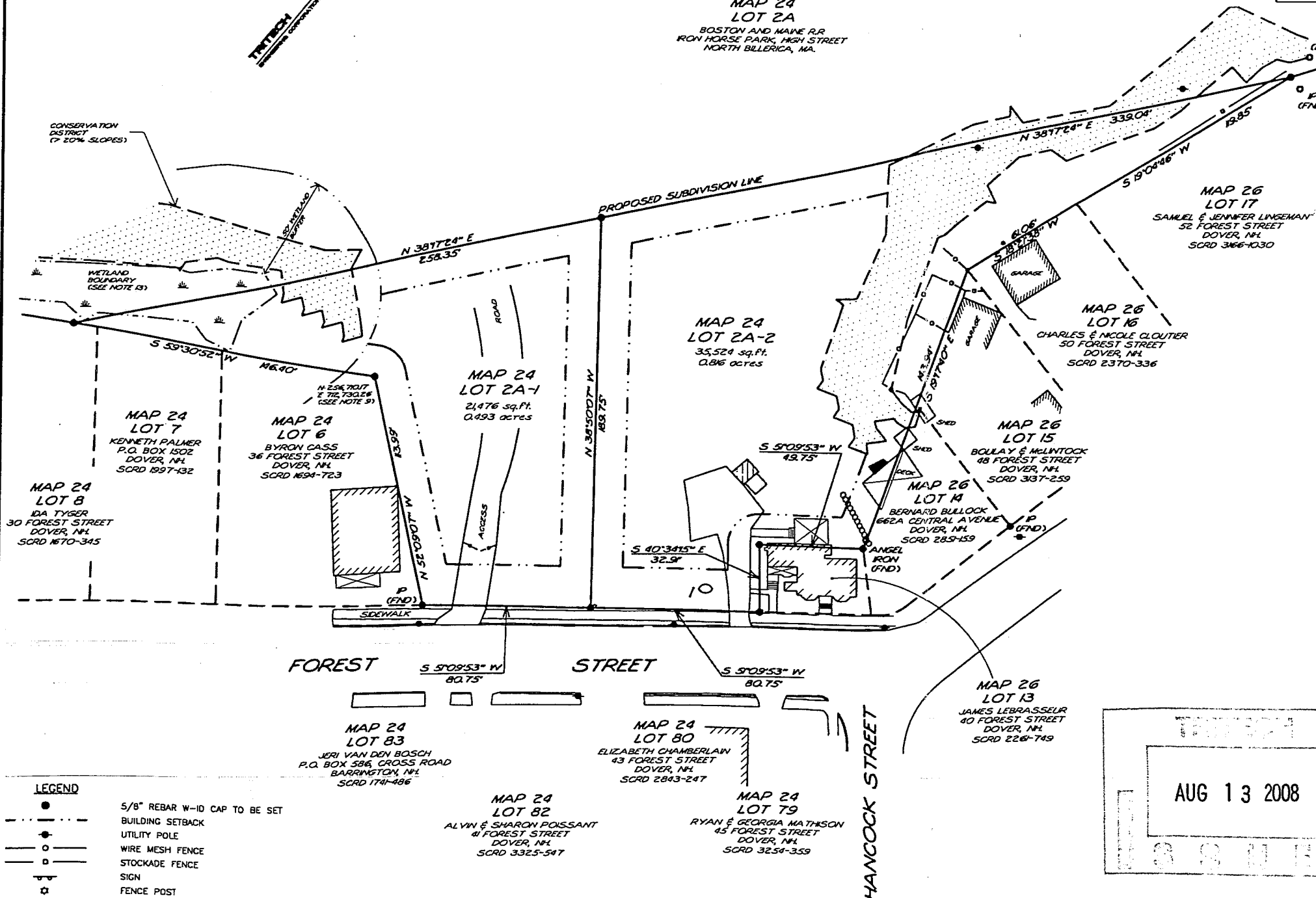
Enclosures

\\07141_PB_SubmissionLtr.doc

RECEIVED
AUG 13 2008



MAP 24
LOT 2A
BOSTON AND MAINE R.R.
RON HORSE PARK, HIGH STREET
NORTH BILLERICA, MA.



NOTES

- 1.) INTENT: TO SUBDIVIDE 57,000 SQ.FT. (1.309 ACRES) FROM TAX MAP 24 LOT 2A, CREATING TWO NEW BUILDING LOTS.
- 2.) CURRENT OWNER OF RECORD: BOSTON AND MAINE RAILROAD
IRON HORSE PARK, HIGH STREET
NORTH BILLERICA, MA.
- 3.) TOTAL LOT AREA: 57,000 SQ.FT. - 1.309 ACRES
- 4.) TAX MAP 24 LOT 2A.
- 5.) PROJECT DEED REFERENCE: BK 252 PG 326
- 6.) PROJECT PLAN REFERENCE:
KIDDER PRESS COMPANY'S PLANT
DOVER, N.H.
WILLIAM C. DODGEN
JULY, 1900 SCRD BOOK 323 PAGE 446
RIGHT-OF-WAY AND TRACK MAP
BOSTON AND MAINE R.R.
OPERATED BY THE
BOSTON AND MAINE R.R.
STATION 3548+57 TO STATION 3601+37
OFFICE OF VALUATION ENGINEER
JUNE 30, 1914
PLAN OF LAND
BROADWAY PLANT FOR
HARRIS GRAPHICS CORP.
DOVER, N.H.
ROARING BROOK CONSULTANTS
2-2-89 SCRD 36-101
PLAN OF LOTS LAID OUT BY
J.D. & J.B. GUPPY
AUGUST 13, 1878
SCRD POCKET 10 FOLDER 2 PLAN 38
PLAN OF LAND
KIDDER PRESS CO., INC.
BROADWAY PLANT
DOVER, NEW HAMPSHIRE
G.L. DAVIS & ASSOCIATES
MAR, 1980 SCRD 21-14
- 7.) ZONING: RM-10
MIN. LOT SIZE: 10,000 SQ.FT.
MIN. FRONTAGE: 80 FT.
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 15 FT
REAR: 15 FT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 40,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF APRIL, 2008.
- 9.) BASIS OF BEARING: DOVER GIS SYSTEM.
- 10.) LOTS TO BE SERVICED BY CITY WATER AND SEWER.
- 11.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 12.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD.
- 13.) DURING THE MONTH OF APRIL, 2008 MICHAEL MARINARD, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, DEPT. OF THE ARMY (1987)". ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
- 14.) THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS WITHIN 50' OF DEFINED STREAM CHANNELS AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY. SLOPES ARE BASED ON ACTUAL FIELD TOPOGRAPHY, BOUNDARIES ARE APPROXIMATE.

SIGNATURE

TRITECH
ENGINEERING CORPORATION

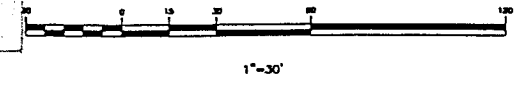
708 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE: 603 746 8707
FAX: 603 746 2862

REVISIONS	DATE	DESCRIPTION

SUBDIVISION PLAN
**BOSTON AND MAINE
RAILROAD**
FOREST STREET
DOVER, NEW HAMPSHIRE
AUGUST 13, 2008
JOB NO. 0741
SCALE: 1" = 30'

- LEGEND
- 5/8" REBAR W-ID CAP TO BE SET
 - BUILDING SETBACK
 - UTILITY POLE
 - WIRE MESH FENCE
 - STOCKADE FENCE
 - ▲ SIGN
 - ⊙ FENCE POST

RECEIVED
AUG 13 2008



SHEET NO.

5-1

MALCOLM R. McNEILL, JR.
R. PETER TAYLOR*
ROBERT J. GALLO**
FRANCIS X. BRUTON, III †
WILLIAM L. TANGUAY
SIMONE D. MASSE*

OF COUNSEL
LYNNE M. DENNIS

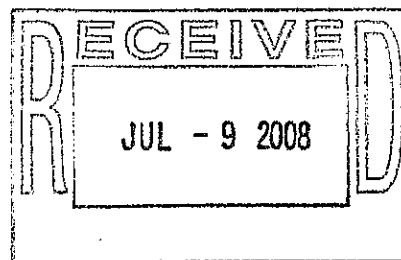
*also admitted in Maine
**also admitted in Maine and Mass.
†also admitted in Mass.



Hale Schoolhouse
180 Locust Street
P.O. Box 815
Dover, NH 03821

TEL (603) 749-5535
FAX (603) 749-1187

July 9, 2008



Hand Delivered

Ronald Cole, Chairperson
Planning Board
City of Dover
288 Central Avenue
Dover, NH 03820

Re: Tolend Road Properties, LLC
Open Space Subdivision/Assessor's Map G, Lots 19B and 24J

Dear Mr. Cole:

Please be advised that this office represents Tolend Road Properties, LLC.

On June 14, 2005, the Dover Planning Board approved the applicant's open space subdivision plan for land on Tolend Road for 72 housing units. The plan was processed and approved with a limitation of occupancy to persons 55 years of age and over. Condition #19 contained in the letter of approval dated July 12, 2005 identified the project as an age 55-and-over development and the Planning Board agreed to a reduction in the school impact fee as a result of the age limitation. Other components of the plan, including the restrictive covenants and homeowners association documents, also reflected the age limitation contained in the Planning Board's approval.

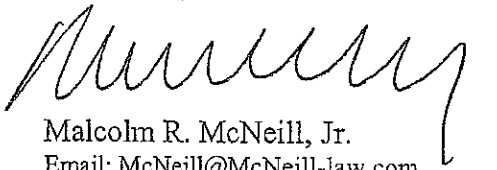
Subsequent to the approval of the project, the applicant was initially unable to proceed with infrastructure improvements as a result of litigation between the applicant and the former property owner. After the resolution of the litigation, the applicant proceeded to build the cross-country sewer and complete other infrastructure improvements at a cost of approximately \$600,000.00.

The purpose of the within correspondence is to request that the Planning Board conduct a public hearing to consider deleting the age 55-and-over age limitation. The applicant is not requesting a change in the plans, but rather is only requesting a change in the age limitation relative to occupancy. If granted, the applicant, in conjunction with the Planning Department, would revise the conditions of approval and other relevant documents to reflect the deletion of the age limitation.

The applicant will present an updated traffic study for the premises reflecting a deletion of the age limitation. The approved subdivision plan also provides for a significant recreation component which would be available for family occupancy of the approved subdivision. The applicant would also expect to pay impact fees and other municipal assessments consistent with occupancy of the units without age limitations.

It is respectfully requested that this matter be placed on the Planning Board's agenda for July 22, 2008.

Very truly yours,

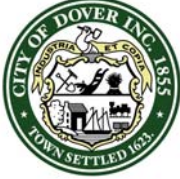


Malcolm R. McNeill, Jr.

Email: McNeill@McNeill-law.com

MRM/jhf

cc: Tolend Road Properties, LLC
Chris Parker, Planning Director



CITY OF DOVER

CITY OF DOVER - ORDINANCE

POSTED 5/27/08

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Subdivision of Land Regulation Changes
Chapter: 155

1. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-9 B, Application Submittal and Review, to read as follows:

“B. Include **one electronic copy and** fifteen (15) copies of the preliminary plat layout and the plat construction detail sheets as more fully described in 155-28 and 155-30 respectively, in this chapter. (Note: Only six (6) copies of the preliminary plat need to be submitted initially for review by the Technical Review Committee. However, fifteen (15) copies will be required for submission of the complete application to the Planning Board).”

2. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-9 E, Application Submittal and Review, to read as follows:

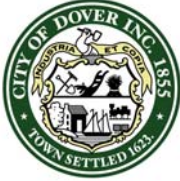
“E. Be filed with the Director of Planning at least fifteen (15) calendar days prior to a regularly scheduled meeting of the Board. Included with the application shall be the names and mailing addresses of all abutters as indicated in city records. The names of all abutters shall be obtained from City records **or the Strafford County Registry of Deeds** not more than five (5) calendar days before the date of filing. **In addition to the abutters list, two duplicate sets of adhesive mailing labels for all abutters shall be submitted for use by staff in preparing certified mailings.**”

3. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-14. Final Plat Certification; Recording, Performance and Maintenance Guaranty., to read as follows:

“A. The applicant shall submit to the Planning Department a mylar, an **electronic copy**, digital **CAD** file and five (5) copies of the final plat layout for Planning Board Chairman's signature within ninety (90) days of receipt of final plat approval by the Planning Board. The Planning Director may grant one ninety (90) day extension if circumstances arise beyond the control of the applicant. An extension denial by the Planning Director can be appealed to the Planning Board. Any additional extensions can only be granted by the Planning Board. The Planning Department shall file the signed mylar with the Office of the Registry of Deeds of Strafford County within thirty (30) days of the date of said signing. All applicable handling and recording fees charged by the Registry of Deeds shall be paid by the applicant.”

4. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-17-B to read as follows:

“B. Include fifteen (15) copies **and an electronic copy** of a final plat layout as described in 155-29 of this chapter. Additional information/data may be requested by the Planning Board for the proper review of said minor subdivision.”



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Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Subdivision of Land Regulation Changes
Chapter: 155

5. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-17-F, Application Submittal and Review, to read as follows:

“F. Be filed with the Director of Planning at least fifteen (15) calendar days prior to a regularly scheduled meeting of the Board. Included with the application shall be the names and mailing addresses of all abutters as indicated in city records. The names of all abutters shall be obtained from City records **or the Strafford County Registry of Deeds** not more than five (5) calendar days before the date of filing. **In addition to the abutters list, two duplicate sets of adhesive mailing labels for all abutters shall be submitted for use by staff in preparing certified mailings.**”

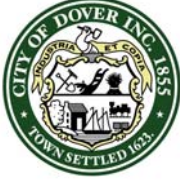
6. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-18, Application Submittal and Review for Minor Lot Line Adjustments and Boundary Agreements, to read as follows:

“B. Include fifteen (15) copies **and an electronic copy** of a surveyed plat layout that contains the following information:”

“C. Be filed with the Director of Planning at least fifteen (15) calendar days prior to a regularly scheduled meeting of the Board. Included with the application shall be the names and mailing addresses of all abutters as indicated in city records. The names of all abutters shall be obtained from City records **or the Strafford County Registry of Deeds** not more than five (5) calendar days before the date of filing. **In addition to the abutters list, two duplicate sets of adhesive mailing labels for all abutters shall be submitted for use by staff in preparing certified mailings.**”

“E. Lots created under the Cluster Subdivision with Lot Lines method of Open Space Subdivisions (formerly 155-22-D subsection 3), shall not be allowed to have lot line adjustments completed if the lot line adjustment would alter the area of Open Space approved at the time of subdivision.”

7. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by removing Chapter 155-22-D subsection 3.
8. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by removing Chapter 155-22-D.1 subsections 1 - 6.
9. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-28, Preliminary Plat Layout, to add new sections P and Q, to read as follows:



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“P. A neighborhood plan, showing all property lines within **a distance determined by the Planning Director during initial consultations.**, and how the project relates to abutting uses. This sheet should show the proposed layout of the subdivision”

“Q. Any project that creates more than 10 residential lots shall submit a fiscal impact analysis which details the probable effects of the subdivision on the following aspects of concern to the City:

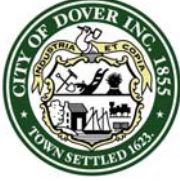
1. attendance at public schools;
2. increase in vehicular traffic;
3. changes in the number of legal residents;
4. increases in municipal costs;
5. load on public utilities or future demand for them;
6. public safety;
7. changes in tax revenue;
8. changes in surface drainage;
9. increased consumption of groundwater;
10. increased refuse disposal;
11. pollution of water or air;
12. land erosion or loss of tree cover;
13. disturbance to other aspects of the natural ecology;
14. blocking of views;
15. harmony with the character of surrounding development; and
16. location of utilities.”

10. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-29 B (13), to read as follows:

“(13) A Storm Water Management and Erosion Control Plan prepared in accordance with the design standards in Chapter 155-35, if it is determined to be necessary by the Technical Review Committee during its review process, as outlined in Chapter 155-9-F or Chapter 155-16.”

11. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-33, Street Design, Section A, to allow a reduction in the minimum pavement width for residential local streets from 28 feet to 20 feet depending on the number of lots created, so that it reads as follows:

“A. Widths of rights-of-way. Streets shall be the following widths: **[Amended 08-11-92 per Planning Board; Public Hearing held 11-28-95 and readopted; Amended 01-14-03 per Planning Board]**



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TYPE OF STREET	MINIMUM RIGHT-OF-WAY	MINIMUM PAVEMENT	
		RESIDENTIAL	NONRESIDENTIAL
Arterial streets (major)	70	36	36
Collector streets	60	32	32
Local streets – up to 5 lots	50	20*	28
Local streets – 6 to 20 lots	50	24**	28
Local streets – 21 or more lots.	50	28***	28

* No on street parking will be allowed.

** Parking must be restricted to one side of the road only.

***The Planning Board may allow a reduction to twenty-four (24) feet if the subdivision is designed to provide a one hundred (100) foot setback from the existing public right-of-way for any structures on the corner lots created at the intersection(s) of the proposed subdivision street and the existing public street.”

12. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-33 G, Grades, to increase the minimum grade from six (6) percent to eight (8) percent, so that it reads as follows:

“Grades. No local street grade shall be in excess of ~~six (6)~~ **eight (8)** percent and no collector street grade shall be in excess of four (4) percent, except as otherwise approved by the Planning Board due to adverse topographic conditions. For adequate drainage, the minimum grade of any new street shall not be less than one-half of one (0.5) percent. No street shall support a grade in excess of three (3) percent within seventy- five (75) feet of its point of intersection with any other street.”

13. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising section 155-35, to read as follows:

“155-35. Storm Water Management, Erosion Control, and Flood Hazards

1. Purpose

The following are the purposes of these regulations:

- a. To treat storm water to maintain and protect the quality of receiving waters;
- b. To reduce the discharge of pollutants;



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- c. To promote the implementation of Low Impact Development practices;
 - d. To minimize the amount of site disturbance and retain existing vegetation to the extent possible;
 - e. To maintain the natural hydrology of a site to the extent possible;
 - f. To promote the use of nontraditional and nonstructural storm water management measures;
 - g. To promote storm water management systems that require lower maintenance;
 - h. To encourage designs that allow for the containment in the event of a spill;
 - i. To promote a balance between pre-development and post-development flow and volume;
 - j. To properly pre-treat all storm water runoff;
 - k. To promote designs that maintain groundwater recharge volumes;
 - l. To address salt and sand loading
2. Storm Water Management
- 1) A written engineering report describing the impacted watershed area, projected runoff and any projected downstream impacts shall be required upon request. Where it is determined by the City Engineer that the additional runoff incident to the development of the project site will overload or significantly impact an existing watercourse or downstream drainage facility, the Planning Board may require the provision of drainage easements or drainage improvements and/or facilities to alleviate said problem. Unless the Planning Board grants a waiver, the post-development surface water runoff rate(s) shall not exceed the pre-development runoff rate(s). All required drainage improvements and/or facilities shall be sized and constructed as required in Chapter 155-41.
 - 2) Drainage calculations and storm water management measures to achieve water quality, recharge, and peak discharge control shall be prepared in conformance with the Best Management Practices outlined in the document, "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE," Rockingham County Conservation District, NH Department of Environmental Services (DES), Soil Conservation Service (now the Natural Resources Conservation Service), August 1992, as amended, and any published DES regulations. Alternative storm water management measures may be allowed by the City Engineer if they are in conformance with the Best Management Practices outlined in the document, "INNOVATIVE STORMWATER TREATMENT TECHNOLOGIES BEST MANAGEMENT PRACTICES MANUAL," NH Department of Environmental Services (DES), Water Division, May 2002, Publication Number NHDES-WD-02-2, as amended, or other Best Management Practices deemed acceptable by the City Engineer..



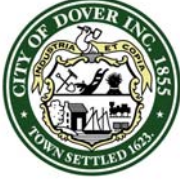
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- 3) Measurement of peak discharge rates shall be calculated using point of discharge. The topography of the site may require evaluation at more than one location if flow leaves the property in more than one direction. An applicant may demonstrate that a feature beyond the property boundary is more appropriate as a design point.
 - 4) No new storm water conveyances may discharge untreated storm water directly to or cause erosion into wetlands or water bodies.
 - 5) A Storm Water Pollution Prevention Plan (SWPPP) shall be developed to prevent erosion, control sediment loss and keep other pollutants from contaminating storm water and receiving waters. The SWPPP shall utilize a combination of structural, non-structural, and vegetative Best Management Practices (BMP's). A SWPPP is required by the Environmental Protection Agency (EPA) as part of their storm water permit program and the NH Department of Environmental Services.
3. Storm Water Management System Operation and Maintenance Plans
- 1) All storm water management systems shall have an operation and maintenance plan (O&M plan) to ensure that systems function as designed. This plan shall be reviewed and approved as a part of the site plan. The O&M plan shall, at a minimum, identify:
 - a) Storm water management system(s) owner(s);
 - b) The party or parties responsible for operation and maintenance;
 - c) A schedule for inspection and maintenance;
 - d) The routine and non-routine maintenance tasks to be undertaken;
 - e) An inspection and maintenance log sheet to record the results of the inspection; and
 - f) The O&M plan shall include the requirement that an annual report, including all inspection and maintenance logs, be submitted to the Dover Community Services Department in the month of December.
4. Erosion and Sedimentation Control
- 1) Erosion and sedimentation controls must be implemented to prevent impacts during construction or land disturbance activities, and shall be properly installed prior to soil disturbance in the contributing drainage area.
 - 2) The applicant shall prepare a plan that provides for erosion and sediment control measures that meet the design standards and specifications set forth in the document, "STORMWATER MANAGEMENT AND EROSION AND



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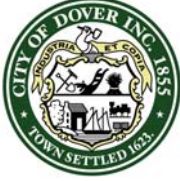
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SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE," Rockingham County Conservation District, NH Department of Environmental Services (DES), Soil Conservation Service (now the Natural Resources Conservation Service), August 1992, as amended, and any published DES regulations.

- 3) The erosion and sediment control plan shall contain a sequence of construction of the development site, including stripping and clearing, rough grading, road construction, construction of utilities, infrastructure, and buildings, and final grading. Sequencing shall identify the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and the establishment of permanent vegetation. Stripping of vegetation, regarding, or other development shall be done in such a way that will minimize soil erosion. Whenever practical, natural vegetation shall be retained, protected or supplemented.
- 4) Erosion control measures called for in the plan shall be installed prior to the removal of vegetation and topsoil. Clearing necessary to install sediment control measures is allowed. Disturbed areas shall be kept to a minimum. Disturbed areas not in active development shall be adequately stabilized.
- 5) All temporary erosion and sediment control measures shall be removed after final site stabilization. Trapped sediment and other disturbed soil areas resulting from the removal of temporary measures shall be permanently stabilized within 30 days.
- 6) The applicant/owner shall bear final responsibility for the installation, construction and disposition of all erosion and sediment control measures required by these regulations. The applicant/owner and construction site operator shall maintain all erosion and sediment control measures in effective working condition.
- 7) The City Engineer shall require the posting of a letter of credit or other acceptable form of security to ensure the actual construction and installation of the erosion and sediment control measures and to cover the cost of revegetating all disturbed areas on the site, prior to any earth disturbing activity.
- 8) In addition to local approval, the applicant shall be responsible for obtaining any required State and Federal permits. Permits may include an Environmental Protection Agency (EPA) storm water permit, NH Department of Environmental Services Site Specific permit, or a State wetlands permit.



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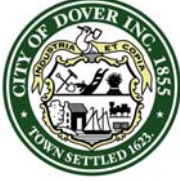
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Ordinance Title: Subdivision of Land Regulation Changes
Chapter: 155

5. Flood Hazards

- 1) Subdivisions involving land designated as special flood hazard areas shall be reviewed to determine whether such proposals will be reasonably safe from flooding and shall meet the following requirements:
 - a) Permits. Prior to preliminary approval, the Planning Board shall review the proposed development to assure that all necessary permits have been received from those government agencies from which approval is required by Federal and State law including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
 - b) Minimization of Flood Damage. Sufficient evidence (constructions drawings, grading and land treatment plans) shall be submitted so as to allow the Planning Board to determine that:
 1. All such proposals are consistent with the need to minimize flood damage;
 2. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located, and constructed to minimize or eliminate flood damage;
 3. Adequate drainage is provided so as to reduce exposure to flood hazards; and,
 4. New and replacement water and sewer systems (including on-site systems) are located, designed, and constructed to minimize infiltration and avoid impairment.
 - c) Elevation and flood-proofing records. The subdivider shall obtain and maintain records of elevations and flood-proofing levels for all new or substantially improved structures, whether or not such structures contain a basement.
 - d) Base flood elevation data shall be provided for subdivision proposals and other proposed development which contains at least fifty (50) lots or five acres, whichever is less.”

14. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-53, Fees, Section B, to read as follows:



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B. Additional Fees. Any applicant may be required to pay additional reasonable fees, as well as the fees for notice under 155-53 (A), as imposed by the Board to cover costs of special investigative studies, review of documents and other matters which may be required by a particular application (RSA 676:4-I (g)). A fee of ~~thirty dollars (\$30)~~ **fifty dollars (\$50)** per hour, **with a three hour minimum** shall be charged the applicant for staff time spent reviewing requests for time extensions to approved subdivisions.”

15. Chapter 155 of the Code of the City of Dover, entitled Subdivision Regulations, is hereby amended by adding the following new terms, in alphabetical order, to Chapter 155-60, Definitions:

“BEST MANAGEMENT PRACTICES – For storm water management purposes, structural, nonstructural, and managerial techniques that are recognized to be the most effective and practical means to prevent or reduce nonpoint source pollutants from entering receiving waters.

DISCHARGE – Water or effluent released to a receiving waterbody.

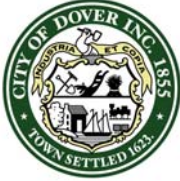
EROSION – Weathering of soil by running water, wind, or ice.

RUNOFF – Precipitation, snowmelt, or irrigation that flows over the land, eventually making its way to a surface water (such as a stream, river or pond).

SEDIMENT – Eroded soil and rock material and plant debris, transported and deposited by runoff.

STORM WATER – Runoff from a storm event, snowmelt runoff, and surface runoff and drainage.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) – A plan developed for a site or property that evaluates potential pollutant sources and designs and implements appropriate measures to prevent or control discharge of pollutants in storm water runoff.”



CITY OF DOVER

CITY OF DOVER - ORDINANCE

POSTED JUNE 24, 2008

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Subdivision of Land Regulation Changes
Chapter: 155

1. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising the following where applicable as follows:

“Replace the phrase ‘Building Inspector’ with ‘**Building Official**’.”

2. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-24, Performance Requirements, by adding a new Section E, as follows:

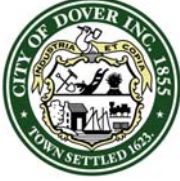
“E. Approved subdivisions shall be protected from future amendments in regulations and ordinances in accordance with RSA 674:39. In order to be protected under RSA 674:39, the owner shall have completed active and substantial development, which is defined as the construction of basic infrastructure to support the development, including road construction to a minimum of gravel base, utilities placed in underground conduits, construction of all drainage improvements, installation of all erosion and sediment control measures, and the construction of at least one complete building foundation. Substantial completion shall be defined as the completion of all on-site and off-site improvements specified in the subdivision approval.”

3. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-26, Maintenance Guaranty, as follows:

“An irrevocable letter of credit to guaranty that all site work was properly done shall be posted by the applicant with the **Community Services Department, which shall place the letter of credit with the Finance Director/City Treasurer.** ~~City Clerk, if the Planning Board so orders.~~ Such maintenance guaranty shall be in an amount of two percent of the estimated project cost prepared by the City Engineer for two (2) years after site improvements are completed. If such repairs are needed and are not satisfactorily installed by the developer, then such guaranty shall be used to complete and/or install such improvements in accordance with the requirements specified herein.

4. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-33 J, Street Design – Dead-end streets (cul-de-sac), to read as follows:

“J. Dead-end streets (cul-de-sac). Unless topography indicates a need for a greater length, said streets shall not exceed one thousand (1,000) feet in length and shall terminate in a cul-de-sac. The exact form of the cul-de-sac shall be aesthetically pleasing as well as functional. The right-of-way limits at the cul-de-sac shall be as necessary to ensure adequate property within which to properly maintain the area. The exact configuration and dimension of the cul-de-sac shall be approved by the Planning Board. Temporary dead-end streets, such as in phased construction, may require temporary turnaround



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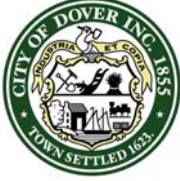
facilities. **Hammer head designed dead end streets are not acceptable for public roadways.**”

5. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-50. As-built Plans, to read as follows:

“155-50. As-built Plans.

- A.** The developer shall be responsible for submitting an "As Built" drawing of the project to the City Engineer's Office. The drawings shall include all items as required in the final plan with as-built locations, dimensions and sizes. Also included on the "As Built" drawings shall be water and sewer locations, depths and ties. The as-built drawings shall be submitted in mylar and digital formats and shall be tied into the City's GIS coordinate system. [Amended 01-14-03 per Planning Board]
- B.** **If a street is to become a public roadway, prior to the City Engineer processing the request and advising the City Council on whether to accept street or not, the developer shall be responsible for submitting a recordable deed and any associated fees to the City Engineer's office. Once the City Council has accepted the street, the developer shall be notified and the City Engineer shall record the deed with the Strafford County Registry of Deeds within ten (10) days of acceptance. Upon registration, a signed original copy of the deed shall be filed with the City Clerk's office and a copy submitted to the developer.**”
6. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising the first paragraph of the definition of “Subdivision” in Chapter 155-60, Definitions, to read as follows:

“SUBDIVISION - 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, ~~condominium conveyance~~ or building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. ~~The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision under these regulations.~~ A condominium conveyance, per RSA 356-B, shall not require Planning Board approval.”



CITY OF DOVER

CITY OF DOVER - ORDINANCE

POSTED AUGUST 12, 2008

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Subdivision of Land Regulation Changes
Chapter: 155

1. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-41 B (4), Storm Sewers and Drainage Appurtenances, as follows:

“(4) All pipes shall be one (1) of the following:

TYPICAL USE	RCP	HDPE	PVC
Culverts	X	X	---
Storm drains	X	X	X
Drive culverts	X	X	---
Underdrain (six inch)	---	X	X
Overdrain (six inch)	---	---	X

Notes: X = acceptable; RCP = reinforced concrete pipe (Class III minimum); PVC = Polyvinyl SDR 35 pipe; HDPE = High-density polyethylene”



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POSTED 5/27/08

Ordinance Number: O – yyyy.mm.dd -
Ordinance Title: Site Review Regulation Changes
Chapter: 149

1. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising the following where applicable to the City of Dover Site Plan Regulations as follows:

“Replace the phrase ‘Site Review Screening Committee’ with ‘**Technical Review Committee**’.”

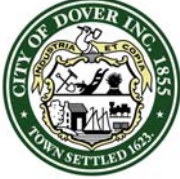
2. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Chapter 149-4, Applicability, Sections A and B, to read as follows (proposed wording is in **Bold**, deleted wording is in ~~strikeout~~):

“A. New construction. Site Review **and Planning Board approval** will be required for development of land for:

- (1) Non-residential uses;
- (2) Multi-family dwellings of five (5) or more units; and;
- (3) Pavement of parking areas ~~consisting of ten (10) or more spaces~~ **larger than 4,000 square feet.**
- (4) **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.**

B. Expansions and/or additions. ~~Site~~ **Technical Review Committee** review will be required for the following expansion and/or additions to existing development:

- (1) Any increase of nonresidential development resulting in an expansion of gross floor area exceeding 2500 sq. ft.
- (2) Any addition to a residential structure resulting in the creation of five (5) or more additional units.
- (3) Any accessory structures with floor areas exceeding 1500 sq. ft.
- (4) Any expansion of a paved parking area creating an additional ~~ten (10) or more parking spaces~~ **area larger than 1,000 square feet.**
- (5) **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.**



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Chapter: 149

(6) 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.

(7 5) Notwithstanding the above criteria, the Technical Review Committee by majority vote, may require any project which has a significant projected impact on traffic, health, welfare, and safety issues to appear before the Planning Board for Site Review.”

3. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-6 – Application Requirements, Section B, (4) and (5) to read as follows:

“B (4) Ground/aerial photographs of the site and immediate area, ~~when requested.~~”

“B (5) ~~Twelve (12) copies of the site development plan as more fully described in Article IV of this chapter.~~ **Include one electronic and fifteen (15) copies of the site development plan as more fully described in Article IV of this chapter. (Note: Only six (6) copies of the preliminary plan need to be submitted initially for review by the Technical Review Committee. However, fifteen (15) copies will be required for submission of the complete application to the Planning Board).**”

“B (6) A list of abutting property owners that lie within two hundred (200) feet of the subject parcel. Information shall include name, mailing address, and Dover Tax Map and Lot Numbers. **In addition to the abutters list, two duplicate sets of adhesive mailing labels for all abutters shall be submitted for use by staff in preparing certified mailings.**”

4. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-8 – Certification, Section A, to read as follows:

“A. The applicant shall submit to the Planning Department an **electronic copy**, mylar and five (5) copies of the final site development plan for Planning Board Chairman's signature within ninety (90) days of receipt of final site plan approval by the Planning Board. The Planning Director may grant one ninety (90) day extension if circumstances arise beyond the control of the applicant. An extension denial by the Planning Director can be appealed to the Planning Board. Any additional extensions can only be granted by the Planning Board.”

5. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-13-A – Site Development Plan, Section 15, to read as follows:



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“(15) A **colored** architectural plan showing all sides of new buildings, as prepared by a registered engineer or architect, who shall sign the plan and place his/her seal upon it. The plan shall conform to the guidelines contained in Section 149-14L.”

6. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by adding the following to Section 149-13-A – Site Development Plan, to read as follows:

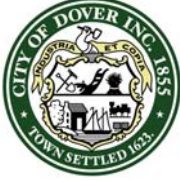
“(16) A neighborhood plan, showing all property lines within a **distance determined by the Planning Director during initial consultations**, and how the project relates to abutting uses. This sheet should show the proposed impervious surfaces, **and zoning boundaries**.

(17) A colored rendering of the streetscape that will be created along the existing public R.O.W. This sheet shall include a perspective of both sides of any existing roadway, any street or sidewalk improvements, proposed plantings and structures, as prepared by a registered engineer or architect, who shall sign the plan and place his/her seal upon it, as required.

(18) Any project that creates more than 10 residential units shall submit a fiscal impact analysis which details the probable effects of the subdivision on the following aspects of concern to the City:

1. attendance at public schools;
2. increase in vehicular traffic;
3. changes in the number of legal residents;
4. increases in municipal costs;
5. load on public utilities or future demand for them;
6. public safety;
7. changes in tax revenue;
8. changes in surface drainage;
9. increased consumption of groundwater;
10. increased refuse disposal;
11. pollution of water or air;
12. land erosion or loss of tree cover;
13. disturbance to other aspects of the natural ecology;
14. blocking of views;
15. harmony with the character of surrounding development; and
16. location of utilities.

(19) A Storm Water Management and Erosion Control Plan shall be developed in accordance with the requirements of Chapter 149-14-A if it is determined to be necessary by the Technical Review Committee during its review process, as outlined in Chapter 149-6-A. Site plans shall provide for the proper management of storm water and erosion and sedimentation control.”



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7. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by replacing Chapter 149-14, Site Development Design Criteria, section A, to read as follows:

“A. ~~Drainage Requirements~~ Storm Water Management, Erosion Control, and Flood Hazards

1. Purpose

The following are the purposes of these regulations:

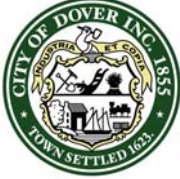
- a. To treat storm water to maintain and protect the quality of receiving waters;
- b. To reduce the discharge of pollutants;
- c. To promote the implementation of Low Impact Development practices;
- d. To minimize the amount of site disturbance and retain existing vegetation to the extent possible;
- e. To maintain the natural hydrology of a site to the extent possible;
- f. To promote the use of nontraditional and nonstructural storm water management measures;
- g. To promote storm water management systems that require lower maintenance;
- h. To encourage designs that allow for the containment in the event of a spill;
- i. To promote a balance between pre-development and post-development flow and volume;
- j. To properly pre-treat all storm water runoff;
- k. To promote designs that maintain groundwater recharge volumes;
- l. To address salt and sand loading

2. Storm Water Management

Storm water management shall comply with the standards contained in Chapter 155 – Land Subdivision Regulations, Section 155-35-B, as amended.

3. Storm Water Management System Operation and Maintenance Plans Storm water management system operation and maintenance plans shall comply with the standards contained in Chapter 155 – Land Subdivision Regulations, Section 155-35-C, as amended.

4. Erosion and Sedimentation Control



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Erosion and sedimentation control measures shall comply with the standards contained in Chapter 155 – Land Subdivision Regulations, Section 155-35-D, as amended.

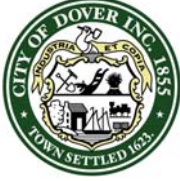
5. Flood Hazards

Any site plan proposed within the federally designated special flood hazard areas, as shown on the Flood Insurance Rate Maps dated May 17, 2005, as amended, shall comply with Chapter 113 of the City of Dover Code, entitled Floodplain Development Ordinance.”

8. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising the following to Section 149.16 – Schedule of Fees under Article V of the City of Dover Site Plan Regulations as follows:

“149-16. Schedule of fees.

- A. The Planning board shall levy a fee of ~~seventy-five (\$75)~~ **one-hundred (\$100)** dollars per dwelling unit resulting from new additions, and changes of use.
- B. The Planning Board shall levy a fee of thirty-five (35) dollars per lodging unit for motel/hotel development.
- C. The Planning Board shall levy a review fee of fifteen (\$.15) cents per square foot of floor space for all new non-residential construction. The Planning Board shall levy a review fee of ten (\$.10) cents per square foot of floor space for additions to existing non-residential structures. A levy of ten (\$.10) cents per square foot of existing floor space shall be placed on any applicant requesting a change of use. Said fees shall not exceed ten-thousand dollars for new non-residential construction, nor five-thousand (\$5,000) dollars for additions to existing non-residential structures or changes of use. **The Planning Board shall levy a review fee of seven (\$.07) cents per square foot of parking lot and paved areas.**
- D. The Planning Board shall levy a fee of ~~one-hundred (\$100)~~ **one-hundred fifty (\$150)** dollars for applicants requiring only a Conditional Use Permit.



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E. The Planning Board shall levy a fee of ~~thirty (\$30)~~ **fifty (\$50)** dollars per hour, **with a three hour minimum**, for the review of applications for time extensions to approved site plans to cover staff time.

F. In addition to the application fees outlined in section A thru E, the Planning Board ~~shall levy a twenty five (\$25) dollar advertisement fee for each application and shall require the applicant to pay the cost of mailing certified notices to abutters.~~ **be responsible for paying the cost of mailing certified notices to abutters as well as paying the cost of advertising or posting the application”**

9. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by adding the following new terms, in alphabetical order, to Chapter 149-21, Definitions:

“BEST MANAGEMENT PRACTICES – For storm water management purposes, structural, nonstructural, and managerial techniques that are recognized to be the most effective and practical means to prevent or reduce nonpoint source pollutants from entering receiving waters.

DISCHARGE – Water or effluent released to a receiving waterbody.

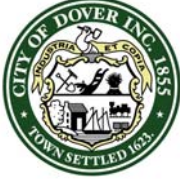
EROSION – Weathering of soil by running water, wind, or ice.

RUNOFF – Precipitation, snowmelt, or irrigation that flows over the land, eventually making its way to a surface water (such as a stream, river or pond).

SEDIMENT – Eroded soil and rock material and plant debris, transported and deposited by runoff.

STORM WATER – Runoff from a storm event, snowmelt runoff, and surface runoff and drainage.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) – A plan developed for a site or property that evaluates potential pollutant sources and designs and implements appropriate measures to prevent or control discharge of pollutants in storm water runoff.”



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POSTED JUNE 24, 2008

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Review Regulation Changes
Chapter: 149

1. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising the following where applicable to the City of Dover Site Plan Regulations as follows:

“Replace the phrase ‘Building Inspector’ with ‘**Building Official**’.”

2. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-7, Planning Board Action, Sections B and C, to read as follows:

“B. The Planning Board shall act to approve or disapprove within ~~ninety (90)~~ **sixty-five (65)** days after formal acceptance of the application.

C. The Planning Board may petition the City Council for an extension not to exceed an additional ninety (90) days before ~~taking any formal action from the date of official hearing closure, otherwise such application shall be deemed to have been approved and shall be so certified by the City Clerk.~~ **acting to approve or disapprove an application. The applicant may waive the requirement for Planning Board action and consent to such extension as may be mutually agreeable.**”

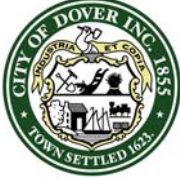
3. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-9, Expiration of Planning Board Approval, by adding a new Section C, to read as follows:

“C. Approved site plans shall be protected from future amendments in regulations and ordinances in accordance with RSA 674:39. In order to be protected under RSA 674:39, the owner shall have completed active and substantial development, which is defined as the construction of basic infrastructure to support the development, including foundation walls and footings, driveway and parking lot construction to a minimum of gravel base, utilities placed in underground conduits, construction of all drainage improvements, and installation of all erosion and sediment control measures. Substantial completion shall be defined as the completion of all on-site and off-site improvements specified in the site plan approval.”

4. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by adding the following to Section 149-13-A – Site Development Plan, to read as follows:

“(2) Name or identifying title of the proposed project, **as well as planning file number once assigned.**

5. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by adding the following to Section 149-13-B – Site Development Plan, to read as follows:



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Ordinance Title: Site Review Regulation Changes
Chapter: 149

“B. The information required by A(1) through A(~~7~~**19**) of this section must be supplied. The site development plan may be modified to eliminate items outlined under Article II that are not subject to change or are impertinent to the proposed use, however the Planning Board or its staff may require that the information be supplied. In addition, the Planning Board may require the area and uses outside the building to be upgraded to meet existing standards.”

6. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising the following to Section 149.14 K. - Location of Parking Lots –under Article V of the City of Dover Site Plan Regulations as follows:

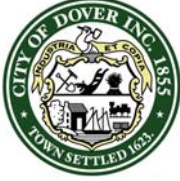
“(a) For parcels in the B-4 District with frontage and driveway access on an arterial or collector road, where the parking requirements are one hundred (100) spaces or greater, a minimum of ~~seventy~~ ~~five~~ (**750**) percent of the parking spaces shall be located to the side or rear of the building (i.e.; no closer to the front lot line than the building).”

7. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising the following to Section 149.15 - Physical Arraignments –under Article V of the City of Dover Site Plan Regulations as follows:

“H. A plan shall not consist solely of accessory uses (parking, landscaping or open space, etc) in Dover for a project that is primarily located within an adjacent municipality.”

8. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising the following to Section 149.18 - Enforcement –under Article VI of the City of Dover Site Plan Regulations as follows:

If, ~~within one (1) year~~ after an occupancy permit, temporary or permanent, has been issued and the building or buildings are occupied and/or used, the Planning Board, finds that any of the conditions of an approved final site review application are in violation, the Planning Board, **or its authorized representative**, shall order the owner to make such corrections as it deems necessary to bring the use and operation into compliance with the provisions of such approval. Such order shall be complied with within a period of time extending not more than ~~sixty~~ ~~thirty~~ (**30** ~~60~~) days from the original notice. Where the owner fails to comply ~~conform~~ with the notice of the Planning Board, a fine not to exceed one hundred dollars (\$100.) per day may be levied against said owner, **and the certificate of occupancy shall be revoked as per RSA 676:4-a.**



CITY OF DOVER

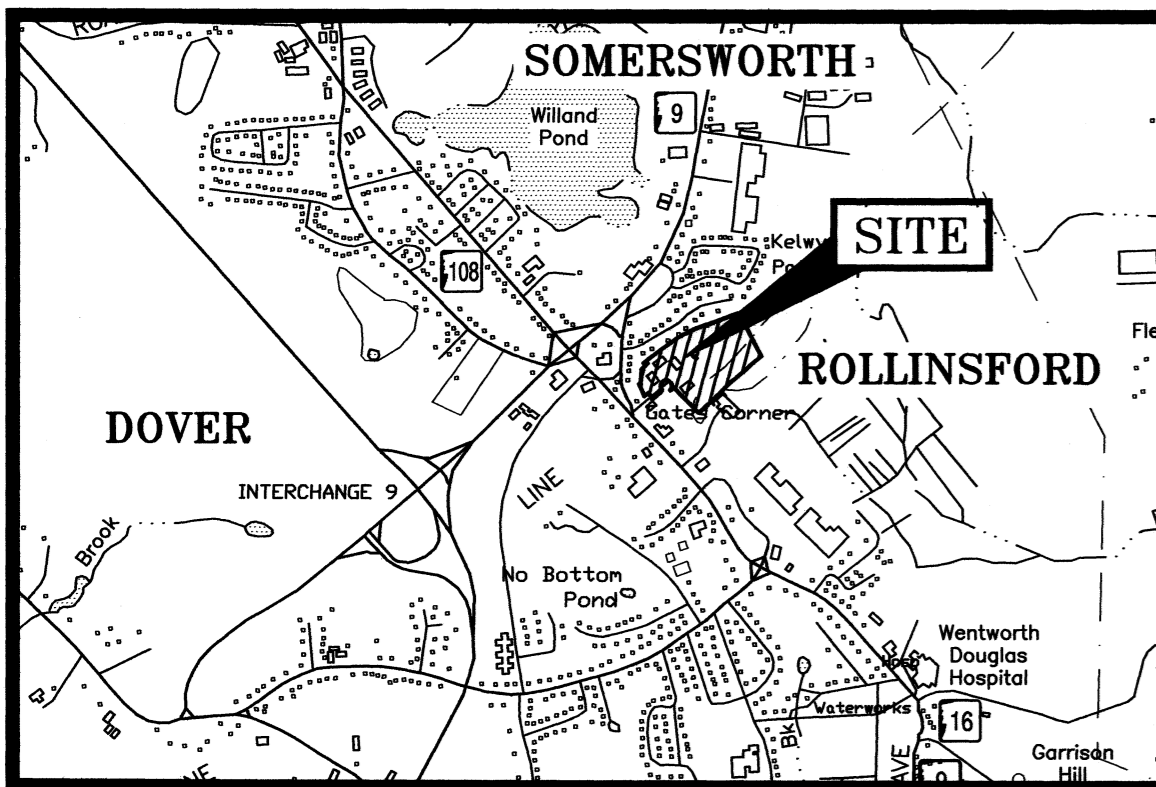
CITY OF DOVER - ORDINANCE

POSTED AUGUST 12, 2008

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Review Regulation Changes
Chapter: 149

1. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-10, Construction of improvements; certificate of occupancy, by adding new Sections D and E, to read as follows:

- “D. All utilities shall be installed on or before the completion of the roadway base course. Work shall be constructed with the deepest utility being installed first and working up to the road surface. The Community Services Department shall be notified seventy-two (72) hours prior to the start of any construction. All subsurface work shall be visually inspected by the City Engineer or his agent prior to back filling.
- E. These inspections shall be completed during normal working hours within a twenty-four (24) hour period after notification. Covering work before it has been inspected shall be sufficient cause for rejection. Final testing of subsurface utilities for acceptance by the city shall be completed prior to paving the road surface. All testing and inspections shall be at the expense of the developer. Material samples and/or product certification sheets shall be supplied to the City Engineer or agent upon reasonable notice.”



LOCATION MAP SCALE: 1" = 2000'

ROLLINSFORD ABUTTERS

- Map 1 / Lot 2
N P Down, LLC
c/o Northstar Properties
150 East 58th Street
New York, NY 10155
- Map 1 / Lot 2-1
Michael Downs & Mark Bowen
Dover Bowl
887 B Central Avenue
Dover, NH 03820
- Map 1 / Lot 3
Arthur & Josephine Balomenos
59 Park Street
Dover, NH 03820
- Map 5 / Lot 9
Helen Merrill
33 Kelywn Drive
Somersworth, NH 03878
- Map 5 / Lot 10
Charles A. & Maureen G. Merrill
31 Kelywn Drive
Somersworth, NH 03878
- Map 5 / Lot 11
Robert & Mary Blair
29 Kelywn Drive
Somersworth, NH 03878
- Map 5 / Lot 44
Paul and Sandra Enoch
14 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 45
Owen L. Whisnant
18 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 46
Fred & Barbara Seavey
22 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 48
Candace B. McKinniss
30 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 49
Robert Grenier, Trustee
R. J. Grenier Trust
34 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 50
Margaret Pridham
38 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 51
Roland & Sylvie Doirin
44 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 52
Paul M. & Wendy L. Cloutier
43 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 53
Michael Gibbs
37 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 54
Marguerite Michaud
33 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 55
Michael & Susan Curry
29 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 56
Peter Blais
73 Christopher Road
North Yarmouth, ME 04097

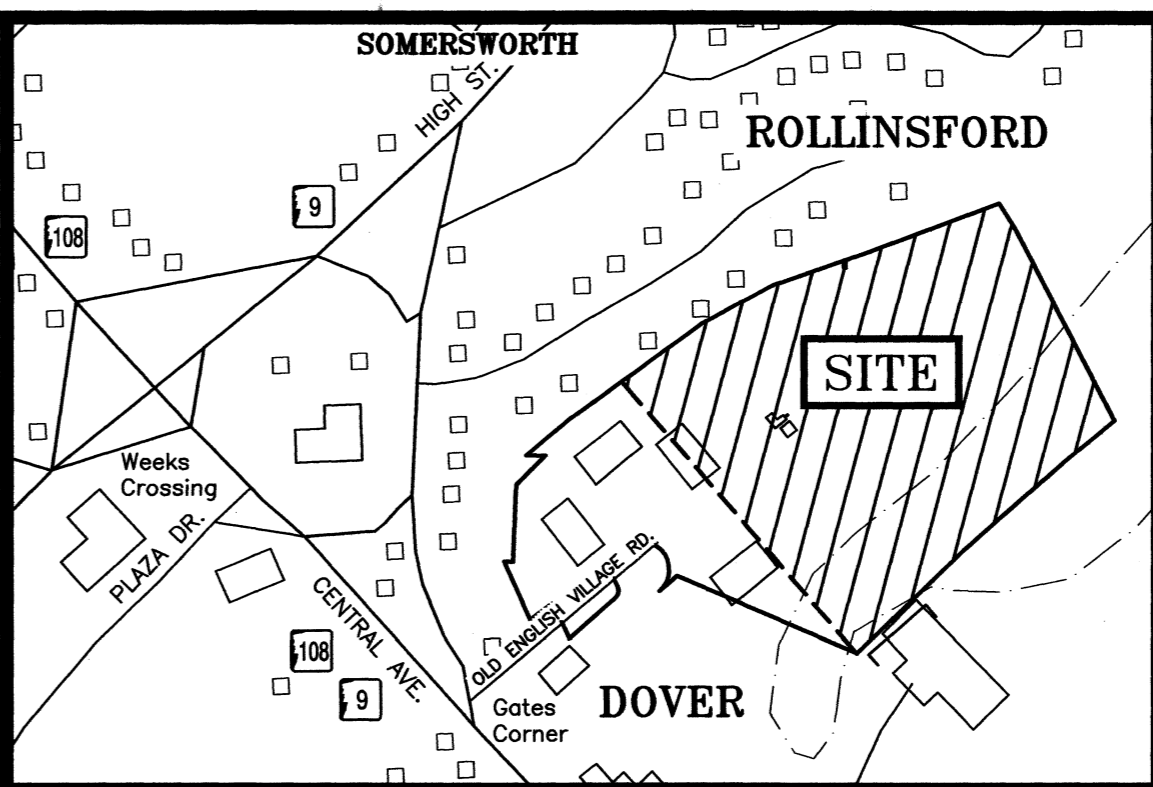
ROLLINSFORD ABUTTERS, Cont'd

- Map 5 / Lot 57
Michael Green
19 Pinecrest Lane
Dover, NH 03820
- Map 5 / Lot 58
Richard Sargeant
3 Pinecrest Lane
Dover, NH 03820
- Map 38 / Lot 9A2
Mitchell A. & Edmond A. Hyder
Irrevocable Trust of 1993
Suite 201, One Raynes Ave
Portsmouth, NH 03801-3720
- Map 39 / Lot 9D
Mark F. Bowen & Michael Downs
887 B Central Avenue
Dover, NH 03820
- Map 38 / Lot 10
Nantucket Holding Company, LLC
210 Commerce Way, Suite #100
Portsmouth, NH 03801
- Map 38 / Lot 10A
State of New Hampshire
J. O. Morton Building
Concord, NH 03301
- Map 38 / Lot 11
W. Shaheen & Douglas Rogers
140 Washington Street
Dover, NH 03820
- Map 38 / Lot 11B
256 Investment Assoc.
DBA Wendy's Old
Fashioned Hamburgers
625 Amherst Street
Nashua, NH 03063
- Map 38 / Lot 12A
911 Central LLC
12 West Concord Street
Dover, NH 03820
- Map 38 / Lot 13
Pizza Hut of America, Inc.
c/o Capital Pizza of N.H., Inc.
3445 North Webb Road
Wichita, KS 67226
- Map 38 / Lot 14
Mainly Rochester Pizza, LLC
155 Center Street, Bldg. G Box 7
Auburn, ME 04210
- Map 38 / Lot 34
TK Properties, Inc.
70 Scott Drive
Westbrook, ME 04092
- Map 38 / Lot 35
TK Properties, Inc.
70 Scott Drive
Westbrook, ME 04092
- Map 38 / Lot 36
Kevin F. Reichlin
15 Weeks Lane
Dover, NH 03820
- Map 38 / Lot 39
Franklin & Jethanna Pinkham, Trustee
Pinkham Revocable Living Trust
1 Pinecrest Lane
Dover, NH 03820
- Map 38 / Lot 40
Richard G. Sargeant
3 Pinecrest Lane
Dover, NH 03820
- Mr. Steve Stancel
Dover Planning Department
288 Central Avenue
Dover, NH 03820

- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - SCRD STRAFFORD COUNTY
 - RR SPK RAILROAD SPIKE
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - DH FND DRILL HOLE FOUND
 - DH SET DRILL HOLE SET
 - NHFB NHDOT BOUND FOUND
 - IB TOWN BOUND
 - BND w/DH BOUND WITH DRILL HOLE
 - ST BND w/DH STONE BOUND w/ DRILL HOLE

- PLAN REFERENCES:**
- 1) PLAN OF LAND FOR W. P. & D. J. McCARTHY, DEC. 1972, 1" = 50' BY CHARLES AXELROD. SCRD PLAN 39, POCKET 6, FOLDER 4.
 - 2) SUBDIVISION OF LOTS A, B, & C, HYDER MANAGEMENT OF DOVER, MARCH 1976, 1 IN. = 100 FT. BY G. L. DAVIS & ASSOCIATES. SCRD PLAN 17A - 69.
 - 3) SITE PLAN AUSTINS CENTRAL COMMERCIAL CONDOMINIUMS, 8-5-88, 1" = 50' BY McENEANEY SURVEY ASSOCIATES. SCRD PLAN 034A - 073.

- SITE EASEMENTS:**
- 1) 506/54: EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH - EASEMENT HAS BEEN RELEASED (3129/0728).
 - 2) 578/429: FLOWAGE RIGHTS TO THE STATE OF NEW HAMPSHIRE. EASTERLY SIDE OF NH ROUTE 16A OPPOSITE STATION 449+46.
 - 3) 687/485: SEWER LINE EASEMENT TO THE CITY OF DOVER. PINECREST LANE AREA PROPOSED SEWER.
 - 4) 934/335: UTILITY EASEMENT TO NEWENGLAND TELEPHONE & TELEGRAPH COMPANY AND PUBLIC SERVICE OF NEW HAMPSHIRE. SEE SCRD PLAN 53, POCKET 4, FOLDER 2.
 - 5) 1771/613 & 1771/614: DRAINAGE RELEASES TO THE STATE OF NEW HAMPSHIRE. NHDOT DOVER/SOMERSWORTH STP-M-X-5125.
 - 6) 1357/372: CABLE TV MULTI-UNIT AGREEMENT BY AND BETWEEN CONTINENTAL CABLEVISION AND CHURCHILL FORBES.

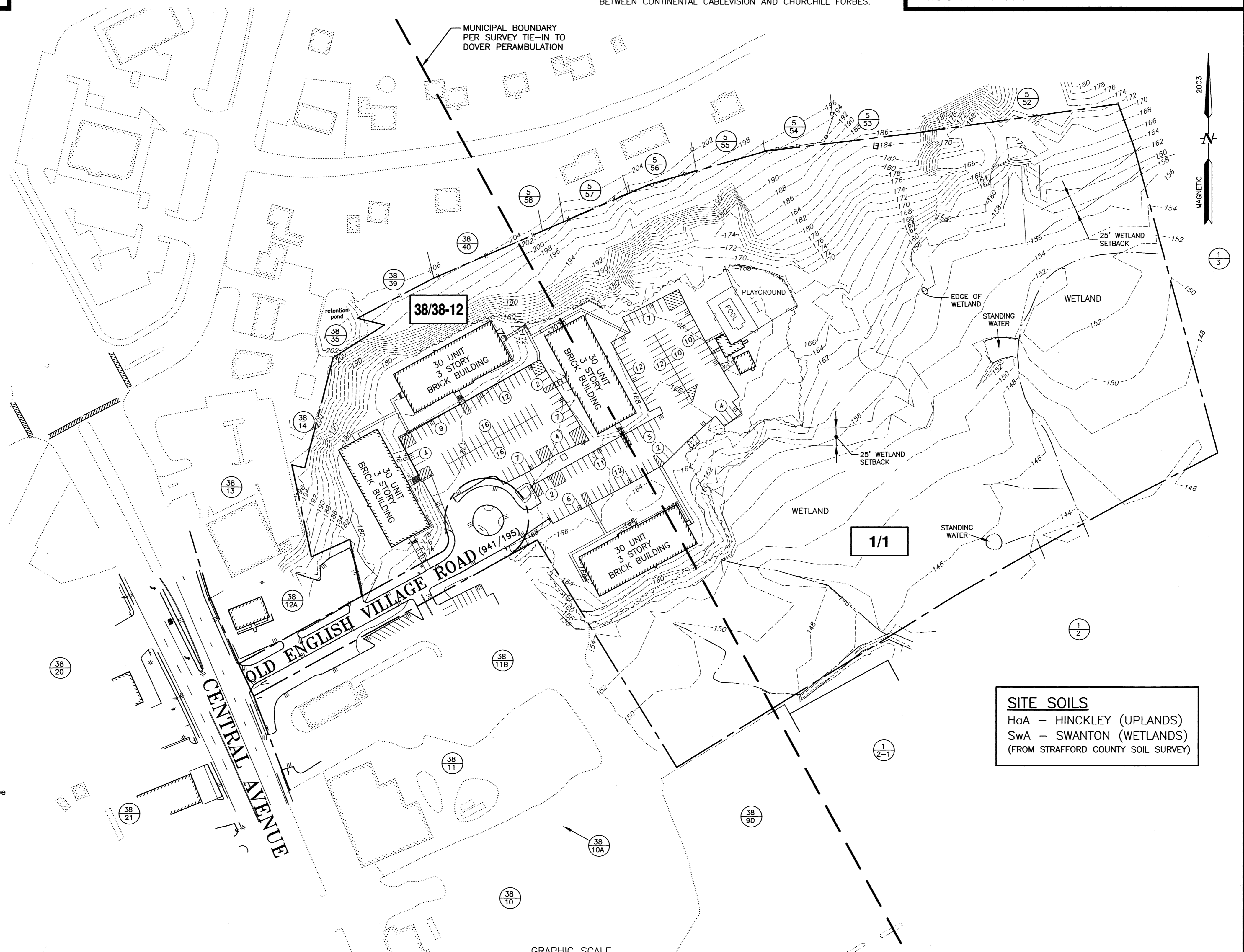


LOCATION MAP TAX MAP SCALE: 1" = 400'

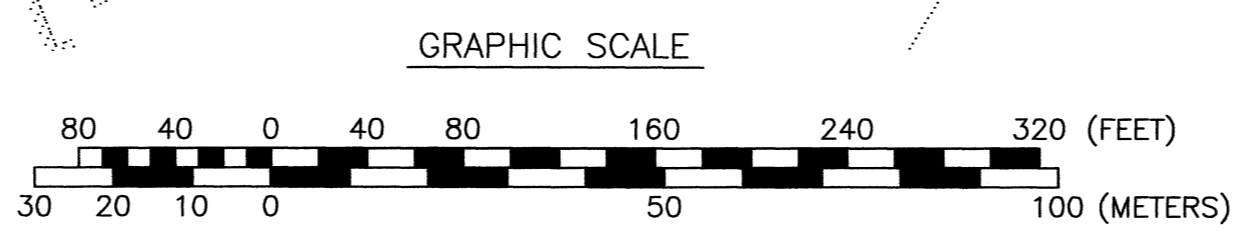
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road, Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF ROLLINSFORD ASSESSOR'S MAP 1 AS LOT 1. THE PORTION IN DOVER IS ON THE CITY OF DOVER TAX MAP 38 AS LOT 38-12.
 - 2) OWNERS OF RECORD:
CHURCHILL REALTY TRUST
FRANK M. RESNEK & GERALD D. ROSEN, TRUSTEES
7 WELLS AVENUE
NEWTON, MA 02159
SCRD 984 / 51, SCRD 1675 / 87 & SCRD 1668 / 720
 - 3) PARCELS ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 330190 0005 B, APRIL 2, 1986 (ROLLINSFORD) AND FIRM PANEL 330145 0005 B, APRIL 15, 1980 (DOVER).
 - 4) EXISTING LOT AREA:
509,839 S.F.
11.7043 ACRES
 - 5) PARCEL IS LOCATED IN:
COMMERCIAL - C2 DISTRICT (ROLLINSFORD)
 - 6) DIMENSIONAL REQUIREMENTS:
TOWN OF ROLLINSFORD
MIN. LOT AREA: 20,000 S.F.
MIN. LOT WIDTH: 100 FEET
FRONTAGE: 80 FEET
SETBACKS: FRONT 25 FEET
SIDE 15 FEET
REAR 15 FEET
SETBACK TO PARKING AREAS: 50% OF REQ'D BUILDING SETBACK
MAX. BUILDING HEIGHT: 40 FEET
MAX. LOT COVERAGE: 30%
 - 7) PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER FROM CITY OF DOVER.
 - 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AT THE SITE.
 - 9) WETLANDS WERE DELINEATED BY LUKE HURLEY OF GOVE ENVIRONMENTAL ON JULY 2003. FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC. DELINEATION WAS IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AS REQUIRED BY THE DES WETLANDS BUREAU. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE WETLANDS DELINEATED ON THE ABOVE REFERENCED SITE ALSO MEET THE CRITERION OF POORLY DRAINED AS DEFINED IN SSSNNE SPECIAL PUBLICATION NO. 1 "HIGH INTENSITY SOIL MAP FOR NEW HAMPSHIRE STANDARDS" DATED JANUARY 1994. WETLAND LOCATION WAS UPDATED IN 2008.
 - 10) ELEVATIONS DEPICTED ARE BASE ON INFORMATION OBTAINED FROM THE CITY OF DOVER ENGINEER'S OFFICE AND WAS DERIVED FROM COORDINATES FOR CONTROL STATIONS TR34 AND TR35. THESE COORDINATES HAVE NOT BEEN ADJUSTED TO 1983 DATUM.
 - 11) SITE CONDITIONS ROLLINSFORD LAND:
257,889 S.F. WETLAND
28,961 S.F. GREATER THAN 25% SLOPE

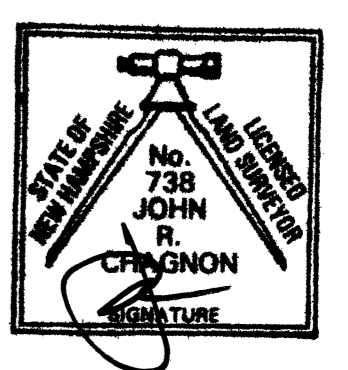


SITE SOILS
H_{gA} - HINCKLEY (UPLANDS)
S_{wA} - SWANTON (WETLANDS)
(FROM STRAFFORD COUNTY SOIL SURVEY)



**CHURCHILL REALTY TRUST
OLD ENGLISH VILLAGE ROAD
ROLLINSFORD & DOVER, N.H.**

NO.	DESCRIPTION	DATE
4	REDESIGN	6/27/08
3	NOTES 1, 4, 5, & 6, REMOVE CALC. NOTE, & REC. AREA	4/2/2008
2	NOTE 12 & OPEN SPACE CALC	3/30/05
1	ADD LOCATION MAP, REC. AREAS, SITE EASEMENT INFO	1/19/05
0	ISSUED FOR APPROVAL	1/05/05



SCALE: 1" = 80' AUGUST 2003

OVERALL SITE PLAN **C1**

APPROVED BY THE ROLLINSFORD PLANNING BOARD

CHAIRMAN _____ DATE _____

M:\Jobs\1257\PLANS\1257_1257W003.dwg, C1 - OVERALL SITE PLAN 24x36

LANDSCAPE SCHEDULE

I.D. No.	ITEM	SIZE	QUANTITY
1	ZELKOVA SERRATA "GREEN VASE" GREEN VASE ZELKOVA	2"-2.5" C.	5
2	PICEA P. GLAUCA COLORADO BLUE SPRUCE	5'-6'	2
3	FRAXINUS PENNSYLVANICA MARSHALL'S SEEDLESS ASH	2"-2.5" C.	3
4	MALUS "DONALD WYMAN" DONALD WYMAN CRABAPPLE	2"-2.5" C.	9
5	TAXUS M. HICKII HICK'S YEW	2"-2.5" BB	25
6	JUNIPERUS C. 'H. COLUMNARIS' COLUMNAR HETZ JUNIPER	5'-6'	15
7	HIBISCUS SYRIACUS "RED HEART" ROSE-OF-SHARON	5'-6" BHB	24
8	THUGA O. NIGRA DARK AMERICAN ARBORVITAE	5'-6'	168
9	PLANTINGS FOR SEASONAL COLOR		

PLANTING NOTES

- 1) ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK. ALL EVERGREEN TREES AND SHRUBS SHALL BE "HEAVY".
- 2) ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
- 3) ALL TREES AND SHRUBS SHALL BE MULCHED WITH 4" OF AGED BARK MULCH.
- 4) ALL LAWN AREAS SHALL BE LOAMED WITH 4" OF CLEAN LOAM, FREE OF ROCKS, ROOTS AND TRASH. TURF GRASS SHALL BE ESTABLISHED BY HYDROSEEDING A MIX OF MULCH, SEED AND FERTILIZER. GRASS SEED SHALL BE A MIX OF 40% PERENNIAL RYE GRASS, 40% KENTUCKY BLUEGRASS, AND 20% CREEPING RED FESCUE, OR OTHER SUITABLE MIXES.



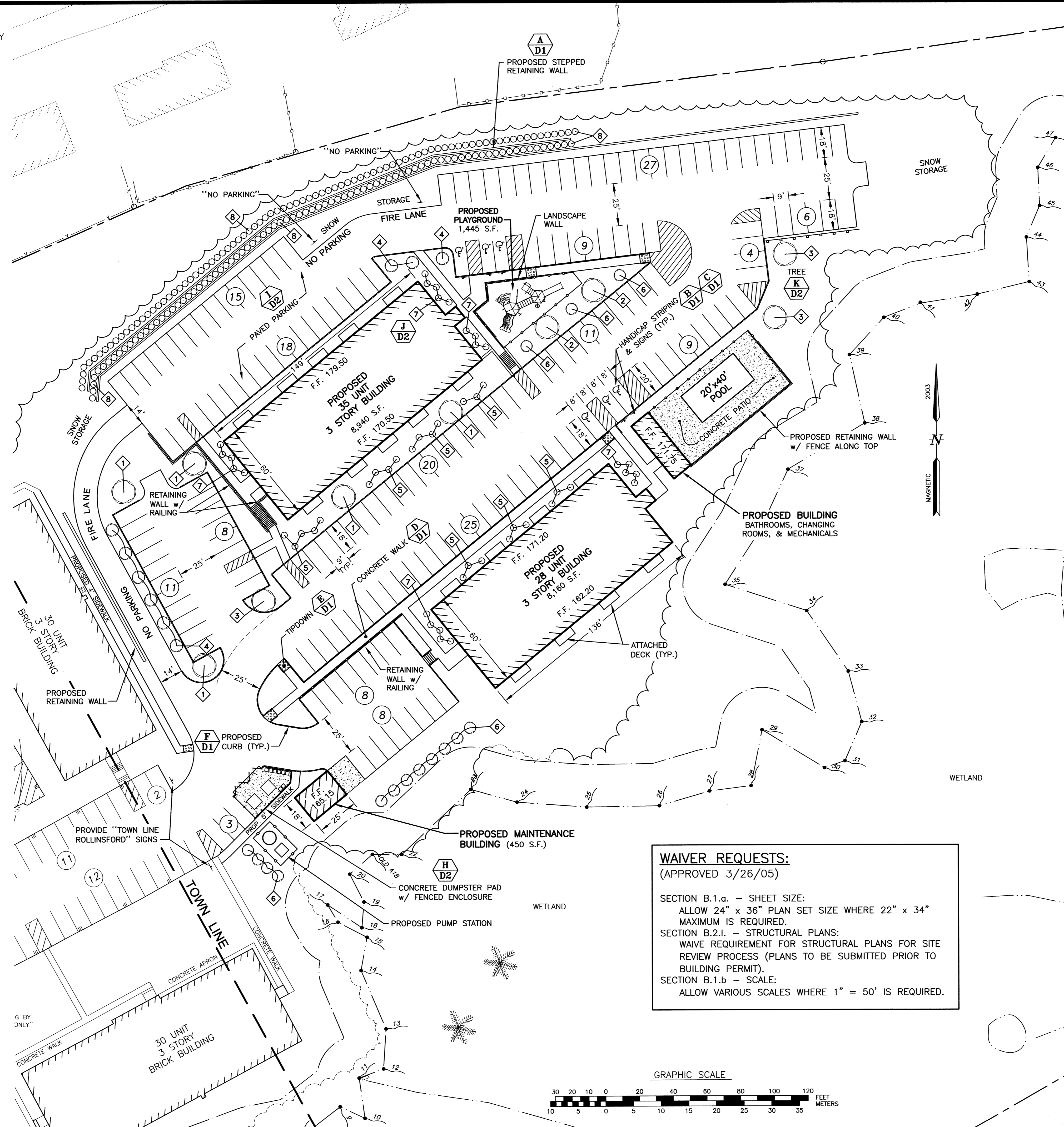
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road, Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) WETLANDS WERE DELINEATED BY LUKE HURLEY OF GOVE ENVIRONMENTAL ON JULY 2003. FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC. DELINEATION WAS IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AS REQUIRED BY THE DES WETLANDS BUREAU. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE WETLANDS DELINEATED ON THE ABOVE REFERENCED SITE ALSO MEET THE CRITERION OF POORLY DRAINED AS DEFINED IN SSSNNE SPECIAL PUBLICATION NO. 1 "HIGH INTENSITY SOIL MAP FOR NEW HAMPSHIRE STANDARDS" DATED JANUARY 1994. WETLAND LOCATION WAS UPDATED IN 2008.
- 2) ELEVATIONS DEPICTED ARE BASE ON INFORMATION OBTAINED FROM THE CITY OF DOVER ENGINEER'S OFFICE AND WAS DERIVED FROM COORDINATES FOR CONTROL STATIONS TR34 AND TR35. THESE COORDINATES HAVE NOT BEEN ADJUSTED TO 1983 DATUM.
- 3) PARKING CALCULATIONS:
REQUIRED PARKING:
63 UNITS x 2.25 SPACES / UNIT = 142 SPACES

PROVIDED PARKING: 182 + 6 ADA SPACES
PARKING IN DOVER: 110 SPACES
TOTAL PARKING: 298 SPACES



APPROVED BY THE ROLLINSFORD PLANNING BOARD

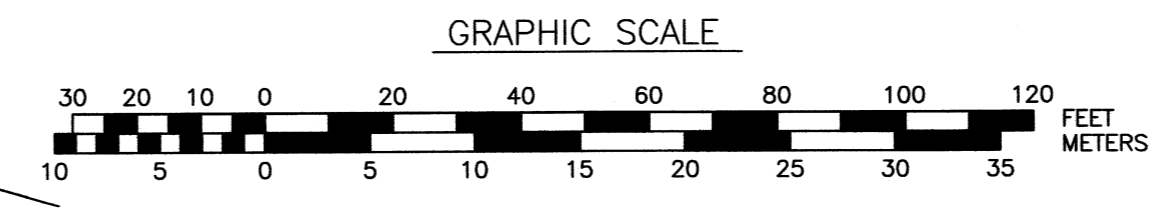
CHAIRMAN _____ DATE _____

WAIVER REQUESTS:
(APPROVED 3/26/05)

SECTION B.1.a. - SHEET PLAN:
ALLOW 24" x 36" PLAN SET SIZE WHERE 22" x 34" MAXIMUM IS REQUIRED.

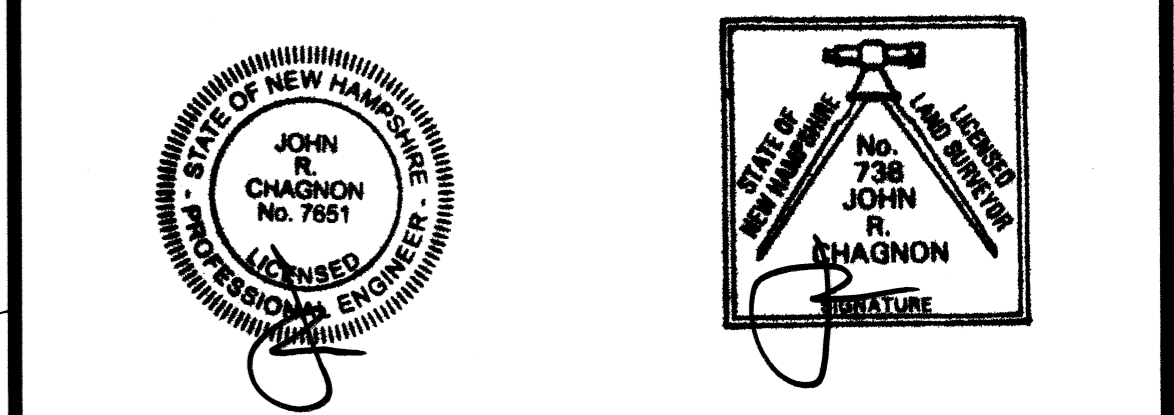
SECTION B.2.1. - STRUCTURAL PLANS:
WAIVE REQUIREMENT FOR STRUCTURAL PLANS FOR SITE REVIEW PROCESS (PLANS TO BE SUBMITTED PRIOR TO BUILDING PERMIT).

SECTION B.1.b - SCALE:
ALLOW VARIOUS SCALES WHERE 1" = 50' IS REQUIRED.



CHURCHILL REALTY TRUST
OLD ENGLISH VILLAGE ROAD
ROLLINSFORD & DOVER, N.H.

NO.	DESCRIPTION	DATE
6	RELOCATE POOL	7/29/08
5	ADDED TOWN LINE	7/15/08
4	REDESIGN	6/27/08
3	REVISED SITE LAYOUT	6/4/08
2	FIRE LANE MARKINGS, LAYOUT, LANDSCAPE, SIGNS	3/30/05
1	ADD PARKING, REC AREAS, NOTE 3	1/19/05
0	ISSUED FOR APPROVAL	1/05/05



SCALE: 1" = 30' OCTOBER 2004

LAYOUT & LANDSCAPING
SITE PLAN **C2**

