

CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, September 9, 2008**
Meeting Time: **7:00pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. NEW BUSINESS

- A. Consideration and acceptance of a major subdivision of land and conditional use permit for KPRP, 165 Henry Law Ave, LLC, Assessor's Map 21, Lot 5, zoned R-12, located at 165 Henry Law Avenue.* (P08-25) (9 lots)
- B. Consideration and possible vote on a waiver to Site Review Regulation, Chapter 149-14-B-3, to allow overhead electric lines in a previously approved (July 7, 1987) site plan (Dunn's Bridge) for California Property Management Inc., Assessor's Map I, Lot 19 & 20A-2, zoned R-20, RM-20 & RM-12, located on Durham Road (Route 108) (P87-14).

4. 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, located on Tolend Road. (72 units) (P03-36)
- B. Consideration and possible vote on 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)
- C. 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)
- D. Consideration and possible vote on 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)
- E. Consideration of a request to amend a condition of approval (remove condition that off-site transportation improvement plans be finalized prior to the issuance of building permits) for a previously approved (March 13, 2007) site plan of land for Changing Places, LLC (Owner: Elliott Rose Company of Dover, Inc.) Assessor's Map M, Lot 4, zoned R-12, located on Middle Road. (P06-55)

5. STAFF COMMENTS

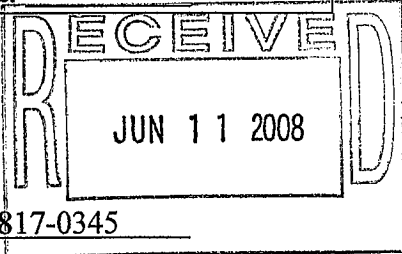
6. COMMITTEE REPORTS

7. 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.

Account # P08.25
Amount Pd. 1497.36

Date Received: 6/11/08
Time Received: _____



CITY OF DOVER
SUBDIVISION APPLICATION

Applicant (s) Name KPRP/165 Henry Law Ave Phone 817-0345

Applicant (s) Address 28 Meadow Lane, Rochester, NH 03867

Signature of Applicant(s) *David J. Berry*

Land Owner's Name(s) (if different from applicant) Same

Land Owner's Address (es) _____

Signature of Land Owner _____

Area of entire tract 4.46 acres, 194,401 square feet

Area being subdivided _____ acres, _____ square feet

Proposed number of lots 9

Zoning District R-12 Assessor's Map 21 Lot Nos. 5

Special District(s) Flood Hazard Zone Conservation Zone Other

Development Data

Construction of Homes:
1. Number of dwelling units 9 2. Number of buildings 9

Construction of Apartments:
1. Number of dwelling units _____ 2. Number of buildings _____

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

Professional Certification

Preparer of Plat Christopher R. Berry, Berry Surveying & Engineering David A. Berry
Phone #: 332-2863 Profession Licensed Land Survey / Professional Engineer

**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. 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: **KPRP/165 Henry Law Ave LLC**

PROJECT TITLE: Beacon Circle

PROPERTY LOCATION: **165 Henry Law Ave**

DATE OF PREAPPLICATION CONFERENCE: _____

	Required?		
	Yes	No	Provided
1. Completed Application form w/checklist	x		x
2. Payment of review fees	x		x
3. List of abutters	x		x
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:	x		x
Location map at 1"= 1,000' scale, w/3000' radius	x		x
Scale	x		x
Date, title, north arrow	x		x
Proposed subdivision name and location	x		x
Name & address of owners, applicants; signature & stamp of NH licensed land surveyor and/or engineer	x		x
Map & lot numbers for existing & proposed lots as assigned by Tax Assessor	x		x
Zoning District boundaries, including any special or overlay districts	x		x
Location of Conservation District areas		x	
Names of all abutting property owners	x		x
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	x		x
Location and widths of existing and proposed easements and right of ways	x		x
Location and widths of existing and proposed sidewalks		x	
Existing and proposed property lines with dimensions and bearings tied into the City of Dover's Geographic Information System coordinate system	x		x
Existing and proposed lot areas in square feet	x		x

**CITY OF DOVER PLANNING DEPARTMENT
SUBDIVISION PLAN CHECKLIST**

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

**CITY OF DOVER PLANNING DEPARTMENT
SUBDIVISION PLAN CHECKLIST**

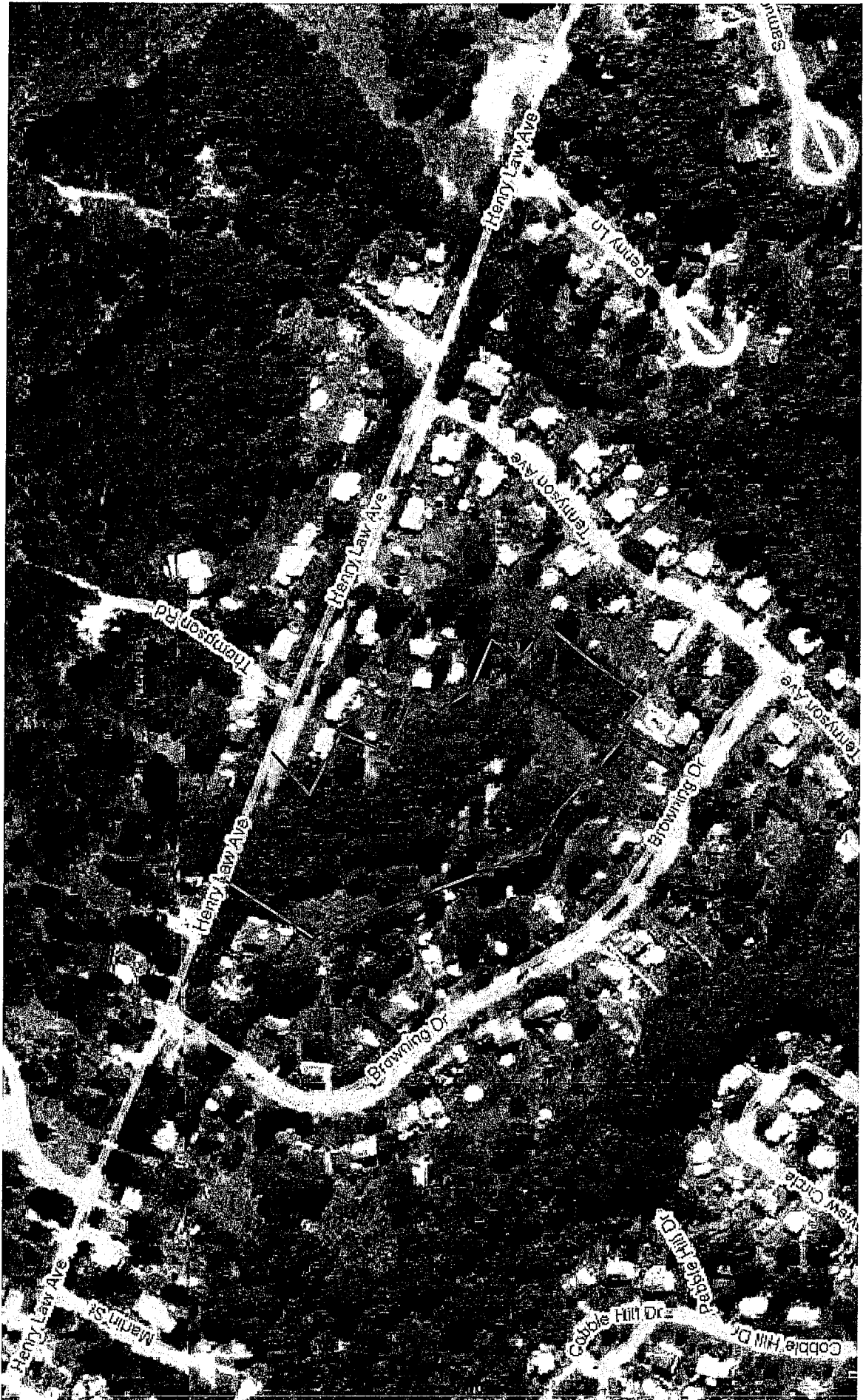
	Required?		Provided
	Yes	No	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required			

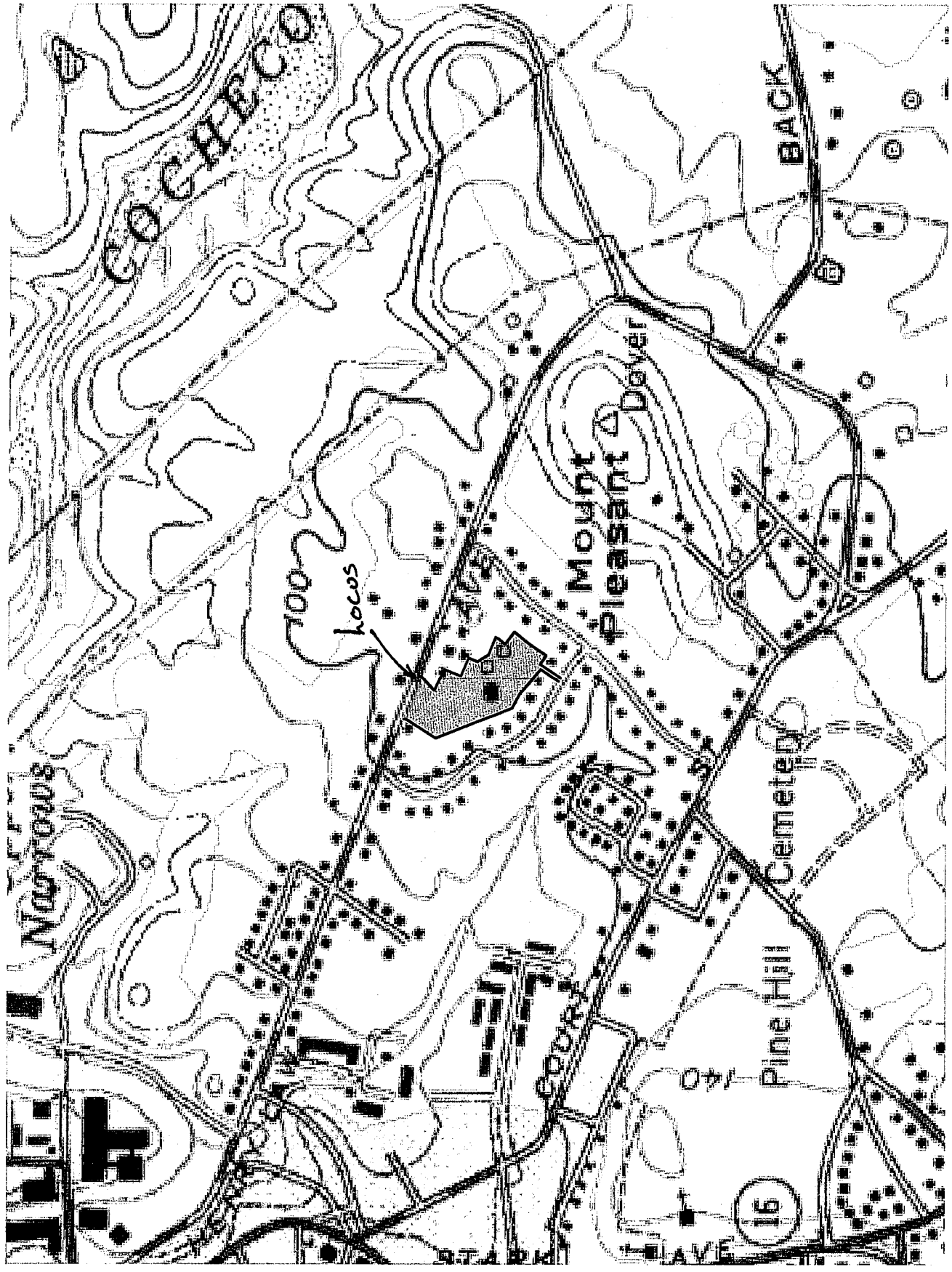
REVIEWED BY: _____ DATE _____

APPLICANT'S SIGNATURE:  AGENT.

APPLICANT RECEIVED COPY OF THIS REVIEW CHECKLIST? YES NO

REMARKS:





ABUTTERS LIST

Major Subdivision

Applicant: KPRP/ 165 Henry Law Ave. LLC

Mailing Address: P.O. Box 459, Portsmouth, NH 03801

Project Address: 165 Henry Law Ave., Dover, NH 03820

<u>Tax Map-Lot #</u>	<u>Name</u>	<u>Address</u>	<u>Town</u>
Owner of Project Lot:			
21-5	KPRP/ 165 Henry Law Ave. LLC	P.O. Box 459	Portsmouth, NH 03801
Legal Abutters to Project Lot:			
21-5B	Shawn Murphy	167 Henry Law Ave.	Dover, NH 03820
21-5C	Donald & June Meserve	175 Henry Law Ave.	Dover, NH 03820
21-5E	Keefe Living Trust Francis & Shirley Keefe	169 Henry Law Ave.	Dover, NH 03820
21-59	Paul & Julie Dureau	24 Browning Drive	Dover, NH 03820
21-62	Robert & Judith Livingston	20 Tennyson Ave.	Dover, NH 03820
21-64	Timothy & Tami McFadden	22 Tennyson Ave.	Dover, NH 03820
21-66	Anne Berry	24 Tennyson Ave.	Dover, NH 03820
21-78	Joseph & Beatrice Sweeney	163 Henry Law Ave.	Dover, NH 03820
21-80	William & Patricia Dublin	4 Browning Drive	Dover, NH 03820
21-82	Bruce & Judith Mizzau	8 Browning Drive	Dover, NH 03820
21-83	Joe Lugalla & Makungu Lugalla-Sapiece	10 Browning Drive	Dover, NH 03820
21-84	James & Noi Vachon	12 Browning Drive	Dover, NH 03820
21-85	Martha McGivney-Foss	14 Browning Drive	Dover, NH 03820
21-86	Travis & Heather Cook	16 Browning Drive	Dover, NH 03820
21-87	Marvin & Catherine Mack	18 Browning Drive	Dover, NH 03820
21-88	Donald Cantrell & Helen Fitzgerald	20 Browning Drive	Dover, NH 03820
21-89	Kenneth Lauter & Esther Tsai	22 Browning Drive	Dover, NH 03820

K-2C	Thomas & Rose Shevenell	166 Henry Law Ave.	Dover, NH 03820
K-2D	William & Margaret Kohut	166A Henry Law Ave.	Dover, NH 03820
K-3	Jeffrey Gauthier & Nancy Perdoni	162 Henry Law Ave.	Dover, NH 03820

Project Wetland Scientist:

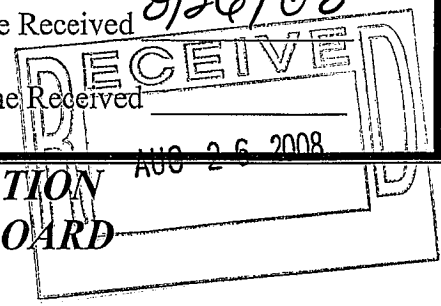
Marc. E. Jacobs	P.O. Box 417	Greenland, NH 03840
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Project Surveyor and/or Engineer:

Berry Surveying & Engineering	148 2 nd Crown Point Rd.	Barrington, N.H. 03825
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Amount Paid \$337.08
Account # P08.25

Date Received 8/26/08
Time Received _____



616 PD
Cash Archive fee

**CONDITIONAL USE APPLICATION
CITY OF DOVER PLANNING BOARD**

GENERAL INFORMATION

Date: 8-26-08 Telephone #: 817-0345
Name of Applicant: KRRP 165 HEWES LANE AVE LLC
Address of Applicant: 28 MEADOW HANE ROCHESTER, NH 03867
Signature of Applicant: [Signature]
Name of Property Owner: SAME
Address of Property Owner: _____
Signature of Property Owner: _____
Address of Property Being Developed: 165 HEWES LANE AVE
Assessor's Map #: 21 Lot #: 5
Zoning District: R-12

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

Activity in Dover Conservation District – Describe activity PROPOSING TO REMOVE 2,219 Sq Ft. OF 20% SLOPE. SLOPE IS MAN MADE, LOCATED TO THE REAR OF A GARAGE ON SITE.

Impact to Dover Wetlands – Describe impact _____

Other /

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

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

ABUTTERS LIST

Major Subdivision

Applicant: KPRP/ 165 Henry Law Ave. LLC

Mailing Address: P.O. Box 459, Portsmouth, NH 03801

Project Address: 165 Henry Law Ave., Dover, NH 03820

<u>Tax Map-Lot #</u>	<u>Name</u>	<u>Address</u>	<u>Town</u>
Owner of Project Lot:			
21-5	KPRP/ 165 Henry Law Ave. LLC	P.O. Box 459	Portsmouth, NH 03801
Legal Abutters to Project Lot:			
21-5B	Shawn Murphy	167 Henry Law Ave.	Dover, NH 03820
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21-88	Donald Cantrell & Helen Fitzgerald	20 Browning Drive	Dover, NH 03820
21-89	Kenneth Lauter & Esther Tsai	22 Browning Drive	Dover, NH 03820

21-90	Michael & Janine Gilbert	25 Browning Drive	Dover, NH 03820
K-2C	Thomas & Rose Shevenell	166 Henry Law Ave.	Dover, NH 03820
K-2D	William & Margaret Kohut	166A Henry Law Ave.	Dover, NH 03820
K-3	Jeffrey Gauthier & Nancy Perdoni	162 Henry Law Ave.	Dover, NH 03820

Project Wetland Scientist:

Marc. E. Jacobs

P.O. Box 417

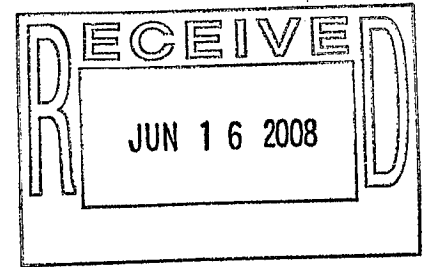
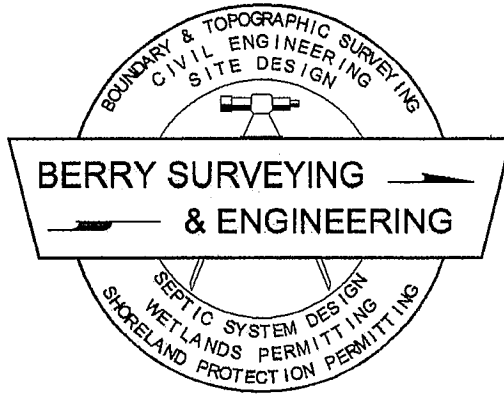
Greenland, NH 03840

Project Surveyor and/or Engineer:

Berry Surveying & Engineering

148 2nd Crown Point Rd.

Barrington, N.H. 03825

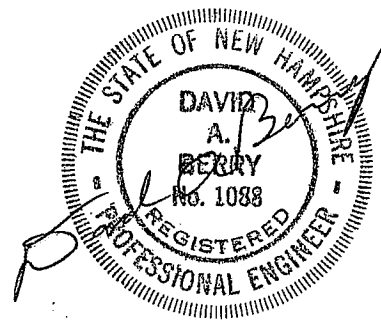


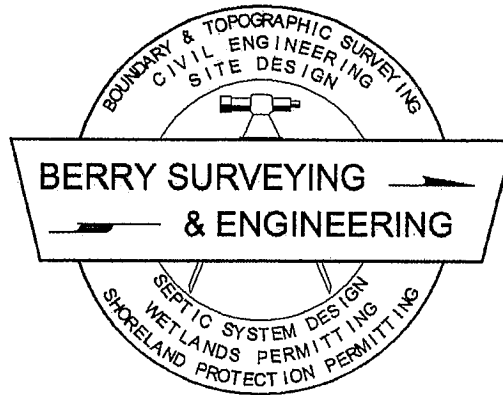
“Beacon Circle”

Trip End Analysis
&
Distribution Analysis
KPRP 165 Henry Law Ave
165 Henry Law Ave
Dover, NH

By
Berry Surveying & Engineering
148 Second Crown Point Road
Barrington, NH 03820

Completed June 5, 2005
Revised:





City of Dover Planning Department
Attn: Bruce Woodruff
288 Central Ave.
Dover, NH 03820
603-516-6008

RE: Trip End Analysis & Trip Distribution
165 Henry Law Ave
Dover, NH
KPRP 165 Henry Law Ave LLC

Mr. Woodruff & City Engineer David White

The following are the references and assumptions used for estimating the trips to and from the site, as well as the distribution of trips from East to West. Please note that due to such low traffic generation that there was no warrant testing completed. The level of service was also not tested at the proposed entrance since the only service interruptions would occur to the interior of the proposed project. Level of service was not tested or provided at any outside intersections, given the low generation and distance from nearest intersection.

Existing Traffic:

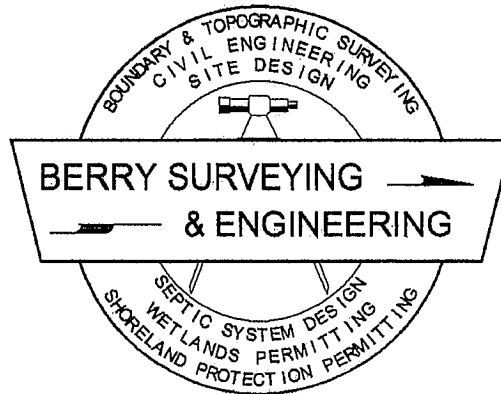
Existing pass by trips were retrieved from an onsite counting session performed by Berry Surveying & Engineering at Nantucket Court. Nantucket Court was chosen for both pass by counts and turning percentages, given the close proximity and exact site code as the proposed site. On site counting was done for a period of one (1) week, April 21, 2008 – April 25, 2008. AM Peak hours (6:45AM-9:15AM) and PM Peak hours (3:45PM-6:15PM) were the extent of the counting session, assuming that the peak hours of the local street fall within those parameters. This assumption was derived given the residential nature of Henry Law Ave. The morning and afternoon peak hours were derived from the data set within the three and one half hour (3.5) session taken, using consecutive peak 15 minute intervals.

Government planning data was not used within this analysis given its dated nature. However comparisons were made between Berry Surveying & Engineering's counting session and Strafford Regional Planning Commission (SRPC) data for analysis. Synopsis can be found later in the report.

Equations Used for Analysis:

Growth rate was calculated using the exponential function $A=P(1 + r/n)^{nt}$.

Where:
A= amount of trips after t years
P= existing pass by trips
r= growth rate of X%
n= number of times the compounding takes place
t= number of years growth is applied.



The Proposal:

KPRP 165 Henry Law Ave LLC is proposing a small very low volume urban residential street, to service 9 new, single family residence. The road is proposed to be six hundred and fifty feet (650') which included alignment around the proposed cul-de-sac.

A 24 foot two lane traveled way is proposed to move traffic through the proposed site. A closed drainage system with sloped granite curbing is proposed. The Cul-de-sac was designed using the Geometric Design of Highways and Streets, (to be further referenced as the "Green Book") dead end street design found in chapter 5. The outside edge of pavement radius is designed at forty seven feet (47') using the WB50 design vehicle. The pavement width was shortened to twenty feet (20'), because most safety vehicles do not transporting trailers. Geometry was chosen using the "Geometric Design of Very Low-Volume Local Roads given the trip / volume generation found below.

Trip Generation:

The 7th Edition ITE Trip Generation Manual was used to determine the volume of trips, as well as the percentage of entrance to exit traffic experienced at the AM / PM peak hour generator. The Single Family Detached Housing was used for this analysis. (Code 210)

Code 210 Peak Hour of Adjacent Street Traffic Between 7AM and 9AM per Unit.

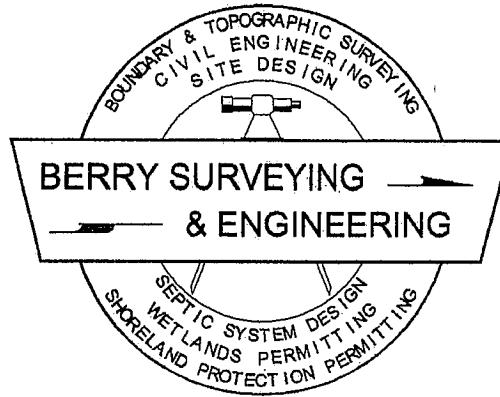
Number of Units	Average Rate	Total Trips	25% Entering	75% Exiting
9 Units	0.75	7T	2T	5T

Code 210 Peak Hour of Adjacent Street Traffic Between 4 and 6 PM per Unit.

Number of Units	Average Rate	Total Trips	63% Entering	37% Exiting
9 Units	1.01	9T	6T	3T

Trip Distribution:

A localized analysis was done to determine the Left / Right (East / West) turning distribution Single Family Detached Housing. On April 21, 2008-April 25, 2008 traffic was analyzed at Nantucket Court, an identical land use code and similar in size, for the purpose of monitoring turning distribution in and out of the site. The AM Peak as well as the PM Peak was counted so as to properly distribute the trip generation within the peak hour time period.



The following are the findings of this study.

(Average over 5days) (Total trips counted within two and a half hour window for the 5Days)

AM Peak Hour @ Nantucket Court Code 210

Number of Units	Trips from East	Trips from West	Trips Exiting East	Trips Exiting West
7	7T 46.7% of Total In	8T 53.3% of Total In	16T 57% Total Exiting	12T 43% Total Exiting

PM Peak Hour @ Nantucket Court Code 210

Number of Units	Trips from East	Trips from West	Trips Exiting East	Trips Exiting West
7	18T 46% of Total In	21T 54% of Total In	13T 42% Total Exiting	18T 58% Total Exiting

This percentage of distribution was then applied to the trip generation of the proposed code 210

Distribution: (Trips from Page 2 x % generated above)

Distribution of 2, AM Peak Trips Entering. (Please note sample is extremely small)

46.7x 2 Trips = 1T Entering from East

53.3% x 2 Trips = 1T Entering from West

Distribution of 5, AM Peak Trips Exiting

57% x 5 Trips = 3T Turning East

43% x 5 Trips = 2T Turning West

Distribution of 6, PM Peak Trips Entering

46% x 6 Trips = 3T Entering from East

54% x 6 Trips = 3T Entering from West

Distribution of 3, PM Peak Trips Exiting

42% x 3 Trips = 1 Trip Turning East

58% x 3 Trips = 2 Trips Turning West.

Trip End Conclusion:

Peak AM Complete Site:

1 Trip Entering from East

1 Trip Entering from West

3 Trips Exiting East (Right)

2 Trips Exiting West (Left)

Peak PM Complete Site:

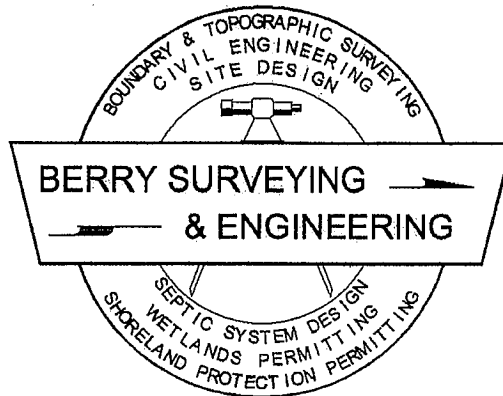
3 Trips Entering from East

3 Trips Entering from West

1 Trip Exiting East (Right)

2 Trips Exiting West (Left)

Please find graphical representation, with included pass by trips.



Total Daily Volume:

The total (weekday) daily volume is estimated to be 86T. This represents a 4.75% increase to the existing pass by traffic of 1811VPD. (*Extrapolated from 2005 at a 3% growth rate*)

Code 210 Average Rate on a Weekday 9.57 trips per dwelling unit
 $9.57T/U \times 9U = 86.T$

It is assumed that vehicles are intending to move to and from this site, and therefore all calculated trips are added to pass-by traffic. Land Use Code 210 is not conducive to pass-by interest.

Pass By Traffic Analysis:

During the localized counting session pass by traffic was counted in addition turning movements during the typical AM & PM Peak Hours. The 5 day average AM Peak Hour (7-9) pass by traffic consisted of 45T West and 44T East. The 5 day average PM Peak Hour (4-6) pass by traffic consisted of 96T West and 100T East. It should be noted that the peak AM hour of collector road Henry Law Ave, is not the same peak hour as the proposed Land Use Code. This can be seen on provided 2005 Governmental data by SRPC Site Code #82125059. It is clear that the AM Peak hour is closer to 9AM-12AM, with some early overlap into hour 8. The same is true of the PM Peak hour, which is closer to 3PM-5PM, with some delayed overlap into the 6th hour on Fridays only.

The reason for the AM off general peak, might be attributed to a moderate amount of elderly housing in the vicinity of Henry Law Ave. At this time we have no plausible explanation for the off PM peak.

Peak Total Vehicles Per Day in 2005, taken from the SRPC data was 1757VPD. With even a modest 3% increase applied to the next 23 years (*starting in 2005*) there will be close to 3500VPD traveling along Henry Law Ave.

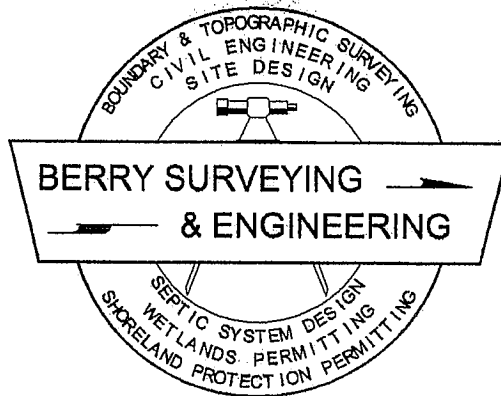
Existing Infrastructure:

The existing width of Henry Law Ave is twenty four feet (24') edge of pavement to edge of pavement with a posted speed of only 30MPH. Vertical and Horizontal alignment was not analyzed outside of three hundred feet (300') in the East and West direction of the project site. Safety records were not analyzed within this area.

Trip End Conclusion:

There will be a very small amount of increase in daily volume to this particular local road, and a near in-calculable amount of generator peak traffic. The peak hour generated from Land Use Code 210 is at a different time then the peak hour of the local road Henry Law Ave.

Within Chapter 5 of the "Green Book" exhibit 5-5 illustrates that pavement width of twenty four feet (24') is satisfactory for over 2000VPD at the existing posted speed. There will be no diminishment of service within the existing infrastructure, and therefore we feel there are no off site improvements required for this project.



Known Future Upgrades:

It should be noted that Henry Law Ave is currently under reconstruction. This includes utility upgrades, the addition of a sidewalk to the East bound lane, and finished top coat.

Within the Dover Master plan it is alleged that Henry Law Ave will become one way out of the Central Ave intersection. This would further the idea that level of service at the closest local/collector intersection will not be diminished. However, traffic relief will be placed on surrounding local streets such as Hanson Street, George Street and Browning Drive.

Site Distance & Driveway Placement:

The driveway was placed to face an abutting garage. Any other position would potentially place exiting headlights into abutting windows. It offers close to 300' of separation from Browning Drive, and allows for over 250' of site distance in both directions. The existing posted speed limit within the design area is 30MPH. The ASSHTO Geometric Design manual recommends approximately 200' of stopping site distance for this design speed.

We feel the driveway is placed in the safest place with the most advantageous site distance.

There are no design constraints compromising the placement of the proposed curb cut. There is one (1) utility pole which lands in the middle of the proposed driveway. This is proposed to be relocated during construction

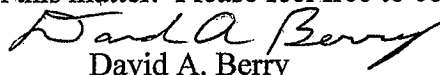
In conclusion the proposed site generates and adds minimally to the existing pass-by traffic. At this time there is no need or warrant for any off site traffic improvements.

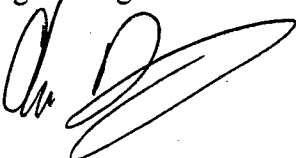
Attachments:

- "A" Google Map
- "B" SRPC 2005 Traffic Data
- "C" Graphical Analysis

Thank you for your time and consideration on this matter. Please feel free to contact me at any time.

Christopher R. Berry
SIT 567
Project Manager
Engineering Tech.


David A. Berry
LLS, PE
General Manager.



Stratford Regional Planning Commission
 2 Ridge St, Suite 4
 Dover, NH 03820

Site Code: 82125059
 Station ID:
 Henry Law Ave Dover
 East of Niles St

Start Time	11-Jul-05		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	Eastbou	Westbo	Eastbou	Westbo	Eastbou	Westbo	Eastbou	Westbo	Eastbou	Westbo	Eastbou	Westbo	Eastbou	Westbo	Eastbou	Westbo
12:00 AM	*	*	10	6	4	4	1	2	9	7	10	6	8	4	7	5
01:00 AM	*	*	4	2	1	6	1	2	2	2	10	6	5	3	4	4
02:00 AM	*	*	0	2	0	2	2	2	2	0	0	1	1	1	1	1
03:00 AM	*	*	1	1	1	0	2	0	0	2	2	2	2	2	1	1
04:00 AM	*	*	2	0	1	0	3	1	1	1	1	1	2	2	2	1
05:00 AM	*	*	5	9	5	9	4	13	4	4	2	8	0	2	2	9
06:00 AM	*	*	23	31	19	24	20	28	17	12	8	14	3	3	3	22
07:00 AM	*	*	26	37	23	47	36	27	26	23	8	30	7	13	15	34
08:00 AM	*	*	53	42	43	51	46	63	49	43	19	46	21	21	23	46
09:00 AM	*	*	34	38	45	46	29	42	37	52	26	34	28	28	40	46
10:00 AM	*	*	54	59	35	40	40	38	51	50	40	47	38	38	39	48
11:00 AM	*	*	46	39	40	42	56	50	46	56	58	57	40	39	41	46
12:00 PM																
01:00 PM	56	45	60	47	73	66	50	64	70	42	54	56	42	42	58	52
02:00 PM	64	58	58	60	46	45	57	57	51	71	44	55	56	58	54	58
03:00 PM	44	51	38	74	48	28	54	45	51	48	54	48	40	48	47	49
04:00 PM	84	78	62	55	59	66	64	88	53	64	38	39	38	45	57	62
05:00 PM	73	59	71	68	83	83	80	82	71	56	41	41	40	40	66	62
06:00 PM	77	68	86	102	79	88	66	68	95	58	40	42	35	35	68	68
07:00 PM	52	71	70	55	53	84	61	81	75	82	32	39	32	35	54	64
08:00 PM	38	46	59	51	45	52	50	44	58	65	28	39	32	35	44	47
09:00 PM	56	32	41	45	43	45	51	26	52	45	30	27	17	22	42	35
10:00 PM	38	26	36	13	20	28	34	24	34	25	30	24	24	22	31	23
11:00 PM	24	22	15	10	22	17	14	17	12	24	18	22	16	16	17	17
11:00 PM	7	8	8	6	10	5	11	7	16	10	18	12	9	9	11	7
Lane Day	613	564	862	862	798	879	832	873	882	875	655	696	538	604	773	801
AM Peak	1177		1714		1677		1705		1757		1351		1142		1574	
PM Peak																
Volume	54	59	54	59	45	51	56	63	51	56	58	57	39	46	48	48
Volume	84	78	86	102	83	88	80	88	95	82	54	56	56	58	68	68



TECHNICAL REVIEW COMMITTEE NOTES
KPRP 165 HENRY LAW AVE. LLC
HENRY LAW SUBDIVISION (P08-25)
THURSDAY JUNE 26, 2008

PRESENT: Christopher Parker, Steve Bird, Marn Speidel, Eric Hagman, Tom Clark

OTHERS: Linda Merullo, Marcia Colbath, Chris Berry

It will be a nine lot, single family, cul-de-sac subdivision. 12,000+ sq. ft. lots with 100+ ft frontage.

Police Dept.

1. A "no outlet" sign should be included with the Stop sign and Street sign.
2. Utility pole relocation required.

Fire Dept.

No other issues

Planning

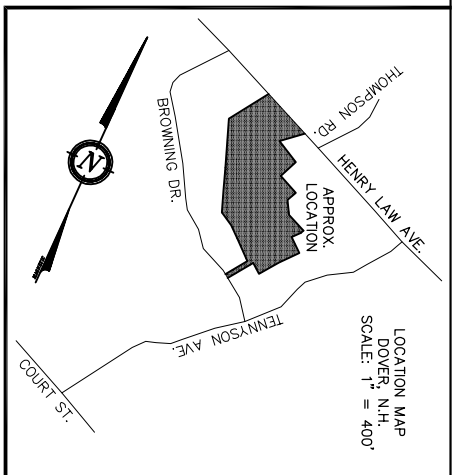
1. Include the existing condition sheet in plan set
2. Add the abutter across Browning Ave. - Map 21 Lot 90.
3. Note the correct address.
4. Add the plan number (P08-25) to the cover sheet and title block.
5. Implement the Planning Board changes.
6. Keep coordinating with Dave White on the Henry Law Ave construction.
7. Need deed language for notice of no cut areas.
8. Recreation contribution to Maglaras Park.
9. Provide sight distances for Henry Law Ave.
10. Identify the 20% slopes on the topography plan and the area to be altered.
11. One of the four abutters will have deeded cul-de-sac island maintenance.
12. The sidewalk should be concrete.
13. Move the hydrant location.
14. The original application needs the owners' signature.
15. Neighborhood meeting is recommended.
16. Check the outfall to wetlands to see if a Wetlands permit is needed.
17. Need a Conditional Use Permit, it needs to go to the Conservation Commission.

City Engineer not present so applicant was encouraged to meet with him separately to review issues

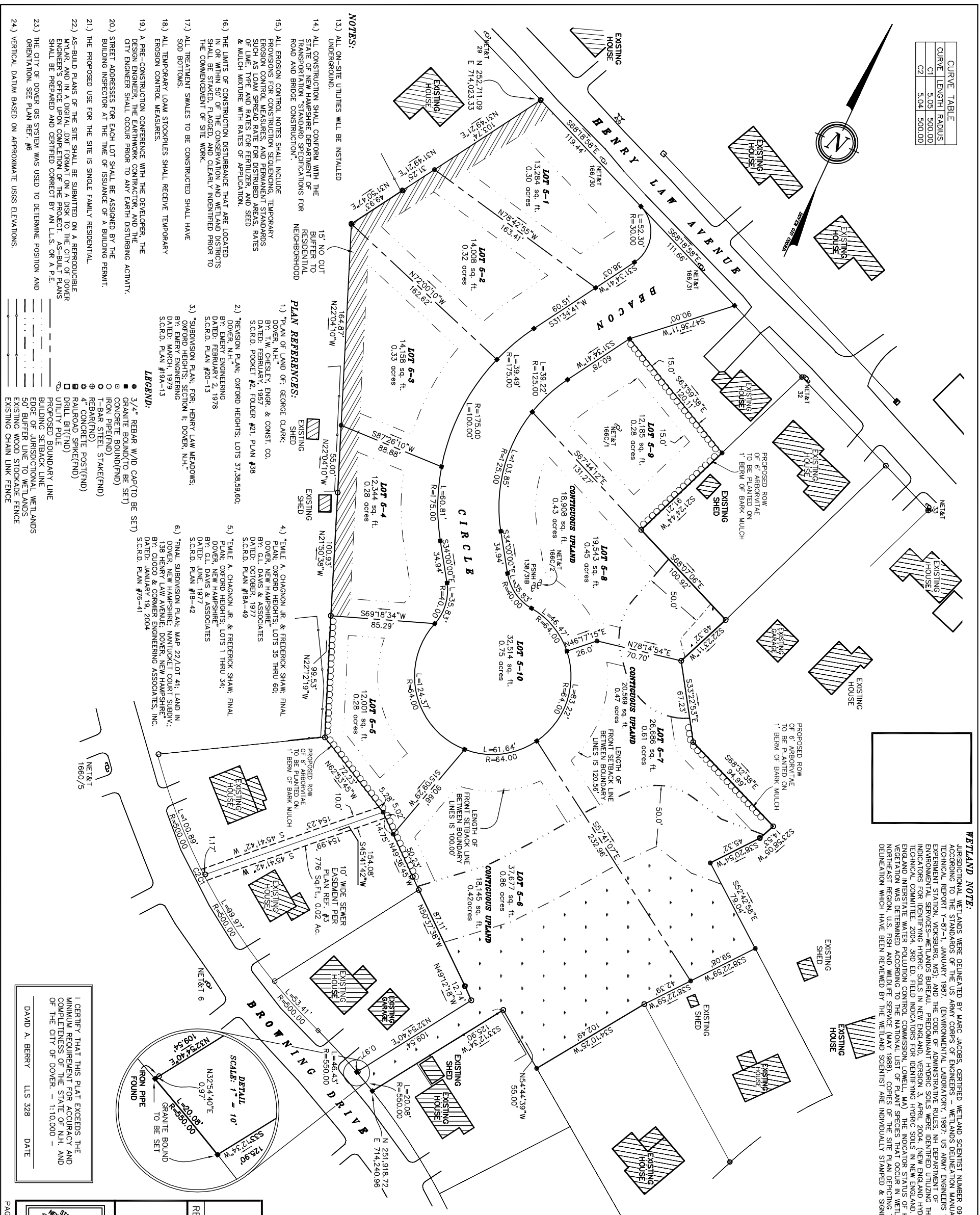
Parker stated the drainage is an important step because we want the changes done before meeting with the Conservation Commission.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	5.05	500.00
C2	5.04	500.00

WETLAND NOTE:
 JURISDICTIONAL WETLANDS WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, TECHNICAL REPORT 1-87-1, JANUARY 1987. (ENVIRONMENTAL LABORATORY, 1987; US ARMY ENGINEERS WATERWAYS EXPERIMENT STATION, WICKSBURG, MS) AND THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES, 2004. (NH DEPARTMENT OF ENVIRONMENTAL SERVICES, 2004) THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3 BY APRIL 2004 (NEW ENGLAND NEW ENGLAND TECHNICAL COMMITTEE 2004, 3RD ED. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND AND NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA) THE INDICATOR STATUS OF HYDROPHITIC VEGETATION WAS DETERMINED ACCORDING TO THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. FISH AND WILDLIFE SERVICE (MAY 1988). COPIES OF THE SITE PLAN DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED & SIGNED.



- NOTES:**
- 1) OWNER: KPRP/165 HENRY LAW AVENUE, LLC. 28 MEADOW LANE ROCHESTER, NH 03867
 - 2) TAX MAP 21, LOT 5
 - 3) LOT AREA: 194,401 Sq.Ft., 4.46 Ac.
 - 4) S.C.R.D. BOOK 3606, PAGE 257
 - 5) ZONING: R-12
 MINIMUM LOT SIZE: 12,000 Sq.Ft.
 MINIMUM FRONTAGE: 100'
 MINIMUM SETBACKS:
 FRONT ~ 30'
 SIDE & REAR ~ 15'
 MAXIMUM LOT COVERAGE: 30%
 - 6) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD HAZARD ZONED AREA: FEMA COUNTY #30145, MAP # - 33017003300, DATED: MAY 17, 2003.
 - 7) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING ON JANUARY 25, 2008, WITH AN ERROR OF 1 IN 24,935.
 - 8) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWERLINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE.
 - 9) FINAL PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER PLANNING OFFICE UPON APPROVAL OF THE PROJECT.
 - 10) EACH LOT CONTAINS A MINIMUM OF 12,000 Sq.Ft. OF CONTIGUOUS NON-WETLAND AREA.
 - 11) EACH LOT WILL BE SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
 - 12) CONSTRUCTION OPERATION HOURS M-F 7AM-7PM SAT 8AM-6PM



- NOTES:**
- 13) ALL ON-SITE UTILITIES WILL BE INSTALLED UNDERGROUND.
 - 14) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
 - 15) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTRIBUTED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED & MULCH MIXTURE WITH RATES OF APPLICATION.
 - 16) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50' OF THE CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED, AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
 - 17) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
 - 18) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
 - 19) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 - 20) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - 21) THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.
 - 22) AS-BUILD PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR, AND IN A DIGITAL DXF FORMAT ON A DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY AN L.L.S. OR A P.E.
 - 23) THE CITY OF DOVER GIS SYSTEM WAS USED TO DETERMINE POSITION AND ORIENTATION. SEE PLAN REF. #6
 - 24) VERTICAL DATUM BASED ON APPROXIMATE USGS ELEVATIONS.

- PLAN REFERENCES:**
- 1) "PLAN OF LAND OF: GEORGE CLARK; DOVER, N.H.; DATED: FEBRUARY, 1957; ENG'R & CONST. CO. BY: T.W. CHESELEY, ENG'R & CONST. CO. S.C.R.D. POCKET #2, FOLDER #21, PLAN #38
 - 2) "REVISION PLAN, OXFORD HEIGHTS; LOTS 37,38,39,60; DOVER, N.H.; ENGINEERING DATED: FEBRUARY 2, 1978 BY: EMERY ENGINEERING S.C.R.D. PLAN #20-13
 - 3) "SUBDIVISION PLAN, FOR: HENRY LAW MEADOWS; DOVER, N.H.; ENGINEERING DATED: MARCH, 1979 BY: EMERY ENGINEERING S.C.R.D. PLAN #19-13
 - 4) "EMILE A. CHAGNON, JR. & FREDERICK SHAW; FINAL PLAN, OXFORD HEIGHTS; LOTS 35 THRU 60; DOVER, NEW HAMPSHIRE; DATED: OCTOBER, 1978 BY: G.L. DAVIS & ASSOCIATES S.C.R.D. PLAN #18-42
 - 5) "EMILE A. CHAGNON, JR. & FREDERICK SHAW; FINAL PLAN, OXFORD HEIGHTS; LOTS 1 THRU 34; DOVER, NEW HAMPSHIRE; DATED: JUNE, 1977 BY: G.L. DAVIS & ASSOCIATES S.C.R.D. PLAN #18-42
 - 6) "FINAL SUBDIVISION PLAN, MAP 22/LOT 41; LAND IN DOVER, NEW HAMPSHIRE; NANTUCKET COURT SUBDV.; 138 HENRY LAW AVENUE, DOVER, NEW HAMPSHIRE; DATED: JANUARY 19, 2004 BY: CUCO & CORMIER ENGINEERING ASSOCIATES, INC. S.C.R.D. PLAN #76-41

- LEGEND:**
- 3/4" REBAR W/D CAR TO BE SET
 - CONCRETE BOUND(TO BE SET)
 - IRON PIPE(FND)
 - T-BAR STEEL STAKE(FND)
 - REBAR(FND)
 - 4" CONCRETE POST(FND)
 - RAILROAD SPIKE(FND)
 - DRILL BIT(FND)
 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINE
 - EDGE OF JURISDICTIONAL WETLANDS
 - 50' BUFFER LINE TO WETLANDS
 - EXISTING WOOD STOCKADE FENCE
 - EXISTING CHAIN LINK FENCE

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 LLS 328 DATE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft

REVISION

#1	DATE	REVISION PER TRC	DESCRIPTION
8-12-08			

SUBDIVISION P 08-25

SUBDIVISION PLAN
 LAND OF
 KPRP 165 HENRY LAW AVE LLC
 165 HENRY LAW AVENUE
 DOVER, N.H.
 TAX MAP 21, LOT 5

BERRY SURVEYING & ENGINEERING
 148 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863
 SCALE : 1 IN. EQUALS 40 FT.
 DATE : MAY 27, 2008
 FILE NO. : DB 2007 - 168

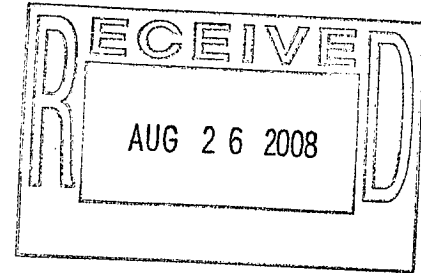


80 Nashua Road, Ste. 24
Londonderry, NH 03053
P: 603-432-7070
F: 603-437-6174
www.cpmproperty.com

August 26, 2008

City of Dover Planning Board
288 Central Ave
Dover NH 03820

Re: Dunn's Bridge Lane



Dear Board Members,

At the request of the Chief Building Inspector, Thomas Clark, we are respectfully submitting this letter to have the opportunity to request a utility pole for three phase power which as it stands. Right now there is only single phase power to the new building under construction at Dunn's Bridge Lane.

This project is in reference to plan #87-14. This new 24 unit building was approved for underground power per a 21 year old plan approval, we cannot install underground power because the power source as it stands now is inadequate.

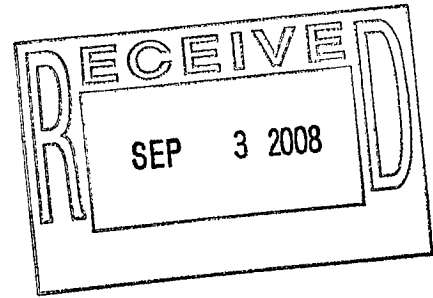
Under site review 149-14 Section 3 it states that the power shall be underground throughout the site and the site shall show easements for these services. We are asking the planning board to allow us to put the one utility pole in our parking lot. This is the method of service we wish to install to make sure that the supply and demand are met properly.

We are asking the planning board to allow us to install the utility pole in our parking lot. I would like to thank all of you for your time and understanding with this matter. If you have any questions or concerns, please do not hesitate to contact me.

Respectfully Submitted,

Samir Khanna
Vice President

To: Dover Planning Board
From: Dunn's Bridge Associates, LP
Re: Waiver of Site Review Regulation



Dear Esteemed Board Members,


At the request of the Chief Building Inspector, Mr. Thomas Clark, we are respectfully submitting this letter to have the opportunity to request the installation of one additional utility pole for three phase power to serve the proposed 24 unit multifamily dwelling located at 25 Dunn's Bridge Lane.

Under the current Site Review Regulations (Section 149-14, Section 3) utility lines must be laid underground. These Site Review Regulations were adopted by the Planning Board on May 24, 1988. The site plan for this development was approved by the Planning Board in July, 1987. As you may be aware, a portion of this site has already been constructed based upon the 1987 approval and the site is considered grandfathered from existing zoning. One utility pole is already on the site, serves the existing development and obviously was allowed to be installed when the first units were built. We are currently in the process of completing the 1987 plan that was approved by the Planning Board. We have reviewed the approved site plan and can find no requirement or notes that indicate that utilities to this site must be underground. In addition, to proceed with installing underground utilities to this site, given that a majority of the property is served by above ground utilities, would be extremely expensive and potential disruptive to the current residents.

Given the age of this project and the fact that a majority of the site improvements have already been completed, we are asking the Planning Board to allow us to install one additional utility pole in our parking lot. We believe this is consistent with the original approval and it will have a minimal impact on the property.

I would like to thank all of you for your time and understanding with this matter. If you have any questions or concerns, please do not hesitate to contact me.

Respectfully,


Samir Khanna
Vice President

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

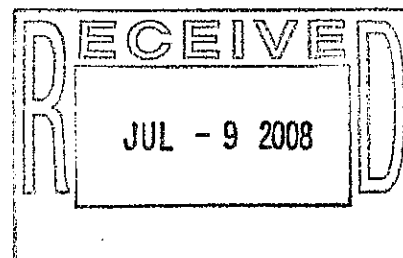
*also admitted in Maine
**also admitted in Maine and Mass.
†also admitted in Mass.



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.

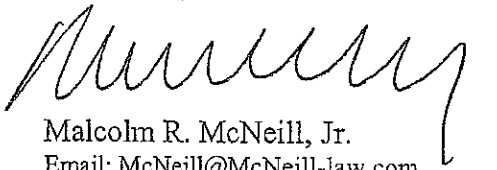
Subsequent to the approval of the project, the applicant was initially unable to proceed with infrastructure improvements as a result of litigation between the applicant and the former property owner. After the resolution of the litigation, the applicant proceeded to build the cross-country sewer and 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

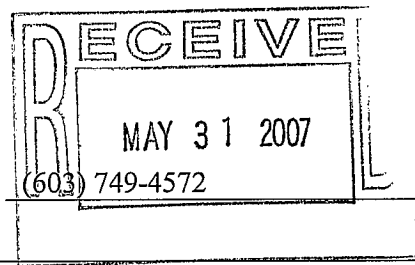
cc: Tolend Road Properties, LLC
Chris Parker, Planning Director

Account # P07-31
Amount Paid 532.3 #13410

Date Received 5/31/07
Time Received _____

TM lists/subaplic.sam

**CITY OF DOVER
SUBDIVISION APPLICATION**



Applicant's name David Sullivan Phone # (603) 749-4572

Applicant's address 6 Meridian Way, Dover, NH 03820

Signature of applicant [Signature]

Land owner's name (If different from Applicant) Edmund Vachon

Land owner's address 307 Plaza Drive, Dover, NH 03820

Signature of land owner Edmund M Vachon Leah F. Vachon P.O.A.

Area of entire tract 1.992 acres, 86,773 square feet

Area being subdivided 1.992 acres, 86,773 square feet

Proposed number of lots 2

Location of proposed subdivision (street access) Spruce Lane and Garrison Road

Zoning District R-12 Assessor's Map # I Lot # 83

Special District(s) Flood Hazard Zone Conservation Zone Other Wetland Overlay

Development Data

Construction of Homes:
1. Number of dwelling 3 2. Number of buildings 3

Construction of Apartments:
1. Number of dwelling 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

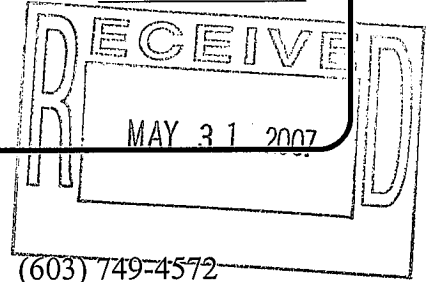
Preparer of Plat Tritech Engineering Corp. 755 Central Ave. Dover, NH 03820 Phone # (603) 742-8107
(Name and address)

Profession of preparer Professional Engineer & Licensed Land Surveyor

Amount Paid 532.31 #13410
Account # P07-31

Date Received _____
Time Received _____

**CONDITIONAL USE APPLICATION
CITY OF DOVER PLANNING BOARD**



1. GENERAL INFORMATION

Date: May 30, 2007 Project Number: JN 06136 Telephone #: (603) 749-4572
Name of Applicant: David Sullivan
Address of Applicant: 6 Meridian Way, Dover, NH 03820
Name of Property Owner: Edmund Vachon
Address of Property Owner: 307 Plaza Drive, Dover, NH 03820
Address of Property Being Developed: Spruce Lane & Garrison Road
Assessor's Map #: I Lot #: 83
Zoning District: R-12

2. APPLICANT'S proposed actions (check where applicable)

Activity in Dover Wetland Protection District – Describe activity The construction of driveways
within 50 feet of wetlands.

Impact to Dover Wetlands – Describe impact _____

Boat Dock Other

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

Army Corps of Engineers
 New Hampshire Wetlands Board
 Other

Abutters List

Subdivision of Land

Edmund Vachon

Tax Map I , Lot 83
Spruce Lane & Garrison Road
Dover, New Hampshire

Job No. 06136

Page 1 of 1

Direct:

Map I, Lot 82

Shiro & Pamela Beth Ikegami &
Moriyasu Ikegami
181 Garrison Road
Dover, NH 03820

Map I, Lot 82X

Theresa E. & Edward P. Zelazo
23 Birch Drive
Dover, NH 03820

Map I, Lot 83V

Lane Bruce Hug &
Elizabeth Fletcher Hug
26 Birch Drive
Dover, NH 03820

Map I, Lot 83X

Robert E. & Sandy Strand
96 Spruce Lane
Dover, NH 03820

Map I, Lot 100

Mary A. Hebbard
97 Spruce Lane
Dover, NH 03820

Map J, Lot 4

Michael A. & Debra L. Debeck
190 Garrison Road
Dover, NH 03820

Map J, Lot 4-1

Thomas R. & Elizabeth A. Bartolotta
184 Garrison Road
Dover, NH 03820

Map J, Lot 6

State of New Hampshire
2 ½ Beacon Street
Concord, NH 03301

Owner:

Map I, Lot 83

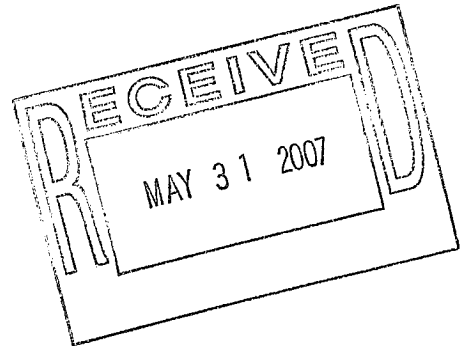
Edmund Vachon
307 Plaza Drive
Dover, NH 03820

Applicant:

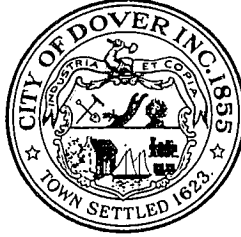
David Sullivan
6 Meridian Way
Dover, NH 03820

Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820



CHRISTOPHER G. PARKER, AICP
Director
c.parker@ci.dover.nh.us



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6007
www.ci.dover.nh.us

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

October 22, 2007

Robert Stowell, P.E., L.L.S.
Tritech Engineering Corp.
755 Central Avenue
Dover, NH 03820

RE: Subdivision of land – Request for Extension – Subdivision plan for Edmund Vachon
– Assessor's Map I, Lot 83 - Job No. 06136, File (P07-31)

Dear Bob:

This letter is in response to your correspondence of October 12, 2007, requesting an extension of approval for the above referenced plan that was approved by the Planning Board on June 12, 2007. That extension expired on September 12, 2007. The Planning Director is allowed to grant one ninety (90) day extension, bringing the extension to December 12, 2007.

If you have any questions, please do not hesitate to call my office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Parker', written over a horizontal line.

Christopher Parker, AICP
Director of Planning and Community Development

CP/jdp

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

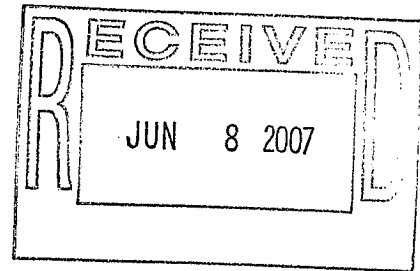
TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

June 8, 2007

08-35

Mr. Chris Parker, Director
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Subdivision of Land*
Edmund Vachon
Dover Tax Map I Lot 83
Spruce Lane & Garrison Road
Dover, New Hampshire
Job No. 06136



Dear Chris:

Thank you for taking the time to discuss the above referenced project. I would like to follow up on our conversation relative to the 50-foot strip of land which we have crosshatched on our plan.

The Dover Tax Maps show Edmond Vachon as the owner of Map I Lot 83. As part of our survey for the proposed subdivision, we have identified a portion of this land that Vachon does not have clear title to. It is 50 feet wide and located northwest of the Vachon land, abutting Map I lot 83X and is crosshatched on our plan. In 1947, George Vachon, our predecessor in title, (Strafford County Registry of Deeds Book 550 Page 157) sold this strip to Rene Goulet. According to our research this strip was never transferred again.

We have not included this parcel in the land to be subdivided. This land is not included in the areas or frontages shown on the plan. We are hopeful that by, Quite Title Action or by Consent of the Heirs of Rene Goulet, that we will be able to acquire this land in the future. In that event, we may wish to subdivide 83-2, into two lots, in the future.

Please advise should you have any questions.

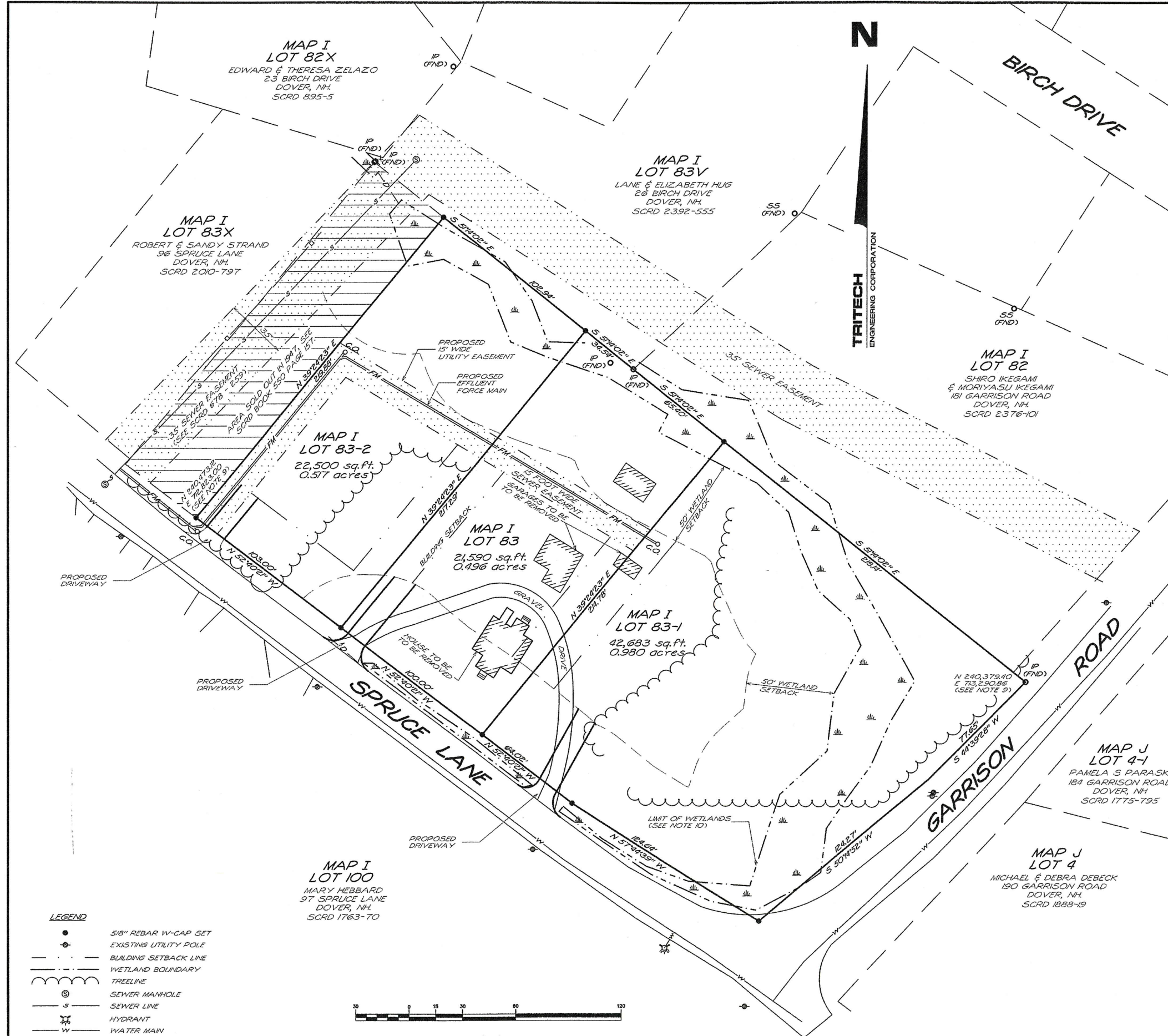
Very truly yours,
TRITECH ENGINEERING CORP.

A large, stylized handwritten signature in black ink, appearing to be "RJS".

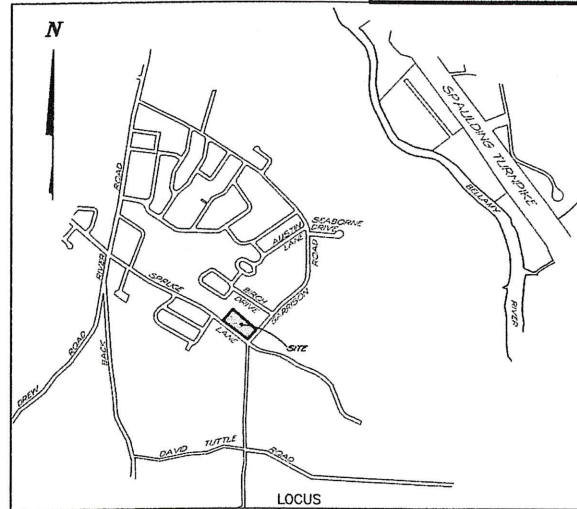
Robert J. Stowell, P.E., L.L.S.
President

RJS / nas

W06136_FB_SubmissionLtr.doc



TRITECH
 ENGINEERING CORPORATION



LOCUS (NOT TO SCALE)

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
- 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 DUVAL
DOVER, NEW HAMPSHIRE
K. E. MOORE & B.G. STAPLES
JUNE, 1971 SCRD P-11-F-3-PL.30
RIGHT OF WAY PLAN
GARRISON ROAD
BIRCH WOOD DRIVE TO AUSTIN DRIVE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JULY 12, 1996
CITY OF DOVER - NEW HAMPSHIRE
PLAN OF SANITARY SEWER EASEMENTS
LANDS OF TSOUKALAS, VACHON, & DUVAL
GERARD A. GRANFORD, CITY SURVEYOR
JUNE, 1957 ENGINEERING OFFICE
SUBDIVISION PLAN
MORNING SIDE 1, 2, 3, 4, 5
GARRISON ROAD
DOVER, NEW HAMPSHIRE
G. L. DAVIS & ASSOCIATES
SCRD P.8-F.2-PL.25
WHITE ENTERPRISES INC.
PLAN OF
TSOUKALAS LOTS
DOVER, NEW HAMPSHIRE
G.L. DAVIS & ASSOCIATES
JULY 1, 1963 SCRD BK 764 PG 235
- 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 56,000, 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, (CAREX 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.

OWNERS SIGNATURE _____

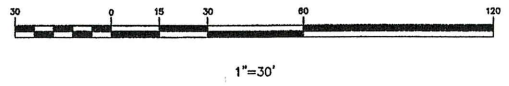
TRITECH
 ENGINEERING CORPORATION
 765 CENTRAL AVENUE
 DOVER NEW HAMPSHIRE 03860
 TELEPHONE 603 742 8107
 FAX 603 742 9690

REVISIONS	DATE	DESCRIPTION
	12-12-07	REVISED PER CONDITIONS OF APPROVAL
	9-03-08	REVISED LOT CONFIGURATION

SUBDIVISION PLAN
EDMUND VACHON
 SPRUCE LANE & GARRISON ROAD
 DOVER, NEW HAMPSHIRE
 MAY 30, 2007
 JOB NO. 06036
 SCALE: 1" = 30'

SHEET NO.
9-1
 (POB-35)

- 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





CITY OF DOVER, NH
COMMUNITY SERVICES DEPARTMENT
ENGINEERING DIVISION

September 4, 2008

Chris Parker - Planning Director

Re: Dover Point Properties - 202 Dover Point

Dear Sir:

In regards to the recent planning board meeting of August 26, 2008 I would like to respond to some of the issues raised.

I provided a letter, dated August 21, 2008, to address the October 23, 2007 planning board conditional approval note #12.

The drainage changes that occurred from the time of the Ross review of the plan set dated September 19, 2007 until the October 16, 2007 plan set only included relocation of the water quality unit to below the cul-de-sac. The March 13, 2008 plan submitted for final approval included showing the location of the yard drains and related notes. The proposed grading on the house lots were also included in the plan set. These items on the March 13, 2008 plan set and an updated drainage study modeling the yard drains on the South side of the proposed roadway in more detail were a result of the issues raised by Mr. Ross.

In regards to Mr. Ross's most recent review provided to the planning board on August 27, 2008, I have the following comments.

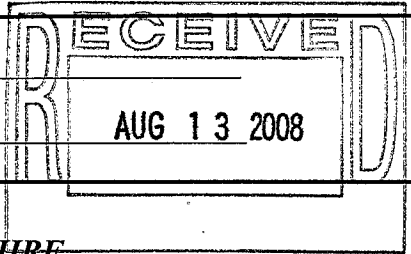
Although Mr. Ross does raise some valid points in regards to the drainage report they are immaterial to the final outcome. Any increase in flow in the Northern watershed goes to the river and has no noticeable negative impact to abutters. Furthermore, the point of concern really seems to be the potential drainage impact to the Hobbs property. My opinion is that there will be no detrimental drainage impact to that property as a result of this subdivision.

I have reviewed the plans, drainage report and Mr. Ross's letters. The plans submitted by Tri-Tech for final approval meet with my satisfaction and approval.

Sincerely,

Dave White, PE - City Engineer

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 Conservation Zone 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 Explain: _____

Availability of sewer: Yes No Availability of water: Yes 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

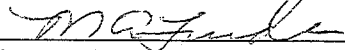
John Sullivan
Ridgewood Realty, Inc.
340 Central Avenue
Dover, NH 03820

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

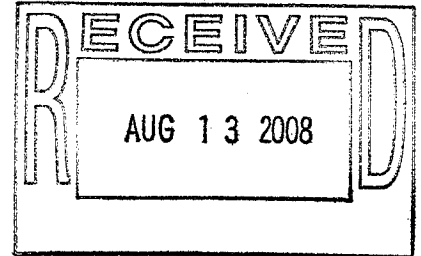
TRITECH

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".

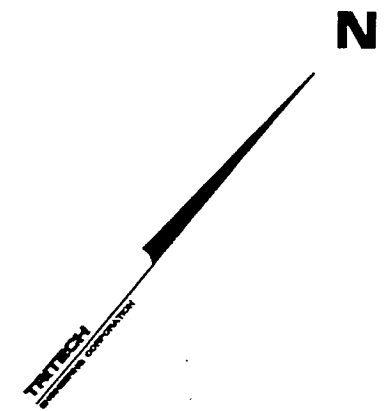
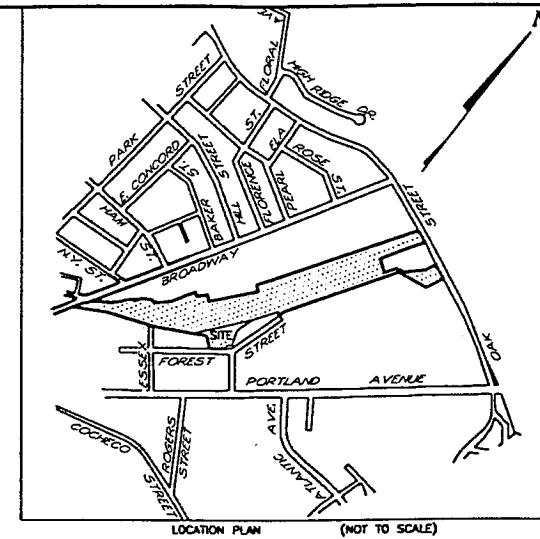
Robert J. Stowell, P.E., L.L.S.
President

RJS / nas

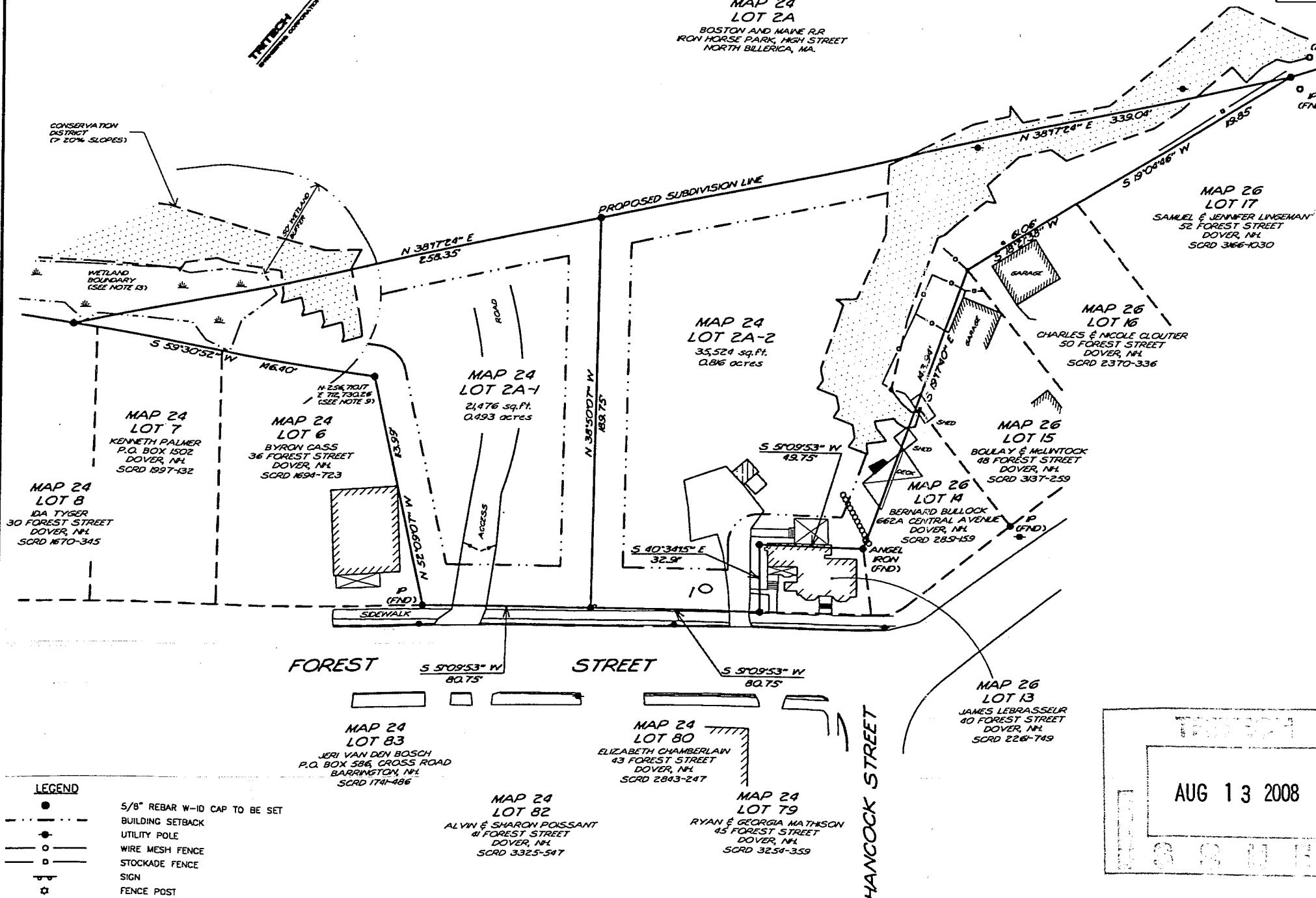
Enclosures

\\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

- INTENT TO SUBDIVIDE 57,000 SQ.FT. (1.309 ACRES) FROM TAX MAP 24 LOT 2A, CREATING TWO NEW BUILDING LOTS.
- CURRENT OWNER OF RECORD: BOSTON AND MAINE RAILROAD
IRON HORSE PARK, HIGH STREET
NORTH BILLERICA, MA.
- TOTAL LOT AREA: 57,000 SQ.FT. - 1.309 ACRES
- TAX MAP 24 LOT 2A.
- PROJECT DEED REFERENCE: BK 252 PG 326
- 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
- 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
- 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.
- BASIS OF BEARING: DOVER GIS SYSTEM.
- LOTS TO BE SERVICED BY CITY WATER AND SEWER.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD.
- 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.
- 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

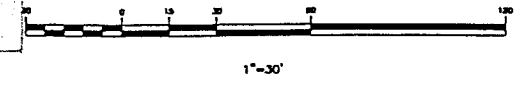
708 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03808
TELEPHONE: 603 746 8707
FAX: 603 746 2862

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

TRITECH
AUG 13 2008



SHEET NO.

5-1

TRITECH

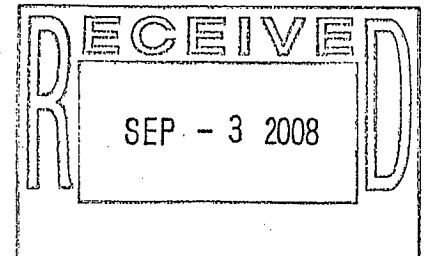
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

September 3, 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 – P08-34
Boston & Maine Railroad
Dover Tax Map 24 Lot 2A
Forest Street
Dover, New Hampshire
Job No. 07141

Dear Christopher;

I wanted to reassure the Board that the B & M Railroad Plan that Mr. Labrasseur presented to the Board at the August 26, 2008 meeting was in fact in our possession and was used in determining the property boundaries shown on the Subdivision Plan as presented. Mr. Labrasseur also presented a Mortgage Inspection that is not a Survey and should not be considered as one. In fact, the Mortgage Inspection recommended that, due to inconsistencies, the property should be surveyed. We would also recommend that Mr. Labrasseur have his property surveyed.

The Planning Board has a consistent history of reviewing the survey that has been presented for approval and leaving boundary disputes to be handled between abutters as a civil matter.

Tritech affirms that the property boundaries as presented reflect the local, county, state and railroad records and has been determined in accordance with the applicable laws and procedures. In fact, we feel that the plan, as presented, is consistent with the Mr. Labrasseur's documentation.

We respectfully request that the Planning Board remove this item from the table at their September 9th meeting and act on the plans as presented.

Please advise should you have any questions.

Very truly yours,

TRITECH ENGINEERING CORP.

A large, stylized handwritten signature in black ink, appearing to be "RJS".

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

RJS / nas

Enclosures

cc: Ridgewood Realty
Attorney John Ryan, Casassa & Ryan
Chad Kageleiry, Summit Land Development

\\07141_PB_AbutterResponseLtr.doc

P06-55

Bird, Steve L.

From: Parker, Christopher G.
Sent: Saturday, August 16, 2008 10:51 AM
To: Bird, Steve L.; Glidden, Jean
Subject: FW: Thornwood Commons residential building permits

Please place the request below on the Sept 9th agenda.

Allan has advised the board that it should accept requests and then at a second meeting hold a public hearing and vote, so we do not need anything from the applicant other than the email below for the file at this time. Should the Board accept the request, we will need to get abutters notices etc out.

Chris

Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, NH
 288 Central Ave; Dover, NH 03820
 e: c.parker@ci.dover.nh.us
 P (603) 516-6008 | F (603) 516-6007

Dover: First in New Hampshire, First with You
www.ci.dover.nh.us

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From: Michael Brigham [mailto:mbrigham@changingplacesre.com]
Sent: Wednesday, August 13, 2008 12:21 PM
To: Parker, Christopher G.
Cc: 'Robert J. Stowell'; mcneill@mcneill-law.com; joneill@changingplacesre.com
Subject: Thornwood Commons residential building permits

Chris,

Long time no talk to, I hope all is well.

Chris I am writing to you to see if you would be willing to put us on your next agenda so that we can discuss one of our conditions of approval for the Thornwood project. It is our understanding that you do not believe that our request can be handled any other way.

We understand how important it is to the City that this project completes it's off site design and approval work and are moving full speed ahead with those plans. We are told that we should have completion in the next 6 weeks or so! As you know we have asked informally on several occasions if it was the clear intention of planning to stipulate that no residential building permits can be pulled until this work is complete.

We are hearing that even though the residential part of this development will never represent even 2% of the total traffic, the City intends to look at the commercial and residential portions as one project and is taking the stance that no one will get a permit until this work is finalized. Because our residential traffic will be so minimal and come out entirely onto Middle Road until substantial strides are made on the commercial side and because the commercial side is entirely speculative and subject to change radically over the years that it takes to evolve, we still do feel that a full blown offsite plan is premature (and will probably become irrelevant by the eventual build out) at this time.

8/18/2008

That being said, a condition is a condition. We would like to discuss the possibility of removing this condition from Phase 1 of the residential completely. To us it really makes a lot more sense to allow the unfolding commercial side to dictate what improvements are needed and when. If this is unacceptable, we are wondering if the board may consider at least allowing us to pull two permits for our model homes. A major part of our success in this subdivision is in having the ability to build the two model homes that we offer, so buyers can see before they buy. If we wait too long to start these models, we will be in the wrong season to start homes for our buyers. We would be willing to commit that they would only be non sold models and that they would not require co's – at least until the off-site condition is met.

We believe that either case would not compromise the intent of the City with regards to the condition. We believe that the intent was to keep pressure on the development team to get that work done. Clearly by putting the off site final designs on the commercial construction you are assured that, as users come, the appropriate plans will be created. If left like it is but with the exception of two uninhabitable models (which our bank is really pushing for) our motivation to complete is certainly not diminished at all. Now we would have that much more vested in making sure these items get completed.

We would really appreciate anything you could do to help facilitate our request. This difficult project and this ridiculous market have created a very tough environment out there, and a little budge like this really could make the difference of success and failure for us.

Respectfully,

Michael Brigham
Changing Places, LLC

Please consider conserving our natural resources before printing this e-mail and/or any attachments.

This electronic message and any attachments may contain information that is confidential and/or legally privileged in accordance with NH RSA 91-A and other applicable laws or regulations. It is intended only for the use of the person and/or entity identified as recipient(s) in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the material. Do not print, deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains unless authorized to do so. Thank you.

8/18/2008