

CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, January 27, 2009**
Meeting Time: **7:00pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Susan Eisler, Assessor's Map G, Lot 13, zoned R-12, located on 344 Washington Street. *(P08-43)
- B. Consideration and acceptance of a minor subdivision of land for BWW Trust, Assessor's Map M, Lot 101, zoned R-40, located on Middle Road. * (P09-01) (2 lots)

4. OLD BUSINESS

- A. Discussion of subcommittees work on amendments to land use regulations.

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.

Amount Paid 241.92 Check 1537
Account # POB-43

Date Received _____
Time Received NOV 25 2008

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

GENERAL INFORMATION

Date: 11/21/2008 Telephone #: 603-742-8051
Name of Applicant: SUSAN EISLER
Address of Applicant: 344 WASHINGTON ST. DOVER, NH 03820
Signature of Applicant: [Signature]
Name of Property Owner: SUSAN EISLER
Address of Property Owner: 344 WASHINGTON ST. DOVER, NH 03820
Signature of Property Owner: [Signature]
Address of Property Being Developed: 344 WASHINGTON ST. DOVER NH 03820
Assessor's Map #: G Lot #: 13
Zoning District: _____

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

Activity in Dover Conservation District - Describe activity INSTALLED TEMPORARY SMALL DRY STONE WALL - TO PREVENT FLOODING OF HOUSE - SIZE APPX. 1' + or - (ONE FOOT + or -) BY 50' + or - LONG. SEE ATTACHED SURVEY + PHOTOS. THE STONE IS DRY-STACKED AND WITHOUT ANY FOUNDATION I.E. LAID DIRECTLY ON GROUND. WILL BE REMOVED WHEN FLOODING IS ABATED.
Impact to Dover Wetlands - Describe impact NONE

Other _____

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

Army Corps of Engineers
 New Hampshire Wetlands Board WILL BE SUBMITTED IF NECESSARY.
 Other

**CONDITIONAL USE PERMIT
ABUTTER LIST**

Pursuant to RSA 676:7, the State Law of New Hampshire, the City of Dover is required to notify the applicant and every abutter of the public hearing by certified mail, return receipt requested. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

THE FOLLOWING INFORMATION MUST BE COMPLETED BY THE APPLICANT IN ORDER TO BEGIN THE APPLICATION PROCESS.

ABUTTER: - Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his or her land will be directly affected by the proposal under consideration. For purpose of receipt of notification for a public hearing by the Board, the term of abutting property owner for a condominium or other collective form of ownership means the officers of the collective or association as defined in RSA 356-B:3, XXIII.

TAX MAP	LOT NUMBER	OWNER(S) OF RECORD	MAILING ADDRESS
G	14A	DIANE DEWYNGAERT	346 WASHINGTON ST. DOVER, NH 03820
G	14	LORI FITZSIMMONS	348 WASHINGTON ST. DOVER, NH 03820
G	12	PICK LUNDBORN	340 WASHINGTON ST. DOVER, NH 03820
32 32	75A	BRIAN & JAIE EIBERT	345A WASHINGTON DOVER, NH 03820
32	15B	SOPHIE DZUBA	C/O J.B. BUKATA 3306 WATERFORD DR, CLEARWATER, FL 33761



CONSERVATION COMMISSION
AGENDA APPLICATION

Must be Submitted to the Planning Department a minimum of 10 days
prior to the Conservation Commission Meeting date

Dover File #

State Wetlands Board File #

The Conservation Commission meets on the ^{1st} 2nd Monday of each month, in the City Hall Council Chamber, 288 Central Avenue, at 5:30 PM. (When a holiday falls on the 2nd Monday, the meeting is adjusted to Tuesday.)

The information you enter below will help determine your obligations with regard to the State Wetlands Act and the Dover Regulations.

Name of Property Owner: SUSAN EISLER Phone # 603 742 8051

Address: 344 WASHINGTON ST. DOVER, NH 03820

Engineering by: SUSAN & DAVID EISLER Phone # 603 742 8051

Address: 344 WASHINGTON ST DOVER, NH

Email address: INQS@AOL.COM

Assessor's Map G Lot # 13 Zone _____

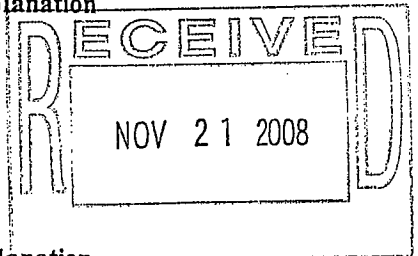
Please check the boxes that apply: [It is possible that I, II and III could be checked on a single application]

I. Conditional Use Permit Application [Available from Dover Planning Department]
See reverse side for explanation

- a. Wetland }
- b. Conservation District } See reverse side for explanation
- c. Groundwater Protection District }

II. State Wetlands Permit Application [Available from City Clerk's Office]
See reverse side for explanation

- a. Expedited (< 3,000 sq. ft. impact area) }
 - 1. Tidal Buffer Zone } See reverse side for explanation
 - 2. Other }
- b. Minor Impact in Wetland Area (> 3,000 sq. ft. impact area)
- c. Major Impact in Wetland Area



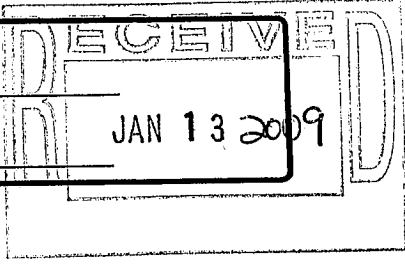
III. Boat Dock (Requires both Conditional Use Permit and State Wetlands Bureau Approval)

IV. Other

Description of proposed project: TEMPORARY SMALL DRY STONE CURB
INSTALLED - NECESSARY TO PREVENT FLOODING OF
HOUSE - SIZE APPX. 1' (ONE FOOT HIGH) BY 50' +/- LONG
SEE ATTACHED SURVEY & PHOTOS.
THE STONE IS DRY-STACKED AND WITHOUT ANY FOUNDATION
I.E. LAID DIRECTLY ON GROUND, WILL BE REMOVED WHEN
FLOODING IS ABATED.

Account # P09-01
Amount Paid \$264.70

Date Received 1/13/09
Time Received _____



TM lists/subaplic.sam

Check 6881

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

Applicant's name BWW TRUST Phone # _____

Applicant's address 196 MIDDLE RD DOVER NH

Signature of applicant [Signature]

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

Land owner's address _____

Signature of land owner _____

Area of entire tract 28.02 acres, _____ square feet

Area being subdivided 101-6.7AC 101-4-21.23 acres, _____ square feet

Proposed number of lots 2

Location of proposed subdivision (street access) MIDDLE ROAD

Zoning District R-40 Assessor's Map # M Lot # 101

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

Development Data

Construction of Homes:

1. Number of dwelling units _____ 2. Number of buildings _____

Construction of Apartments:

1. Number of dwelling units _____ 2. Number of buildings _____

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

Availability of sewer: Yes ___ No X

Availability of water: Yes X No ___

Professional Certification

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

Profession of preparer LAND SURVEYOR

Abutters List

Williams Subdivision

Project No.: 01-1328

Tax Map / Lot #

Name and Address

M / 100

Nancy Hunt
William C. Hunt
281 Back Road
Dover, NH 03820

Strafford Rivers Conservancy
P.O. Box 623
Dover, NH 03821

M / 101

BWW Trust
196 Middle Road
Dover, NH 03820

M / 101-1

Glenn Berger
Suzanne Berger
212 Middle Road
Dover, NH 03820

M / 3

Ann Urbanowicz Williams
154 Middle Road
Dover, NH 03820

M / 85

Theresa Andrews Revocable Trust
Theresa Andrews, Trustee
175 Middle Road
Dover, NH 03820

M / 86

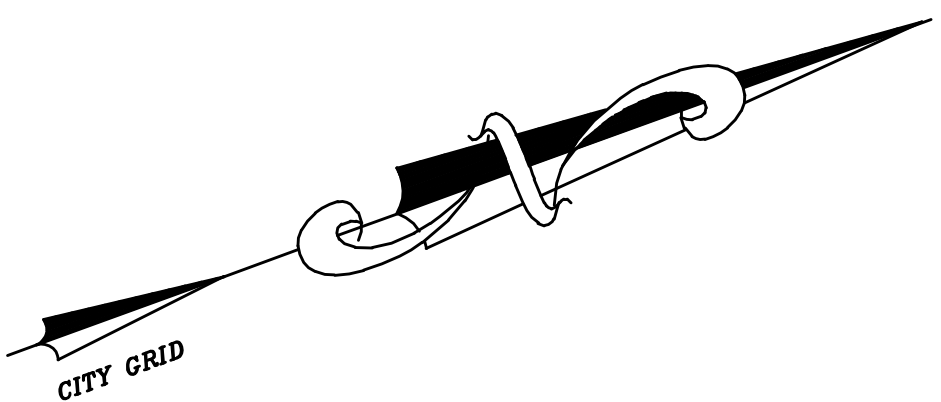
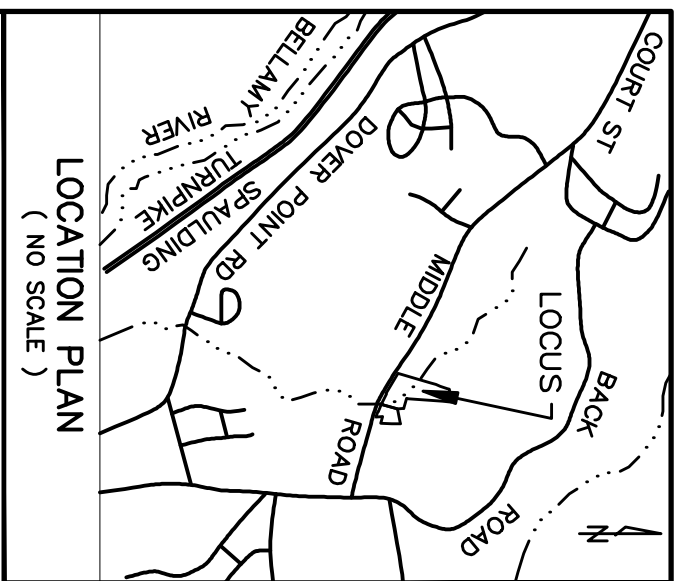
Barbara Ashe
Clarence Ashe
181 Middle Road
Dover, NH 03820

M / 87

Welch Family Revocable Trust
Robert A. & Patricia E. Welch, Trustees
193 Middle Road
Dover, NH 03820

M / 88

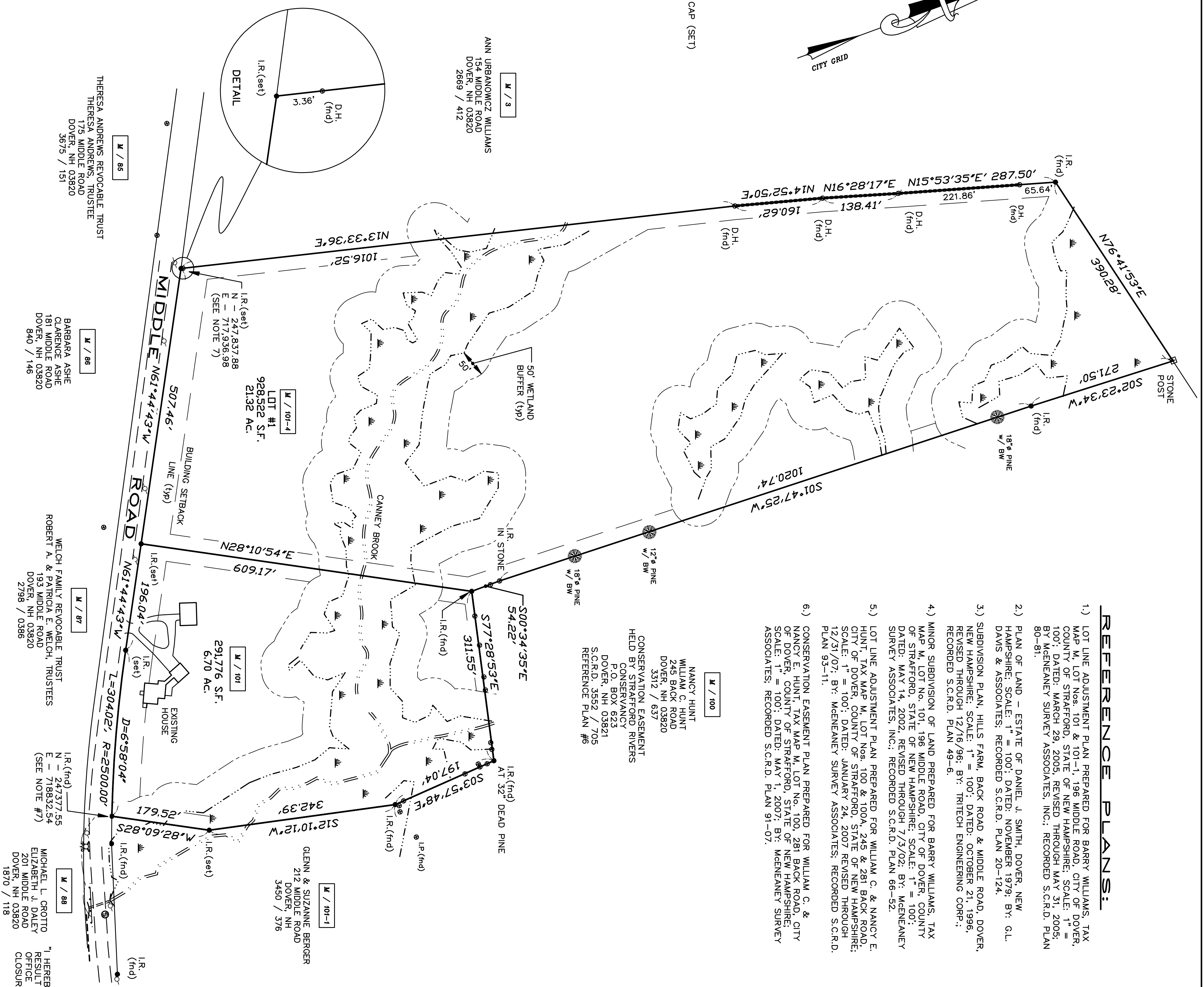
Michael L. Crotto
Elizabeth J. Daley
201 Middle Road
Dover, NH 03820



- LEGEND**
- I.P. (fnd) — IRON PIPE (FOUND)
 - I.R. (fnd) — IRON ROD (FOUND)
 - D.H. (fnd) — DRILL HOLE (FOUND)
 - D.H. (set) — DRILL HOLE (SET)
 - I.R. (set) — IRON ROD W/ PLASTIC I.D. CAP (SET)
 - UTILITY POLE
 - SEWER MANHOLE
 - FIRE HYDRANT
 - MAPLE TREE
 - PINE TREE
 - BARE TREE
 - BARE FENCE
 - DIAMETER
 - STONE WALL
 - GUARD RAIL
 - R.O.W. — RIGHT OF WAY
 - S.F. — SQUARE FEET
 - AC. — ACRE
 - TYP. — TYPICAL

NO.	DATE	DESCRIPTION	BY	CHK.
01-1328		SUBDIVISION		
PROJECT NO.		TYPE		
		FIELDBOOK & PAGES		

For Registry of Deeds Use



REFERENCE PLANS:

- 1) LOT LINE ADJUSTMENT PLAN PREPARED FOR BARRY WILLIAMS, TAX MAP M, LOT NOS. 101 & 101-1, 196 MIDDLE ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: MARCH 29, 2005, REVISED THROUGH MAY 31, 2005; BY: MCKENNEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 80-81.
- 2) PLAN OF LAND - ESTATE OF DANIEL J. SMITH, DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: NOVEMBER 1979; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 20-124.
- 3) SUBDIVISION PLAN, HILLS FARM, BACK ROAD & MIDDLE ROAD, DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: OCTOBER 21, 1996, REVISED THROUGH 12/16/98; BY: TRITICH ENGINEERING CORP.; RECORDED S.C.R.D. PLAN 49-6.
- 4) MINOR SUBDIVISION OF LAND PREPARED FOR BARRY WILLIAMS, TAX MAP M, LOT NO. 101, 196 MIDDLE ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: MAY 14, 2002, REVISED THROUGH 7/3/02; BY: MCKENNEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 68-52.
- 5) LOT LINE ADJUSTMENT PLAN PREPARED FOR WILLIAM C. & NANCY E. HUNT, TAX MAP M, LOT NO. 100, 281 BACK ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: JANUARY 24, 2007 REVISED THROUGH 12/31/07; BY: MCKENNEY SURVEY ASSOCIATES; RECORDED S.C.R.D. PLAN 93-11.
- 6) CONSERVATION EASEMENT PLAN PREPARED FOR WILLIAM C. & NANCY E. HUNT, TAX MAP M, LOT NO. 100, 281 BACK ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: MAY 1, 2007; BY: MCKENNEY SURVEY ASSOCIATES; RECORDED S.C.R.D. PLAN 91-07.

NOTES:

- 1) OWNER OF RECORD:
BWM TRUST
196 MIDDLE ROAD
DOVER, NEW HAMPSHIRE
S.C.R.D. VOLUME 1517, PAGE 378
- 2) M / 101 - DENOTES TAX MAP AND PARCEL NUMBER.
ACRE LOT INTO TWO (2) LOTS.
- 3) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 28.02 ACRE LOT INTO TWO (2) LOTS.
- 4) ZONING DISTRICT IS R-40
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 50 FEET
SIDE (ABOUT A LOT) = 25 FEET
SIDE (ABOUT A STREET) = 50 FEET
MAXIMUM LOT COVERAGE = 10 PERCENT
MAXIMUM BUILDING HEIGHT = 35 FEET
- 5) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X". AREAS SUBJECT TO 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THOSE AREAS ARE ADJACENT TO CANNEY BROOK, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 330145 0340D, EFFECTIVE DATE MAY 17, 2005.
- 6) MIDDLE ROAD RIGHT OF WAY IS HELD IN ITS FULL WIDTH AS IT IS AND NOT LESS THAN TWO (2) RODS WIDE, AS DESCRIBED IN THE HIGHWAY DEPARTMENT - RIGHT OF WAY SOURCE RECORDS, TAKEN FROM DOVER BOOK 6, PAGE 21, JULY 18, 1767.
- 7) BASIS OF BEARING IS THE CITY OF DOVER GIS SYSTEM STATIONS TRI00 AND TRI01 WHICH WERE USED TO DETERMINE LOCATION AND ORIENTATION.
- 8) STREET ADDRESSES FOR THE NEW LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 9) BOUNDARY INFORMATION IS TO BE PROVIDED TO THE DOVER PLANNING DEPARTMENT IN A DIGITAL DXF FORMAT UPON FINAL SUBDIVISION APPROVAL.
- 10) EACH PARCEL CONTAINS A MINIMUM OF 20,000 SQUARE FEET OF NON-WETLAND AREA
- 11) STATE OF NEW HAMPSHIRE SUBDIVISION APPROVAL IS NOT REQUIRED FOR THIS SUBDIVISION.

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

OWNERS SIGNATURE _____

MINOR SUBDIVISION PLAN
PREPARED FOR
BARRY WILLIAMS
TAX MAP M, LOT NO. 101
196 MIDDLE ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: *KJF*
SCALE: 1" = 100'
FILE: C:\1328\01-13282-4
DATE: JANUARY 12, 2009

Mckenney Associates, Inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

For Registry of Deeds Use