

CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, February 24, 2009**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. OLD BUSINESS

4. CONSENT CALENDAR

- A. Consideration and acceptance of a Conditional Use Permit for Greg Porciello, Assessor's Map L, Lot 43, zoned R-20, located on 163 Spur Road. *(P09-04)
- B. Consideration and acceptance of a Conditional Use Permit for Alex Nossiff, Assessor's Map L, Lot 58P, zoned R-20, located on 23 Cote Drive. *(P09-05)

5. NEW BUSINESS

- A. Consideration and acceptance of a site review of land for International Car, LTD (owner: Holgate Limited Partnership) Assessor's Map K, Lot 40A, zoned B-3, located on 125 Stark Avenue. **(P09-02)
- B. Consideration and acceptance of a major subdivision of land and conditional use permit for Scott Coughlin, Assessor's Map I, Lots 94C & 127A, zoned R-40, located on Hidden Valley Drive. **(P09-03) (10 lots)
- C. Public hearing to hear Community Development Block Grant (CDBG) funding request for fiscal year 2010. All applicants for CDBG funding will be given the opportunity to present their application to the Board.

6. STAFF COMMENTS

7. COMMITTEE REPORTS

8. ADJOURN

* A public hearing will only be heard the same evening if an item is removed from the consent calendar, at which time any interested party may offer comment to the Planning Board.

** 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 \$ 263.20

Date Received 1-26-09

Account # PO9-04

Time Received _____

RECEIVED

JAN 26 2009

BY: _____

check # 1015

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

GENERAL INFORMATION

Date: 1/10/09

Telephone #: 603-235-4427

Name of Applicant: Gregg Porciello

Address of Applicant: 157 Wednesday Hill Road, Lee, NH 03861

Signature of Applicant _____

Name of Property Owner: Gregg Porciello

Address of Property Owner: same as above

Signature of Property Owner *Gregg Porciello*

Address of Property Being Developed: 163 Spur Road, Dover, NH 03820

Assessor's Map #: L Lot #: 43

Zoning District: R-20

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

Activity in Dover Conservation District – Describe activity The project proposes to replace the existing residence in the same location within the Dover Conservation District. This proposal includes the removal of an existing shed and the addition of a 160 sq. ft. deck. In addition, the existing dock and boathouse will be replaced in-kind with a reduction in pilings.

Impact to Dover Wetlands – Describe impact Total impacts to the Conservation District are 1,620 sq. ft. (temporary: 1,487 sq. ft.; permanent: 133 sq. ft.). The proposed project will reduce the square footage of structures within the Conservation District and restore native plants between the primary structure and the highest observable tideline (see attached narrative).

Other

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

- Army Corps of Engineers
- New Hampshire Wetlands Board
- 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
L	43A	Real Estate Advisors, Inc.	76 Exeter Street, Newmarket, NH 03857
L	42	Steven E. Foster	159 Spur Road Dover, NH 03820
L	68	Gregory J. Tuttle	13 Roberta Drive Dover, NH 03820
L	69E	Paula A. Turgeon	12 Roberta Drive Dover, NH 03820
L	J-23 - J 25	Audubon Society of NH	3 Silk Farm Road Concord, NH 03301
		City of Dover	288 Central Avenue Dover, NH 03820
		Department of Transportation J O Morton Building	3 Hazen Drive Drive Concord, NH 03301
		Doucet Survey, Inc.	102 Kent Place Newmarket, NH 03857
		NHSC, Inc.	202 Kent Place Newmarket, NH 03857
		Gregg Porciello	157 Wednesday Hill Road Lee, NH 03861



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CONSULTANTS



**Natural Resources
Management
and Permitting**

**Stormwater
Pollution Prevention**

**Water Resources
Management**

Wetland Science

Soil Science

**Subsurface
Sewage Disposal**

**Environmental
Site Assessment
and Planning**

The Commons at Kent Place
202 Kent Place
Newmarket, NH 03857
Voice: 603.659.3559
Fax: 603.659.7750

Riverbend Professional Building
291 Main Street / P.O. Box 430
Alton, NH 03809
Voice: 603.875.7645
Fax: 603.875.7646

1105 Schrock Road
Suite 107
Columbus, OH 43229
Voice: 614.781.1778
Fax: 614.781.1787

www.nhsc.net

January 26, 2009
File No. 17.1780316.00

City of Dover Planning Board Chair
288 Central Avenue
Dover, NH 03857

**Re: Conditional Use Permit Narrative
163 Spur Road
Dover, NH**

Dear Chairperson:

NHSC Inc. is providing the following project description in support of a request for a Conditional Use Permit from the City of Dover. The narrative describes how the redevelopment of the non-conforming subject lot meets the criteria for conditional use within the Conservation District, per City of Dover Zoning Regulations, Chapter 170.27 (C).

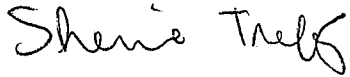
The existing parcel consists of 10,107 square feet (0.232 acres) located at 163 Spur Road in Dover, NH. The waterfront property is located on the western side of Spur Road and adjacent to the eastern side of the Bellamy River. The parcel presently contains a single-family house dwelling that has been partially torn down. The subject parcel is partially wooded with a steep bank down to the Bellamy River. The highest observable tide line was delineated by NHSC, Inc. in September of 2008 in accordance with the NH DES Wetland Bureau Administrative Rule 101.44. The associated wetland system was classified as a riverine tidal unconsolidated bottom system with sand substrate (R1UB2) in accordance with the "Classification of Wetlands and Deepwater Habitats of the United States" (USFWS December 1979).

The redevelopment of the parcel includes the reconstruction of the primary residence in the same location within the City of Dover Conservation District. The only foundation wall that is structurally sound is the shoreward foundation wall. A partial foundation will need to be poured to coincide with that foundation wall. The reconstruction includes the removal of an existing shed and the addition of a 200 sq. ft. deck and staircase. As a result, the total area of impervious surface area will be reduced from 2,482 sq. ft. to 2,291 sq. ft. creating a 5% reduction in structures within the Conservation District. The dock and boathouse/storage shed will be replaced in-kind within the existing footprint with a reduction in the number of piles.

It is the opinion of NHSC, Inc. that the redevelopment of the subject parcel will result in an overall improvement to the existing conditions of the parcel by reducing the square footage of structures within the Conservation District and restoring the

waterfront buffer along the Bellamy River. Eight trees and twenty shrubs will be planted in accordance with the enclosed plan (see Sheet 2 of 2) and table, "Plantings for Waterfront Buffer Zone". The redevelopment of this lot will increase the value of this property and the adjacent properties. In addition, waterfront buffer plantings will improve the water quality in the Bellamy River benefitting the general public.

Sincerely,



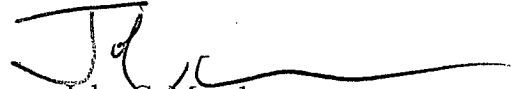
Sherrie Trefry
Permitting Specialist



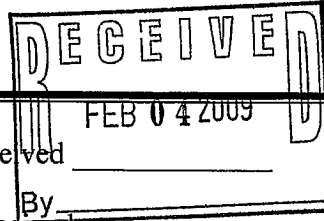
Lawrence E. Morse
Associate Principal

Enclosures

Cc: Dover Conservation Commission



John C. Murphy
Consultant Reviewer



Amount Paid \$236.60
Account # R09-05

Date Received _____
By _____
Time Received _____

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

GENERAL INFORMATION

Date: 02/02/09 Telephone #: 603-817-0787

Name of Applicant: Alexander G. Nossiff

Address of Applicant: 23 Cote Drive, Dover, NH 03820

Signature of Applicant *Alexander G. Nossiff*

Name of Property Owner: Alexander G. Nossiff

Address of Property Owner: same as above

Signature of Property Owner *Alexander G. Nossiff*

Address of Property Being Developed: 23 Cote Drive, Dover, NH 03820

Assessor's Map #: L Lot #: 58P

Zoning District: R-20

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

Activity in Dover Conservation District – Describe activity The project proposes to temporarily impact 998 square feet of upland tidal buffer zone to fill sink holes in yard and provide soil stabilization through a combination of manufactured products and native vegetation.

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

**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
L	58L	Lancaster David G & MA	21 Cote Drive, Dover, NH 03820
L	58Q	Gregerson Robert B & Ann Marie	25 Cote Drive, Dover, NH 03820
L	57F	Schulten Stephen & C Rev Trusts	18 Cote Drive, Dover, NH 03820
L	57D	Curth John B	16 Cote Drive, Dover, NH
L	57E	Michaud Jennifer A	20 Cote Drive, Dover, NH
		NHSC, Inc.	202 Kent Place Newmarket, NH 03857
		Alexander G. Nossiff	23 Cote Drive, Dover, NH 03820



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Wetland Science

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**Subsurface
Sewage Disposal**

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Site Assessment
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202 Kent Place
Newmarket, NH 03857
Voice: 603.659.3559
Fax: 603.659.7750



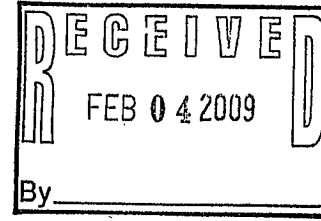
Riverbend Professional Building
291 Main Street / P.O. Box 430
Alton, NH 03809
Voice: 603.875.7645
Fax: 603.875.7646



1105 Schrock Road
Suite 107
Columbus, OH 43229
Voice: 614.781.1778
Fax: 614.781.1787

www.nhsc.net

February 3, 2008
Project: 17.1750457.00



City of Dover Planning Board Chair
288 Central Avenue
Dover, NH 03857

**Re: Conditional Use Permit Narrative
Tax Map L, Lot 58 P
23 Cote Drive
Dover, NH**

Dear Chairman:

NHSC, Inc. is providing the following project description in support of a request for a Conditional Use Permit (CUP) from the City of Dover for work within the conservation district. The narrative describes how the proposed work on the non-conforming subject lot meets the criteria for conditional use within the Conservation District, per City of Dover Zoning Regulations, Chapter 170.27 (C) (2). At this time we are requesting that this CUP application request be placed on the agenda for the February 24, 2009 planning Board meeting.

The existing parcel consists of approximately 10,018 square feet (0.23 acres) located at 23 Cote Drive in Dover, NH. The waterfront property is located on the east side of Cote Drive and adjacent to the west shore of the Piscataqua River. The parcel presently contains a single-family house dwelling and the topography of the subject parcel is flat to gently sloping. The highest observable tide line was delineated by NHSC, Inc. in August of 2005 in accordance with Section Env-Wt 101.45 of the New Hampshire Code of Administrative Rules. The associated salt marsh is classified as an estuarine intertidal emergent persistent (E2EM1) in accordance with the "Classification of Wetlands and Deepwater Habitats of the United States" (USFWS December 1979).

Portions of the subject property (as shown on the attached plan) that abut the Piscataqua River have been slowly subsiding (sinking) over the past several years. The project proposes to remedy this subsidence through slight compaction of existing soil material, the addition of topsoil fill in specific locations to restore original grade to the greatest extent practicable. The project meets the criteria for a conditional use permit as follows: (a) Soil and slope stabilization will occur through a combination of manufactured erosion control products, shrub plantings and seeding with native vegetation. The attached photo log depicts the subsidence over the years and demonstrates the need for slope restoration and stabilization.

(b) This project was approved by the NHDES Wetlands Bureau (permit #2008-00286, attached) on April 24, 2008. It is the opinion of NHSC, Inc. that the proposed work is necessary to protect the subject lot from further land subsidence, and prevent possible future erosion to the adjacent salt marsh and surface water. All proposed work will be done in accordance with the attached plan and details and will result in an overall improvement to the existing buffer by reducing the amount of maintained lawn through shrub plantings and the seeding of native forbs. This will improve the aesthetic nature of the waterfront property while enhancing the existing buffer capabilities.

(c) The project was presented to the City of Dover Conservation Commission during their February 2, 2009 meeting and has obtained their support for the project as illustrated on the attached project plans. It is my understanding that the commission will provide the planning board with their comments prior to the February 24, 2009 planning board meeting.

If you have any questions or require additional information please contact me.

Sincerely,



Ian Wm. Trefry, CESSWI
Wildlife Biologist/Erosion Control Inspector



Lawrence Morse
Principle-in-Charge



Adele Fiorillo, PWS, CWS
Consultant/Reviewer

Enclosures

cc: Dover Conservation Commission
Alexander Nossiff



PHOTO LOG

TAX MAP L, LOT 58P
DOVER, NH

NHSC Job: 05-0457

Taken 2005 & 2008

Photo 1: Looking northerly across rear of lot towards areas of subsidence in August of 2005.

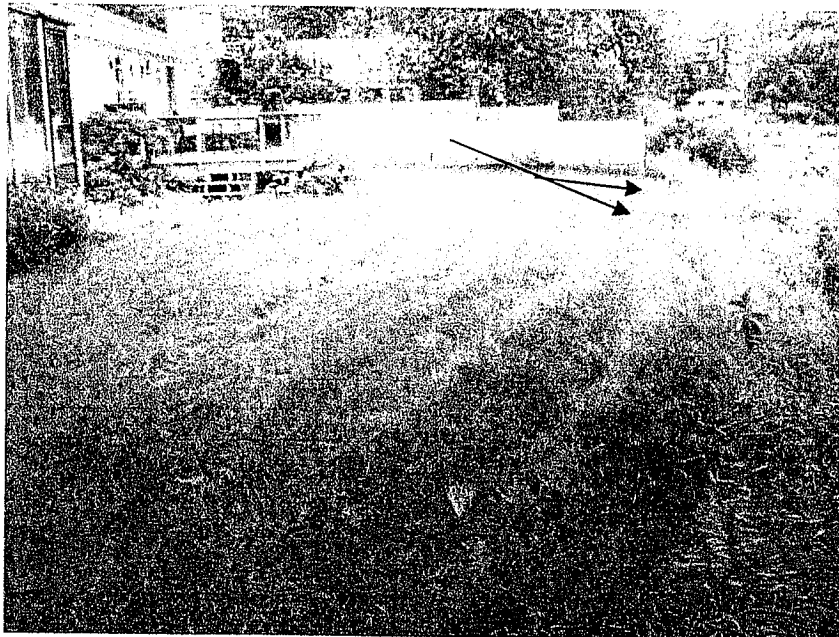
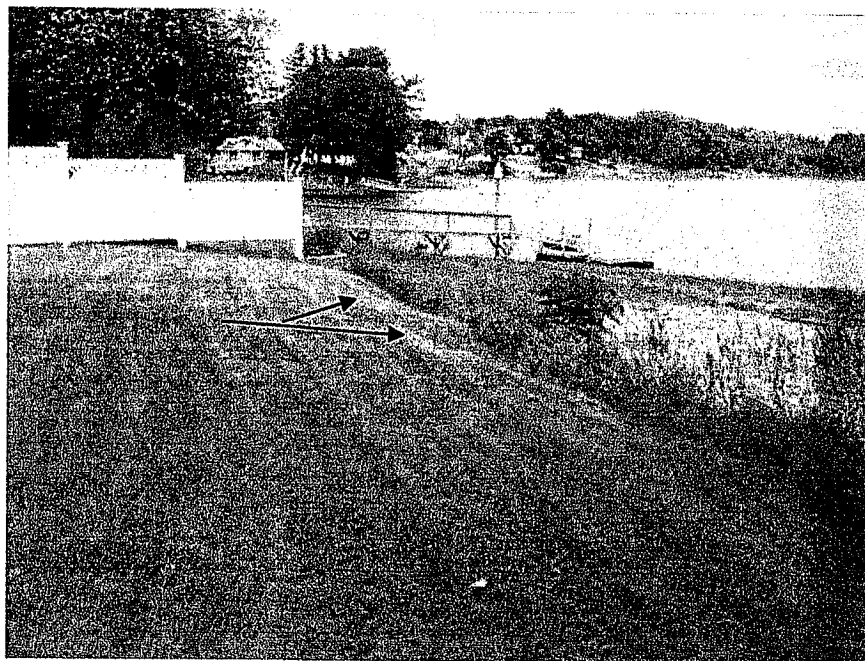
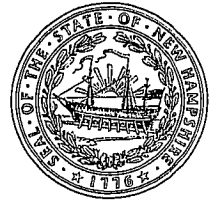


Photo 2: Looking northerly across areas of subsidence in June 2008. Depressions have become deeper and wider.





The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

April 24, 2008

Alexander Nossiff
Dover Cote Revocable Trust
23 Cote Drive
Dover, NH 03820

**RE: NHDES Wetlands File # 2008-00286 Alexander Nossiff -23 Cote Dr. - Dover
Tax Map/Lot # L / 58P**

Dear Mr. Nossiff:

Attached please find Wetlands Permit # 2008-00286 to impact 998 sq. ft. of developed upland tidal buffer zone to fill sink holes in yard and provide vegetative stabilization..


The decision to approve this application was based on the following findings:

1. This is a minor impact project per Administrative Rule Env-Wt 303.03(b), projects in the developed upland tidal buffer zone within 50' of the salt marsh.
2. The need for the proposed impacts has been demonstrated by the applicant per Env-Wt 302.01. The property's yard has demonstrated a continuing subsidence the affects the stability of the property.
3. The applicant has provided evidence which demonstrates that this proposal is the alternative with the least adverse impact to areas and environments under the department's jurisdiction per Env-Wt 302.03. The proposal represents restoration of the integrity of the buffer zone at this location through natural, vegetative stabilization means.
4. The applicant has demonstrated by plan and example that each factor listed in Env-Wt 302.04(a) Requirements for Application Evaluation, has been considered in the design of the project. No species of concern were reported for the project location by the NH Heritage Bureau.
5. The Dover Conservation Commission did not intervene or report on this application.
6. The project is within the one mile impaired water buffer, and has been conditioned accordingly.

Any party may apply for reconsideration with respect to any matter determined in this action within 20 days from the date of this letter. A motion for reconsideration must specify all grounds upon which future appeals may be based, and should include information not available to DES when the decision was made. DES may grant reconsideration if, in its opinion, good reason is provided in the motion.

Your permit must be signed, and a copy must be posted in a prominent location on site during construction. If you have any questions, please contact me at the Pease District Office at (603) 559-0020.

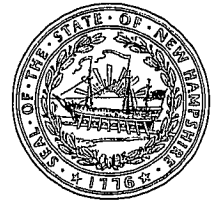
Sincerely,


Dori Wiggin
East Region Supervisor
DES Wetlands Bureau

cc: Dover Conservation Commission
Dover Municipal Clerk
NHSC Inc.



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

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WETLANDS AND NON-SITE SPECIFIC PERMIT 2008-00286

Permittee: Alexander Nossiff
 Dover Cote Revocable Trust
 23 Cote Drive
 Dover, NH 03820

Project Location: 23 Cote Drive, Dover
 Dover Tax Map/Lot No. L / 58P

Waterbody: Tidal Buffer

**NOTE --
 CONDITIONS**

APPROVAL DATE: 04/24/2008

EXPIRATION DATE: 04/24/2013

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Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.


PERMIT DESCRIPTION: Impact 998 sq. ft. of developed upland tidal buffer zone to fill sink holes in yard and provide vegetative stabilization.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with revised plans by NHSC Inc. dated 3/3/2008, as received by DES on 4/24/2008.
2. Any further alteration of areas on this property that are within the jurisdiction of the DES Wetlands Bureau will require a new application and further permitting by the Bureau.
3. Area shall be regraded to original contours following completion of work.
4. Orange construction fencing shall be placed at the limits of construction to prevent accidental encroachment on wetlands.
5. Appropriate siltation/erosion/turbidity controls shall be in place prior to construction, shall be maintained during construction, and remain in place until the area is stabilized. Silt fence(s) must be removed once the area is stabilized.
6. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.
7. The Department has determined that this project is in the vicinity of an impaired waterbody. Therefore stormwater runoff treatment for this project shall be designed and constructed so that the stormwater pollutant loads from the completed project are no greater than the stormwater pollutant loads that existed prior to the project for all pollutants causing impairment which are likely to be in stormwater discharged from the completed project.

GENERAL CONDITIONS THAT APPLY TO ALL DES WETLANDS PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (see attached form for status of federal wetlands permit);
5. Transfer of this permit to a new owner shall require notification to and approval by the Department;
6. This permit shall not be extended beyond the current expiration date.
7. This project has been screened for potential impacts to **known** occurrences of rare species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have received only cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.
8. The permittee shall coordinate with the NH Division of Historic Resources to assess and mitigate the project's effect on historic resources.

APPROVED: 
 Dori Wiggin, East Region Supervisor
 DES Wetlands Bureau

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BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

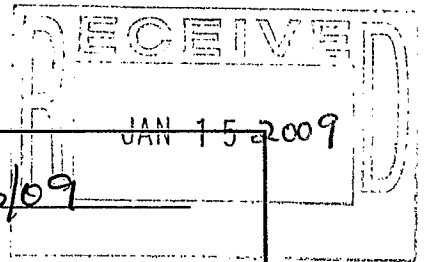
OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)

DES Web site: www.des.nh.gov

50 International Drive, Suite 200, Portsmouth, New Hampshire 03801

(603) 559-1500 • Fax: (603) 559-1510 • TDD Access: Relay NH 1-800-735-2964



Account # <u>P-09-02</u>	Date Received <u>1/15/09</u>
Amount Pd. <u>\$1825.21</u> <u>check 11003</u>	Time Received

**CITY OF DOVER, NEW HAMPSHIRE
SITE REVIEW APPLICATION**

This application is hereby made for site review pursuant to the procedures set forth in the City of Dover's Site Review Ordinance. If this application is approved, you must apply for a Building Permit within **four years** of the issuance of this approval.

1. GENERAL INFORMATION

Date: 01/15/09 Project Number: JN 08147 Telephone # (978) 539-5090

Name of Applicant: International Car, LTD

Address of Applicant: 58 Portsmouth Avenue, Stratham, NH 03885

Name of Property Owner: Holgate Limited Partnership

Address of Property Owner: 163 Central Avenue, Dover, NH 03820

Address of Property Being Developed: 125 Stark Avenue, Dover

Assessor's Map # K Lot # 40A

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

New Site Commercial/Industrial Use Addition

Change of Use Multi-Family Residential Use Demolition

Describe Present Use: Multi-use Restaurant, Store, Service Facility

Describe Proposed Use: Car Display Area

Number of Employees in Maximum Shift: Not Applicable

If Residential, Specify Number of Units and Buildings Proposed: Not Applicable

3. TYPE OF OPERATION PROPOSED AND MIX (check where applicable)

<u> </u> Office Use <u> </u> sq. ft.	<u> </u> Wholesale/Distribution <u> </u> sq. ft.
<u> </u> Professional Use <u> </u> sq. ft.	<u> </u> Fast Food <u> </u> sq. ft.
<u> </u> Retail Sales <u> </u> sq. ft.	<u> </u> Restaurant <u> </u> sq. ft.
<u> </u> Customary Home Occupation	<u> </u> Manufacturer <u> </u> sq. ft.
<u> </u> Motel/Hotel <u> </u> sq. ft.	<u> X </u> Other (explain) <u>car display</u> <u> </u> sq. ft.

Access (check where applicable): X City Highway County State
Number of Parking Space: Existing 28 Proposed 0
City Water X Yes No City Sewer X Yes No

4. SITE DEVELOPMENT DATA

Zoning District B-3 Special Districts None

Area of Parcel to be Developed 27,310 sq. ft. (0.627 acres)

Disposition of Parcel:	Building Setbacks:
Building Area <u> 0 </u> sq. ft.	Front Yard <u> N/A </u> ft.
Green Area <u> 3,043 </u> sq. ft.	Rear Yard <u> N/A </u> ft.
Paved Area <u> 24,267 </u> sq. ft.	Side Yard: Right <u> N/A </u> ft.
	Left <u> N/A </u> ft.

5. BUILDING DATA

Type of Building to be Built: N/A

Height of Building: N/A Finished Floor Elevation: N/A

Number of Seats (where applicable) N/A

Name of Professional (Licensed in N.H.) Robert J. Stowell Tritech Engineering Corp.

Check One X Engineer Land Surveyor Architect

Address 755 Central Avenue, Dover, NH 03820

License Number 9903 Telephone Number: (603) 742-8107

Signature of Applicant *Meredith J. Jensen*

Abutters List

Site Plan Review

International Car LTD

Tax Map K, Lot 40A

125 Stark Avenue
Dover, New Hampshire

Job No. 08147

Page 1 of 1

Abutters within 200 Feet:

Map K, Lot 40
Map K, Lot 40B
Map K, Lot 40C

M & E Jespersen Realty, LLC
5 Dover Point Road
Dover, NH 03820

Map K, Lot 30C
Map K, Lot 30N

Weathervane Seafoods
31 Badgers Island West
Kittery, ME 03904

Map K, Lot 42-1

Purple Diamond Realty LLC
262 Gulf Road
Dover, NH 03820

Map K, Lot 42

Kevin M. Quigley
Patricia A. Quigley
1 Middlebrook Road
Dover, NH 03820

Map 17, Lot 14

Jonathan D. McCormack
Nicki P. Conners
5 Elliot Park
Dover, NH 03820

Map 17, Lot 15

Janet L. & Marino DiMambro
4 Elliot Park
Dover, NH 03820

Map 17, Lot 16

Emily B. Pawnell
3 Elliot Park
Dover, NH 03820

Map 17, Lot 17

Sharon A. Buckley
2 Elliot Park
Dover, NH 03820

Map 17, Lot 18

Kenneth E. Foy
1 Elliot Park
Dover, NH 03820

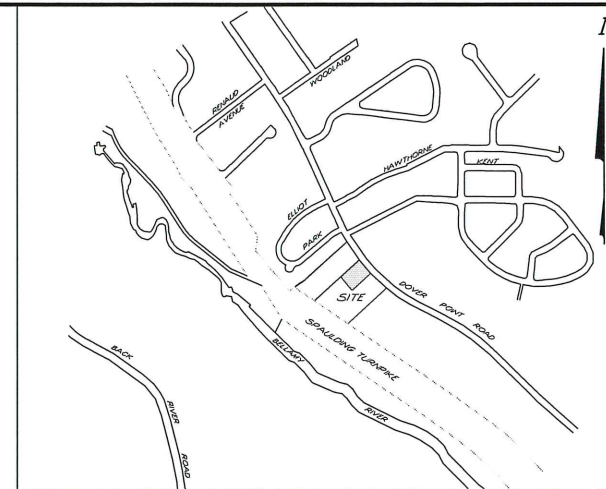
Owner /Applicant:

Map K, Lot 40A

Holgate Limited Partnership
163 Central Avenue
Dover, NH 03820

Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820



LOCATION PLAN
(NOT TO SCALE)

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 9830

NOTES

- 1.) INTENT: TO SHOW THE REMOVAL OF THE EXISTING BUILDING, AND THE CONSTRUCTION OF A PARKING/DISPLAY AREA ON DOVER TAX MAP K LOT 40A.
- 2.) CURRENT OWNER OF RECORD: HOLOGATE LIMITED PARTNERSHIP
163 CENTRAL AVENUE
DOVER, NH
- 3.) LOT AREA: 27,310 SQ.FT. - 0.627 ACRES
- 4.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE.
- 5.) TAX MAP K, LOT 40A.
- 6.) PROJECT DEED REFERENCE: BOOK 1689 PAGE 17
- 7.) BOUNDARY DATA REFERENCE: MAP K LOTS 31, 40, 40B, & 40C
A.L.T.A. SURVEY PLAN
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
PREPARED FOR ED BYRNES CHEVROLET
BY T.F. MORAN INC.
SEPT. 21, 1994
- 8.) ZONING: B-3
MIN LOT SIZE: 20,000 SQ.FT.
MIN FRONTAGE: 125 FT
MIN SETBACKS
FRONT: 50 FT.
SIDE: 12 FT.
REAR: 15 FT.
- 9.) BASIS OF POSITION, ORIENTATION & ELEVATION: DOVER GIS SYSTEM.
- 10.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD BOUNDARY.
- 11.) PAVEMENT CALCULATION
IMPERVIOUS REMOVED = 1,067 SQ. FT.
IMPERVIOUS ADDED = 1,031 SQ. FT.
NET IMPERVIOUS = -36 SQ. FT.

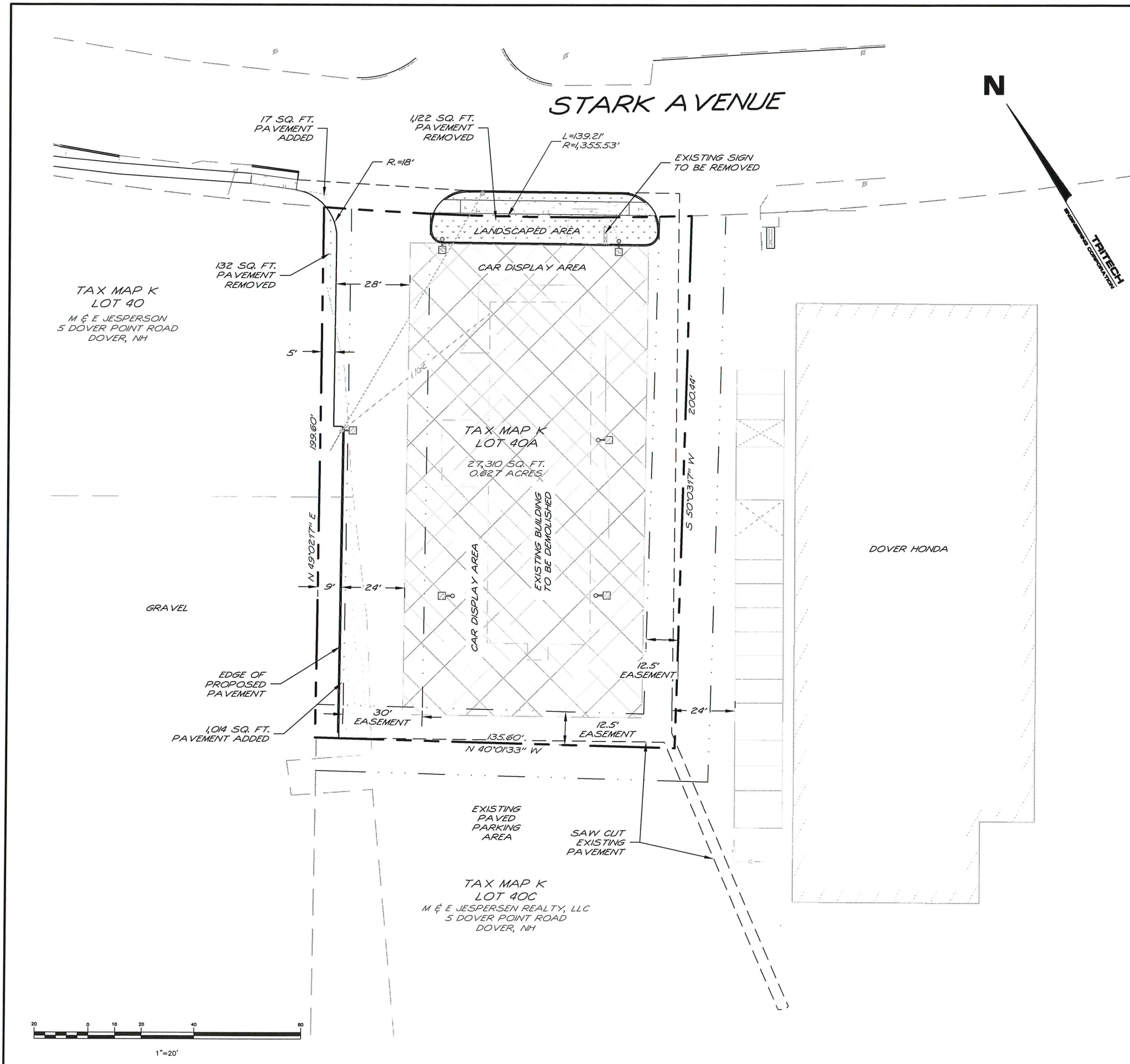
GENERAL SITE PLAN

INTERNATIONAL CAR LTD
125 STARK AVENUE
DOVER, NEW HAMPSHIRE
JANUARY 15, 2009 JOB No. 08147
SCALE: 1" = 20'

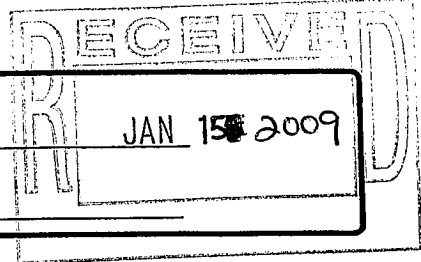
SHEET NO.

SP-1

(P09-02)



TRITECH
ENGINEERING CORPORATION



Account # P09-03
Amount Paid \$ 1716.34

Date Received JAN 15 2009
Time Received _____

TM lists/subaplic.com Check # 296

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

Applicant's name SCOTT COUGHLIN Phone # _____

Applicant's address 10 HIDDEN VALLEY DRIVE DOVER NH 03820

Signature of applicant Scott M. Coughlin Erin Bachand

Land owner's name (If different from applicant) SCOTT & LARA COUGHLIN &

Land owner's address ~~SATRE~~ ERIN BACHAND

Signature of land owner 47 PISCATAQUA RD DOVER NH 03820

Area of entire tract 57.7 AC acres, _____ square feet

Area being subdivided 57.7 AC acres, _____ square feet

Proposed number of lots 12

Location of proposed subdivision (street access) HIDDEN VALLEY DR OFF PISCATAQUA ROAD

Zoning District R-40 Assessor's Map # I 94C Lot # 94C & 127A

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 ___ No X

Professional Certification

Preparer of Plat McENEANEY SURVEY ASSOC. INC Phone # 742-0911
(Name and address)

Profession of preparer LAND SURVEYOR

<u>Tax Map / Lot #</u>	<u>Owner's Name and Address</u>	
I / 128	Schoolhouse Meadow LLC 42 N Dover Point Road Dover, NH 03820	
I / 94	Anthea Smith Life Estate Matje & Gudrun Smith & Maida Krebs 62 Drew Road Dover, NH 03820	
I / 94B	Marshall Revocable Trust Carl R. & Silvia E. Marshall, Trustees 19 Piscataqua Road Dover, NH 03820	
I / 94C	Scott M. & Lara J. Coughlin 10 Hidden Valley Drive Dover, NH 03820	(applicant/locus)
I / 94D	Christina Elios 90 Drew Road Dover, NH 03820	
I / 94E	Jonathan & Allison Davis 11 Hidden Valley Drive Dover, NH 03820	
I / 95	Michael & Megan Dellorusso 31 Piscataqua Road Dover, NH 03820	
I / 96C	Starlite Realty, Inc. c/o Star Lumber Somersworth Road Somersworth, NH 03878	
J / 13D	Robert & Margaret Fredericks 48 Piscataqua Road Dover, NH 03820	
J / 13E	John & Christal Wilson 46 Piscataqua Road Dover, NH 03820	
J / 14, 11 / 11 (Madbury)	Frances & Doreen Cormier 53 Piscataqua Road Dover, NH 03820	
Surveyor:	McEneaney Survey Associates, Inc. 24 Chestnut Street Dover, NH 03820	
Civil Engineer:	Civilworks, Inc. PO Box 1166 Dover, NH 03821	
Wetland Scientist:	West Environmental, Inc. 122 Mast Road, Suite 6 Lee, NH 03861	

<u>Tax Map / Lot #</u>	<u>Owner's Name and Address</u>
11 / 14A (Madbury)	William P. & Tracy J. Janelle 6 Jenkins Road Madbury, NH 03823
11 / 15A (Madbury)	Lawrence Family Revocable Trust Albert & Patricia Lawrence, Trustees 155 Drew Road Madbury, NH 03823
11 / 17 (Madbury)	G.L. & D.K. Smith Irrevocable Trust Gerald, Gordon & Dorothy Smith, Trustees 1 Back River Road Durham, NH 03824
11 / 18 (Madbury)	The Nature Conservancy 4245 North Fairfax Drive Arlington, VA 22203-1606
I / 102D	Kevin M. & Diane M. McEneaney 8 Gold Post Road Dover, NH 03820
I / 102E	Douglas W. Steele II Gwen B. Steele 12 Gold Post Road Dover, NH 03820
I / 103	Donna M. & John C. Ashman 94 Drew Road Dover, NH 03820
I / 124	John J. & Carolyn J. McGlone 25 Piscataqua Road Dover, NH 03820
I / 125	Eleanor E. Grenier Life Estate Sandra Foster & Alan Grenier 21 Piscataqua Road Dover, NH 03820
I / 126	Christopher E. & Yoshimi Landry 39 Piscataqua Road Dover, NH 03820
I / 126A	Joag-Dev et al Irrevocable Trust Joag-Dev et al, Trustee 5006 G Foothills Road, Oswego Points Apts Lake Oswego, OR 97034
I / 127	Todd G. & Lisa A. Curry 47 Piscataqua Road Dover, NH 03820
I / 127A	Erin K. Bachand 47 Piscataqua Road Dover, NH 03820

Amount Paid \$ <u>150.00</u>	Date Received	RECEIVED FEB 18 2009
Account # <u>PO9-03</u>	Time Received	
	By	

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

GENERAL INFORMATION

Date: 2/13/09 Telephone #: 742-0911 (MSA)

Name of Applicant: Scott M. & Lara J. Coughlin

Address of Applicant: 10 Hidden Valley Drive, Dover NH 03820

Signature of Applicant: Scott M. Coughlin - Lara Coughlin

Name of Property Owner: Scott & Lara Coughlin Erin K. Bachand

Address of Property Owner: 10 Hidden Valley Dr. Dover NH 03820 47 Piscataqua Rd. Dover NH 03820

Signature of Property Owner: Scott M. Coughlin - Lara Coughlin Erin Bachand

Address of Property Being Developed: Hidden Valley Drive

Assessor's Map #: I Lot #: 94C + 127A

Zoning District: R-40

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

Activity in Dover Conservation District – Describe activity _____

Impact to Dover Wetlands – Describe impact FILL 4,230 SF OF WETLAND FOR A DRIVEWAY AND CULVERT

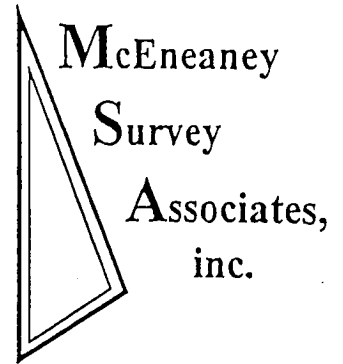
Other _____

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

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

February 17, 2009

City of Dover
Planning Department
288 Central Avenue
Dover, NH 03820



Attn: Christopher Parker, Director

Re: Hidden Valley Subdivision

Mr. Parker,

On behalf Scott Coughlin, applicant for the above referenced subdivision, we are requesting waivers from the follow items:

155:33A Right of Way Width

To allow a width of 40 feet where 50 feet is required.

155:48A Private Road Standards

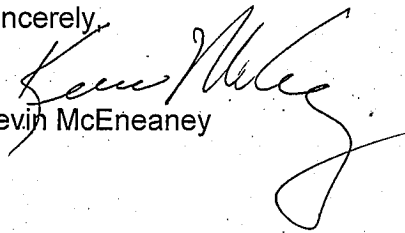
To allow for the construction of a gravel road with two 10' travel lanes and 2 foot shoulders on both sides, where asphalt pavement is required.

155:33J Length of Dead End Street (cul-de-sac)

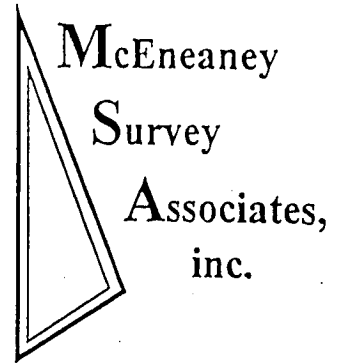
To allow the construction of a cul-de-sac of approximately 2000 feet in length where 1000 feet is the maximum.

Thank you for your consideration to these requests.

Sincerely,


Kevin McEneaney

HIDDEN VALLEY SUBDIVISION
YIELD PLAN - FISCAL ANALYSIS
PREPARED: FEBRUARY 18, 2009



The following fiscal analysis is based on the value of the land and buildings from the most recent sale in 2007, the attached letters from Civilworks, Inc. providing infra-structure cost estimates, and lot values provided by Chip Williams.

July 2007: Land & Buildings Sale Value	\$750,000
2008 Assessed Value of Existing House	\$325,000
Value of 1-Acre Lot in Immediate Area (see attached letter from Chip Williams)	\$110,000
Estimated Improvement Costs (see attached estimate from Civilworks, Inc.)	\$720,000
Estimated Approval and Fee Costs	\$ 30,000

TOTAL YIELD PLAN COSTS

July 2007: Land & Buildings Sale Value	\$750,000
Minus Existing House & 1-Acre Lot Value	-\$435,000
Net Land Value	\$315,000
Plus Improvement & Approval Costs	+\$750,000
Gross Improved Subdivision Costs	\$1,065,000

Based on a 20-Lot Yield Plan, subtracting out one lot for the existing house and dividing the gross improved subdivision costs by 19 lots, the finished cost per lot would equal \$56,053.

Based on the retail value of the lots in the Yield Plan per the attached letter from Chip Williams, of \$110,000, it is reasonable to conclude that this subdivision plan would be financially viable to develop.

233 Central Ave • Dover, NH 03820
603.749.4800 Office • 603.749.0473 Fax

www.masiello.com
www.bhgrealstate.com



THE
MASIELLO
GROUP

Scott Coughlin

February 18, 2009

10 Hidden Valley Drive

Dover, NH 03820

Re: Lot Values

Dear Scott,

Per our discussion, the estimated value of a lot in this area of Dover is \$110,000.00 to \$120,000.00 per lot. This based on recent sales in Dover.

If I can be of any further assistance, please don't hesitate to call

Very Truly Yours,

Chip Williams, Realtor

A handwritten signature in cursive script that reads "Chip".

Better Homes and Gardens/The Masiello Group

233 Central Ave, Dover, NH 03820

603 749 4800 603 781 7369

CIVILWORKS, INC.

Civil Engineers
Land Surveyors

P.O. Box 1166
Dover, NH 03821-1166

603-749-0443
(Facsimile) 603-749-7348

February 11, 2009

McEneaney Survey Associates, Inc.
P.O. Box 681
Dover, NH 03821-0681

Attn: Kevin McEneaney, L.L.S.

Re: Hidden Valley Drive
Open Space Subdivision
Dover, NH
Our Reference No. 08125

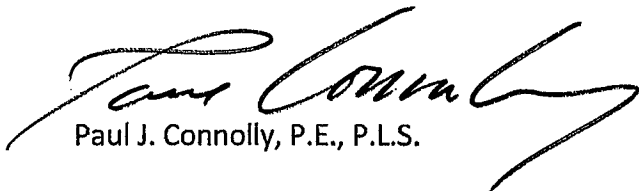
Dear Kevin:

At your recent request, we have prepared cost estimates for two (2) separate construction scenarios at the subject location. They are as follows:

1. Retrofit the 1450 lineal feet of existing overhead utility lines (electric, telephone and communications) with underground services for same. At about \$18.00/L.F. for construction and installation of underground services along with some allowances made for at grade transformers, the estimated construction cost to retrofit these utility lines will be about \$30,000.
2. Construct approximately 3,600 lineal feet of new roadway (24' paved width, 2' shoulders, underground utilities, open drainage systems). This roadway would represent that needed to build out a "conventional subdivision" layout as set forth on your "YIELD PLANS" dated January 12, 2009. The estimated construction cost to build this roadway (complete) would be approximately \$720,000. This amount represents a per lineal foot of road cost of \$200.00 per lineal foot.

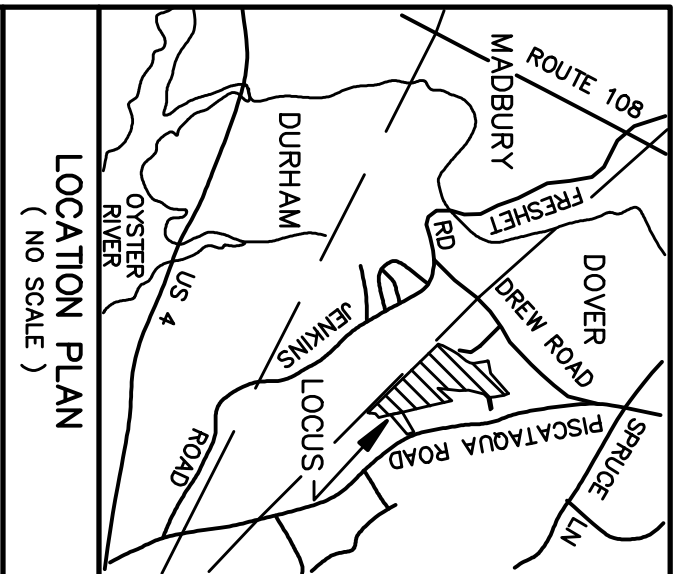
I trust that the above information will be helpful. Please let me know if you have any questions.

Very truly yours,
CIVILWORKS, INC.

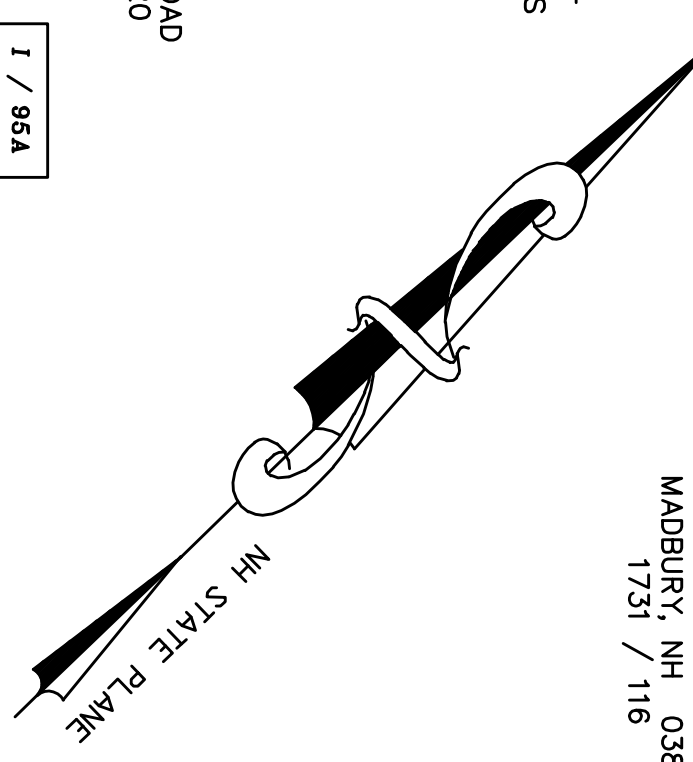
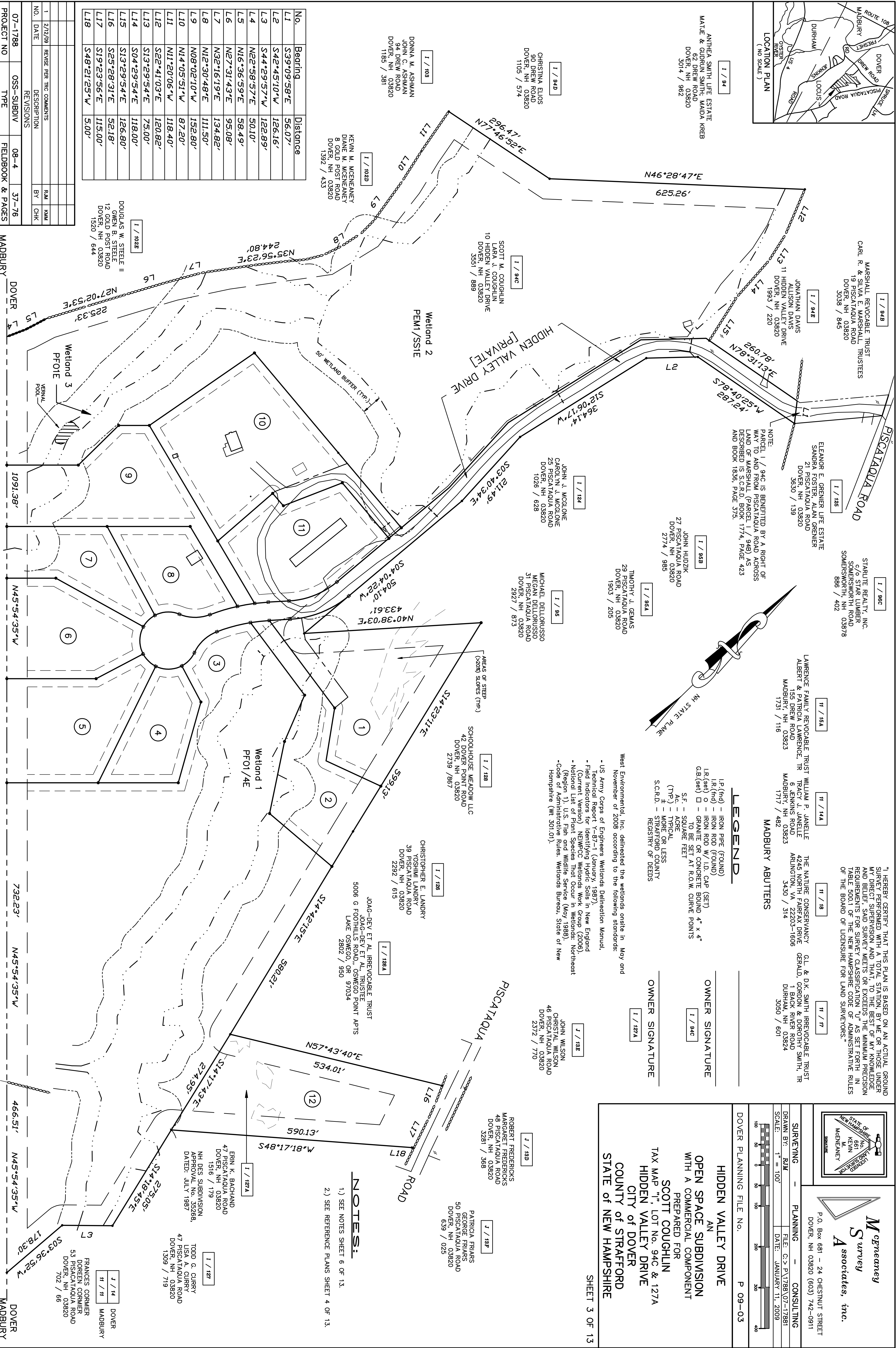


Paul J. Connolly, P.E., P.L.S.

PJC/lrd



No.	Bearing	Distance
L1	S39°09'58"E	56.07'
L2	S42°45'10"W	126.16'
L3	S44°29'57"W	122.89'
L4	N22°58'57"E	50.10'
L5	N16°36'59"E	58.49'
L6	N27°31'43"E	95.08'
L7	N22°16'19"E	134.82'
L8	N12°30'48"E	111.50'
L9	N08°02'10"W	152.80'
L10	N14°05'51"W	87.20'
L11	N11°20'06"W	118.40'
L12	S22°41'03"E	120.82'
L13	S13°29'54"E	75.00'
L14	S04°29'54"E	118.00'
L15	S13°29'54"E	126.80'
L16	S25°28'31"E	52.18'
L17	S19°23'56"E	115.00'
L18	S48°21'25"W	5.00'



LEGEND

1/2 (fnd) - IRON PIPE (FOUND)
 1/2 (set) - IRON ROD (FOUND)
 1/2 (set) - IRON ROD W/ 1/2 CAP (SET)
 1/2 (set) - GRANITE OR CONCRETE BOUND 4" x 4"
 TO BE SET AT R.O.W. CURVE POINTS

S.F. - SQUARE FEET
 (TYP) - TYPICAL
 ± - MORE OR LESS
 S.C.R.D. - STRAFFORD COUNTY
 REGISTRY OF DEEDS

OWNER SIGNATURE
 [Signature Line]

OWNER SIGNATURE
 [Signature Line]

OWNER SIGNATURE
 [Signature Line]

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS."

MADBURY ABUTTERS

1/188 LAWRENCE FAMILY REVOCABLE TRUST WILLIAM P. JAMELLE ALBERT & PASCATAQUA DRIVE 8 ENKINS ROAD MADBURY, NH 03823 1731 / 116

1/188 THE NATURE CONSERVANCY G.L. & D.K. SMITH REVOCABLE TRUST 421 N. WINTER PARK DRIVE 6 BACK RIVER ROAD DURHAM, NH 03824 3050 / 601

1/188 JONATHAN DAVIS ALLISON DAVIS 11 HIDDEN VALLEY DRIVE 1983 / 220

1/188 ELEANOR E. GREENER LIFE ESTATE SANDRA S. GRIFFIN ALBENNER 2 PISCATAQUA ROAD DOVER, NH 03820 3630 / 139

1/188 STARLITE REALTY, INC. C/O STAR LUMBER SOMERSWORTH, NH 03878 886 / 402

1/188 JOHN HUIZIK 27 PISCATAQUA ROAD DOVER, NH 03820 2774 / 985

1/188 TIMOTHY J. GEMAS 29 PISCATAQUA ROAD DOVER, NH 03820 1903 / 205

1/188 JOHN J. MCGLOONE CAROLYN J. MCGLOONE 25 PISCATAQUA ROAD DOVER, NH 03820 1026 / 628

1/188 MICHAEL DELORUSSO MEGAN DELORUSSO 31 PISCATAQUA ROAD DOVER, NH 03820 2927 / 873

1/188 SCHOOLHOUSE MEADOW LLC 42 DOVER POINT ROAD DOVER, NH 03820 2739 / 867

1/188 CHRISTOPHER E. LANDRY 39 PISCATAQUA ROAD DOVER, NH 03820 2292 / 615

1/188 JOAG-DEV ET AL REVOCABLE TRUST 5006 G FOOHILLS ROAD, ALBANY POINT APIS LAKE OSWEGO, OR 97034 2802 / 950

1/188 JOHN WILSON CHRISTAL WILSON 46 PISCATAQUA ROAD DOVER, NH 03820 2372 / 770

1/188 ROBERT FREDERICKS MARGARET FREDERICKS 48 PISCATAQUA ROAD DOVER, NH 03820 3281 / 368

1/188 PATRICIA FRIARS GEORGE FRIARS 50 PISCATAQUA ROAD DOVER, NH 03820 639 / 025

1/188 ERIN K. BACHAND 47 PISCATAQUA ROAD DOVER, NH 03820 1516 / 179

1/188 NH DES SUBDIVISION APPROVAL NO. 53288, DATED: JULY 1987

1/188 TODD G. CURRY LEO J. CLARK 47 PISCATAQUA ROAD DOVER, NH 03820 1309 / 719

1/188 FRANCIS COPPIER DOBREN COPPIER 53 PISCATAQUA ROAD DOVER, NH 03820 702 / 66

NO.	DATE	REVISIONS	DESCRIPTION	BY	CHK
1	2/12/09	REVISION PER TRC COMMENTS		RAM	KAM

PROJECT NO: 07-1788
 TYPE: OSS-SUBDIV
 FIELDBOOK & PAGES: 08-4 37-76

NOTES:

1.) SEE NOTES SHEET 6 OF 13.
 2.) SEE REFERENCE PLANS SHEET 4 OF 13.

McGraw-Hill Construction
Survey Associates, Inc.

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

SURVEYING - PLANNING - CONSULTING

DRAWN BY: RAM
 SCALE: 1" = 100'
 FILE: C-3 P1788\07-17881
 DATE: JANUARY 11, 2009

DOVER PLANNING FILE NO. P 09-03

HIDDEN VALLEY DRIVE
AN
OPEN SPACE SUBDIVISION
WITH A COMMERCIAL COMPONENT

PREPARED FOR
SCOTT COUGHLIN
 TAX MAP "H", LOT NO. 94C & 127A
HIDDEN VALLEY DRIVE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SHEET 3 OF 13