



**CITY OF DOVER**

## PLANNING BOARD – STAFF MEMO FILE: P09-03

Application Type: Major Subdivision and Conditional Use  
Applicant(s): Scott Coughlin, 10 Hidden Valley Dr., Dover, NH 03820  
Owner(s): Scott Coughlin, 10 Hidden Valley Dr., Dover, NH 03820  
Location: 10 Hidden Valley Drive, (Assessors Map I, Lot 94C & 127A)

**INTENT:** A major subdivision of land and conditional use permit.

**LOTS/UNITS PROPOSED:** 10

**YIELD PLAN LOTS:** 25

**AGENDA ITEM #:** 3A

**ACREAGE:** 55 acres

**ZONING DISTRICT:**  
R-40 Rural residential

**EXISTING LAND USE:**  
Single Family House and horse farm

**PROPOSED LAND USE:**  
12 single family homes with a horse farm

**SURROUNDING LAND USE:**  
Single Family residential

**ZONING HISTORY:** Zoned R-40 in 1979

**ZBA ACTION:** Variance granted in 1987 to allow for the creation of a lot without frontage on a public ROW.

**ATTACHMENTS:** Subdivision plan

**PERMITS REQUIRED:**  
Conditional Use for wetlands crossing

**WAIVERS REQUESTED:**

- Gravel driveway to be upgraded in lieu of pavement.
- Width of Right of Way
- Length of Cul-de-sac (2000')

The applicant has submitted a set of plans for review. The applicant wishes to subdivide a parcel located on Hidden Valley Drive, which is located between Back River Road and Rabbit Road off Piscataqua Rd. The subject parcel currently has one house and a horse farm located on it, and was the parent parcel for the surrounding residential homes, which were subdivided off during the 1970s.

The applicant appeared before the Technical Review Committee on January 29, 2009. The applicant appeared before the Conservation Commission on December 1, 2008 and February 2, 2009. The applicant appeared before the Planning Board on February 24, 2009 and March 10, 2009. A site walk was held on March 7, 2009.

The Planning Department recommends approval of the subdivision plan and Conditional Use Permit with the following conditions:

**Conditions to Be Met Prior to Signing of Plans:**

1. Add the owners' signature to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
4. The applicant shall submit proposed Homeowner's Association Documents, addressing private road maintenance, road status remaining private, above-ground utility maintenance, horse farm and manure management, household waste management, open space preservation and maintenance, use of open space by equestrians, and 50-foot and 100-foot buffers remaining in their natural state. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on the proper form of the documents.
5. Approval includes the granting of the three requested waivers for the reasons stated by the applicant.
6. Applicant shall revise the plat to show future location of riding ring.

**Conditions to Be Met by the Applicant Prior to Any Land Clearing:**

7. The applicant shall have the surveyor stake the 50-foot no cut buffer on lots 1, 2, 5, 6, 7, 9, and 12, and the 100-foot no-cut buffer on lot 12. This shall be checked and approved by the Building Official and City Engineer.

**Conditions to Be Met Prior to Issuance of a Building Permit:**

8. Any new dwelling unit shall be assessed the school impact fee of \$3,654, the recreation impact fee of \$1,184, the police impact fee of \$276, and the fire impact fee of \$530 at the time of building permit application.

**Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:**

9. The applicant shall construct wooden paddocks and riding ring for horses prior to the issuance of the third certificate of occupancy.
10. The required upgrades to Hidden Valley Drive shall be completed and inspected by the City Engineer.