



CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, July 28, 2009**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. OLD BUSINESS

- A. Public Hearing and possible vote on zoning amendments to the land use ordinances and regulations.
- B. Consideration and possible vote on an amendment (reconfigure the residential parking areas) to a previously approved (May 12, 2009) site review of land and conditional use permit for River Valley Development Corp., Assessor's Map K, Lot 23, zoned B-3, located at 46 Dover Point Rd. (6 commercial units totaling 3,552 sq. ft. & 6 residential units) (P09-08A)

4. NEW BUSINESS

- A. Consideration and acceptance of a minor subdivision of land for 16 Industrial Park LLC, Assessor's Map G, Lot 4, zoned I-2, located at 16 Industrial Park Dr. *(P09-23) (1 lot)
- B. Consideration and possible vote on a minor lot line adjustment of land for Mark & Suzanne Jones, Assessor's Map 11, Lot 11, 11-1 & 14 zoned RM-U, located at 10 Arch Street. *(P09-17)
- C. Consideration and acceptance of a conditional use permit for Lydia Scott 2002 Trust, Assessor's Map M, Lot 1, zoned R-40, located at 220 Back Road. *(P09-19) (to allow an existing deck and stairs within the conservation district along the Cochecho River)
- D. Consideration and acceptance of a conditional use permit for Lydia Scott 2002 Trust, Assessor's Map M, Lot 1, zoned R-40, located at 220 Back Road. *(P09-20) (to allow construction of a driveway in the wetland buffer for access to proposed lots)
- E. Consideration and acceptance of a major subdivision of land for Lydia Scott 2002 Trust, Assessor's Map M, Lot 1, zoned R-40, located on Back Road. *(P09-18) (4 lots)
- F. Consideration and acceptance of a conditional use permit for Public Service of New Hampshire, Assessor's Map I & J, Lot 27A, 81B & 1, zoned R-12 & R-40, located at various locations on Garrison Rd, Spruce Ln and Back River Rd. *(P09-21) (to reconductor the PSNH M-183 Transmission Line between structures 13 & 55)

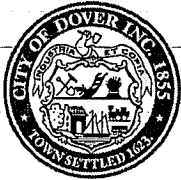
5. STAFF COMMENTS

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, weekdays from 8:00 am to 4:00 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at www.dover.nh.gov/planhome.html.



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-08A

Application Type: Amendment to Previously Approved Site Plan
Applicant: River Valley Development Corp.
Owner: River Valley Development Corp.
Location: 46 Dover Point Road (Assessor's Map K, Lot 23)

INTENT: To amend a site plan removing pavement and reducing overall impact of the project.

LOTS/UNITS PROPOSED:

6 residential units

AGENDA ITEM #: 3-B

ACREAGE: 0.76 acres

ZONING DISTRICT:

B-3 Thoroughfare Business

EXISTING LAND USE:

Single Family Residential

PROPOSED LAND USE:

6 commercial units (total of 3,552 square feet) and 6 residential units

SURROUNDING LAND USE:

Non-residential and residential mixture; cemetery

ZONING HISTORY:

Zoned B-3 in 1979

ZBA ACTION:

The applicant received a Special Exception on April 16, 2009 to allow multi-family in the B-3 District.

ATTACHMENTS: Site plan

PERMITS REQUIRED:

NH Department of Transportation
Driveway Permit

WAIVERS REQUESTED: None

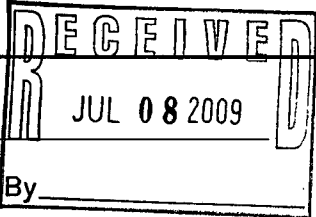
The applicant received approval for a Conditional Use Permit and site plan in May of 2009, and has submitted a set of plans asking to amend the approval. The amendment is to lessen the size and impact of the building and associated parking on the land to be developed. A Conditional Use Permit was required for the encroachment of pavement into the 50-foot wetlands buffer. This encroachment would be removed and the pervious pavement originally proposed has been replaced with conventional pavement.

The Planning Department recommends approval of the amended site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plan.
2. Add surveyor's and engineer's stamps and signatures to the plans.
3. The applicant shall revise the plan to correct the parking calculations in note #13.
4. All conditions of approval from the May 12, 2009 Planning Board meeting remain in place, as applicable.

Account #	<u>P09-08 A</u>	Date Received	<u>JUL 08 2009</u>
Amount Pd.	<u>118.86</u>	Time Received	By _____



**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: 07/08/09 Project Number: JN 09104 Telephone # (978) 851-5176

Name of Applicant: River Valley Development Corp.

Address of Applicant: 42 Mallard Lane, Dover, NH 03820

Name of Property Owner: SAME

Address of Property Owner: _____

Address of Property Being Developed: 46 Dover Point Road

Assessor's Map # K Lot # 23

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

- | | | |
|---|---|-------------------------------------|
| <input type="checkbox"/> New Site | <input type="checkbox"/> Commercial/Industrial Use | <input type="checkbox"/> Addition |
| <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> Multi-Family Residential Use | <input type="checkbox"/> Demolition |

Describe Present Use: Single Family Residential

Describe Proposed Use: Commercial/Residential (2) Buildings 3-unit Residential each

Number of Employees in Maximum Shift: N/A

If Residential, Specify Number of Units and Buildings Proposed: (2) 3-unit buildings

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

<input checked="" type="checkbox"/> Office Use _____ sq. ft.	_____ Wholesale/Distribution _____ sq. ft.
_____ Professional Use _____ sq. ft.	_____ Fast Food _____ sq. ft.
_____ Retail Sales _____ sq. ft.	_____ Restaurant _____ sq. ft.
_____ Customary Home Occupation _____	_____ Manufacturer _____ sq. ft.
_____ Motel/Hotel _____ sq. ft.	_____ Other (explain) _____ sq. ft.

Access (check where applicable): _____ City Highway _____ County State
Number of Parking Space: Existing 2 Proposed 26
City Water Yes No City Sewer Yes No

4. SITE DEVELOPMENT DATA

Zoning District B-3 Special Districts _____

Area of Parcel to be Developed 22,279

Disposition of Parcel:

Building Area 6,457 sq. ft.

Green Area 10,805 sq. ft.

Paved Area 15,822 sq. ft.

Building Setbacks:

Front Yard 50 ft.

Rear Yard 15 ft.

Side Yard: Right 12 ft.
Left 12 ft.

5. BUILDING DATA

Type of Building to be Built: Commercial/Residential

Height of Building: 37' 6" Finished Floor Elevation: 48.75

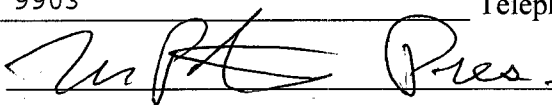
Number of Seats (where applicable) N/A

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

Check One Engineer Land Surveyor Architect

Address 755 Central Avenue, Dover, NH 03820

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

Signature of Applicant  Pres.

TRITECH

ENGINEERING CORPORATION

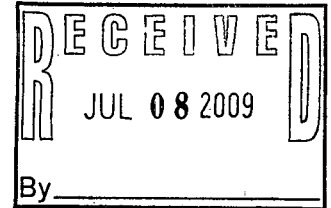
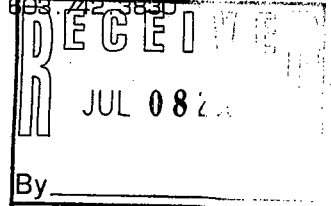
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

July 8, 2009

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

**Subject: Amended Site Development Plans – P09-08
Market Square Condominiums**
46 Dover Point Road
Dover, New Hampshire
Job No. 09104



Dear Christopher:

Enclosed please find four (4) full-size and twelve (12) half-size copies of the **Amended Site Development Plans** for the above referenced project. The proposed amendment to the Site Development Plans incorporate a "current", detailed Wetlands Delineation by Stony Brook Environmental LLC, and a revised Building Plan.

The Building Plan provides for two (2) car garages for each residential unit. This allows us to reconfigure the residential parking areas decreasing amount of pavement and moving the pavement out of the 50' wetland setback. This project no longer has permanent alterations within 50' of the wetlands and no longer requires a Conditional Use Permit. We are proposing the standard pavement instead of pervious pavement. Drainage treatment and infiltration will be as approved on the remainder of the project.

We look forward to discussing this project with the Board at their July 28, 2009 Planning Board Meeting.

Also included are the following:

- Abutter Notification Fee
- Abutters List with 3 sets of labels
- Copy of Wetland Delineation Report
- Erosion and Sediment Control & Site Development Plan Narrative
- Copy of Common Sewer Line Maintenance Agreement & Easement
- Copy of Letter to Dover Point Office Park Condo Assoc concerning common boundary
- Copy of Building Permit

Please advise should you have any questions.

Very truly yours,

TRITECH ENGINEERING CORP.

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

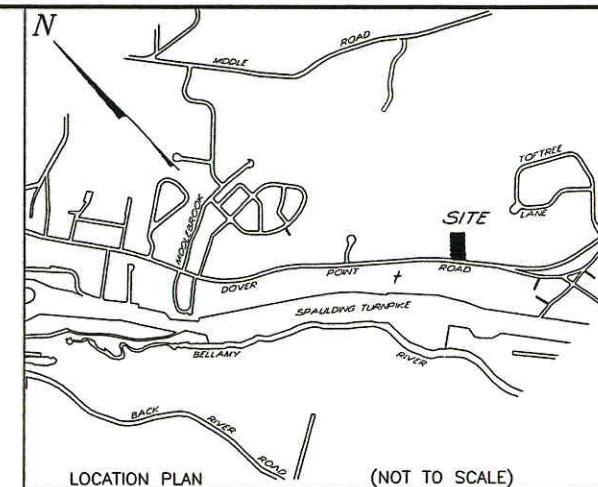
Robert J. Stowell, P.E., L.L.S.
President

RJS / nas

Enclosures

cc: Engineering Department

\\09104_DoverAmendedSitePlanApplLtr.doc



NOTES

- INTENT: TO SHOW THE PROPOSED DEVELOPMENT OF MAP K LOT 23 TO INCLUDE THE CONSTRUCTION OF TWO MULTI-STORY BUILDINGS, EACH WITH THREE RESIDENTIAL UNITS AND THREE FIRST-FLOOR COMMERCIAL UNITS, WITH ASSOCIATED PARKING AND UTILITIES
CURRENT OWNER: RIVER VALLEY DEVELOPMENT CORP.
42 MALLARD LANE
DOVER, NEW HAMPSHIRE, 03820
- LOT AREA: 33,104 SQ.FT. - 0.760 ACRES
- TAX MAP K LOT 23
- PROJECT DEED REFERENCE: BOOK 1005 PAGE 893
- ZONING: B-3
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FT
MIN. BUILDING SETBACKS:
FRONT: 50 FEET
SIDE: 12 FEET
REAR: 15 FEET
MAX LOT COVERAGE: 50 PERCENT
MAX BUILDING HEIGHT: 40 FT
- BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE DIRECTION, LOCATION & ELEVATION.
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 34,000 AND WAS ACQUIRED USING A LEICA TC703 TOTAL STATION, DURING THE MONTHS OF MARCH AND APRIL, 2005.
- PROJECT PLAN REFERENCE:
BOUNDARY PLAN: ELLIOTT ROSE COMPANY OF DOVER, INC. DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MAY 30, 2003 SCRD 71-85
BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN: ELLIOTT ROSE COMPANY OF DOVER, INC. DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. JUNE 28, 2002 SCRD 72-49
BOUNDARY LINE ADJUSTMENT: MATT & HELEN WILLIAMS AND HELEN WILLIAMS DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. NOVEMBER 13, 2001 SCRD 64-9
SUBDIVISION PLAN: ELLIOTT ROSE COMPANY OF DOVER, INC. THORNWOOD LANE DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MARCH 14, 2007 SCRD 90-69
BOUNDARY LINE ADJUSTMENT PLAN: ELLIOTT ROSE COMPANY OF DOVER, INC. & THORNWOOD HOLDINGS, LLC. DOVER POINT ROAD AND MIDDLE ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. OCTOBER 2, 2006 SCRD 89-98, 99, 100
SUBDIVISION PLAN: 26 DOVER POINT, LLC. 26 DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MAY 8, 2006 SCRD 88-27
- SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD "ZONE X"; (AREAS OF 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.) COMMUNITY- PANEL NUMBER 33017C0340D, EFFECTIVE DATE: MAY 17, 2005.
- ON JUNE 9, 2009 STONY RIDGE ENVIRONMENTAL, LLC. CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON:
FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. JULY 2004. NEWFPC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1988 NEW HAMPSHIRE, UNITED STATES DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. NERC-88/18.29.
CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, JANUARY 1987.
WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES DECEMBER 1979. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.
- RESIDENTIAL DENSITY CALCULATIONS (TABLE OF USE REGULATIONS, CITY OF DOVER TABLE 1: PRINCIPAL USES, PART A, FOOTNOTE 23)
1 RESIDENTIAL UNIT PER 5,000 SQUARE FEET
LOT CONTAINS 33,104 SQUARE FEET; 6 RESIDENTIAL UNITS PERMITTED.
- PARKING CALCULATION:
RESIDENTIAL:
2 SPACES PER UNIT = 12 SPACES REQUIRED
2 SPACES PER UNIT = 12 SPACES PROVIDED
COMMERCIAL:
PROFESSIONAL OFFICE: 1 SPACE/250 SQ. FT.
2,976 SQ. FT. / 250 = 12 SPACES REQUIRED
GENERAL OFFICE: 1 SPACE/325 SQ. FT.
576 SQ. FT. / 325 = 2 SPACES REQUIRED
14 SPACES TOTAL REQUIRED
14 SPACES PROVIDED
- NHDOT DRIVEWAY PERMIT NUMBER 06-125-361, APRIL 21, 2009.
- 2 09-04 KAREN LAWRENCE & SANDRA DEVENNEY (APPLICANT: RIVER VALLEY DEVELOPMENT CORPORATION), 46 DOVER POINT RD., A/K/A TAX MAP K, LOT 23, ZONED B-3, WERE GRANTED A SPECIAL EXCEPTION AS PROVIDED BY THE TERMS OF ARTICLE VI, SECTION 170-19, AND ARTICLE XII, SECTION 170-52.C (3) TO CONSTRUCT A MULTI-FAMILY PROJECT, ON APRIL 16, 2009.

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ENGINEERING CORPORATION

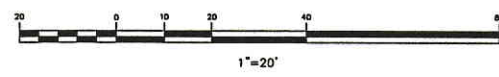
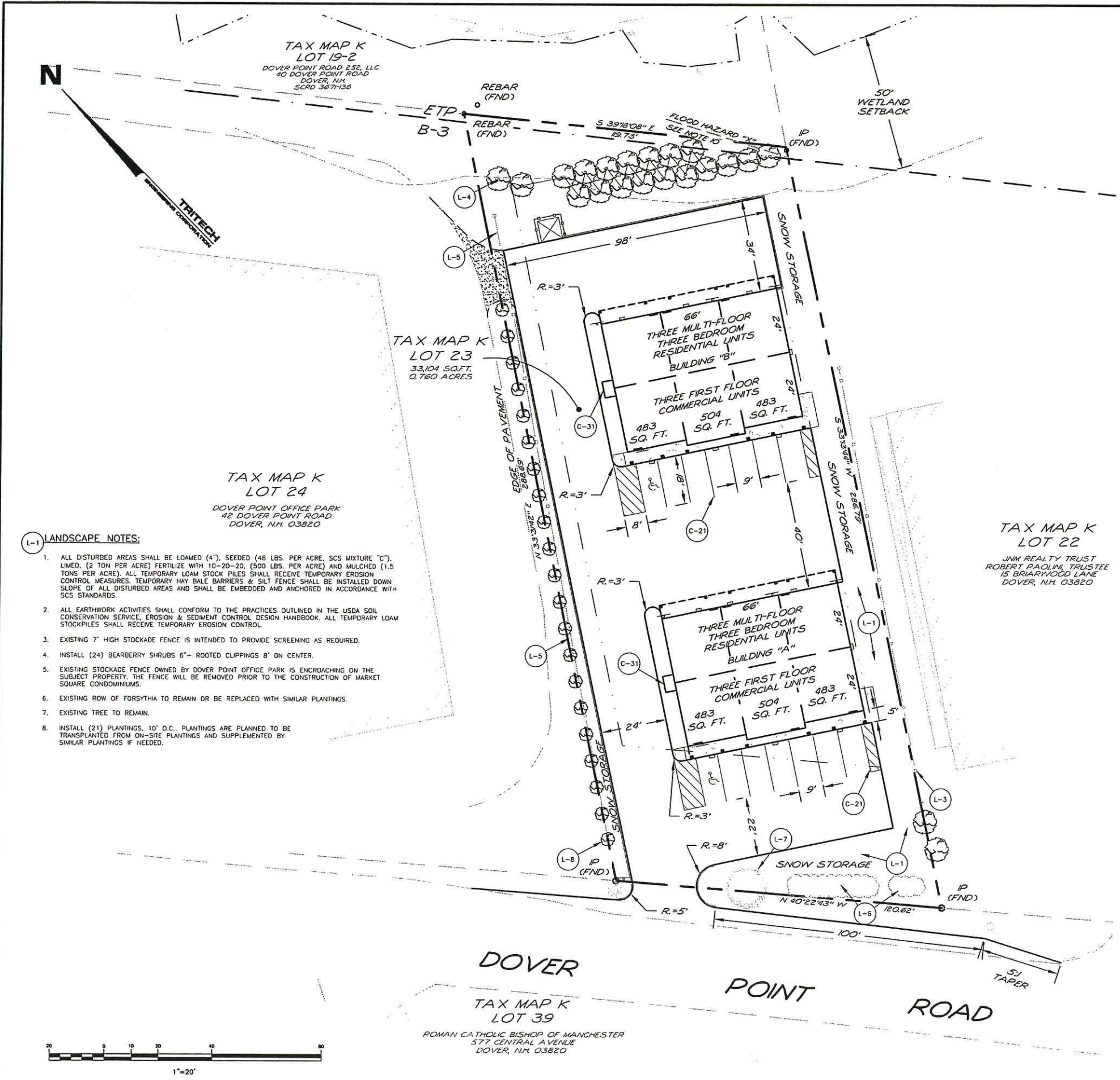
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03880
TELEPHONE 603 742 8707
FAX 603 742 8660

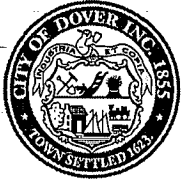
REVISIONS	DATE	DESCRIPTION
	4/10/09	REV. PER TRC COMMENTS
	5/17/09	REV. PER PLANNING DEPT. COMMENTS
	5/15/09	REV. PER P.B. COND. OF APPROVAL
	7/08/09	AMENDED SITE PLAN

8 2009
JUL

AMENDED
GENERAL SITE PLAN
MARKET SQUARE
CONDOMINIUMS
46 DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
FEBRUARY 19, 2009 JOB No. 09104
SCALE: 1" = 20'

SHEET NO.
SP-1
(P09-08)





CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09–23

Application Type:	Minor Subdivision Plan
Applicant:	16 Industrial Park LLC
Owner:	16 Industrial Park LLC
Location:	16 Industrial Park Road (Assessor's Map G, Lot 4)

INTENT: To subdivide the parcel into two lots

LOTS/UNITS PROPOSED:

1 new lot

AGENDA ITEM #: 4–A

ACREAGE: 7.5 acres

ZONING DISTRICT:

I–2 Rural Restricted Industrial

EXISTING LAND USE:

Industrial building and vacant land

PROPOSED LAND USE:

Industrial building and separate vacant land

SURROUNDING LAND USE:

Industrial park, railroad and residential

ZONING HISTORY:

Zoned I–2 in 1979

ZBA ACTION:

None

ATTACHMENTS: Subdivision plan

PERMITS REQUIRED:

None

WAIVERS REQUESTED:

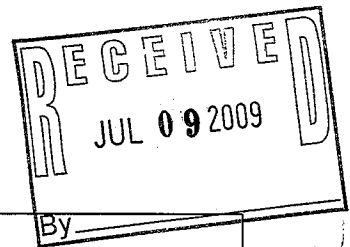
None

The applicant has submitted a set of plans asking to subdivide its lot into two lots to allow for construction of an industrial use on the separate 2 acre parcel.

The Planning Department recommends approval of the subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing of Plats:

1. Add the owners' signature to the plan.
2. Add surveyor's stamp and signature to the plat.
3. The applicant shall revise the plat to add a note that indicates that the property is served by municipal water and sewer.
4. The applicant shall revise the plat to add a note indicating the non-wetland portion of the proposed lot.
5. The applicant shall revise the plat by adding the Planning Board file number in the title block.



Account # <u>709-23</u>	Date Received
Amount Pd. <u>277.48</u>	Time Received

**CITY OF DOVER
SUBDIVISION APPLICATION**

Applicant (s) Name 16 Industrial Park LLC Phone (603) 427-5100

Applicant (s) Address 210 Commerce Way, Ste 150 Portsmouth, NH 03801

Signature of Applicant(s) *ELles, Manager*

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

Land Owner's Address (es) _____

Signature of Land Owner _____

Area of entire tract 7.459 acres, 324,920 square feet

Area being subdivided 2.030 acres, 88,426 square feet

Proposed number of lots 1

Zoning District I-2 Assessor's Map G Lot Nos. 4

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

Development Data

Construction of Homes:

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

Construction of Apartments:

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

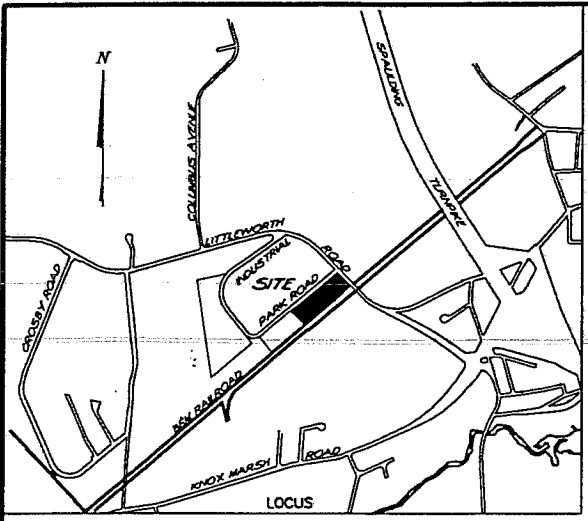
Construction of non-residential units: Yes No X, Explain _____

Professional Certification

Preparer of Plat Tritech Engineering Corporation, 755 Central Ave., Dover, NH 03820

Phone #: (603) 742-8107 Profession Professional Engineer & Licensed Surveyor

JUL 8 2009



(NOT TO SCALE)

MAP G LOT 4A-1
BEARINGS, INC.
C/O PT COUNSELORS
P.O. BOX 3525
MEXFORD, TX 75070
SCRD 871-23

MAP G LOT 4A
DALE & ELIZABETH BRUNELLE
820 WOODBURY AVENUE
PORTSMOUTH, NH
SCRD E071-86

MAP G LOT 4C
JUSTRIGHT AMMUNIS, LLC
7 INDUSTRIAL DRIVE
DOVER, NH
SCRD Z145-89

MAP G LOT 4C-1
JUSHAD, LLC
25 INDUSTRIAL PARK ROAD
DOVER, NH

MAP G LOT 4B
ENERGY RESOURCES GROUP, INC.
P.O. BOX 72
KITTEERY POINT, ME
SCRD M9-154

MAP G LOT 4B-1
KOTH & LAUREN FRISBEE
55 PEPPERELL ROAD
KITTEERY POINT, ME
SCRD Z046-135

MAP G LOT 4-1
88,426 sq. ft.
2.030 acres

MAP G LOT 3B
85 INDUSTRIAL PARK I, LLC
P.O. BOX 543
NORTH CHELMSFORD, MA
SCRD Z330-153

MAP G LOT 6
DOUGLAS ROGERS
25 LITTLEWORTH ROAD
DOVER, NH
SCRD S06-24

MAP H LOT 31
RUTH SOUSANE
30 LITTLEWORTH ROAD
DOVER, NH
SCRD E05E-380

N

TRITECH
ENGINEERING CORPORATION



NOTES

- 1.) INTENT TO SUBDIVIDE TAX MAP G LOT 4 INTO (2) LOTS.
- 2.) CURRENT OWNER OF RECORD: 16 INDUSTRIAL PARK, LLC, 210 COMMERCE WAY, SUITE 150, PORTSMOUTH, N.H. 03801
- 3.) TOTAL LOT AREA: 324,920 SQ.FT. - 7.459 ACRES
- 4.) TAX MAP G LOT 4
- 5.) PROJECT DEED REFERENCE: BOOK 3073 PAGE 95
- 6.) PROJECT PLAN REFERENCE:
PLAN OF LAND
DOVER INDUSTRIAL PARK
DOVER, NEW HAMPSHIRE
C.L. DAVIS & ASSOCIATES
JANUARY, 1956 SCRD 3-4-34

SIGNATURE

DAVIDSON RUBBER CO.
PLAN FOR DIVISION
OF LOT NO. 5
DOVER INDUSTRIAL PARK
DOVER NEW HAMPSHIRE
C.L. DAVIS & ASSOCIATES
MARCH, 1971 SCRD 6-3-38D

PROPOSED DEVELOPMENT
S.E.A.H. INDUSTRIAL PARK
PROPERTY LINES
DOVER NEW HAMPSHIRE
C.L. DAVIS & ASSOCIATES
MARCH 31, 1958 SCRD 6-2-38,
38A, 38B & 38C

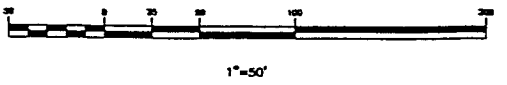
RIGHT-OF-WAY AND TRACK MAP
BOSTON AND MAINE R.R.
OPERATED BY THE
BOSTON AND MAINE R.R.
STATION 3442+57 TO STATION 3395+77
OFFICE OF VALUATION ENGINEER
JUNE 30, 1914

ALTA/ACSM LAND TITLE SURVEY
ON INDUSTRIAL PARK ROAD
IN DOVER
STRAFFORD COUNTY NEW HAMPSHIRE
NORTHEAST CIVIL SOLUTIONS
OCT 19, 2001 SCRD 64-28, 29 & 30

- 7.) ZONING: 1-2
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT.
MIN. SETBACKS:
FRONT: 35 FT
LITTLEWORTH ROAD: 50 FT
SIDE: 10 FT
REAR: 10 FT
THIS PROPERTY FALLS WITHIN THE WETLAND PROTECTION DISTRICT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 20,000, AND WAS ACCOMPLISHED USING A LEICA TPS 703 TOTAL STATION, DURING THE MONTH OF JUNE, 2008.
- 9.) BASIS OF BEARING: THE DOVER GIS SYSTEM WAS USED TO DETERMINE POSITION, ORIENTATION AND VERTICAL DATUM.
- 10.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 03300, MAP No. 33017C03300, DATE: 5-17-2005).
- 11.) DURING THE MONTH OF JULY, 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.
- 12.) SCRD BOOK 697 PAGE 325, BOOK 795 PAGE 339 AND BOOK 856 PAGE 28.

LEGEND

- 5/8" REBAR W-ID CAP TO BE SET
- ⊙ MONITORING WELL
- UTILITY POLE
- //— OVERHEAD WIRES
- T— SIGN
- LIGHT POLE
- BOLLARD
- ⊙ TELEPHONE MANHOLE
- CHAIN LINK FENCE
- |— WOOD RAIL FENCE
- |— WETLAND BOUNDARY (SEE NOTE 11)



TRITECH
ENGINEERING CORPORATION

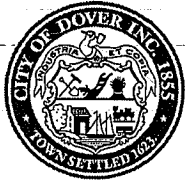
788 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03801
TELEPHONE 603 746 8107
FAX 603 746 2800

SUBDIVISION PLAN
16 INDUSTRIAL PARK, LLC.
16 INDUSTRIAL PARK ROAD
AND LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

JULY 8, 2009 SCALE: 1" = 50'
JOB No. 0915

SHEET NO.

5-1



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-17

Application Type: Lot Line Adjustment Plan
Applicant: Mark and Suzanne Jones
Owner: Mark and Suzanne Jones
Location: 10 Arch Street (Assessor's Map 11, Lots 11, 11-1,14)

INTENT: To adjust the lot lines within three adjacent lots.

LOTS/UNITS PROPOSED:

3 lots

AGENDA ITEM #: 4-B

ACREAGE: 13.5 acres

ZONING DISTRICT:

RM-10; posted zoning RM-U

EXISTING LAND USE:

4 unit apartment building and vacant land

PROPOSED LAND USE:

4 unit apartment building and vacant land

SURROUNDING LAND USE:

mixture of residential uses

ZONING HISTORY:

Zoned RM-10 in 1979; posted zoning RM-U in 2009

ZBA ACTION:

Relief for a lot without frontage was granted in 1988

ATTACHMENTS: LLA plan

PERMITS REQUIRED:

None

WAIVERS REQUESTED:

None

The applicant has submitted a set of plans asking to adjust the lot lines between three lots. One of the current lots has no frontage on Arch Street. This plan would bring all the lots into conformity.

This area of Arch Street is proposed for rezoning from RM-10 to RM-U. Therefore the posted zoning is in effect. The RM-U zoning requires 10,000 square feet of lot area per dwelling unit or 40,000 square feet and the proposed lot contains only 33,901 square feet. No final action should be taken until this issue is resolved.

If the rezoning issue is resolved, the Planning Department recommends approval of the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plats:

1. Add the owners' signature to the plan.
2. The applicant shall revise note #3 on the plat to correct the existing frontage for lots 11 and 11-1.
3. The applicant shall revise the plat by adding the Planning Board file number in the title block.
4. The applicant shall submit proposed parking, access, and utility easements to the Planning Department for their review, with consultation by the City Attorney on the proper form of the documents.
5. The applicant shall complete the removal of the 30-foot section of the building as proposed on the plat and document same in writing to the Planning Department.

Amount Paid 381.46
File Number P09-17

Date Received 7-6-09
Time Received _____

**CITY OF DOVER
MINOR LOT LINE ADJUSTMENT
APPLICATION**

Name of Applicant: MARK & SUZANNE JONES Phone # 742-1849
10 ARCH ST APT 1 DOVER NH 03820

Signature of Applicant: [Signature] Suzanne M. Jones

Land Owner's Name: (if different from applicant) SAME

Land Owner' Address: _____

Signature of Property Owner: _____

Square Footage of Original Lot 11/11 - 114,348 SF 11/11-1 - 97,083 sq. ft.
11/14 - 377,557 SF sq. ft.

Square Footage of Newly Created Area: 11/11 - 33,901 SF 11/11-1 - 29,401 sq. ft.
11/14 - 525,686 SF sq. ft.

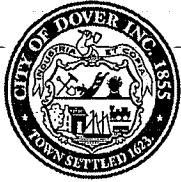
Location of Lot: ARCH ST

Zoning District RM-10 Assessor's Map 11 Lot 11 ; 11-1 ; 14

Professional Certification

Preparer of Plat: MCENEANEY SURVEY ASSOC. INC

Phone #: 742-0911 Profession LAND SURVEYOR



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-19

Application Type: Conditional Use Permit
Applicant: Lydia Scott 2002 Trust
Owner: Lydia Scott 2002 Trust
Location: 220 Back Road (Assessor's Map M, Lot 1)

INTENT: To obtain a Conditional Use Permit to allow for an existing deck and stairs within the conservation district along a tidal river.

LOTS/UNITS PROPOSED:

0 lots

AGENDA ITEM #: 4-C

ACREAGE: 26.3 acres

ZONING DISTRICT:

R-40

EXISTING LAND USE:

Single family house

PROPOSED LAND USE:

Single family house

SURROUNDING LAND USE:

Single family houses

ZONING HISTORY:

Zoned R-40 in 1979

ZBA ACTION:

None

ATTACHMENTS:

None

PERMITS REQUIRED:

Conditional Use Permit

NH DES Wetlands Permit

WAIVERS REQUESTED:

None

The applicant has submitted a set of plans asking for an after the fact Conditional Use Permit to allow an existing set of stairs and a deck to remain within the City's Conservation District along the Cochecho River.

The applicant appeared before the Conservation Commission on July 7, 2008 and July 6, 2009. The Conservation Commission voted to endorse the application (See enclosed Conservation Commission minutes). The Planning Department recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall obtain a NH Wetlands Bureau Permit and provide a copy to the Planning Department.
2. The maintenance work on the cracked foundation of the deck shall be performed at low tide and any excavated soils shall be removed to an area above the tidal range.

Amount Paid \$ 152.00
Account # P09-19

Date Received _____
Time Received _____
RECEIVED
JUL 09 2009

CONDITIONAL USE APPLICATION
CITY OF DOVER PLANNING BOARD

GENERAL INFORMATION

Date: 7/7/09 Telephone #: 603-7505007
Name of Applicant: Lydia Scott
Address of Applicant: 220 Back Road Dover
 Signature of Applicant: Lydia Scott
Name of Property Owner: Lydia Scott
Address of Property Owner: 220 Back Road Dover
Signature of Property Owner: Lydia V. Scott 2002 Trust
Address of Property Being Developed: 220 BACK ROAD
Assessor's Map #: M Lot #: 1
Zoning District: R-40

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

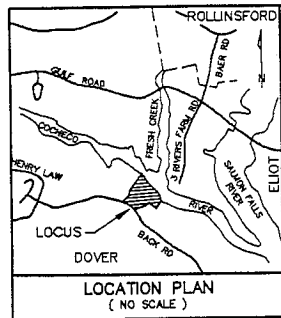
Activity in Dover Conservation District - Describe activity CONDITIONAL USE PERMIT TO ALLOW AN EXISTING DECK AND STAIRS WITHIN THE CONSERVATION DISTRICT ALONG A TIDAL RIVER (COCHECHO RIVER)

Impact to Dover Wetlands - Describe impact ALLOW AN EXISTING DECK AND STAIRS WITH CONCRETE FOOTINGS IN AN INTER-TIDAL ZONE ON THE COCHECHO RIVER

Other

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

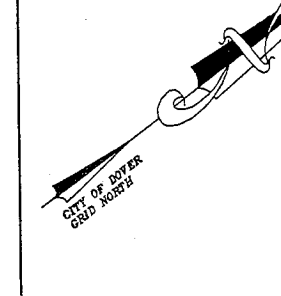
- Army Corps of Engineers
- New Hampshire Wetlands Board
- Other



M / 3
ANN URBANOWICZ WILLIAMS
154 MIDDLE ROAD
DOVER, NH 03820
2669 / 412

M / 3B
ROGER DUPLUOY
P.O. BOX 273
DOVER, NH 03820
1997 / 26

M / 3
ANN URBANOWICZ WILLIAMS
154 MIDDLE ROAD
DOVER, NH 03820
2669 / 412



LEGEND

- I.R.(fnd) - IRON ROD (FOUND)
- I.P.(fnd) - IRON PIPE (FOUND)
- S.S.(fnd) - STEEL STAKE (FOUND)
- I.R.(set) - IRON ROD WITH ID CAP #61 (SET)
- UTILITY POLE
- WETLAND BOUNDARY
- AREAS WITH SLOPES >20%

REFERENCE PLANS:

- 1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR LYDIA SCOTT 2002 TRUST AND THOMAS MELVILLE HODGON AND MADGE JEANNETTE HERSEY AND STUART ALBION HODGON, TAX MAP M, LOT No.s 1 & 2, BACK ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: JANUARY 7, 2008; BY: McEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 93-29.
- 2.) CONSERVATION EASEMENT PLAN PREPARED FOR LYDIA V. SCOTT 2002 TRUST, TAX MAP M, LOT No. 1, 220 BACK ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: JANUARY 23, 2008; BY: McEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 93-30.
- 3.) AMENDED CONSERVATION EASEMENT PLAN PREPARED FOR LYDIA V. SCOTT 2002 TRUST, TAX MAP M, LOT No. 1, 220 BACK ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: JUNE 9, 2009; BY: McEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 97-20.

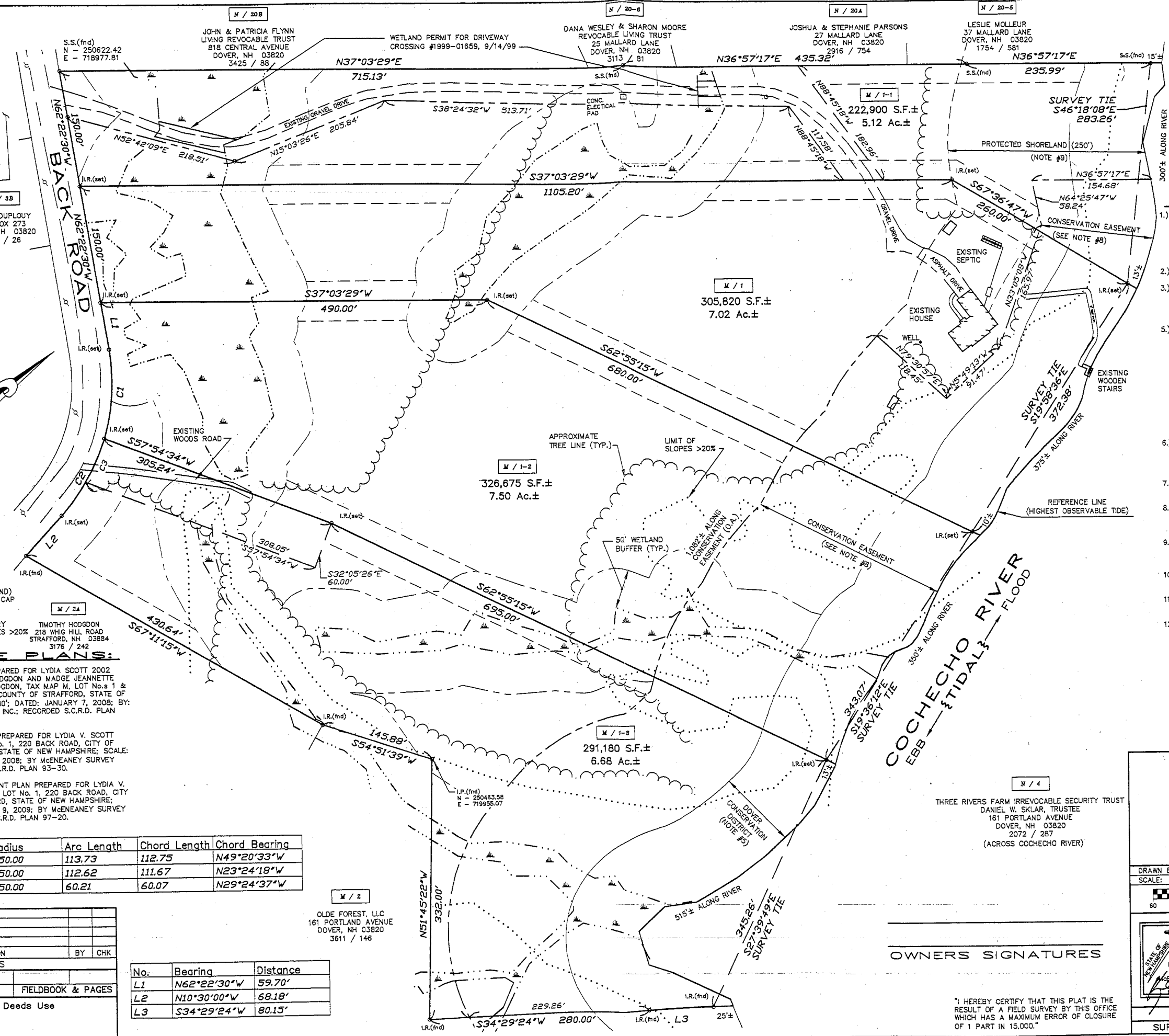
No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	26°03'54"	250.00	113.73	112.75	N49°20'33"W
C2	25°48'36"	250.00	112.62	111.67	N23°24'18"W
C3	13°47'58"	250.00	60.21	60.07	N29°24'37"W

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
09-1048		SUBDIVISION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	

For Registry of Deeds Use

No.	Bearing	Distance
L1	N62°22'30"W	59.70'
L2	N10°30'00"W	68.18'
L3	S34°29'24"W	80.15'

M / 2
OLDE FOREST, LLC
161 PORTLAND AVENUE
DOVER, NH 03820
3611 / 146

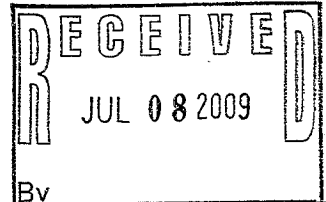


For Registry of Deeds Use

M / B-1
WOODWIND FARMS, LLC
287 GULF ROAD
DOVER, NH 03820
2409 / 684
(ACROSS COCHECHO RIVER)

NOTES:

- 1.) OWNERS OF RECORD:
LYDIA V. SCOTT 2002 TRUST
LYDIA V. SCOTT, TRUSTEE
220 BACK ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 2551, PAGE 321
- 2.) **M / 1** DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING RESIDENTIAL LOT INTO FOUR (4) RESIDENTIAL LOTS AS SHOWN. LOTS TO BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- 5.) ZONING DISTRICT IS R-40
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 50 FEET
REAR = 15 FEET
SIDE (ABUT A LOT) = 25 FEET
SIDE (ABUT A STREET) = 50 FEET
MAXIMUM LOT COVERAGE = 10 PERCENT
MAXIMUM BUILDING HEIGHT = 35 FEET
PARCELS ARE SUBJECT TO A 100 FOOT CONSERVATION DISTRICT SETBACK LOCATED FROM THE HIGH WATER LINE OF THE COCHECHO RIVER.
- 6.) PORTIONS OF THE SUBJECT PARCELS ARE LOCATED WITHIN A 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C 03400, EFFECTIVE DATE MAY 17, 2005.
- 7.) BASIS OF BEARING IS THE CITY OF DOVER / GEOD CORP. CONTROL NETWORK, BASED REFERENCE PLAN #1.
- 8.) PARCELS ARE SUBJECT TO A CONSERVATION EASEMENT PER S.C.R.D. VOLUME 3754, PAGE 296 (SEE REFERENCE PLAN #3).
- 9.) PARCELS ARE SUBJECT TO THE NEW HAMPSHIRE COMPREHENSIVE SHORELAND PROTECTION ACT, RSA 483-B.
- 10.) WETLANDS DELINEATED BY JOSEPH NOEL, CWS #86, APRIL 2008.
- 11.) STREET ADDRESSES TO BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF BUILDING PERMIT APPLICATION.
- 12.) A DIGITAL COPY OF THE APPROVED PLAN IS TO BE PROVIDED TO THE DOVER PLANNING DEPARTMENT.



By
SUBDIVISION PLAN
PREPARED FOR
LYDIA V. SCOTT TRUST
TAX MAP M, LOT No. 1
BACK ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

M / 4
THREE RIVERS FARM IRREVOCABLE SECURITY TRUST
DANIEL W. SKLAR, TRUSTEE
161 PORTLAND AVENUE
DOVER, NH 03820
2072 / 287
(ACROSS COCHECHO RIVER)

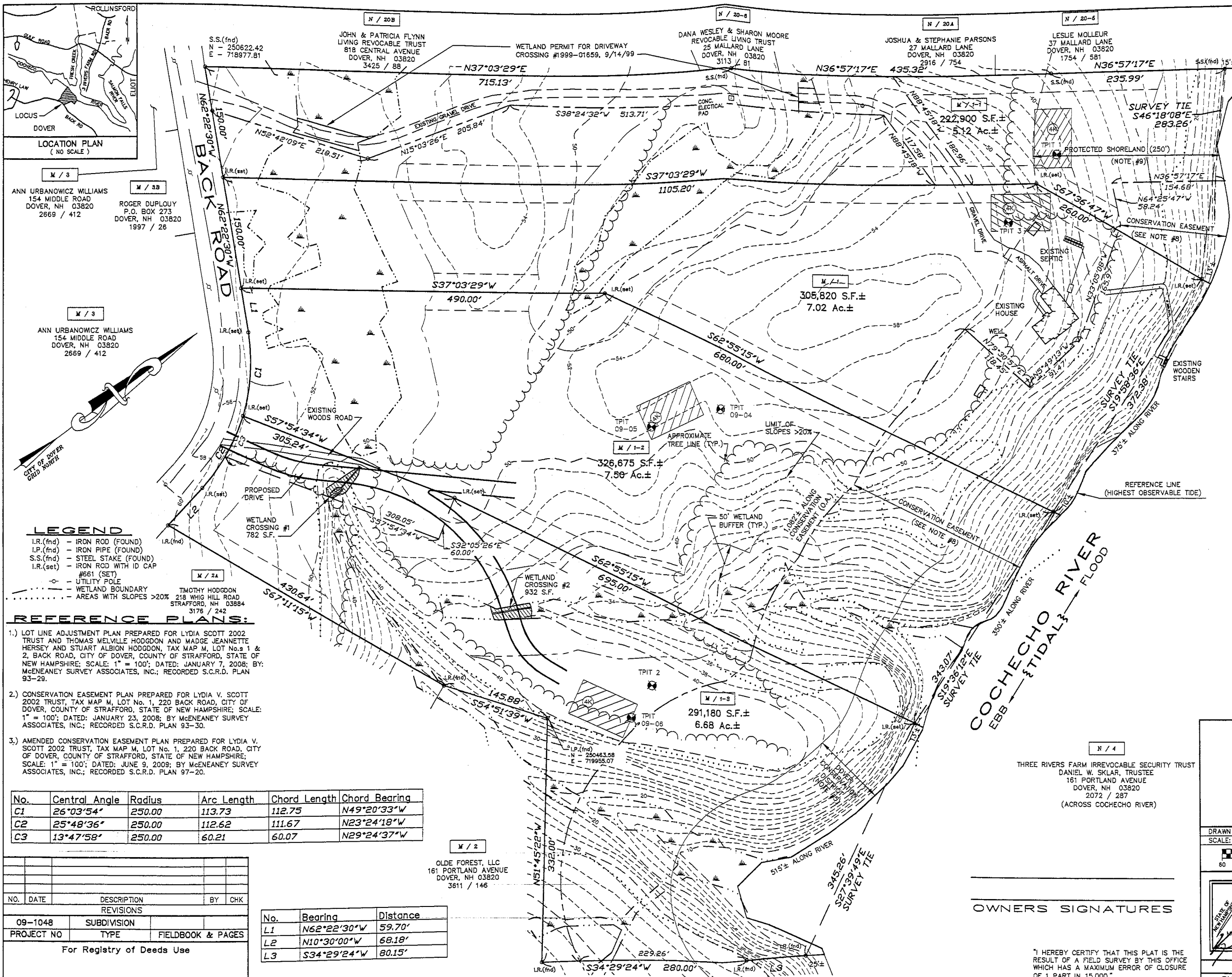
OWNERS SIGNATURES

DRAWN BY: K/J	FILE: CPK\1809\09-10481
SCALE: 1" = 60'	DATE: JULY 6, 2009

McEaney Survey Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING PLANNING - CONSULTING

"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."

For Registry of Deeds Use



NOTES:

- OWNERS OF RECORD:
LYDIA V. SCOTT 2002 TRUST
LYDIA V. SCOTT, TRUSTEE
220 BACK ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 2551, PAGE 321
- M/1 DENOTES TAX MAP AND PARCEL NUMBER.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING RESIDENTIAL LOT INTO FOUR (4) RESIDENTIAL LOTS AS SHOWN. LOTS TO BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- ZONING DISTRICT IS R-40
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 50 FEET
REAR = 15 FEET
SIDE (ABUT A LOT) = 25 FEET
SIDE (ABUT A STREET) = 50 FEET
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MAXIMUM BUILDING HEIGHT = 35 FEET
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- BASIS OF BEARING IS THE CITY OF DOVER / GEOD CORP. CONTROL NETWORK, BASED REFERENCE PLAN #1.
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- WETLANDS DELINEATED BY JOSEPH NOEL, CWS #86, APRIL 2008.
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- A DIGITAL COPY OF THE APPROVED PLAN IS TO BE PROVIDED TO THE DOVER PLANNING DEPARTMENT.

**TOPOGRAPHIC
SUBDIVISION PLAN
PREPARED FOR
LYDIA V. SCOTT 2002 TRUST
TAX MAP M, LOT No. 1
BACK ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE**

M/4
THREE RIVERS FARM IRREVOCABLE SECURITY TRUST
DANIEL W. SKLAR, TRUSTEE
161 PORTLAND AVENUE
DOVER, NH 03820
2072 / 287
(ACROSS COCHECHO RIVER)

- LEGEND**
- I.R.(fnd) - IRON ROD (FOUND)
 - I.P.(fnd) - IRON PIPE (FOUND)
 - S.S.(fnd) - STEEL STAKE (FOUND)
 - I.R.(set) - IRON ROD WITH ID CAP
 - #661 (SET)
 - UTILITY POLE
 - WETLAND BOUNDARY
 - AREAS WITH SLOPES >20%

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No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	26°03'54"	250.00	113.73	112.75	N49°20'33"W
C2	25°48'36"	250.00	112.62	111.67	N23°24'18"W
C3	13°47'58"	250.00	60.21	60.07	N29°24'37"W

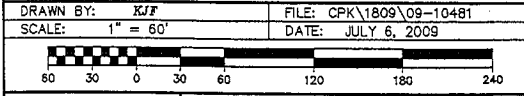
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
09-1048		SUBDIVISION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	

No.	Bearing	Distance
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L2	N10°30'00"W	68.18'
L3	S34°29'24"W	80.15'

M/2
OLDE FOREST, LLC
161 PORTLAND AVENUE
DOVER, NH 03820
3611 / 146

OWNERS SIGNATURES

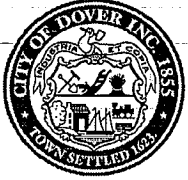
"I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."



**McEneaney
Survey
Associates, inc.**

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

SURVEYING PLANNING CONSULTING



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-20

Application Type: Conditional Use Permit
Applicant: Lydia Scott 2002 Trust
Owner: Lydia Scott 2002 Trust
Location: 220 Back Road (Assessor's Map M, Lot 1)

INTENT: To obtain a Conditional Use Permit to allow for construction of driveways in wetlands buffers and wetlands for access to two proposed lots.

LOTS/UNITS PROPOSED:

0 lots

AGENDA ITEM #: 4-D

ACREAGE: 26.3 acres

ZONING DISTRICT:

R-40

EXISTING LAND USE:

Single family house

PROPOSED LAND USE:

Four single family houses

SURROUNDING LAND USE:

Single family houses

ZONING HISTORY:

Zoned R-40 in 1979

ZBA ACTION:

None

ATTACHMENTS:

None

PERMITS REQUIRED:

Conditional Use Permit
NH DES Wetlands Permit

WAIVERS REQUESTED:

None

The applicant has submitted a set of plans asking to subdivide one lot into four (4) lots. In order to reach two of the lots, driveways must cross wetlands and wetlands buffers. Total encroachment is approximately 1,700 square feet.

The applicant appeared before the Conservation Commission on July 6, 2009. The Conservation Commission voted to endorse the application and wanted to encourage a driveway width of less than 20-feet (See enclosed Conservation Commission minutes). The Planning Department recommends approval of the Conditional Use Permit with the following condition:

1. The applicant shall obtain a NH Wetlands Bureau Permit and provide a copy to the Planning Department.

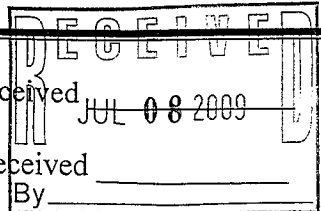
Amount Paid \$ 152.00

Account # POA-20

Date Received JUL 08 2009

Time Received

By



CONDITIONAL USE APPLICATION
CITY OF DOVER PLANNING BOARD

GENERAL INFORMATION

Date: 7/7/09

Telephone #: 603-7505007

Name of Applicant: Lydia Scott

Address of Applicant: 220 Back Road Dover

Signature of Applicant: Lydia Scott

Name of Property Owner: Lydia Scott

Address of Property Owner: 220 Back Road Dover

Signature of Property Owner: Lydia V. Scott 2002 Trust

Address of Property Being Developed: 220 BACK ROAD

Assessor's Map #: M Lot #: 1

Zoning District: R-40

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

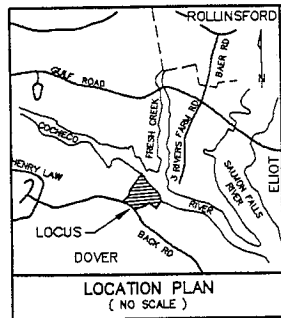
X Activity in Dover Conservation District - Describe activity ALLOW CONSTRUCTION OF A DRIVEWAY IN WETLAND BUFFER FOR ACCESS TO PROPOSED LOTS.

X Impact to Dover Wetlands - Describe impact ALLOW CONSTRUCTION OF A DRIVEWAY IN WETLANDS FOR ACCESS TO PROPOSED LOTS. WETLAND DISTURBANCE IS APPROXIMATELY 1700 SF. IN 2 LOCATIONS.

Other

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

- Army Corps of Engineers
New Hampshire Wetlands Board
Other



M / 3
ANN URBANOWICZ WILLIAMS
154 MIDDLE ROAD
DOVER, NH 03820
2669 / 412

M / 3B
ROGER DUPLUOY
P.O. BOX 273
DOVER, NH 03820
1997 / 26

M / 3
ANN URBANOWICZ WILLIAMS
154 MIDDLE ROAD
DOVER, NH 03820
2669 / 412

LEGEND
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I.P.(fnd) - IRON PIPE (FOUND)
S.S.(fnd) - STEEL STAKE (FOUND)
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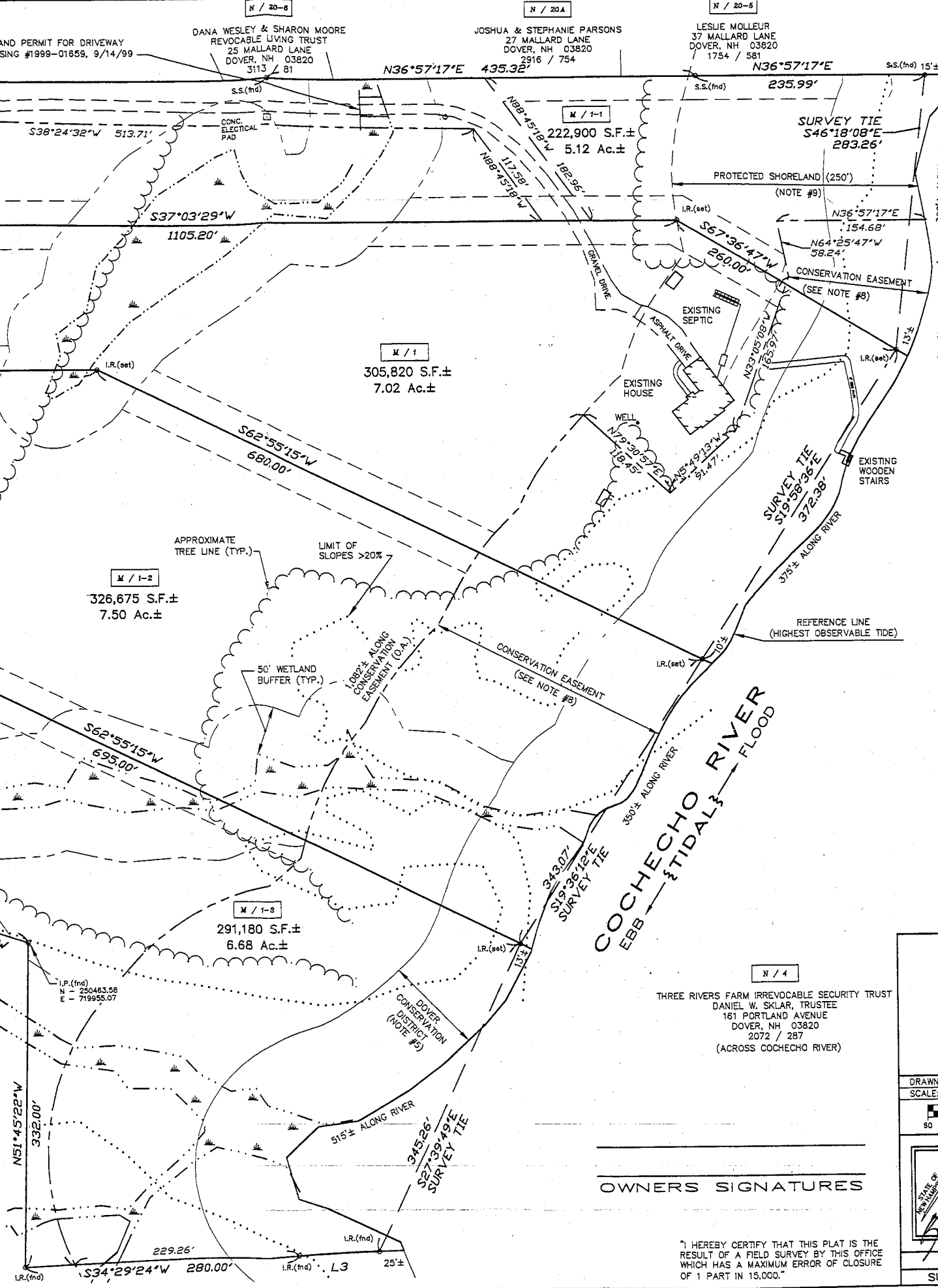
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C2	25°48'36"	250.00	112.62	111.67	N23°24'18"W
C3	13°47'58"	250.00	60.21	60.07	N29°24'37"W

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
09-1048		SUBDIVISION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	

For Registry of Deeds Use

No.	Bearing	Distance
L1	N62°22'30"W	59.70'
L2	N10°30'00"W	68.18'
L3	S34°29'24"W	80.15'

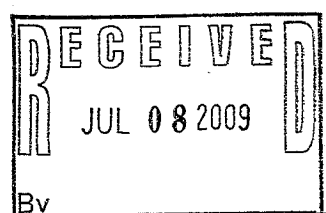
M / 2
OLDE FOREST, LLC
161 PORTLAND AVENUE
DOVER, NH 03820
3611 / 146



For Registry of Deeds Use

NOTES:

- 1.) OWNERS OF RECORD:
LYDIA V. SCOTT 2002 TRUST
LYDIA V. SCOTT, TRUSTEE
220 BACK ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 2551, PAGE 321
- 2.) **M / 1** DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING RESIDENTIAL LOT INTO FOUR (4) RESIDENTIAL LOTS AS SHOWN. LOTS TO BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- 5.) ZONING DISTRICT IS R-40
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 50 FEET
REAR = 15 FEET
SIDE (ABUT A LOT) = 25 FEET
SIDE (ABUT A STREET) = 50 FEET
MAXIMUM LOT COVERAGE = 10 PERCENT
MAXIMUM BUILDING HEIGHT = 35 FEET
PARCELS ARE SUBJECT TO A 100 FOOT CONSERVATION DISTRICT SETBACK LOCATED FROM THE HIGH WATER LINE OF THE COCHECHO RIVER.
- 6.) PORTIONS OF THE SUBJECT PARCELS ARE LOCATED WITHIN A 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C 03400, EFFECTIVE DATE MAY 17, 2005.
- 7.) BASIS OF BEARING IS THE CITY OF DOVER / GEOD CORP. CONTROL NETWORK, BASED REFERENCE PLAN #1.
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- 10.) WETLANDS DELINEATED BY JOSEPH NOEL, CWS #86, APRIL 2008.
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By
SUBDIVISION PLAN
PREPARED FOR
LYDIA V. SCOTT TRUST
TAX MAP M, LOT No. 1
BACK ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

M / 4
THREE RIVERS FARM IRREVOCABLE SECURITY TRUST
DANIEL W. SKLAR, TRUSTEE
161 PORTLAND AVENUE
DOVER, NH 03820
2072 / 287
(ACROSS COCHECHO RIVER)

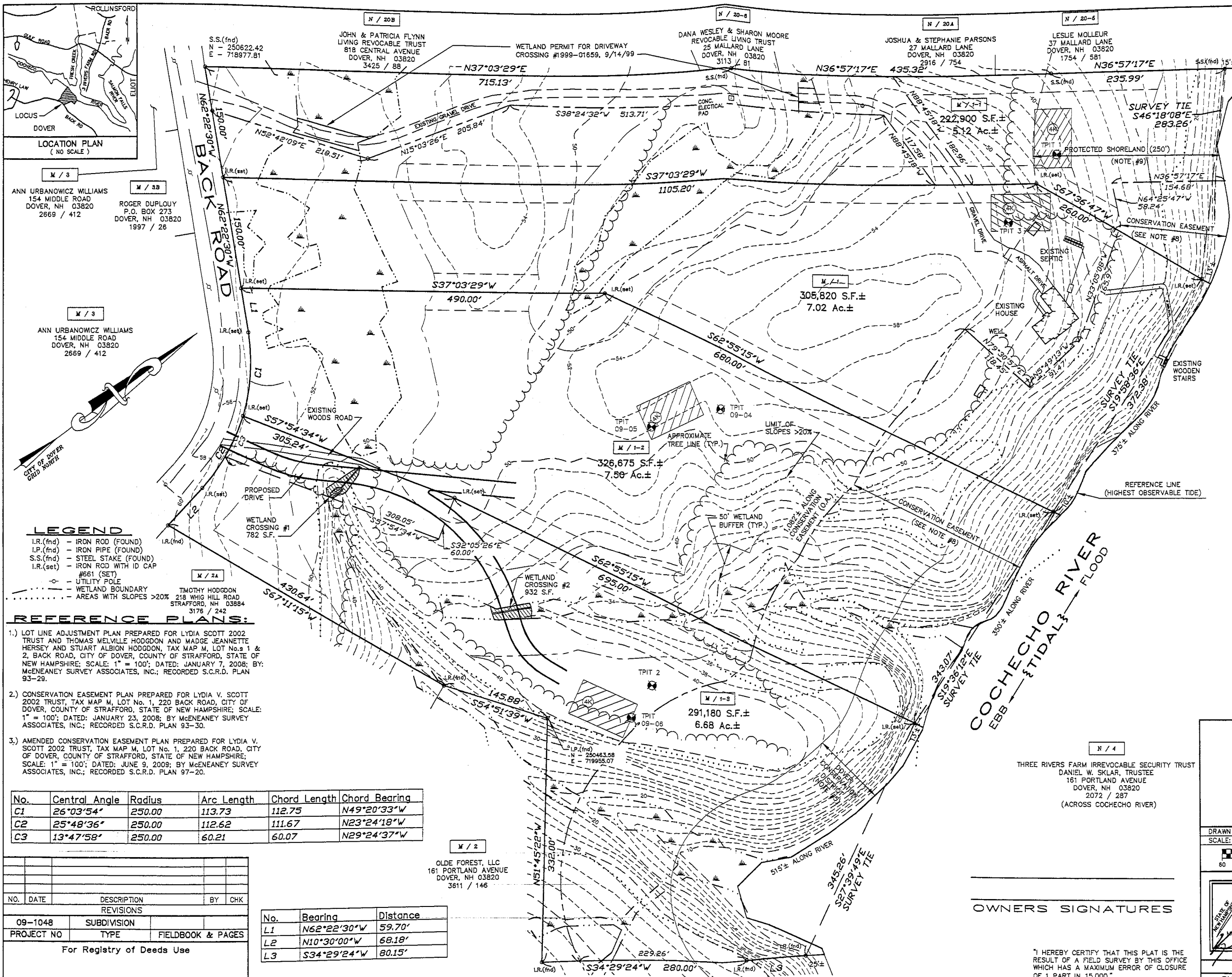
OWNERS SIGNATURES

DRAWN BY: **K/J** FILE: CPK\1809\09-10481
SCALE: 1" = 60' DATE: JULY 6, 2009

McEaney Survey Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING PLANNING - CONSULTING

"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."

For Registry of Deeds Use



NOTES:

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LYDIA V. SCOTT 2002 TRUST
LYDIA V. SCOTT, TRUSTEE
220 BACK ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 2551, PAGE 321
- M/1 DENOTES TAX MAP AND PARCEL NUMBER.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING RESIDENTIAL LOT INTO FOUR (4) RESIDENTIAL LOTS AS SHOWN. LOTS TO BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- ZONING DISTRICT IS R-40
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 50 FEET
REAR = 15 FEET
SIDE (ABUT A LOT) = 25 FEET
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MAXIMUM LOT COVERAGE = 10 PERCENT
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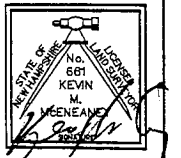
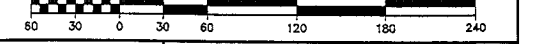
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3611 / 146

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PREPARED FOR
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TAX MAP M, LOT No. 1
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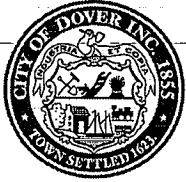
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CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-18

Application Type:	Major Subdivision
Applicant:	Lydia Scott 2002 Trust
Owner:	Lydia Scott 2002 Trust
Location:	220 Back Road (Assessor's Map M, Lot 1)

INTENT: To subdivide the existing residential lot into four (4) residential lots.

LOTS/UNITS PROPOSED:

0 lots

AGENDA ITEM #: 4-E

ACREAGE: 26.3 acres

ZONING DISTRICT:

R-40

EXISTING LAND USE:

Single family house

PROPOSED LAND USE:

Four single family houses

SURROUNDING LAND USE:

Single family houses

ZONING HISTORY:

Zoned R-40 in 1979

ZBA ACTION:

None

ATTACHMENTS:

Subdivision plan

PERMITS REQUIRED:

Conditional Use Permit
NH DES Wetlands Permit
NH DES Subdivision Permit

WAIVERS REQUESTED:

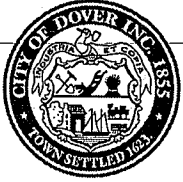
Waiver from requirement to do an Open Space Subdivision (Chapter 155-22)

The applicant has submitted a set of plans asking to subdivide one lot into four (4) lots. The lots are within the Riverfront Overlay District and require the creation of lots three times the minimum lot size (1 acre). The lots provided meet this criteria. Additionally, the applicant is asking to waive the Open Space Subdivision regulations (155-22) requiring an open space subdivision for a major subdivision in the R-40 District.

The applicant has requested a wavier to the requirement for a major subdivision in the R-40 District to be an Open Space Subdivision. Due to the large amount of land already placed in a conservation easement and the fact that the frontage is off of an existing street, the Planning Department supports the wavier. The Planning Department recommends approval of the subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing of Plats:

1. Add the owners' signature to the plan.
2. The approval includes the granting of the requested wavier for the reasons outlined in the applicant's letter and those reasons stated above.
3. The applicant shall revise note #5 on the plat by adding the Riverfront Residential Overlay District and lot size requirements for same.
4. The applicant shall revise the plat to add a note indicating the non-wetland portion of the proposed lots.
5. The applicant shall revise the plat by adding the Planning Board file number in the title block.
6. The applicant shall revise the plat by labeling the proposed access easements.
7. The applicant shall revise the plat by adding a note specifying that the driveways will be a



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09–18

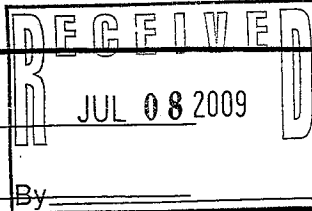
Application Type: Major Subdivision
Applicant: Lydia Scott 2002 Trust
Owner: Lydia Scott 2002 Trust
Location: 220 Back Road (Assessor's Map M, Lot 1)

minimum of 20 feet wide if the houses do not have a sprinkler system.

8. The applicant shall revise the topographic sheet to add the proposed well locations and radius.
9. The applicant shall revise the plat to add a note specifying that there will be no further subdivision of the property.
10. 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.
11. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands Permit and add the permit number to the plat.

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

12. 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.



Account # P09-18
Amount Paid \$587.88

Date Received _____
Time Received _____
By _____

TM lists/subaplic.sam

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

Applicant's name LYDIA V. SCOTT 2002 TRUST Phone # 603-750-5007

Applicant's address 220 BACK ROAD DOVER NH 03820

Signature of applicant Lydia V. Scott Trustee

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

Land owner's address _____

Signature of land owner _____

Area of entire tract 26.3 acres, _____ square feet

Area being subdivided 26.3 acres, _____ square feet

Proposed number of lots 3 NEW LOTS (M/1-1, M/1-2, M/1-3)

Location of proposed subdivision (street access) BACK ROAD

Zoning District R-40 Assessor's Map # M Lot # 1

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 _____

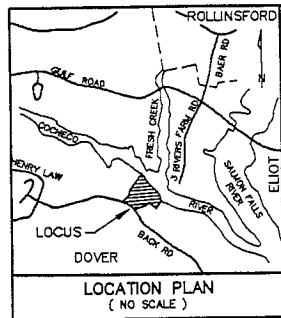
Construction of non-residential units: Yes ___ No , Explain: _____

Availability of sewer: Yes ___ No Availability of water: Yes ___ No

Professional Certification

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

Profession of preparer LICENSED LAND SURVEYOR NH LLS 6061



M / 3
ANN URBANOWICZ WILLIAMS
154 MIDDLE ROAD
DOVER, NH 03820
2669 / 412

M / 3B
ROGER DUPLUOY
P.O. BOX 273
DOVER, NH 03820
1997 / 26

M / 3
ANN URBANOWICZ WILLIAMS
154 MIDDLE ROAD
DOVER, NH 03820
2669 / 412

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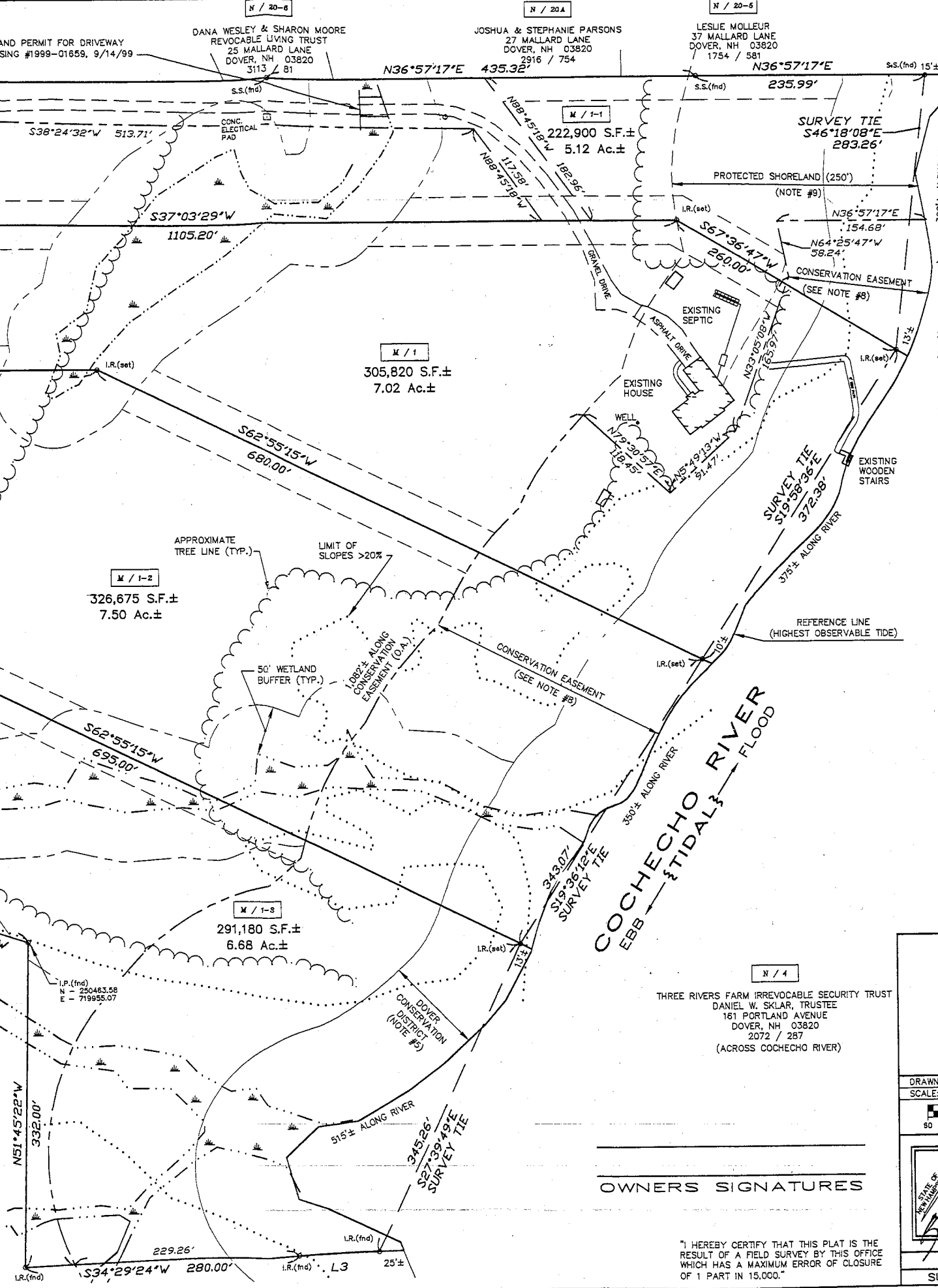
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09-1048		SUBDIVISION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	

For Registry of Deeds Use

No.	Bearing	Distance
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M / 2
OLDE FOREST, LLC
161 PORTLAND AVENUE
DOVER, NH 03820
3611 / 146

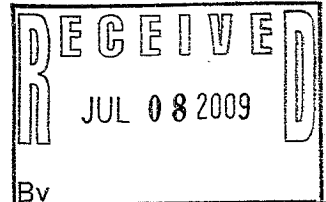


For Registry of Deeds Use

M / B-1
WOODWIND FARMS, LLC
287 GULF ROAD
DOVER, NH 03820
2409 / 684
(ACROSS COACHECHO RIVER)

NOTES:

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LYDIA V. SCOTT, TRUSTEE
220 BACK ROAD
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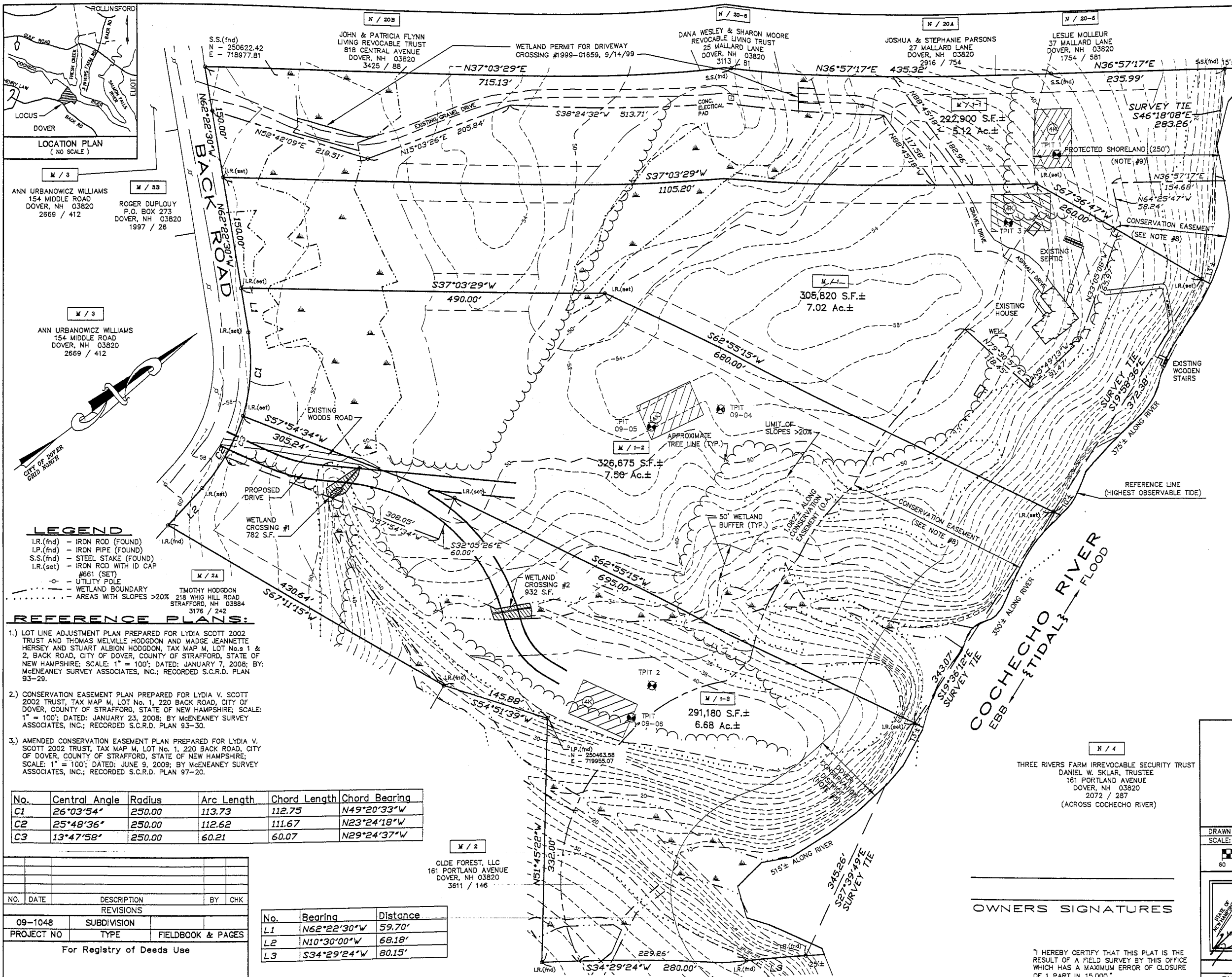
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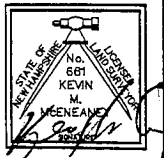
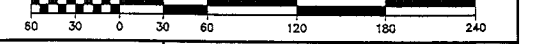
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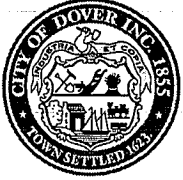
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Associates, inc.**

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

SURVEYING PLANNING CONSULTING

OWNERS SIGNATURES

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



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09–21

Application Type: Conditional Use Permit
Applicant: PSNH
Owner: PSNH
Location: Garrison Rd., Spruce Ln. and Back River Rd. Area

INTENT: To receive a Conditional Use Permit to disturb Conservation and Wetlands districts while performing work on transmission lines.

LOTS/UNITS PROPOSED:

0 lots

AGENDA ITEM #: 4–F

ACREAGE: 26.3 acres

ZONING DISTRICT:

N/A

EXISTING LAND USE:

ROW for electrical transmission lines

PROPOSED LAND USE:

ROW for electrical transmission lines

SURROUNDING LAND USE:

Single family houses

ZONING HISTORY:

N/A

ZBA ACTION:

None

ATTACHMENTS:

CUP Plan

PERMITS REQUIRED:

Conditional Use Permit
NH DES Wetlands Permit

WAIVERS REQUESTED:

None

The applicant has submitted a set of plans showing wetland impacts in four areas. Total wetland impacts are 11,566 square feet, with 11,429 square feet being temporary impacts and 137 square feet being permanent impacts.

The applicant appeared before the Conservation Commission on July 6, 2009. The Conservation Commission voted to endorse the application (See enclosed Conservation Commission minutes). The Planning Department recommends approval of the Conditional Use Permit with the following condition:

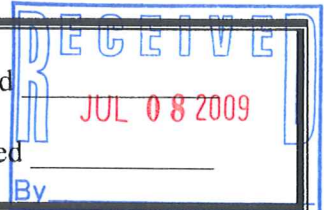
1. The applicant shall obtain a NH Wetlands Bureau Permit and provide a copy to the Planning Department.

Amount Paid \$ 303.14

Account # P09-21

Date Received

Time Received



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

GENERAL INFORMATION

Date: 7/07/09

Telephone #: 603-634-3078

Name of Applicant: Public Service of New Hampshire Attn: David Plante, P.E.

Address of Applicant: PO Box 330, Manchester, NH 03105-0330

Signature of Applicant David L. Plante, Project Manager

Name of Property Owner: Public Service of New Hampshire is the Easement Holder

Address of Property Owner: same as above

Signature of Property Owner David L. Plante, Project Manager

Address of Property Being Developed: Within the PSNH Utility Right-of-Way, Dover, NH 03820

Assessor's Map #: I, I and J

Lot #: 27A, 81B, and 1 (respectively)

Zoning District: R-12 & R-40

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

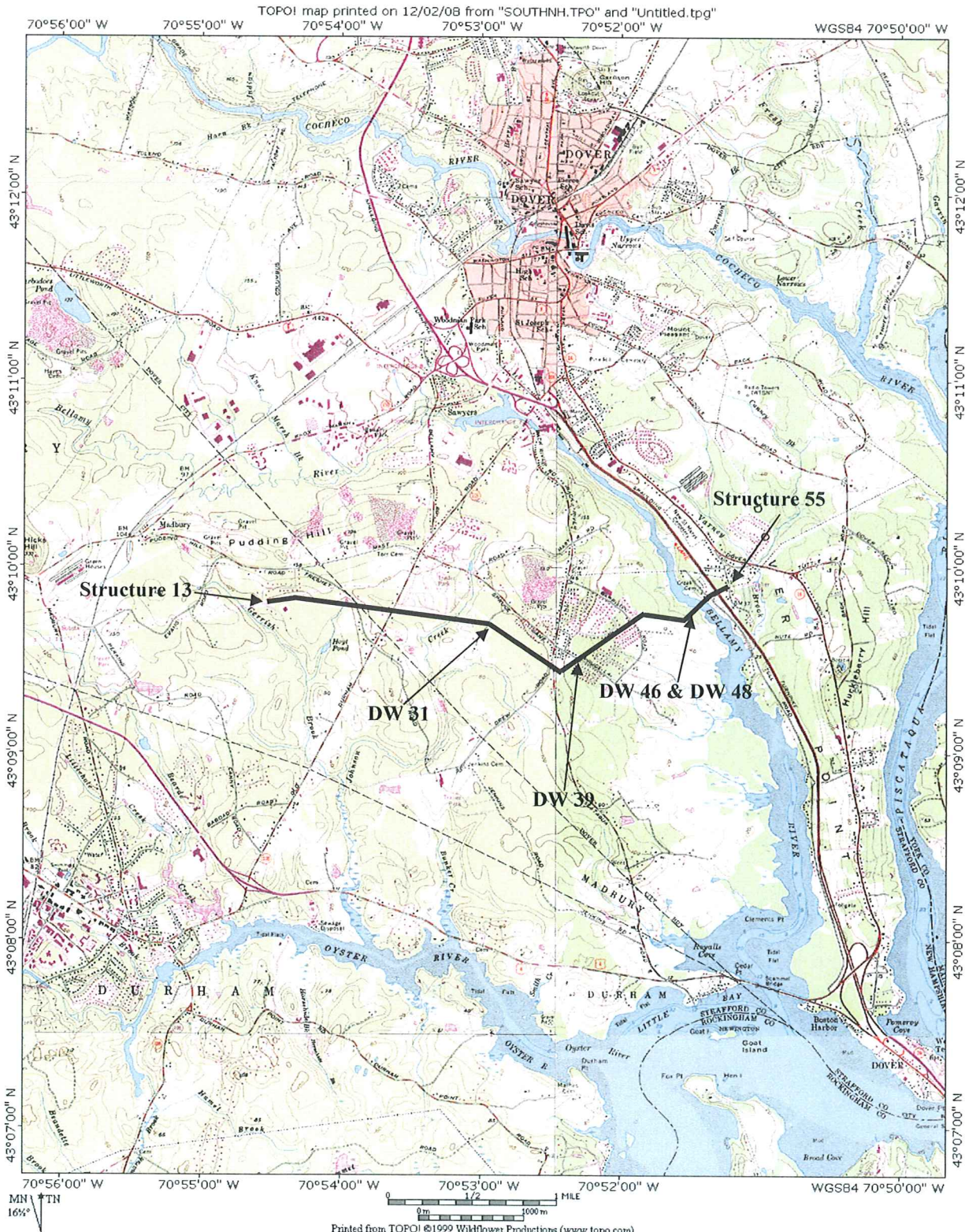
Activity in Dover Conservation District – Describe activity The project proposes to reconductor the PSNH M-183 Transmission Line between structures 13 and 55. This requires existing utility structures in wetlands to be modified or replaced. The work requires impacts to the Dover Conservation District for access and structure replacement.

Impact to Dover Wetlands – Describe impact Total impacts to the Conservation District is 11,566 sq. ft. (temporary: 11,429 sq. ft.; permanent: 137 sq. ft.). Silt fence will be installed at the limits of disturbance and maintained until the area is stabilized. All areas of temporary impact will be graded, seeded, and mulched in accordance with the enclosed plans.

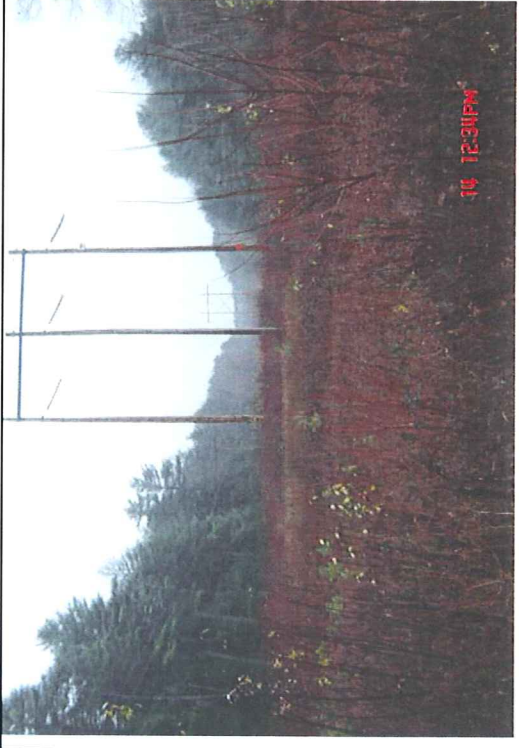
Other

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

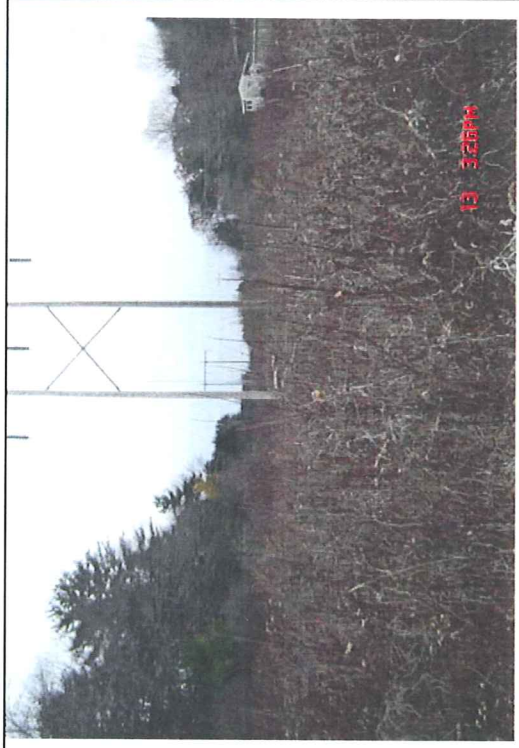
- Army Corps of Engineers
- New Hampshire Wetlands Board
- Other



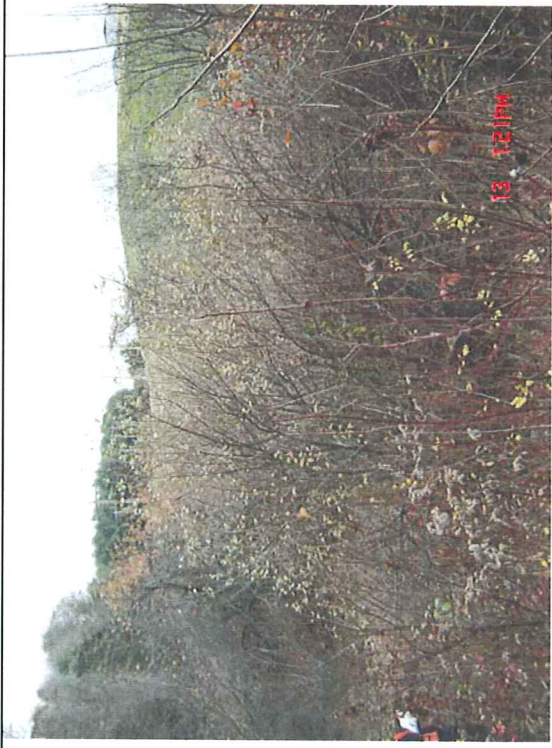
PSNH M-183 Transmission Line – Wetland Impact Area Photos



Dover Wetland 31: PSS1E/PEM1E. Temporary impacts required for access and structure replacement.



Dover Wetland 39: PSS1E. Temporary impacts required for access and structure replacement.



Dover Wetland 46: PSS1E/PEM1E. Temporary impacts required for access to structure 48.



Dover Wetland 48: PEM1E. Temporary impacts required for access and structure replacement.

July 8, 2009
File No. 17.1780439.00

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



Re: Conditional Use Permit Narrative
PSNH Utility Right-of-Way
Dover, NH



Dear Chairperson:

NHSC, Inc.(NHSC), a GZA company, 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 proposed project meets the criteria for conditional use within the Conservation District, per City of Dover Zoning Regulations, Chapter 170.27 (C).

202 Kent Place
Newmarket
New Hampshire
03857
603-659-3559
FAX 603-659-7750
www.nhsc.net

Public Service of New Hampshire (PSNH) is proposing to reconductor the M-183 Transmission Line between structures 13 & 55 in Madbury and Dover, NH. As part of this project, PSNH will replace existing utility structures in non-tidal wetland areas within the existing PSNH right-of-way (ROW) in Dover. This work will require 11,566 square feet (sq. ft.) of wetland impacts (137 sq. ft. permanent impact and 11,429 temporary impacts) for structure replacement (“in-kind”) and temporary access.

In November of 2008, NHSC, Inc. delineated wetlands along a 3.2 mile section of the M-183 Transmission Line ROW from Madbury to Dover, NH. The delineation identified wetland resources to support the engineering and minimize wetland impacts during the replacement of the existing 477kCmil ACSR conductor wire. Wetland boundaries were identified in accordance with the *1987 Army Corps of Engineers [ACOE] Wetlands Delineation Manual, Routine Determinations Method and Field Indicators for Identifying Hydric Soils in New England, Version 3, April, 2004*. Wetland boundaries were GPS located by Doucet Survey, Inc. and their locations provided to PSNH for use in the preparation of the plan documents incorporated in this permit application.

The proposed project requires impacts to DW 31, 39, 46 and 48, as identified on the site plans, to facilitate replacement of existing structures and/or access to structures. All other structures along the ROW will be accessed via upland areas without impacting wetland areas. Existing legal utility structures need to be replaced at DW 31, 39 and 48. This requires that new structures be placed directly adjacent to the existing structure so that the cables can be installed prior to decommissioning and removing the old structure. The permanent impact for the proposed structure has been identified in the plan set. Please note there is no net change in the square footage of the existing permanent impact as a result of the proposed project. The temporary impacts within the




work area, access route, and location of the removed utility structure will be restored in accordance with the Construction Sequence and Restoration Specifications on the site plans.

This project meets the criteria for conditional use under Dover Zoning Regulations Chapter 170-27 C.(1) as an existing utility ROW for power lines. The proposed project requests impacts to replace existing structures that are essential to the productive use of land that is not zoned as part of the Conservation District. The project has been designed to minimize detrimental impact to wetlands by avoiding direct impact where possible and restoring temporary impact as required.

The Dover Conservation Commission voted in favor of the proposed project at their meeting on July 6, 2009. We trust that this Conditional Use Permit Application meets the specified requirements. Should you have any questions or comments, please contact the undersigned.

Sincerely,


Ian Wm. Trefry, CESSWI
Wildlife Biologist

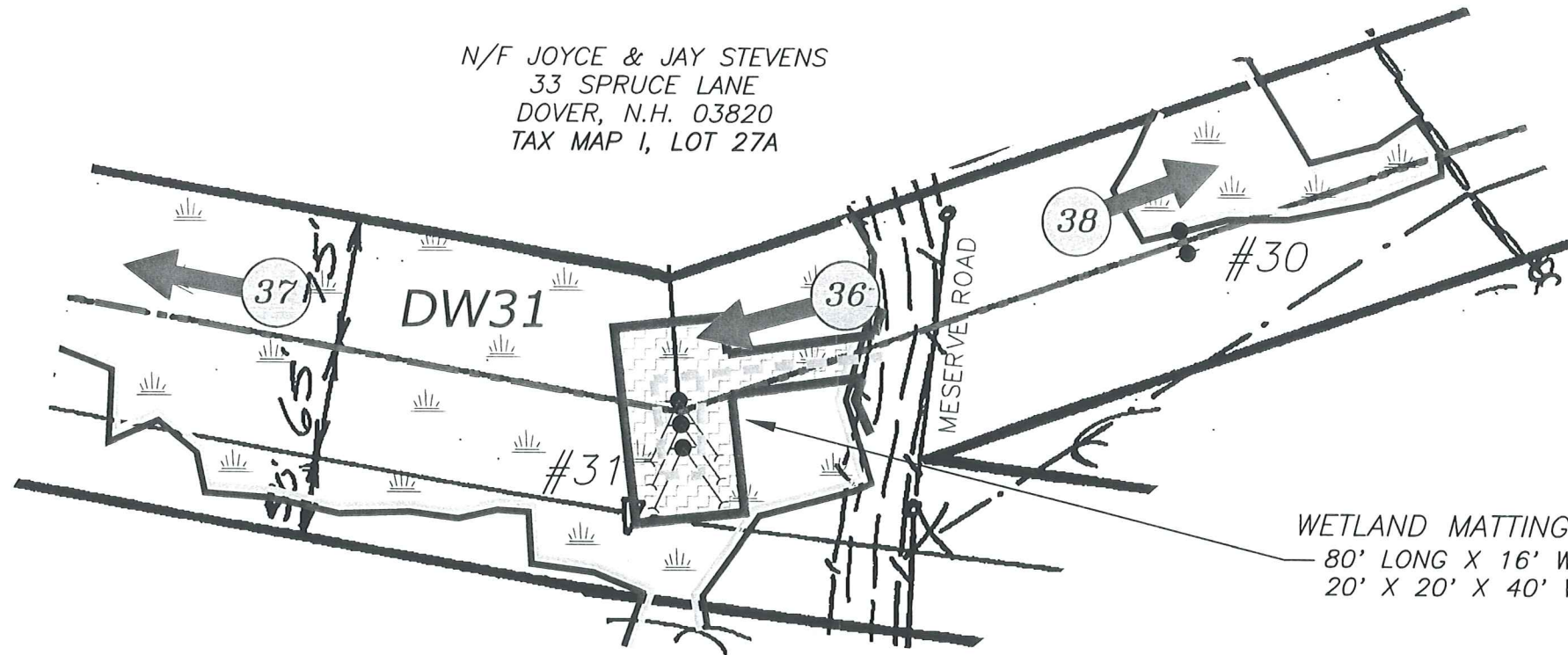

Lawrence E. Morse, CWS, CSS
Associate Principal


John Murphy
Consultant Reviewer

Attachments

cc: Public Service of New Hampshire – Attn: Dave Plante (2 copies)

N/F JOYCE & JAY STEVENS
 33 SPRUCE LANE
 DOVER, N.H. 03820
 TAX MAP I, LOT 27A



WETLAND MATTING
 80' LONG X 16' WIDE ACCESS
 20' X 20' X 40' WORK AREA



DOVER WETLANDS:

DW 31 PSS1E/PEM1E - PALUSTRINE, SCRUB-SHRUB, BROAD LEAVED SEASONALLY FLOODED WETLAND
 PALUSTRINE, EMERGENT, PERSISTENT, SEASONALLY FLOODED WETLAND

LEGEND:

- DENOTES EXISTING STRUCTURE
- DENOTES EDGE OF WET FROM FIELD DELINEATION, NOVEMBER 2008
- DENOTES PROPOSED ACCESS
- DENOTES PROPOSED EROSION CONTROL
- DENOTES PHOTO VANTAGE POINT LOCATION
- DENOTES WETLAND IMPACT AREA

WETLAND IMPACT AREAS:

PERMANENT IMPACT: STR. 31, 12 SQ. FT.
 TEMPORARY IMPACT: STR. 31, 4649 SQ. FT.

WETLAND DELINEATION:

WETLANDS DELINEATED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 JANUARY, 1987.

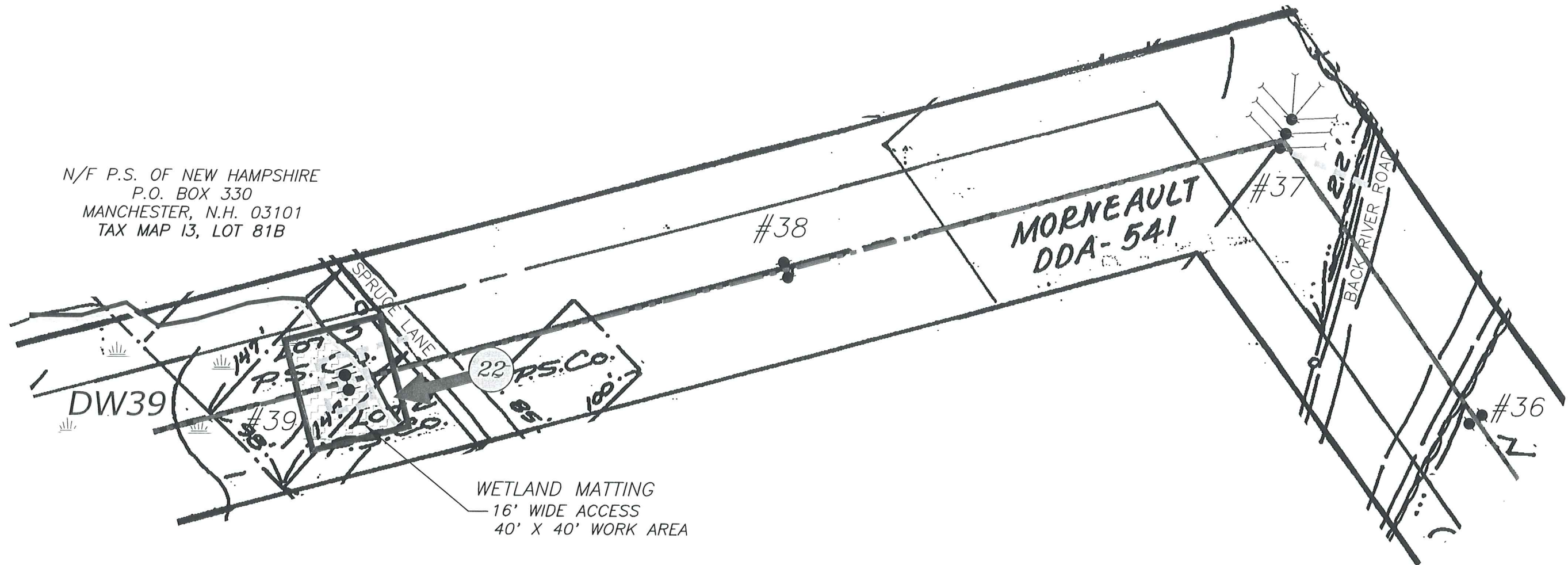
Jan Allen Coffey
 SIGNATURE

7/9/09
 DATE

						Transmission Business			
				DRAWN JWH		WETLAND AREA DW31 EXISTING STRUCTURES 30 THRU 31 M183 LINE 115 KV GARRISON ROAD DOVER, NEW HAMPSHIRE			
				DESIGNED JRS					
				CHECKED JRS					
				APPROVED DSD					
NO.	REVISION	DATE	DRWN	CHKD	APPR	SCALE 1"=100'	DATE 4/16/2009	SHEET 1 OF 1	DRAWING NO. R-8673-DW31



N/F P.S. OF NEW HAMPSHIRE
P.O. BOX 330
MANCHESTER, N.H. 03101
TAX MAP 13, LOT 81B










WETLAND MATTING
16' WIDE ACCESS
40' X 40' WORK AREA

DOVER WETLANDS:

DW 39 PSS1E - PALUSTRINE, SCRUB-SHRUB, BROAD LEAVED,
SEASONALLY FLOODED WETLAND

LEGEND:

-  DENOTES EXISTING STRUCTURE
-  DENOTES WETLAND STRUCTURE
-  DENOTES EDGE OF WET FROM FIELD DELINEATION,
NOVEMBER 2008
-  DENOTES PROPOSED ACCESS
-  DENOTES PROPOSED EROSION CONTROL
-  DENOTES PHOTO VANTAGE POINT LOCATION
-  DENOTES WETLAND IMPACT AREA

WETLAND IMPACT AREAS:

PERMANENT IMPACT: STR. 39, 50 SQ. FT.
TEMPORARY IMPACT: STR. 39, 5700 SQ. FT.


WETLAND DELINEATION:

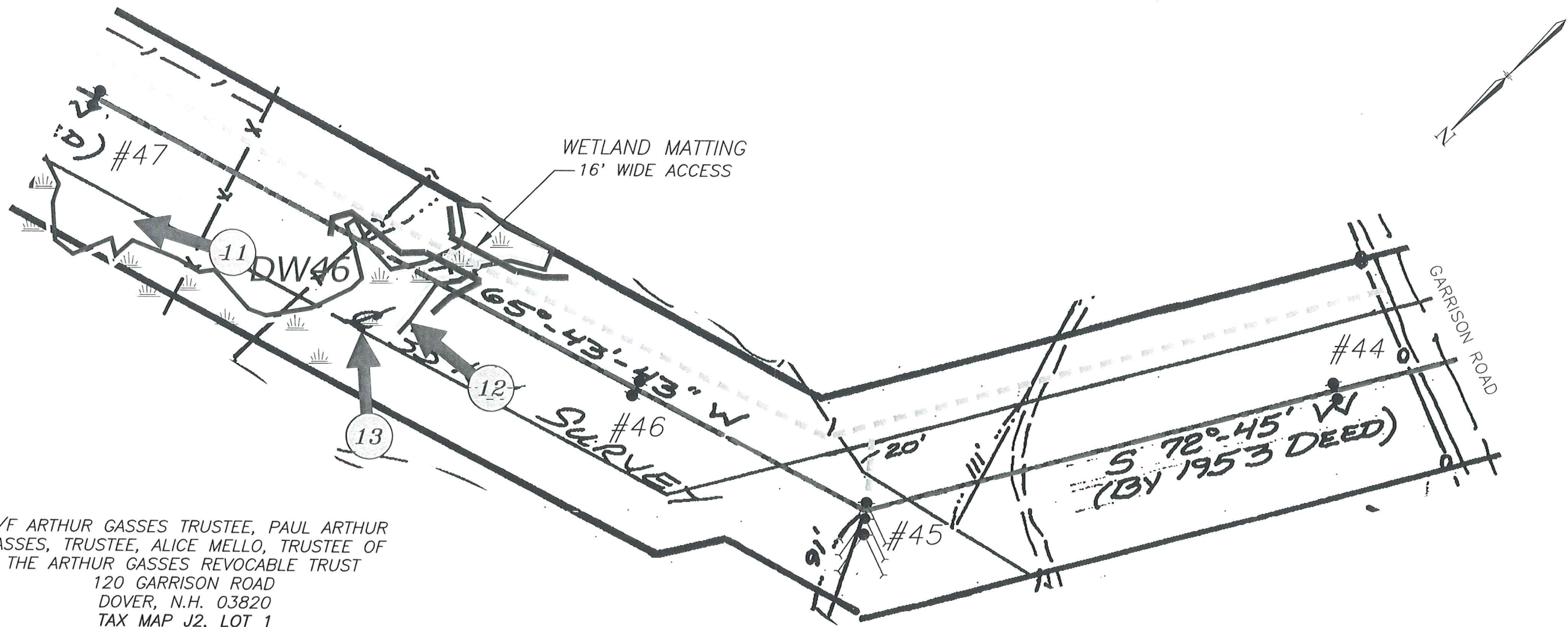
WETLANDS DELINEATED IN ACCORDANCE WITH THE TECHNIQUES
OUTLINED IN THE CORPS. OF ENGINEERS WETLANDS DELINEATION
MANUAL, TECHNICAL REPORT Y-87-1 JANUARY, 1987.



Jan Ulla Lofgren - NWSC, Inc
SIGNATURE

7/9/09
DATE

				 Public Service of New Hampshire		Transmission Business			
				DRAWN JWH		WETLAND AREA DW39 EXISTING STRUCTURES 36 THRU 39 M183 LINE 115 KV SPRUCE LANE & BACK RIVER ROAD DOVER, NEW HAMPSHIRE			
				DESIGNED JRS					
				CHECKED JRS					
				APPROVED DSD					
NO.	REVISION	DATE	DRWN	CHCK	APPR	SCALE 1"=100'	DATE 4/16/2009	SHEET 1 of 1	DRAWING NO. R-8673-DW39









N/F ARTHUR GASSES TRUSTEE, PAUL ARTHUR GASSES, TRUSTEE, ALICE MELLO, TRUSTEE OF THE ARTHUR GASSES REVOCABLE TRUST
 120 GARRISON ROAD
 DOVER, N.H. 03820
 TAX MAP J2, LOT 1

DOVER WETLANDS:

DW 46 PEM1E/PSS1E - PALUSTRINE, EMERGENT, PERSISTENT, SEASONALLY FLOODED WETLAND
 PALUSTRINE, SCRUB-SHRUB, BROAD LEAVED SEASONALLY FLOODED WETLAND

LEGEND:

-  DENOTES EXISTING STRUCTURE
-  DENOTES EDGE OF WET FROM FIELD DELINEATION, NOVEMBER 2008
-  DENOTES PROPOSED ACCESS
-  DENOTES PROPOSED EROSION CONTROL
-  DENOTES PHOTO VANTAGE POINT LOCATION
-  DENOTES WETLAND IMPACT AREA

WETLAND IMPACT AREAS:


PERMANENT IMPACT: WETLAND DW46, 0 SQ. FT.
 TEMPORARY IMPACT: WETLAND DW46, 520 SQ. FT.

WETLAND DELINEATION:

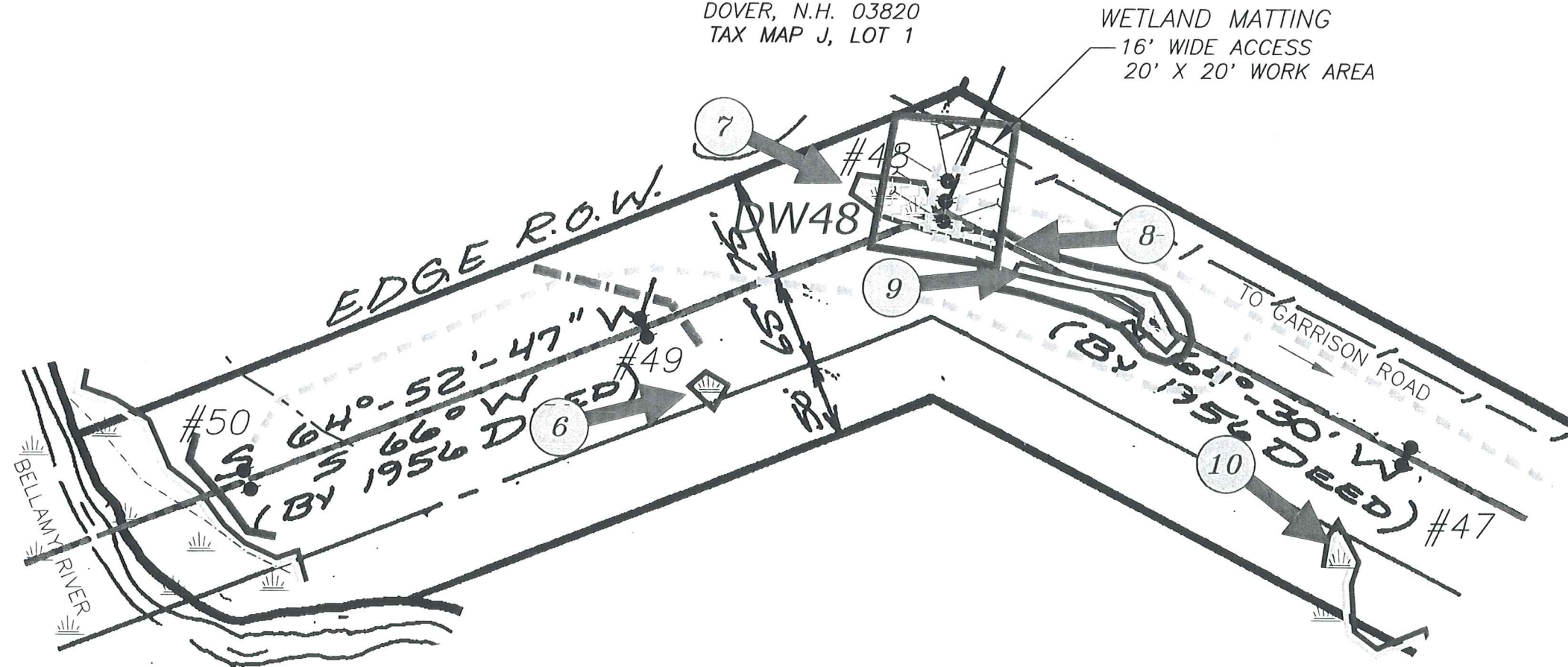
WETLANDS DELINEATED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 JANUARY, 1987.

Jan W. Rhy - NWSC, Inc. 7/9/09
 SIGNATURE DATE



				 Public Service of New Hampshire		Transmission Business			
				DRAWN JWH		WETLAND AREA DW46 EXISTING STRUCTURES 44 THRU 47 M183 LINE 115 KV GARRISON ROAD DOVER, NEW HAMPSHIRE			
				DESIGNED JRS					
				CHECKED JRS					
				APPROVED DSD		SCALE 1" = 100'	DATE 4/16/2009	SHEET 1 OF 1	DRAWING NO. R-8673-DW46
NO.	REVISION	DATE	DRWN	CHK	APPR				

N/F ARTHUR GASSES TRUSTEE, PAUL ARTHUR GASSES, TRUSTEE, ALICE MELLO, TRUSTEE OF THE ARTHUR GASSES REVOCABLE TRUST
 120 GARRISON ROAD
 DOVER, N.H. 03820
 TAX MAP J, LOT 1



DOVER WETLANDS:

DW 48 PEM1E - PALUSTRINE, EMERGENT, PERSISTENT, SEASONALLY FLOODED WETLAND

WETLAND IMPACT AREAS:

PERMANENT IMPACT: STR. 48, 75 SQ. FT.
 TEMPORARY IMPACT: STR. 48, 560 SQ. FT.

LEGEND:

- DENOTES EXISTING STRUCTURE
- DENOTES EDGE OF WET FROM FIELD DELINEATION, NOVEMBER 2008
- DENOTES LIMITS OF 250' SHORELAND PROTECTION
- DENOTES TIDAL BUFFER ZONE
- DENOTES PROPOSED ACCESS
- DENOTES PROPOSED EROSION CONTROL
- DENOTES PHOTO VANTAGE POINT LOCATION
- DENOTES WETLAND IMPACT AREA

WETLAND DELINEATION:

WETLANDS DELINEATED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 JANUARY, 1987.

[Signature]
 SIGNATURE

7/9/09
 DATE



						Transmission Business			
				DRAWN JWH		WETLAND AREA DW48 EXISTING STRUCTURES 47 THRU 50 M183 LINE 115 KV GARRISON ROAD DOVER, NEW HAMPSHIRE			
				DESIGNED JRS					
				CHECKED JRS					
				APPROVED DSD					
NO.	REVISION	DATE	DRWN	CHEK	APPR	SCALE 1" = 100'	DATE 4/16/2009	SHEET 1 of 1	DRAWING NO. R-8673-DW48

