



PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, August 25, 2009**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. OLD BUSINESS

- A. Discussion and consideration of previous conditions of approval from the Planning Board meeting of September 24, 2002 for a site review of land for Portsmouth Christian Academy, Assessor's Map J, Lot 1-C, zoned R-40, located at 20 Seaborne Drive. (P02-41)

Note: This item was tabled at the meeting of June 9, 2009.

4. NEW BUSINESS

- A. Public Hearing, per Chapter 155-24, for consideration and acceptance of a request for a one-year time extension for completion of required improvements for the Cornerstone Crossing Subdivision (Cornerstone Drive & Meeting House Way), off of County Farm Cross Road, by Tay Tav Partnership, LLC, Assessor's Map B, Lots 18, 26-34, 39-47, zoned R-40. Original subdivision plan signed by Planning Board Chair on July 28, 2005. *(P05-13) (18 lots)
- B. Consideration and acceptance of a major open space subdivision of land for John and Caroline McGlone, Assessor's Map I, Lot 124, zoned R-40, located at 25 Piscataqua Road. *(P09-16) (5 lots)

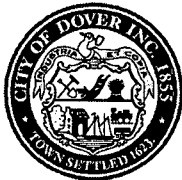
5. STAFF COMMENTS

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 – ABUTTER NOTICE

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Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, August 25, 2009**
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INTENT: The applicant has requested a one-year time extension for the 18-lot subdivision.

LOTS/UNITS PROPOSED: 18 new lots were approved in 2005

AGENDA ITEM #: 4A

FILE: P05-13

APPLICANT(S): Tay Tav Partnership, LLC

OWNER(S): Tay Tav Partnership, LLC

LOCATION: Cornerstone Dr. & Meetinghouse Way, (Assessors Map B, Lots 18-26-34 & 39-47)

ACREAGE: 48.11 acres

ZONING DISTRICT: R-40 Rural residential

EXISTING LAND USE: Single Family Houses

PROPOSED LAND USE: Single family homes

SURROUNDING LAND USE: Single Family residential

ZONING HISTORY: Zoned R-40 in 1979

ZBA ACTION: N/A

ATTACHMENTS: Extension request letter

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

The City's Subdivision Regulations (Chapter 155-24) require all site improvements in a subdivision to be constructed within four years of final plat approval, unless the Planning Board grants a one year time extension. The applicant has submitted a request for an extension.

This subdivision was approved by the Planning Board on April 12, 2005 and the plans were signed by the Planning Board Chair on July 28, 2005. Substantial construction of the roadway, drainage and houses has occurred.

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- B. Consideration and acceptance of a major open space subdivision of land for John and Caroline McGlone, Assessor's Map I, Lot 124, zoned R-40, located at 25 Piscataqua Road. * (P09-16) (5 lots)

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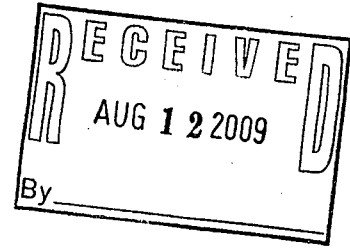
TayTav Development LLC

Cornerstone Crossing

PO Box 444

Derry, NH 03038-0444

August 11, 2009



Mr. Christopher G. Parker, AICP

Director of Planning and Community development

City of Dover

Dear Mr. Parker,

I am formally requesting a time extension for the Cornerstone Crossing Subdivision. My understanding is that in order to be granted an extension the subdivision needs to meet the following four criteria:

- 1) The proposed project is consistent with the City Master Plan.
- 2) Surrounding conditions have not changed to the point of requiring reanalyzing of the proposed project.
- 3) The proposed project complies with current City, State and Federal regulations, ordinances and statutes.
- 4) Notification of abutters shall be required of all first time extension requests. Said notification shall be by certified mail and shall be at the expense of the abutters.

In response to the above four items, I would like to address them one at a time.

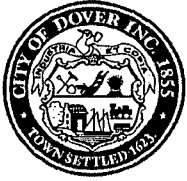
- 1) My understanding is that the project is consistent with the City master Plan.
- 2) It is my belief that surrounding conditions have not changed.
- 3) The project still complies with all mandated statues.
- 4) All abutters shall be notified upon acceptance of this letter.

It is also our desire to complete all outstanding work that is bonded within the next 12 months. We have already contracted and paid PSNH for the installation of the street lights and intend to continue with completing the open list of requirements.

Should you have any questions or concerns I may be reached at (603) 432-2531 extension 111. Thank you for your understanding and cooperation.

A handwritten signature in black ink, appearing to read "Bradley N. Benson".

Bradley N. Benson, Managing Member



CITY OF DOVER

PLANNING BOARD – ABUTTER NOTICE

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INTENT: A major open space subdivision of land into five lots on a private road.

LOTS/UNITS PROPOSED: 4 new lots plus one lot for existing home

YIELD PLAN LOTS: 8

AGENDA ITEM #: 4B

FILE: P09-16

APPLICANT(S): John and Caroline McGlone

OWNER(S): John and Caroline McGlone

LOCATION: 25 Piscataqua Road,
(Assessors Map I, Lot 124)

ACREAGE: 10.69 acres

ZONING DISTRICT: R-40 Rural residential

EXISTING LAND USE: Single Family House

PROPOSED LAND USE: One existing and four new single family homes

SURROUNDING LAND USE: Single Family residential

ZONING HISTORY: Zoned R-40 in 1979

ZBA ACTION: N/A

ATTACHMENTS: Subdivision plan (OVER)

PERMITS REQUIRED:
NH Department of Environmental Services Subdivision Permit

WAIVERS REQUESTED:

- Gravel road in lieu of pavement.
- Existing house to remain in 100-foot buffer

The applicant has submitted a set of plans for review. The applicant wishes to subdivide a parcel located on Piscataqua Road, which is located south of Hidden Valley Drive. The subject parcel currently has one house located on it. The lots would be serviced by septic systems and on-site wells. The five lots would be accessed off a proposed 600-foot long private road with a cul-de-sac.

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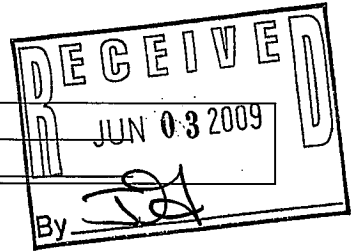
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Account # 709-16
Amount Pd. 735.46

Date Received: _____
Time Received: _____

check 2575

CITY OF DOVER
SUBDIVISION APPLICATION

Applicant (s) Name John & Carolyn McGlone Phone 749-3826

Applicant (s) Address 25 Piscataqua Road, Dover, N.H. 03820

Signature of Applicant(s) John J. McGlone Carolyn J. McGlone

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

Land Owner's Address (es) _____

Signature of Land Owner John J. McGlone Carolyn J. McGlone

Area of entire tract 10.69 acres, 465,710 square feet

Area being subdivided 10.69 acres, 465,710 square feet

Proposed number of lots 5

Zoning District R-40 Assessor's Map I Lot Nos. 124

Special District(s) Flood Hazard Zone Conservation Zone Other

Development Data

Construction of Homes:

1. Number of dwelling units 1 existing, 4 proposed 2. Number of buildings 1 existing, 4 proposed

Construction of Apartments:

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

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

Professional Certification

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

Certified List of Abutters
City of Dover Tax Map I, Lot 124

Applicant: John & Caroline McGlone

Mailing Address: 25 Piscataqua Road, Dover, NH 03820
Project Address: 25 Piscataqua Road, Tax Map I Lot 124

Tax Map-Lot #	Name	Address	Town
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Owner of Project Lot:

I - 124	John & Caroline McGlone	25 Piscataqua Road	Dover, NH 03820
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Legal Abutters to Project Lot:

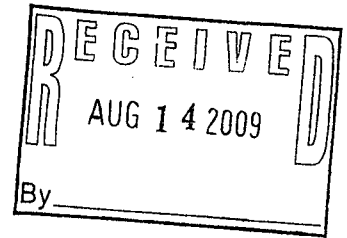
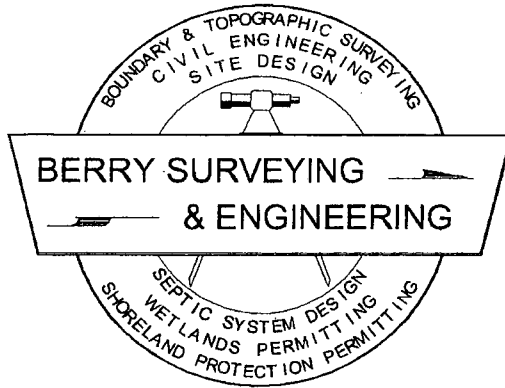
I - 94B	Marshall Revocable Trust Carl R. & Sylvia E, Marshall Trustees	19 Piscataqua Road	Dover, NH 03820
I - 94C	Coughlin, Scott & Lara	10 Hidden Valley Road	Dover, NH 03820
I - 94E	Davis, Jonathan & Allison	11 Hidden Valley Road	Dover, NH 03820
I - 95	Dellorusso, Michael & Megan	31 Piscataqua Road	Dover, NH 03820
I - 95A	Gemas, Timothy J.	29 Piscataqua Road	Dover, NH 03820
I - 95B	Hudzik, John	27 Piscataqua Road	Dover, NH 03820
I - 96	White, Darlene D.	32 Piscataqua Road	Dover, NH 03820
I - 125	Eleanor Grenier Life Estate Sandra Foster & Alan Grenier	21 Piscataqua Road	Dover, NH 03820
I - 128	Schoolhouse Meadow, LLC	42N Dover Point Road Dover Point Office Park	Dover, NH 03820
J - 13 I	Woodward, Wayne T.	34 Piscataqua Road	Dover, NH 03820

Project Surveyor and/or Engineer:

Berry Surveying & Engineering 603-332-2863	148 2 nd Crown Point Rd.	Barrington, NH 03825
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Project Wetland Scientist:

Marc Jacobs 603-686-5097	P.O. Box 417	Greenland, NH 03840-0417
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August 13, 2009

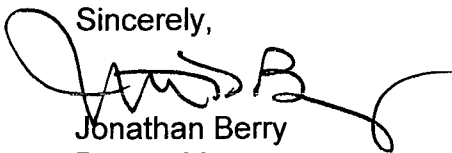
City of Dover Planning Dept.
Municipal Building
288 Central Avenue
Dover, NH 03820

RE: Waiver request, Open Space Subdivision, Land of John and Caroline McGlone, P09-16

We are requesting two waivers to the above referenced project.

- 1.) Article IV, Open Space Subdivisions, 155-23 **Common Open Space**, B. External Boundaries, 100' buffer and 155-22 General Requirements, F. Dimensional Requirements, (4) minimum distance from external boundaries, 50' buffer. This request is to allow the existing house, the existing driveway not being abandoned, the relocated entrance to the existing driveway from the proposed road and the well located on lot 124 to remain in the 100' front buffer and the 50' side buffer. The house and driveway were built 30 plus years ago and predate the current rules and regulations for Open Space subdivisions. All are still in very good condition and it would be a waste of resources to tear it all down.
- 2.) 155-48 **Private Roads**, A. Private roads shall be designed and constructed pursuant to the following criteria: 1 ½ inch binder and 1 inch topcoat. In Article IV, Open Space Subdivisions, Section 155-20, Concepts and Purpose, B. it states that the purpose for establishing this section is to promote a development pattern that maintains the rural and open character of the undeveloped area of the City. This lot would be considered to be in that area. The gravel road would help preserve that rural atmosphere of the area. It will also help drainage in a small way in that it is more pervious than asphalt pavement. Properly constructed and maintained the gravel surface will provide adequate access to and from the lot.

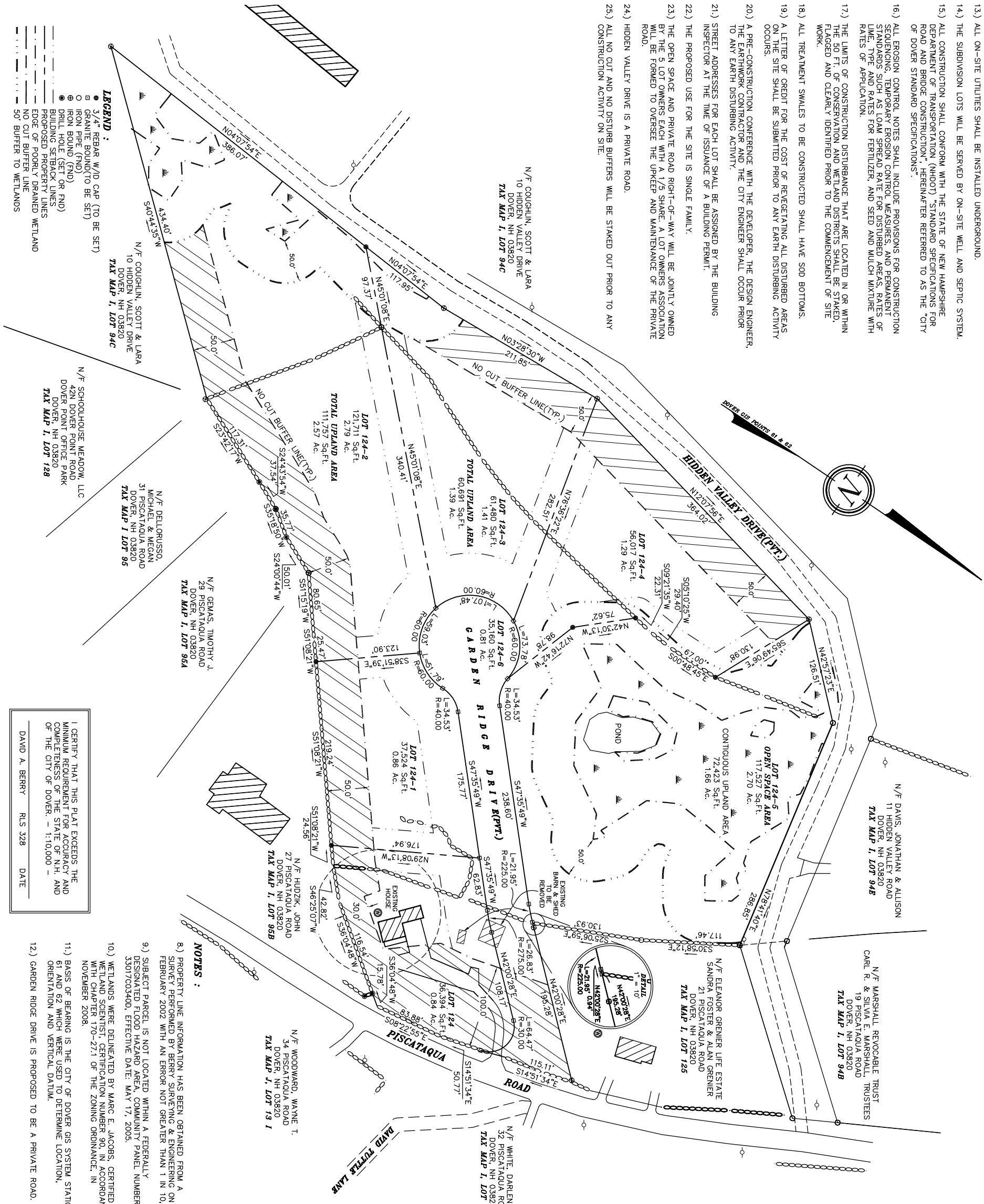
Sincerely,



Jonathan Berry
Project Manager

NOTES :

- 13) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 14) THE SUBDIVISION LOTS WILL BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEM.
- 15) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", HEREAFTER REFERRED TO AS THE "CITY OF DOVER STANDARD SPECIFICATIONS".
- 16) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION STANDARDS, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS, SUCH AS LOAD SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 17) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- 18) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 19) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- 20) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 21) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 22) THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY.
- 23) THE OPEN SPACE AND PRIVATE ROAD RIGHT-OF-WAY WILL BE JOINTLY OWNED BY THE 5 LOT OWNERS EACH WITH A 1/5 SHARE. A LOT OWNERS ASSOCIATION WILL BE FORMED TO OVERSEE THE UPKEEP AND MAINTENANCE OF THE PRIVATE ROAD.
- 24) HIDDEN VALLEY DRIVE IS A PRIVATE ROAD.
- 25) ALL NO CUT AND NO DISTURB BUFFERS WILL BE STAKED OUT PRIOR TO ANY CONSTRUCTION ACTIVITY ON SITE.



LEGEND :

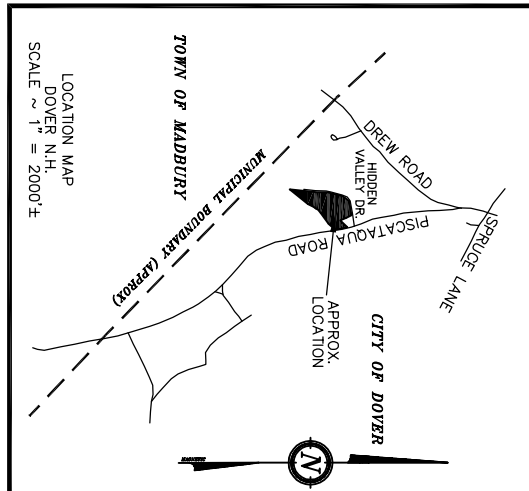
- 3/4" REBAR W/D CAP (TO BE SET)
- GRANITE BOUND TO BE SET
- ⊙ IRON PIPE (FND)
- ⊙ IRON BOUND (FND)
- ⊙ DRILL HOLE (SET OR FND)
- BUILDING SETBACK LINES
- PROPOSED PROPERTY LINES
- EDGE OF POORLY DRAINLED WETLAND
- NO CUT BUFFER LINE
- 50' BUFFER TO WETLANDS

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER. - 1:10,000 -

DAVID A. BERRY RLS 328 DATE

NOTES :

- 8) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING ON FEBRUARY 2002 WITH AN ERROR NOT GREATER THAN 1" IN 10,000.
- 9) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA, COMMUNITY PANEL NUMBER 33017003400, EFFECTIVE DATE: MAY 17, 2005.
- 10) WETLANDS WERE DELINEATED BY MARC E. JACOBS, CERTIFIED WETLAND SCIENTIST, CERTIFICATION NUMBER 90, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN NOVEMBER 2008.
- 11) BASIS OF BEARING IS THE CITY OF DOVER GIS SYSTEM STATIONS 61 AND 62 WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION AND VERTICAL DATUM.
- 12) GARDEN RIDGE DRIVE IS PROPOSED TO BE A PRIVATE ROAD.

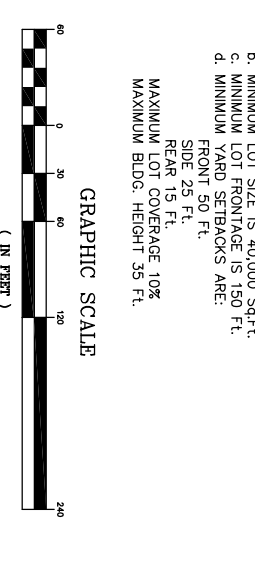


NOTES :

- 1) THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 124 INTO 5 LOTS WITH A PRIVATE ROAD PROVIDING ACCESS TO THE LOTS.
- 2) OWNERS OF RECORD: JOHN & CAROLINE MCGLONE 25 PISCATAQUA ROAD DOVER, NH 03820

AUTHORIZED SIGNATURE

- 3) THE PARCEL IS SHOWN AS LOT NO. 124, MAP 1 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- 4) THE SUBJECT PARCEL CONTAINS 10.69 AC. OR 465,813 Sq.Ft. OF LAND.
- 5) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 3215, PAGE NO. 610, BOOK NO. 3330, PAGE NO. 19 & BOOK NO. 3672, PAGE NO. 5.
- 6) REFERENCE PLANS: "PROPOSED MINOR LOT LINE ADJUSTMENT, LAND OF JOHN & CAROLYN MCGLONE AND PHILIP NUTE, PISCATAQUA ROAD & HIDDEN VALLEY DRIVE, DOVER, N.H." PREPARED BY BERRY SURVEYING & ENGINEERING DATED DECEMBER 20, 2002 S.C.R.D. PLAN NO. 68-54
- 7) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS AREA AS FOLLOWS:
 - a. ZONING DISTRICT: R-40
 - b. MINIMUM LOT SIZE IS 40,000 Sq.Ft.
 - c. MINIMUM LOT FRONTAGE IS 150 FT.
 - d. MINIMUM YARD SETBACKS ARE:
 - FRONT 50 FT.
 - SIDE 25 FT.
 - REAR 15 FT.



REVISION	DATE	DESCRIPTION

OPEN SPACE SUBDIVISION PLAN
 LAND OF
 JOHN & CAROLINE MCGLONE
 PISCATAQUA ROAD
 DOVER, N.H.
TAX MAP 1, LOT 124

BERRY SURVEYING & ENGINEERING
 148 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863
 SCALE : 1 IN. EQUALS 60 FT.
 DATE : AUGUST 1, 2009
 FILE NO. : DB 2008 - 099