



CITY OF DOVER

PLANNING BOARD - AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, September 22, 2009**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. OLD BUSINESS

- A. Consideration and possible vote on 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)
- B. Consideration and possible vote on a major subdivision of land for Dover Point Properties Development, LLC, Assessor's Map L, Lot 89G, zoned R-20, located at 202 Dover Point Road. (P07-39) (14 lots)
- C. Consideration and possible vote on an amendment to the conditions of approval from the Planning Board meeting of March 13, 2007 for a site review of land for The Village at Thornwood Commons, Assessor's Map M, Lot 4, zoned ETP located on Middle Road. (P06-55)

4. NEW BUSINESS

- A. Consideration and acceptance of a conditional use permit for David and Mary Lancaster, Assessor's Map L, Lot 58L, zoned R-20. *(P09-24) (to construct an addition to existing house within the conservation districts 100' tidal buffer zone)
- B. Consideration, acceptance and possible vote on a site plan of land and conditional use permit for Paolini Brothers Development, Assessor's Map K, Lot 20, zoned B-3, located at 54 Dover Point Road. *(P08-15) (12 units & office building)
- C. Discussion of proposed land use regulations.

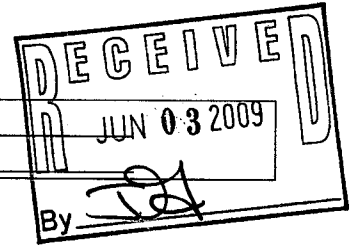
5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURN

* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board.

Persons with questions or wishing to see the plans are invited to visit the Planning Office, 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.



Account # 709-16
Amount Pd. 735.46

Date Received: _____
Time Received: _____

check 2575

CITY OF DOVER
SUBDIVISION APPLICATION

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

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

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

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

Land Owner's Address (es) _____

Signature of Land Owner John J. McGlone Caroline 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:

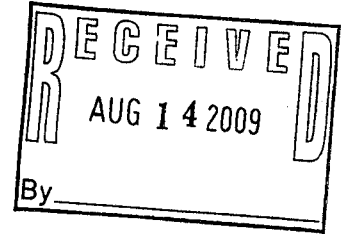
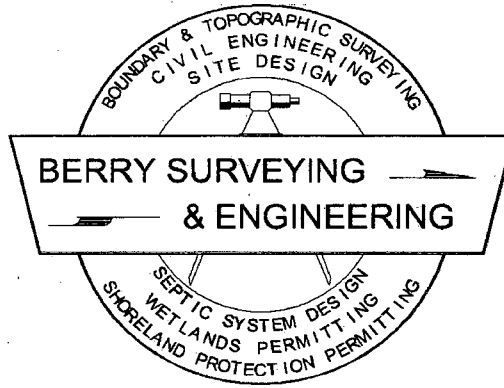
I - 94B	Marshall Revocable Trust Carl R. & Sylvia E, Marshall Trustees	19 Piscataqua Road	Dover, NH 03820
I - 94C	Coughlin, Scott & Lara	10 Hidden Valley Road	Dover, NH 03820
I - 94E	Davis, Jonathan & Allison	11 Hidden Valley Road	Dover, NH 03820
I - 95	Dellorusso, Michael & Megan	31 Piscataqua Road	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

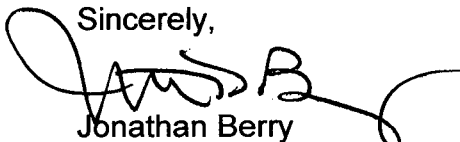
City of Dover Planning Dept.
Municipal Building
288 Central Avenue
Dover, NH 03820

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



CITY OF DOVER

TECHNICAL REVIEW – NOTES FILE: P09-15

16

Application Type: OSS Subdivision Review
 Applicant(s): John and Caroline McGlone, 25 Piscataqua Rd, Dover NH 03820
 Owner(s): John and Caroline McGlone, 25 Piscataqua Rd, Dover NH 03820
 Location: 25 Piscataqua Rd, Dover NH 03820
 Date: June 18, 2009

INTENT: Subdivide one lot into 5

LOTS/UNITS PROPOSED: 5

YIELD PLAN LOTS: 8

AGENDA ITEM #: 1

ACREAGE: 10.69

ZONING DISTRICT:
R-40

EXISTING LAND USE:
Single Family Home

PROPOSED LAND USE:
Single Family Home

SURROUNDING LAND USE:
Single Family Home

ZONING HISTORY: Zoned R-40 in 1979

ZBA ACTION: N/A

PERMITS REQUIRED:
• None

WAIVERS REQUESTED:
• Existing house to remain in buffers
• ROW width
• EOP Width

PRESENT:
• Steve Bird
• Tom Clark
• Rebecca Jalbert
• Dave White
• Marn Speidel

Planning Comments:

- Add that Hidden Valley Drive is a private road to all sheets
- Add project number P09-16 to the title box on all sheets.
- Provide a digital version (pdf) of the plan.
- Provide a neighborhood plan, with a 500' radius
- Impact Fees will be assed at the following rate:
 1. Recreation \$1,184
 2. Police \$276
 3. Fire \$530
 4. Schools \$3,654
- Detail "contiguous upland" and "wetlands" and "frontage" on Yield Plan lots.
- Add a title sheet
- Provide Homeowners Documents for review
- List private road as a separate lot (to be owned by the homeowners association) needs Map and Lot ID
- ID the 50' and 100' no cut/no disturbed buffers
- Provide sample language for the deeds listing no cut restrictions
- Add note stating that buffers will be staked prior to land disturbance.
- Locate David Tuttle Lane
- Add "Open Space" to Subdivision in title box
- Correct the spelling of the owner's name
- Why is ROW configured that way at Piscataqua Rd?
- Road name? Must end in "Drive"
- Legend: wetlands and exterior buffer should be different style
- See list of waivers to the left
- Driveway needs to follow regs for 5+ lots, or seek waivers
- Rework/remove existing driveway into road
- Show all season safe site distance
- Hammer head needs to be 24' wide

Engineering Comments:

- Insert Comment

Police Department Comments:

- Provide for lighting at intersection of Piscataqua Road, but with a meter to make the electricity billable to Homeowners Association
- Show the sight distance at Piscataqua Road
- Install City-conforming street sign and City-conforming supplemental "PRIVATE" placard at Association's expense
- Are you demolishing the existing building on what is proposed as Lot 124 to make room for the new private roadway?
- Will Lot 124 have driveway off private way, or a new driveway off Piscataqua?

Fire/Inspections Comments:

- Submit proposed road name for approval prior to inclusion on plat



CITY OF DOVER

TECHNICAL REVIEW – NOTES FILE: P09-15

Application Type: OSS Subdivision Review
Applicant(s): John and Caroline McGlone, 25 Piscataqua Rd, Dover NH 03820
Owner(s): John and Caroline McGlone, 25 Piscataqua Rd, Dover NH 03820
Location: 25 Piscataqua Rd, Dover NH 03820
Date: June 18, 2009

- Is the road size 20 feet?
- Be sure the turnaround is appropriate size for fire department apparatus
- Houses must be located within 150 ft of 20 ft roadway or they will have to be sprinklered

Economic Development Comments:

- None

Other Comments:

- Insert Comment



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09–16

Application Type: Major Open Space Subdivision
Applicant: John and Caroline McGlone
Owner: John and Caroline McGlone
Location: 25 Piscataqua Road (Assessor's Map I, Lot 124)

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

AGENDA ITEM #: 4–B

ACREAGE: 10.69 acres

ZONING DISTRICT:
R–40 Rural Residential

EXISTING LAND USE:
Single family house

PROPOSED LAND USE:
Four new single family houses

SURROUNDING LAND USE:
Single family houses

ZONING HISTORY:
Zoned R–40 in 1979

ZBA ACTION:
N/A

ATTACHMENTS:
Subdivision plan sheet #5

PERMITS REQUIRED:
NH Department of Environmental Services Subdivision Permit

WAIVERS REQUESTED:

- Gravel road in lieu of pavement.
- Existing house and driveway to remain in 100-foot front buffer and well and house to remain in the 50-foot side buffer.

Please bring your plans and application from the August 25, 2009 meeting.

The applicant appeared before the Technical Review Committee on June 18, 2009. The Planning Board accepted the application on August 25, 2009 and held a site walk on September 8, 2009. The applicant has submitted a revised sheet #5, which shows changes to the drainage system in response to the City Engineer.

The Planning Department supports the granting of the two waivers requested. It would be an unnecessary hardship to require the existing house to be torn down or relocated. The proposed gravel road would only serve five homes and would be a private road maintained by the homeowners association.

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

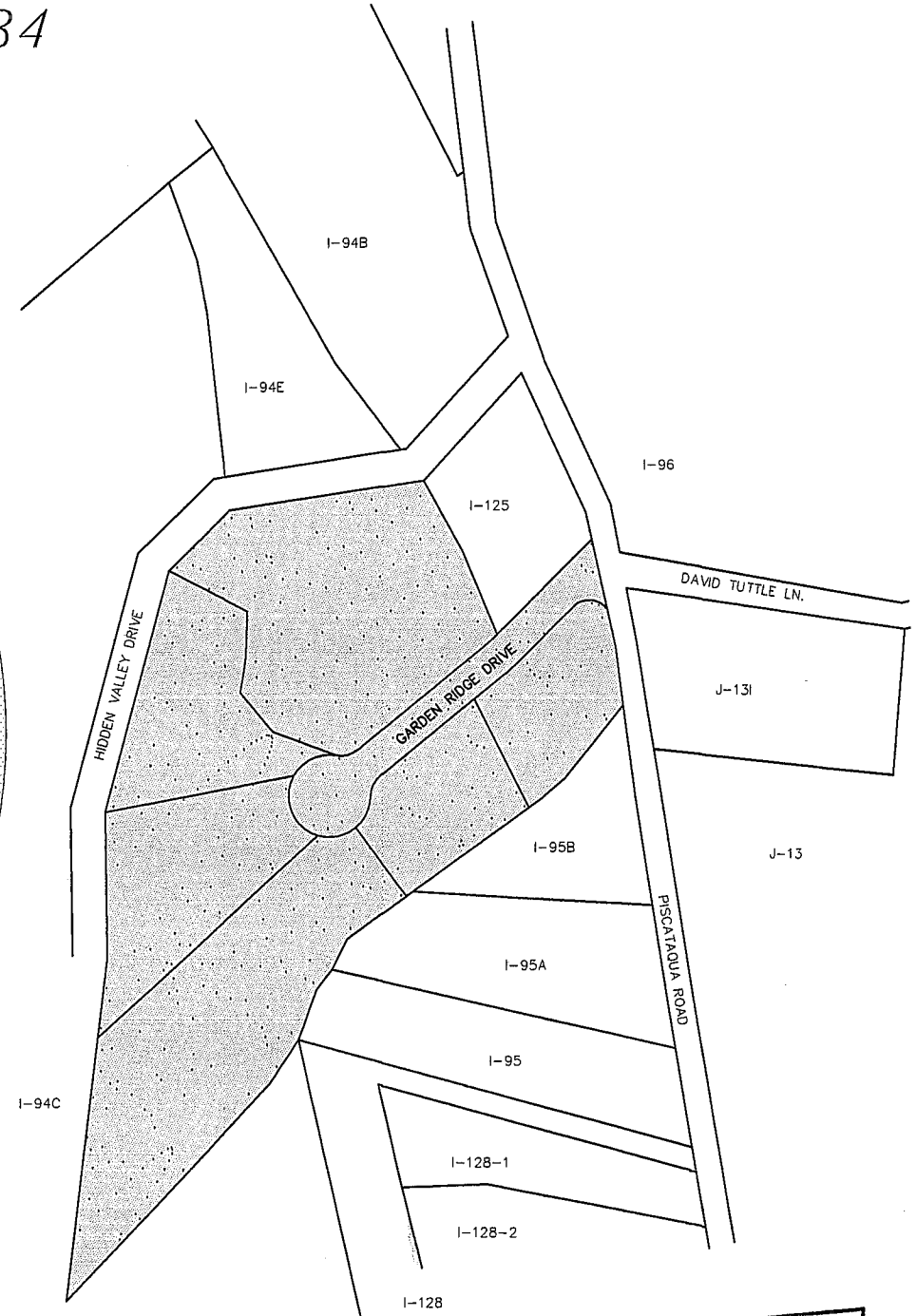
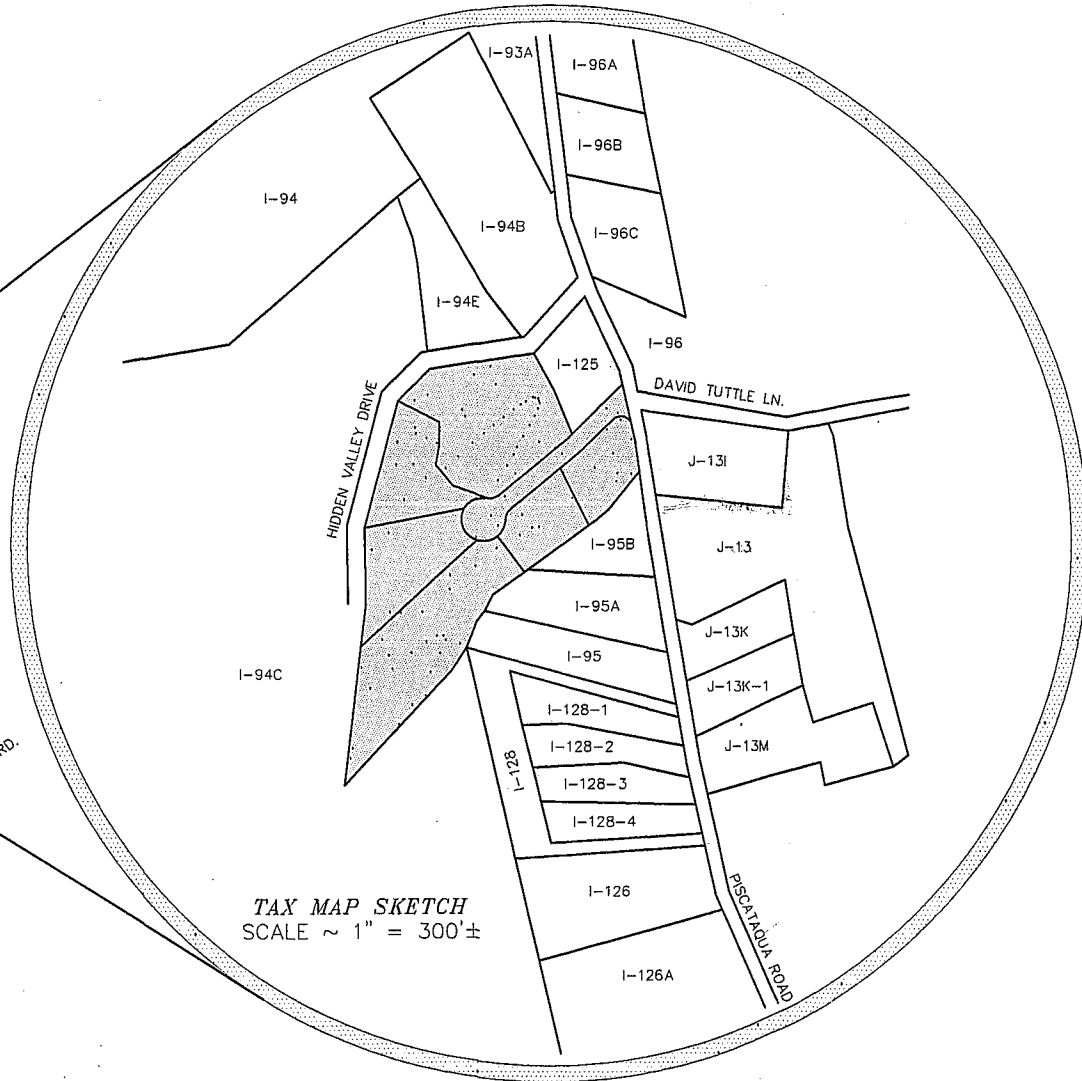
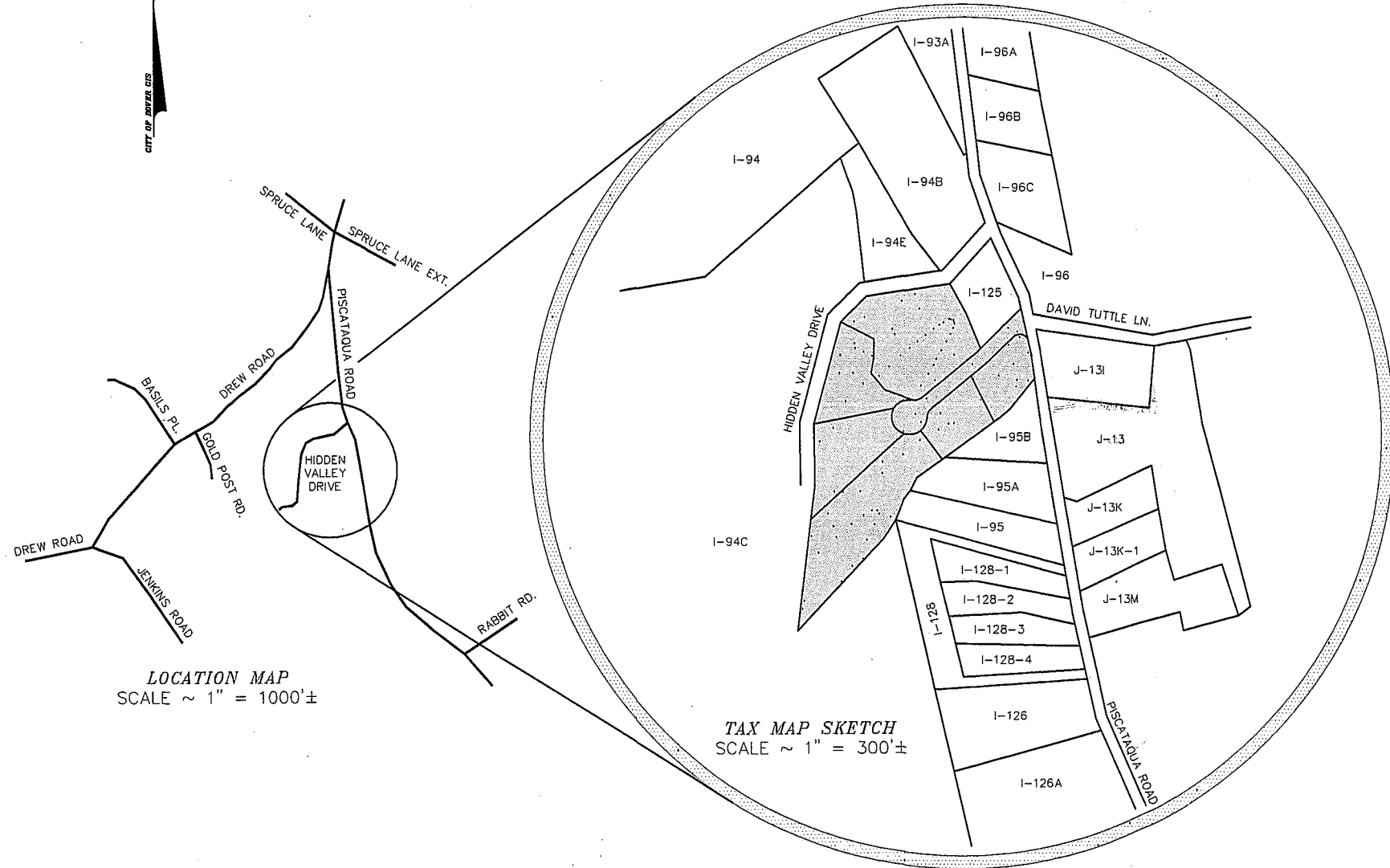
Conditions to Be Met Prior to Signing of Plats:

1. Add the owners' signature to the plan.
2. The approval includes the granting of the requested waivers for the reasons outlined in the applicant's letter and those reasons stated above.
3. The applicant shall revise the plat by adding the sign location for the street name and private street signs.
4. The applicant shall revise the plat by adding street trees as required by Chapter 155-36-E.
5. 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.
6. The applicant shall submit proposed Homeowner's Association documents, addressing private road and drainage maintenance (including clearing of vegetation for sight distance), road status remaining private, open space preservation and maintenance, 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.
7. The applicant shall provide the Planning Department with proof that the Environmental Protection Agency Notice of Intent Permit has been filed.

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.

OPEN SPACE SUBDIVISION PLAN
 LAND OF JOHN & CAROLINE McGLONE
 PISCATAQUA ROAD
 DOVER, N.H.
 TAX MAP I, LOT 134



OWNER OF RECORD: JOHN & CAROLINE McGLONE
 PISCATAQUA ROAD
 DOVER, NH 03820

SURVEYOR OF RECORD: BERRY SURVEYING & ENGINEERING
 148 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825

ENGINEER OF RECORD: BERRY SURVEYING & ENGINEERING
 148 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825

WETLAND SCIENTIST OF RECORD: MARC E. JACOBS, CWS # 090
 P.O. BOX 417
 GREENLAND, NH 03840

REQUIRED PERMITS:

STATE
 NHDES SUBDIVISION APPROVAL

FEDERAL
 NOI ~ SWPPP ~ TO BE ON FILE ONE MONTH BEFORE CONSTRUCTION

BERRY SURVEYING & ENGINEERING CAN PROVIDE THE SWPPP AND THE FILING OF THE NOTICE OF INTENT WHICH IS REQUIRED BY THE EPA. A CAPABLE AND KNOWLEDGEABLE PERSON IS TO DO ON-SITE EROSION CONTROL INSPECTIONS PER THE NOTICE OF INTENT. BERRY SURVEYING & ENGINEERING CAN PROVIDE THIS SERVICE IF REQUESTED.

A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE CONSTRUCTION ACTIVITIES TAKE PLACE. THOSE PRESENT SHOULD INCLUDE THE OWNER OF RECORD, DESIGN ENGINEER, CONSTRUCTION MANAGER, CITY ENGINEER OR DESIGNEE, AND HEAD OF THE PLANNING DEPARTMENT OR DESIGNEE.

REVISION	DATE	DESCRIPTION

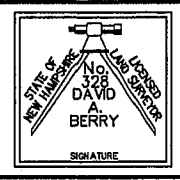
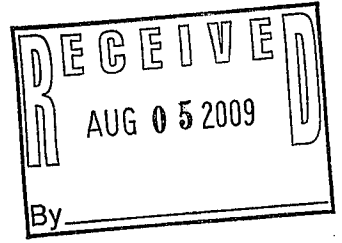
OPEN SPACE SUBDIVISION PLAN
 LAND OF
 JOHN & CAROLINE McGLONE
 PISCATAQUA ROAD
 DOVER, N.H.
 TAX MAP I, LOT 124

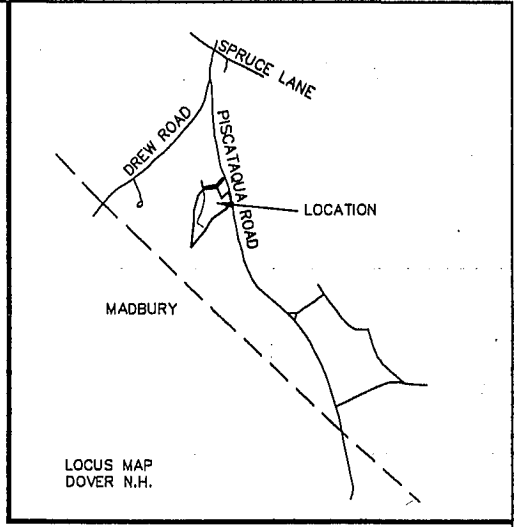
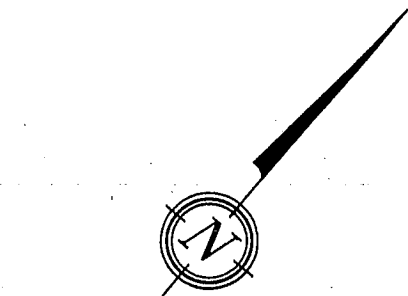
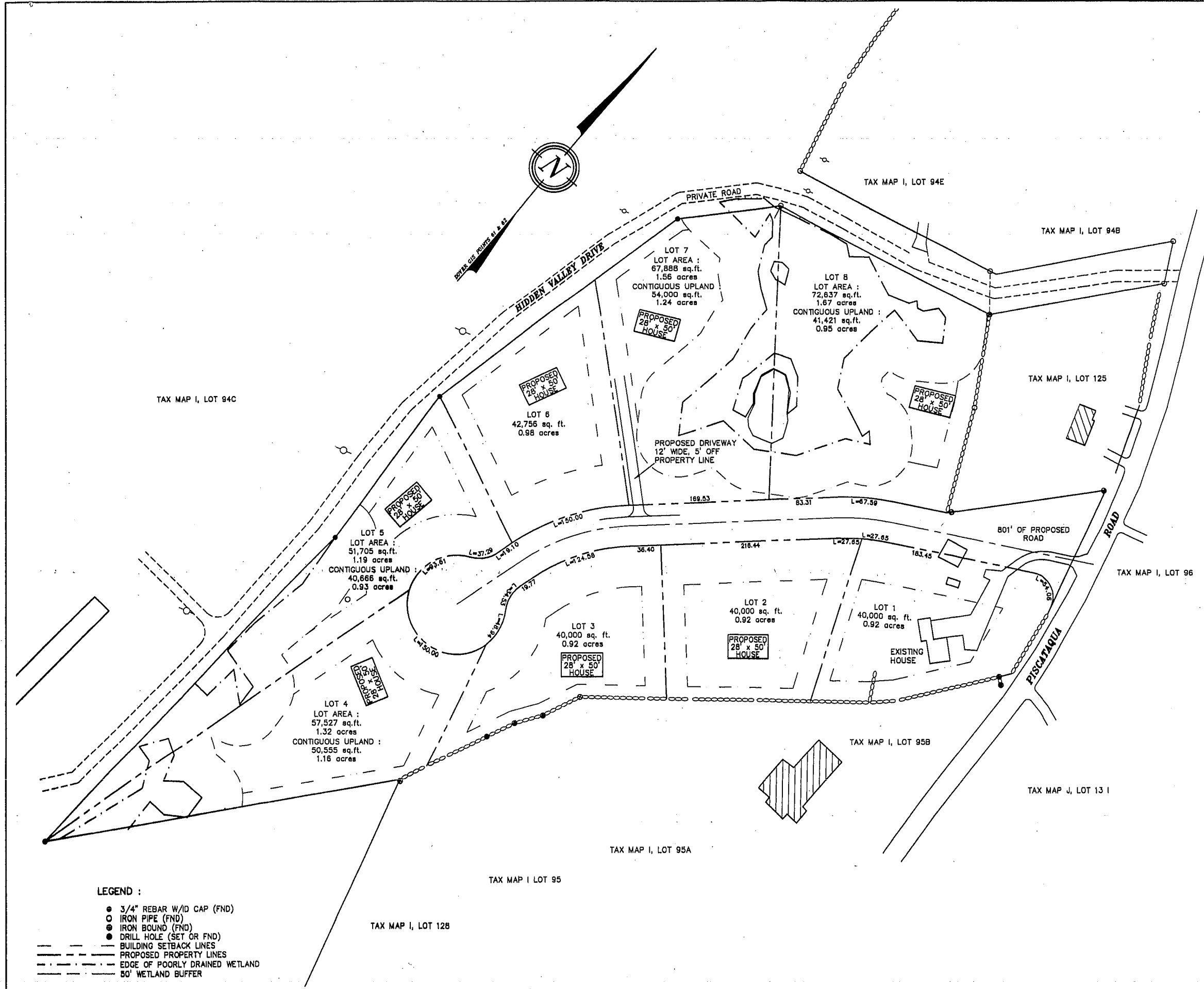
BERRY SURVEYING & ENGINEERING
 148 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 332-2863

SCALE : AS MARKED

DATE : AUGUST 1, 2009

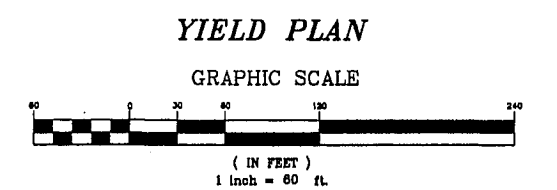
FILE NO. : DB 2008 - 099





NOTES :

- OWNERS OF RECORD: JOHN & CAROLINE McGLONE
25 PISCATAQUA ROAD
DOVER, NH 03820
- THE PARCEL IS SHOWN AS LOT NO. 124, MAP I OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

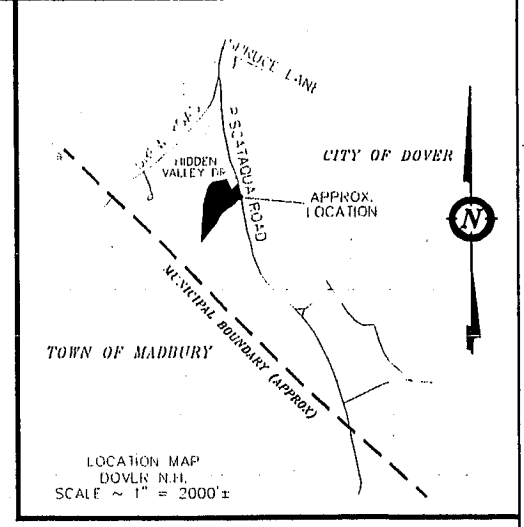


- LEGEND :**
- 3/4" REBAR W/ID CAP (FND)
 - IRON PIPE (FND)
 - ⊙ IRON BOUND (FND)
 - DRILL HOLE (SET OR FND)
 - BUILDING SETBACK LINES
 - - - PROPOSED PROPERTY LINES
 - · - · - EDGE OF POORLY DRAINED WETLAND
 - · - · - 50' WETLAND BUFFER

P09-16		
# 1	8/5/09	ADD FRONTAGES, REVISE LOT AREAS
REVISION	DATE	DESCRIPTION
OPEN SPACE SUBDIVISION PLAN LAND OF JOHN & CAROLINE McGLONE PISCATAQUA ROAD DOVER, N.H. TAX MAP I, LOT 124		
		BERRY SURVEYING & ENGINEERING 148 SECOND CROWN POINT RD. BARRINGTON, N.H. 332-2863
SCALE :		1 IN. EQUALS 60 FT.
DATE :		MAY 29, 2009
FILE NO. :		DB 2008 - 099

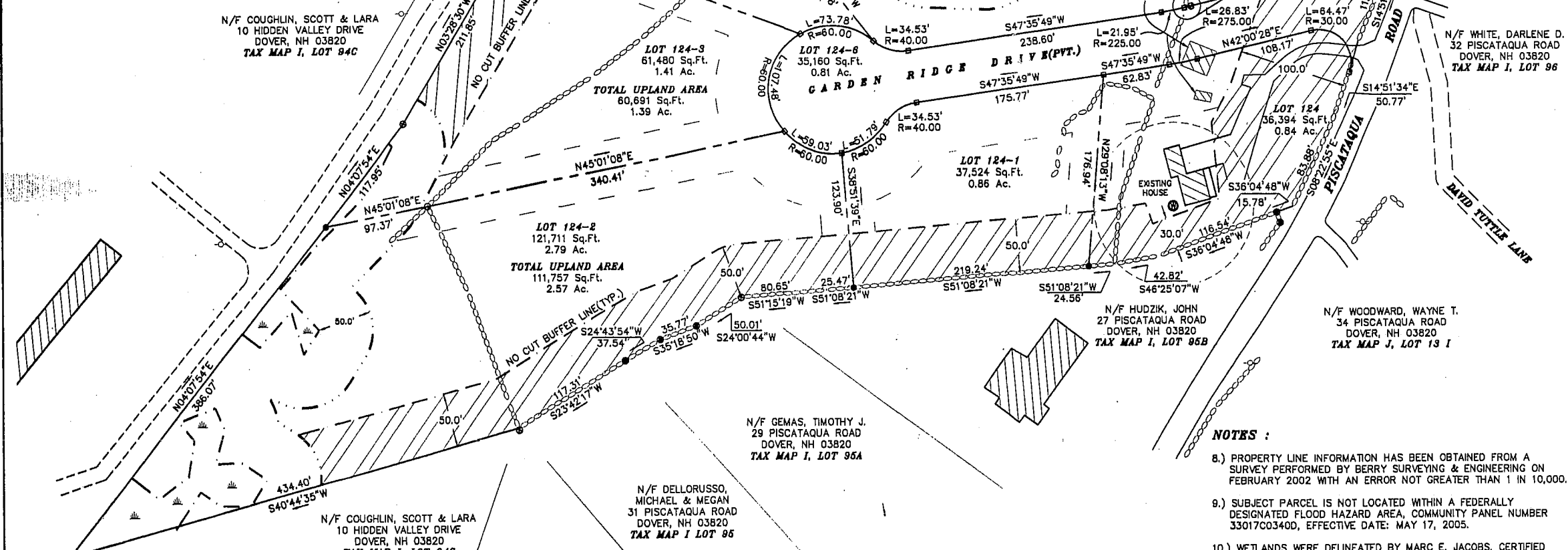
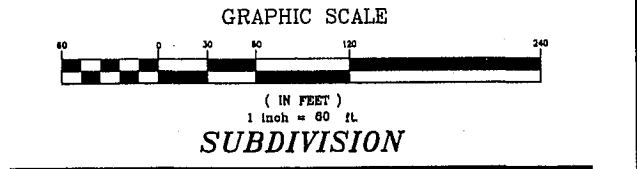
NOTES :

- 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", HERINAFTER REFERRED TO AS THE "CITY OF DOVER STANDARD SPECIFICATIONS".
- 16.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM 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.



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.
- MAXIMUM LOT COVERAGE 10%
-MAXIMUM BLDG. HEIGHT 35 FT.



- LEGEND :**
- 3/4" REBAR W/ID 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 DRAINED WETLAND
 - · - · - NO CUT BUFFER LINE
 - · - · - 50' BUFFER TO WETLANDS

N/F SCHOOLHOUSE MEADOW, LLC
42N DOVER POINT PARK
DOVER POINT OFFICE PARK
DOVER, NH 03820
TAX MAP I, LOT 128

I CERTIFY THAT THIS PLAT 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 33017C0340D, 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.

P09-16		
REVISION	DATE	DESCRIPTION
OPEN SPACE SUBDIVISION PLAN LAND OF JOHN & CAROLINE McGLONE PISCATAQUA ROAD DOVER, N.H. TAX MAP I, LOT 124		
		BERRY SURVEYING & ENGINEERING 148 SECOND CROWN POINT RD. DARRINGTON, N.H. 332-2863 SCALE : 1 IN. EQUALS 60 FT. DATE : AUGUST 1, 2009 FILE NO. : DB 2008 - 099

WETLAND NOTE :

MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN NOVEMBER 2008 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987. (ENVIRONMENTAL LABORATORY, 1987: US ARMY ENGINEERS WATERWAYS EXPERIMENT STATION, VICKSBURG, MS); AND THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES-WETLANDS BUREAU AS WELL AS CHAPTER 170, ARTICLE VII, SECTION 170-27.1, THE WETLAND PROTECTION DISTRICT OF THE DOVER CODE. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. (NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2004, 3RD ED. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA) THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. FISH AND WILDLIFE SERVICE (MAY 1988). COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED & SIGNED.

BENCHMARK DATA :

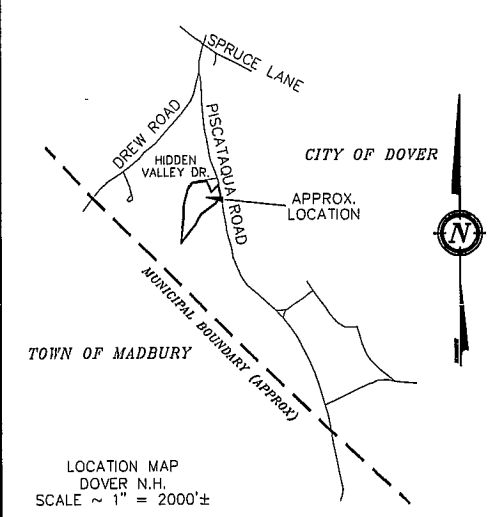
- BM#1 - SPIKE IN 32" WHITE PINE TREE
ELEV. = 99.89
- BM#2 - SPIKE IN 16" WHITE PINE TREE
ELEV. = 112.98
- BM#3 - WOOD SURVEY HUB
ELEV. = 105.99

SOIL DATA :

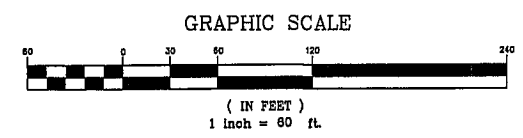
- HfB - HOLLIS-GLOUCESTER, FINE SANDY LOAMS
3 TO 8% SLOPES
 - HgB - HOLLIS-GLOUCESTER, VERY ROCKY FINE SANDY LOAMS,
3 TO 8% SLOPES
- SHEET 31, SOIL SURVEY OF STRAFFORD COUNTY, N.H.
SEE SEPARATE SHEET FOR DETAILS



- LEGEND :**
- IRON PIPE (FND)
 - ⊙ IRON BOUND (FND)
 - ⊕ DRILL HOLE (SET OR FND)
 - BUILDING SETBACK LINES
 - - - PROPOSED PROPERTY LINES
 - - - EDGE OF POORLY DRAINED WETLAND
 - - - 50' WETLAND & PROPERTY BUFFER
 - - - 75' SEPTIC SETBACK TO WETLAND
 - ▨ 4,000 Sq.Ft. PROPOSED LEACHING AREA
 - ⌒ EXISTING TREE LINE



- NOTES :**
- 1.) OWNERS OF RECORD: JOHN & CAROLINE McGLONE
25 PISCATAQUA ROAD
DOVER, NH 03820
 - 2.) THE PARCEL IS SHOWN AS LOT NO. 124, MAP I OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
 - 3.) HIDDEN VALLEY DRIVE IS A PRIVATE ROAD.
 - 4.) VERTICAL DATUM DEPICTED IS BASED ON INFORMATION OBTAINED FROM THE CITY ENGINEER'S OFFICE AND WAS DERIVED FROM COORDINATES FOR CONTROL STATIONS 61 AND 62.



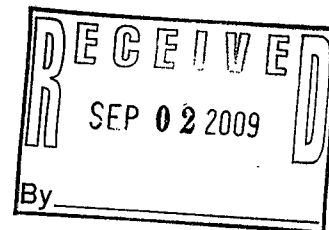
TOPOGRAPHY

P09-16		
REVISION	DATE	DESCRIPTION
OPEN SPACE SUBDIVISION PLAN LAND OF JOHN & CAROLINE McGLONE PISCATAQUA ROAD DOVER, N.H. TAX MAP I, 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		

660 Central Avenue
Dover, New Hampshire 03820
Tel. 603-743-6300
Fax. 603-743-6400

September 2, 2009

Mr. Christopher Parker
Planning Director
City of Dover
288 Central Avenue
Dover, NH 03820



Re: Dover Point Properties Development, LLC
202 Dover Point Road
File P07-39

Dear Mr. Parker:

On behalf of Dover Point Properties Development, LLC, I am writing to request that this matter be placed on the September agenda for the Planning Board. By Order dated July 16, 2009, the Strafford Superior Court ruled that the Planning Board erroneously granted two waivers for this project, and the Court therefore remanded this case to the Planning Board for further proceedings. The applicant's engineers are preparing revised plans which will reflect the changes ordered by the Court, and we will want to address the Board concerning those changes.

Please notify the Planning Board of this request.

Sincerely,

A handwritten signature in cursive script that reads "James H. Schulte". The signature is written in black ink and is positioned above the printed name.

James H. Schulte

cc: TriTech Engineering
Dover Point Properties Development, LLC

NOTES

- INTENT: TO SUBDIVIDE DOVER TAX MAP L LOT 89G INTO 14 SINGLE FAMILY RESIDENTIAL LOTS.
- CURRENT OWNER: DOVER POINT PROPERTIES DEVELOPMENT, LLC
41 TIDEWATER FARM ROAD
GREENLAND, N.H.
- TOTAL LOT AREA: 527,353 SQ.FT. - 12.106 ACRES
- TAX MAP L LOT 89G
- PROJECT DEED REFERENCE: SCRD BOOK 3447 PAGE 967.
- ZONING: R - 20
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FEET
MIN. BUILDING SETBACKS:
FRONT: 35 FEET
SIDE: 20 FEET
REAR: 15 FEET
- IN ADDITION TO R-20, THIS PROPERTY FALLS WITHIN SEVERAL ZONING OVERLAY DISTRICTS:
- CONSERVATION DISTRICT
- WETLANDS PROTECTION DISTRICT
- RIVERFRONT RESIDENTIAL OVERLAY DISTRICT
- BASIS OF BEARING: DOVER GIS SYSTEM POINTS #108 & #109 WERE OCCUPIED TO DETERMINE ORIENTATION, LOCATION & ELEVATION.
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000 AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2006.

9. PROJECT PLAN REFERENCE: PLAN OF LAND
MARJORIE D. KEEFE
DOVER POINT
DOVER, N.H.
G.L. DAVIS & ASSOCIATES
APRIL 1966 SCRD PO 4 PO 4 PL #39

SUBDIVISION PLAN
PAULINE L. CALDERWOOD
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
SEPT. 1981 SCRD #22A-125

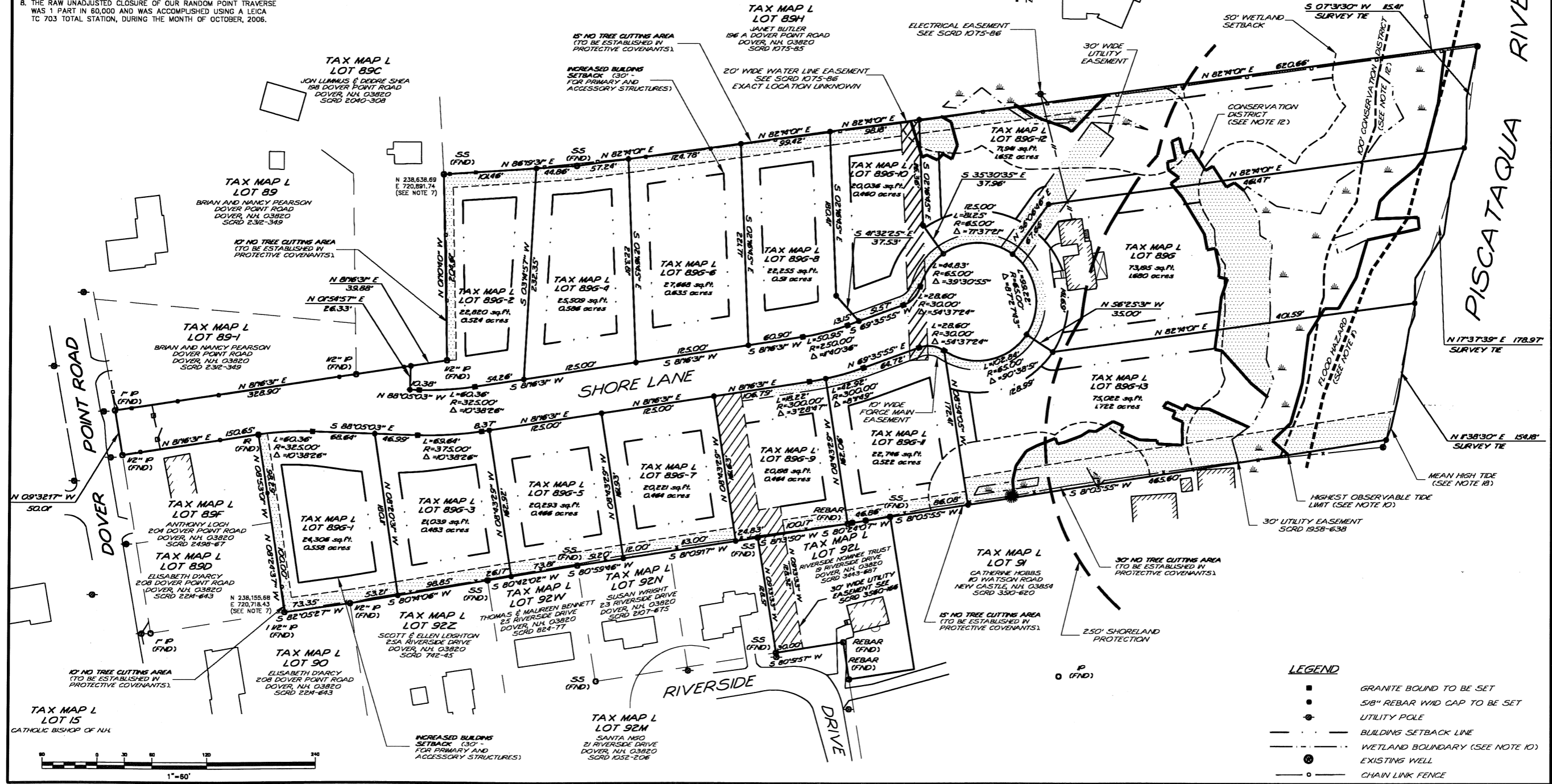
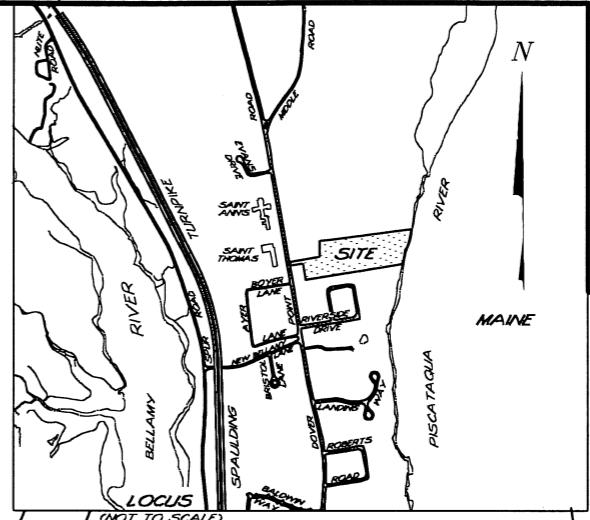
PLAN SHOWING PROPOSED DEVELOPMENT
DOVER POINT ROAD
DOVER, N.H.
HAROLD G. HERSEY APRIL 1952
SCRD POCKET 3, FOLDER 1, PLAN #62

PLAN OF LAND
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
prepared for PETER RASMUSSEN
JOHN W. DURGIN ASSOCIATES, INC.
JULY 3, 1980 SCRD #22A-4

10. IN SEPTEMBER, 2006, LEONARD A. LORD, PH.D., STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #19, (CAREX ECOSYSTEM SCIENCES) CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS DELINEATION MANUAL," (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE ON STATE AND FEDERAL CRITERIA.

- PART OF THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD BOUNDARY, (ZONE A). MAP 3301700340D, MAY 17, 2005.
- THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES, 100' FROM TIDAL WATER AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY. PORTIONS OF THIS PROPERTY ALSO ARE WITHIN THE RIVERFRONT RESIDENTIAL OVERLAY DISTRICT AND THE WETLANDS PROTECTION DISTRICT AND ARE SUBJECT TO THOSE REGULATIONS.
- LOTS 89G, 89G-13 & 89G-14, FALL WITHIN 250 FEET OF THE SHORELINE OF THE TIDAL PORTION OF THE COCHECO RIVER AND ARE SUBJECT TO THE MINIMUM SHORELAND PROTECTION STANDARDS, RSA 483-B (COMPREHENSIVE SHORELAND PROTECTION ACT).
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- CONSTRUCTION PLANS C-1 THROUGH C-7 ARE ALSO PART OF THIS APPROVAL.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
- PROPERTY LINE DETERMINED TO BE THE MEAN HIGH TIDE LIMIT OF THE PISCATAQUA RIVER AS OBSERVED IN NOVEMBER OF 2006.
- NHDOT DRIVEWAY PERMIT No. 06-125-358.
- ALL CONSTRUCTION VEHICLES SHALL ACCESS THE SITE VIA SHORE LANE, EXCEPT FOR THE REQUIRED CONSTRUCTION FOR WATER AND SEWER CONNECTIONS TO RIVERSIDE DRIVE.

TRITECH ENGINEERING CORPORATION



LEGEND

■	GRANITE BOUND TO BE SET
●	5/8" REBAR W/ID CAP TO BE SET
○	UTILITY POLE
---	BUILDING SETBACK LINE
---	WETLAND BOUNDARY (SEE NOTE 12)
⊙	EXISTING WELL
○	CHAIN LINK FENCE

TRITECH ENGINEERING CORPORATION

SUBDIVISION PLAN
DOVER POINT PROPERTIES DEVELOPMENT, LLC
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

JOB No. 06150
JULY 5, 2007
SCALE: 1" = 60'

REVISIONS DATE:	DESCRIPTION:
07/20/07	FORMAL SUBMISSION
09/19/07	REVISED PER TRC COMMENTS
09/24/07	REVISED PER P.B. COMMENTS
10/17/07	REVISED PER F.B. COMMENTS
11/05/07	REVISED PER COND. OF APPROVAL
12/05/07	REVISED PER COND. OF APPROVAL
09/10/08	REV. 3% PLATFORM, 12" WATER LINE

708 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 748 8707
FAX 603 748 8930

S-1



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P07-39

Application Type: Major Subdivision
Applicant: Dover Point Properties Development LLC
Owner: Dover Point Properties Development LLC
Location: 202 Dover Point Road (Assessor's Map L, Lot 89G)

INTENT: To amend a major subdivision of land for 14 lots.

LOTS/UNITS PROPOSED: 14 lots

AGENDA ITEM #: 3-B

ACREAGE: 12.106 acres

ZONING DISTRICT: R-20

EXISTING LAND USE:
Single family house

PROPOSED LAND USE:
14 Single family houses

SURROUNDING LAND USE:
Single family houses

ZONING HISTORY:
Zoned R-20 in 1979

ZBA ACTION:
None

ATTACHMENTS:
Subdivision Plan

PERMITS REQUIRED:
NH Department of Transportation Driveway Permit

WAIVERS REQUESTED:
None

The Planning Board conditionally approved this project on October 23, 2007. The Planning Board decision was appealed to Superior Court by two sets of abutters. On July 11, 2008, the court ruled that the Planning Board decision was not final until the Planning Board holds a compliance public hearing per RSA 676:4-I (i). The Planning Board held the hearing on August 26, 2008 and voted on September 9, 2008 that the conditions had been met.

The abutters appealed the Planning Board decision to Superior Court. On May 12, 2009 the Court remanded the application back to the Planning Board for consideration of two of the waiver requests. One waiver was to allow the 8-inch water main instead of the 12-inch water main required. The second was a waiver to the requirement for a 3% road slope within 75-feet of the intersection.

The applicant has submitted revised plans that show a 12-inch water main and the road slope of 3% within the first 75-feet of the street. The waivers are no longer necessary. The Planning Board is being asked to approve the amended subdivision plan.

The Planning Department recommends that the amendments to the previously approved plan be approved by the Planning Board with the following condition:

1. The original Planning Board conditions of approval from October 23, 2007 remain in place, as applicable, minus the two waivers made moot by the revised plans.



Mr. Christopher Parker
Director of Planning
288 Central Avenue
City of Dover, NH03820

Dear Chris,

Per our previous discussions and the conference call with John O'Neill I offer the following.

John O'Neil and I are parties to a development agreement dictating certain development conditions of the former Elliot Rose property. Originally the agreement stated that, prior to any certificates of occupancy being issued, all the noted dam restoration work must be complete. Due to an extended approval process with various NHDES departments, (Dredge Fill, Solid Waste and Dam Bureau) and the heavy rains in the summer of 09', we are only able to begin the Dam work this month. It should be noted that all necessary permits have been obtained and all structures and materials for the Dam have been ordered. An agreement has been signed with Gove Construction to perform the work. Given these facts, the completion of the Dam reconstruction (creating the pond) is imminent.

We expect all the work to be completed within six (6) weeks, weather permitting.

For these reasons I request an alteration to the current development agreement to allow for up to three (3) certificates of occupancy for the housing currently under construction. The balance of the housing units (45), will still have to wait for the Dam work completion. Please call should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Kageleiry".

Chad Kageleiry

Cc: John O'Neill

Development Agreement

This Development Agreement is entered into this 30 day of JUNE, 2008, between **Changing Places, LLC**, 42J Dover Point Road, Dover, New Hampshire (hereinafter the "Applicant") and the **City of Dover**, 288 Central Avenue, Dover, New Hampshire (hereinafter the "City"). This Agreement is addressed to a plan captioned "Site Development Plans, The Village at Thornwood Commons, Middle Road, Dover, New Hampshire" dated October 25, 2006, as revised, prepared for Changing Places, LLC, prepared by TriTech Engineering Corporation (hereinafter collectively the "Site Plan").

It is agreed that the Applicant, its successors and assigns shall implement said development in accordance with the signed Site Plan that received conditional approval by the Planning Board on March 13, 2007. All revisions to the approved Site Plan must be approved by the Planning Board. It is further agreed that these conditions shall be obligated and bound by the following terms and standards:

1. The Applicant shall abide by all ordinances and land use regulations of the City of Dover.
2. The Applicant shall implement the Site Plan as approved by the Planning Board and shall comply with all requirements of the Building Code, and Life Safety Code, as adopted by the City. Any modifications to the Site Plan must be approved by the Planning Board.
3. The Applicant shall obtain all necessary local, state and federal permits and shall comply with its terms. The state permits shall include appropriate approval for remediation of any hazardous waste on the site, as well as appropriate approvals for the dam on the site. Any required dam site repairs must be completed prior to the issuance of a Certificate of Occupancy.
4. The Site Plan approved by the Planning Board on March 13, 2007 is a component of the Conditional Use Permit granted by the Planning Board on December 19, 2006. The terms and conditions of the Development Agreement by and between Chad Kageleiry, Michael Brigham, John O'Neil, and the City of Dover dated May 8,

2007 and recorded in the Strafford County Registry of Deeds at Book 3620, Page 432 are incorporated herein and made a part hereof and shall be binding on the parties hereto.

5. This Development Agreement shall be recorded in the Strafford County Registry of Deeds.

6. The approved Site Plan provides for 48 residential units; Phase I shall include a total of 31 units, with 25 units located on Jacqueline Drive and Sonia Drive and units number 26-31 on Dolores Drive; Phase II shall include units number 32-48 on Dolores Drive and Eden Drive.

7. The Applicant has developed a phasing plan which conforms with the procedural concepts of Section 170.28.2E which phasing plan has been approved by the Planning Board which is more particularly set forth as follows:

Phase I: Not more than 31 units of residential housing will be initially constructed on Jacqueline Drive, Sonia Drive, and a portion of Dolores Drive. It is anticipated that this build-out would consume approximately 2 years.

Phase II: After completion of at least 25% of the non-residential structures, the Developer will proceed to construct the remaining residential units.

8. The Applicant shall construct a road that meets the public road construction standards. The road may be phased and the entire road shall be completed within 5 years of the date of Conditional Use Permit approval or earlier based on site review of Phase II issues. A bond for completion of the road shall be required at first building Permit of Phase II use. The road shall remain private until fully completed and accepted by the City.

9. The Applicant shall finalize off-street transportation improvement plans for review and approval by the City Engineer and Planning Department, prior to issuance of a Building Permit.

10. The Applicant has finalized the Lot Line Adjustment Plan, which plan has been recorded in the Strafford County Registry of Deeds as Plans #89-98, #89-99 and #89-100.

11. The Applicant has submitted Homeowner's Association Documents, addressing road and utility maintenance, open space preservation and maintenance, and a 50-foot buffer to remain in its natural state.

12. The obligations of Applicant hereunder shall be binding upon Applicant's successors and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands this 30 day
of JUNE, 2008.

Changing Places, LLC

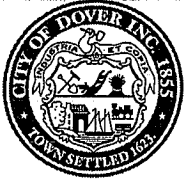
John O'Neill
Witness

By: Michael J. Brigham
Michael J. Brigham,
Member and Manager, duly authorized

Dover Planning Board

Steven S. Reed
Witness

By: Ronald Cole
Ronald Cole, Chairman



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P06-55

Application Type: Amendment to Development Agreement for Site Plan
Applicant: Thornwood Commons LLC
Owner: Thornwood Commons LLC
Location: Middle Road (Assessor's Map M, Lot 4)

INTENT: To amend the Development Agreement for a site plan for 48 residential units.

LOTS/UNITS PROPOSED: 48 units

AGENDA ITEM #: 3-C

ACREAGE: 30.155 acres

ZONING DISTRICT: ETP/ RCM
Overlay

EXISTING LAND USE:
Vacant

PROPOSED LAND USE:
48 Single family houses

SURROUNDING LAND USE:
Single family houses/commercial

ZONING HISTORY:
Zoned ETP in 2003
RCM Overlay in 2006

ZBA ACTION:
None

ATTACHMENTS:
Letter from owner

PERMITS REQUIRED:
N/A

WAIVERS REQUESTED:
N/A

The Planning Board conditionally approved this project on March 13, 2007. The Planning Board Chair signed the site plan on July 2, 2008. A Development Agreement, as required by condition #3, was signed by the City and the owners on June 30, 2008 and recorded at the Registry of Deeds on July 3, 2008 to Book 3660, Page 0312.

The owner, Thornwood Commons LLC, has requested that the Development Agreement be amended by revising section #3, which requires that the dam site repairs be completed prior to the issuance of a Certificate of Occupancy. The owner is asking for up to three Certificates of Occupancy to be issued prior to the completion of the dam site repairs.

The Planning Department recommends that the amendment to the Development Agreement be approved by the Planning Board.

Amount Paid <u>\$249.78</u> <u>chk: 15335</u>	Date Received <u>SEP 02 2009</u>
Account # <u>P09-24</u>	Time Received <u>By</u>

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

GENERAL INFORMATION

Date: _____ Telephone #: 343-2020

Name of Applicant: DAVID G. + MARY E. LANCASTER

Address of Applicant: 21 Cote Drive, DOVER, NH 13820

Signature of Applicant: [Signature]

Name of Property Owner: SAME

Address of Property Owner: _____

Signature of Property Owner: _____

Address of Property Being Developed: 21 COTE DRIVE DOVER, NH

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

Zoning District: R-20

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

Activity in Dover Conservation District - Describe activity _____
Addition to existing house will be within the
Dover Conservation District's 100' Tidal Buffer Zone.
Total impervious area will remain the same at 25% of Lot.
(see attached plan)

 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 - to be obtained

 Other _____

CONSERVATION COMMISSION
AGENDA APPLICATION

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

Dover File #

State Wetlands Board File #

The Conservation Commission meets on the ^{1st} 2nd Monday of each month, in the City Hall Council Chamber, 288 Central Avenue, at 5:30 PM. (When a holiday falls on the 2nd Monday, the meeting is adjusted to Tuesday.) ~~9/14/09~~ 9/14/09

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

Name of Property Owner: DAVID G. LANCASTER REVOCABLE TRUST Phone # 343-2026
& MARY E. LANCASTER REVOCABLE TRUST

Address: 21 COTE DRIVE DOVER NH 03820

Engineering by: MCENEANEY SURVEY ASSOCIATES INC. Phone # 742-0911

Address: 24 CHESTNUT STREET DOVER NH 03820

Email address:

Assessor's Map L Lot # 58L Zone R-20

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

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

a. Wetland

b. Conservation District } See reverse side for explanation

c. Groundwater Protection District }

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

a. Expedited (< 3,000 sq. ft. impact area)

1. Tidal Buffer Zone } See reverse side for explanation

2. Other }

b. Minor Impact in Wetland Area (> 3,000 sq. ft. impact area)

c. Major Impact in Wetland Area

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

IV. Other

Description of proposed project: Addition to existing house will be within
Dover Conservation District's 100' Tidal Buffer Zone.

Total impervious area will remain the same at 25%
of Lot

COPY

ABUTTERS LIST

for CONDITIONAL USE PERMIT

Date Submitted: 9/2/09

L / 58L	David & Mary Lancaster	21 Cote Drive	Dover	NH	03820
L / 58P	Alex & Stephanie Nossiff	23 Cote Drive	Dover	NH	03820
L / 58W	Gordon & Donna Sullivan	19 Cote Drive	Dover	NH	03820
L / 57D	John Curth	16 Cote Drive	Dover	NH	03820
L / 57F	Stephen & Carolyn Schulten	18 Cote Drive	Dover	NH	03820
Surveyor	McEaney Survey Associates, Inc.	24 Chestnut Street	Dover	NH	03820
Wetland Scientist	West Environmental, Inc.	122 Mast Road, Suite 6	Lee	NH	03861

FEE

AD

ABUTTERS

(5.54 x 7)

\$1 / PLAN

TOTAL FEE

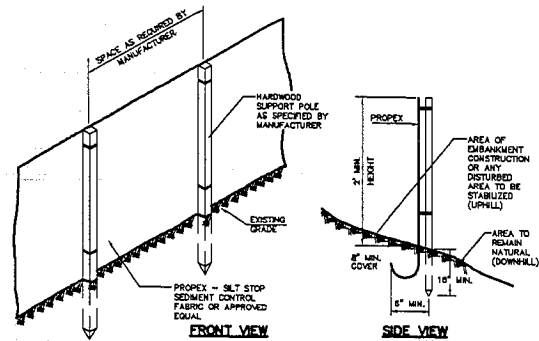
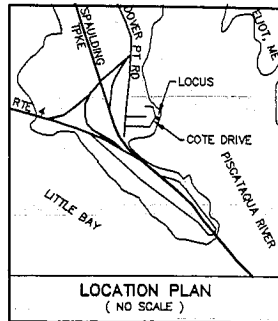
150

60

38.78

1.00

\$ 249.78



REFERENCE PLANS:

1.) SANDY POINT ACRES, DOVER - NEW HAMPSHIRE, SCALE: 1" = 50', DATED: MARCH 1954; BY: GRANT L. DAVIS; RECORDED S.C.R.D. PLAN 57, POCKET 3, FOLDER 4.

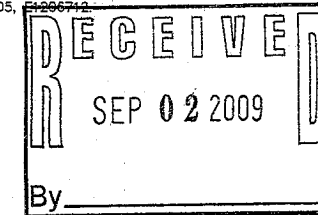
WETLAND DELINEATION NOTE:

WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL SERVICES, INC. (WEI) IN JUNE 2009. PERFORMED BY THE STANDARDS OF THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND THE NHDES WETLANDS BUREAU CODE OF ADMINISTRATIVE RULES. DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY WEI USING THE CRITERIA OF FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3 (2003; NEW ENGLAND SOILS TECHNICAL COMMITTEE). DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY WEI UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS; NORTHEAST (REGION 1) (1988 U.S. FISH AND WILDLIFE SERVICE). WETLANDS WERE CLASSIFIED BY WEI UTILIZING THE CRITERIA OF CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES (1979 U.S. FISH AND WILDLIFE SERVICE).

For Registry of Deeds Use

NOTES:

- OWNER OF RECORD: DAVID G. LANCASTER REVOCABLE TRUST, DAVID G. LANCASTER, TRUSTEE; MARY E. LANCASTER REVOCABLE TRUST, MARY E. LANCASTER, TRUSTEE; 21 COTE DRIVE, DOVER, NEW HAMPSHIRE, S.C.R.D. VOLUME 2520, PAGE 9.
- L / 68L - DENOTES TAX MAP AND LOT NUMBER.
- THE TOTAL AREA OF THE SUBJECT PARCEL IS 14,480 S.F.±.
- ZONING DISTRICT = R-20. LOT IS NON-CONFORMING PER CITY OF DOVER ZONING ORDINANCE, CHAPTER 170-14. BUILDING SETBACKS FOR NON-CONFORMING LOTS WITH A LOT WIDTH BETWEEN 75' AND 110': FRONT = 35 FEET, SIDE = 10 FEET, REAR = 15 FEET.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE STATE OF NEW HAMPSHIRE PROTECTED SHORELAND (NEW HAMPSHIRE COMPREHENSIVE SHORELAND PROTECTION ACT (NHCSPA), RSA 483-B, AND THE CITY OF DOVER CONSERVATION DISTRICT.
- HIGHEST OBSERVABLE TIDE LINE AND MEAN HIGH TIDE LINE DELINEATED BY EARLE CHASE OF WEST ENVIRONMENTAL, CWS #181.
- VERTICAL DATUM IS NGVD29, CONTOUR INTERVAL IS 2 FEET.
- GEOGRAPHICAL COORDINATES OF THE EXISTING HOUSE ARE: N43°07'43", W070°50'00", N.H. STATE PLANE COORDINATES ARE N230205, E12966712.



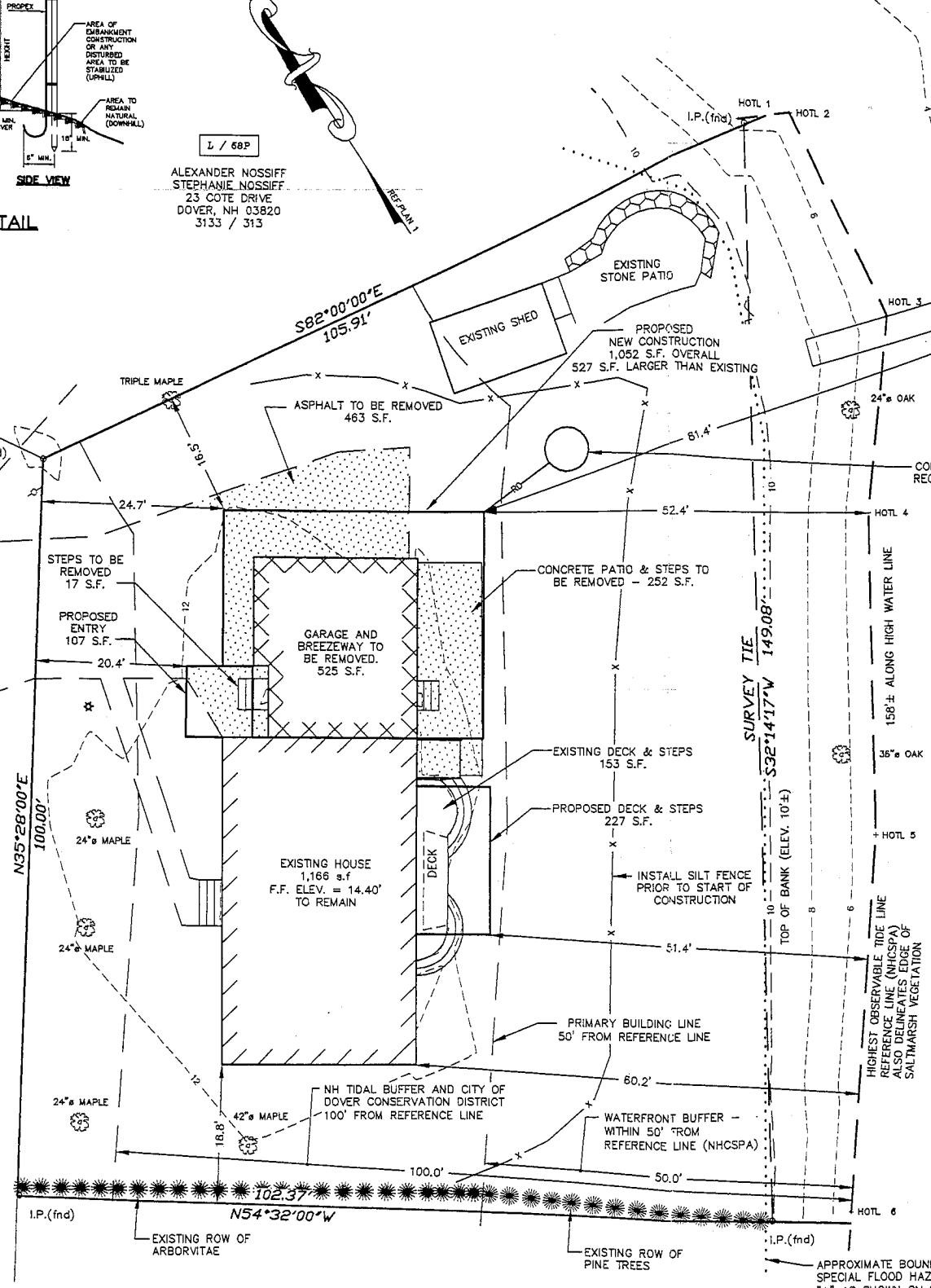
L / 67F
STEPHEN SCHULTEN REVOCABLE TRUST
CAROLYN SCHULTEN REVOCABLE TRUST
18 COTE DRIVE
DOVER, NH 03820
3014 / 272

L / 67D
JOHN CURTH
16 COTE DRIVE
DOVER, NH 03820
1582 / 593

COTE DRIVE

EDGE OF PAVEMENT (TYP.)

TBM - MAGNAIL IN ASPHALT ROAD ELEV. = 11.09



PISCATAQUA RIVER
TIDAL

MEAN HIGH TIDE LINE

IMPERVIOUS AREAS

STRUCTURE	EXISTING	PROPOSED
HOUSE	1,691 S.F.	2,248 S.F.
SHED	179 S.F.	179 S.F.
PATIO	515 S.F.	260 S.F.
DRIVE	985 S.F.	523 S.F.
WALKS & STEPS	300 S.F.	442 S.F.
TOTAL	3,670 S.F.	3,652 S.F.

NHCSPA NOTES:

- LOT SIZE IS 14,480 S.F., ENTIRE LOT LIES WITHIN THE PROTECTED SHORELAND.
- EXISTING IMPERVIOUS AREA IS 3,670 S.F. (25% OF LOT).
- PROPOSED IMPERVIOUS AREA IS 3,652 S.F. (25% OF LOT).
- NO WORK IS TO BE PERFORMED WITHIN THE WATERFRONT BUFFER.
- NO TREES ARE TO BE REMOVED.

NO.	DATE	DESCRIPTION	BY	CHK
09-1862	EXIST. COND.	09-05	5-9	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

For Registry of Deeds Use

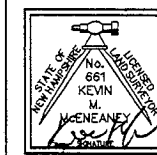
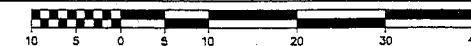
LEGEND

- o I.P.(fd) - IRON PIPE (FOUND)
- UTILITY POLE
- o - TREE
- S.F. - SQUARE FEET
- Ac. - ACRES
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- HOTL - HIGHEST OBSERVABLE TIDE LINE
- NHCSPA - NEW HAMPSHIRE COMPREHENSIVE SHORELAND PROTECTION ACT (RSA 483-B)
- RD - ROOF DRAIN
- F.F. ELEV. - FINISHED FLOOR ELEVATION

L / 68W
GORDON SULLIVAN
DONNA SULLIVAN
19 COTE DRIVE
DOVER, NH 03820
1691 / 448

PROPOSED SITE PLAN OF LAND
PREPARED FOR
DAVID LANCASTER
TAX MAP L, LOT No. 58L
21 COTE DRIVE
CITY OF DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJF FILE: CPR\1862\09-1862
SCALE: 1" = 10' DATE: JULY 14, 2009



McNeaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING



122 MAST ROAD, SUITE 6
LEE, NH 03861 (603) 659-0416



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-24

Application Type: Conditional Use Permit
Applicant: David and Mary Lancaster
Owner: David and Mary Lancaster
Location: 21 Cote Drive (Assessor's Map L, Lot 58L)

INTENT: To obtain a Conditional Use Permit to allow for the construction of an addition to an existing single family house within the conservation district along a tidal river.

LOTS/UNITS PROPOSED: 0 lots

AGENDA ITEM #: 4-A

ACREAGE: 0.33 acres

ZONING DISTRICT: R-20

EXISTING LAND USE:

Single family house

PROPOSED LAND USE:

Single family house

SURROUNDING LAND USE:

Single family houses

ZONING HISTORY:

Zoned R-20 in 1979

ZBA ACTION:

None

ATTACHMENTS:

Site Plan

Conservation Commission E-mail

PERMITS REQUIRED:

Conditional Use Permit

NH DES Wetlands Permit

NHDES Shoreland Program Permit

WAIVERS REQUESTED:

None

The applicant has submitted a set of plans asking for a Conditional Use Permit to allow the construction of a 1,052 square foot addition to a single family house. The addition is 527 square feet larger than the existing garage and breezeway. A new 227 square foot deck would replace the 153 square foot deck. All this work is within the City's Conservation District along the tidal Piscataqua River.

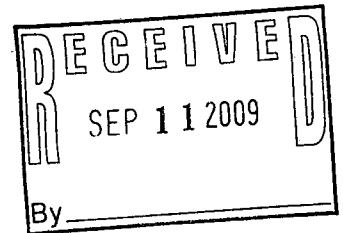
The applicant appeared before the Conservation Commission on September 14, 2009. The Conservation Commission voted to endorse the application (See enclosed e-mail from Bill McCann, Conservation Commission Chair). The Planning Department recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall obtain a NHDES Wetlands Bureau Permit and provide a copy to the Planning Department.
2. The applicant shall obtain a NHDES Shoreland Program Permit and provide a copy to the Planning Department.
3. The applicant shall prepare a landscaping plan for the property that is consistent with the guidance in the UNH Cooperative Extension publication entitled, "Landscaping at the Water's Edge".

660 Central Avenue
Dover, New Hampshire 03820
Tel. 603-743-6300
Fax. 603-743-6400

September 11, 2009

Mr. Christopher Parker
Planning Director
City of Dover
288 Central Avenue
Dover, NH 03820



Re: Paolini Brothers Development, LLC
54 Dover Point Road
File P08-15

Dear Mr. Parker:

On behalf of Paolini Brothers Development, LLC, I am writing to request that the conditional approval of this project be extended. This site plan was conditionally approved on July 22, 2008. The conditions of approval including providing permits from the State of New Hampshire. The issuance of those permits was delayed by a late request from the State that the property owner grant a formal easement for the existing storm drain which crosses the property but which had never had the benefit of a recorded easement. That easement deed has now been approved by the State, and the permits have been issued.

The final plans will be ready for signature by the Chairman at the September 22, 2009 meeting of the Planning Board, and copies will be submitted to you early next week for review by your staff and the City Engineer.

Sincerely,

A handwritten signature in cursive script, appearing to read "James H. Schulte".

James H. Schulte