



CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, December 8, 2009**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. OLD BUSINESS

- A. Consideration and possible vote on an amendment to a previously approved (July 28, 2009) major subdivision of land for Lydia Scott 2002 Trust, Assessor's Map M, Lot 1, zoned R-40, located on Back Road. (P09-18A) (4 lots)
- B. Consideration and vote of a request for an extension of previously approved site plan and lot line adjustment for Wentworth Douglass Hospital, Assessor's Map 28, Lot 2,3,4,5,& Map 37, Lot 1, zoned Office, located at 789 Central Avenue. (P09-06) & (P09-07)

4. NEW BUSINESS

- A. Public Hearing to hear comments on the City's proposed Capital Improvements Program (CIP) FY 2011 – FY 2016. The CIP can be found on the City Web Site at www.dover.nh.gov under Online City Archives - Financial Information.
- B. Pursuant to NH RSA 674:4 & 675:6, a public hearing to consider the adoption of the Community Facilities and Utilities Chapter of the Dover Master Plan. Copies of the plan are available for public inspection in the Planning Department in City Hall and on the City website at www.dover.nh.gov under City Reports.
- C. Presentation and discussion of Developers Handbook. Copies of the handbook are available for public inspection in the Planning Department in City Hall and on the City website at www.dover.nh.gov under City Reports.

5. STAFF COMMENTS

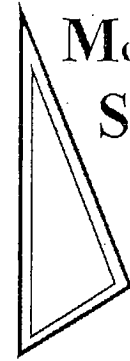
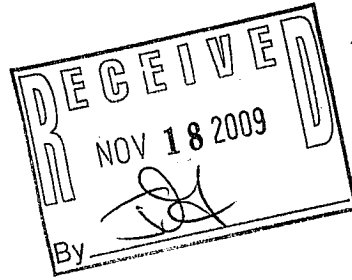
6. COMMITTEE REPORTS

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.

P09-18A



McEneaney
Survey
Associates,
inc.

November 18, 2009

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Christopher Parker, Director
Planning Department

Re: Major Subdivision for Lydia Scott 2002 Trust
Assessor's Map M, Lot 1; Zoned R-40, located on Back Road
* (P09-18, 4-lots)

Dear Mr. Parker

On behalf of the Lydia Scott 2002 Trust, applicant of the above referenced subdivision, we request to be placed on the December 8, 2009 Planning Board agenda in order to discuss possible amendments to the conditions of the approval granted on July 28, 2009. Specifically pertaining to the Conservation Easement that appears on the plans originally submitted.

We have enclosed an abutters list and corresponding fee for notification of abutters for the public hearing.

Sincerely,

Kevin McEneaney

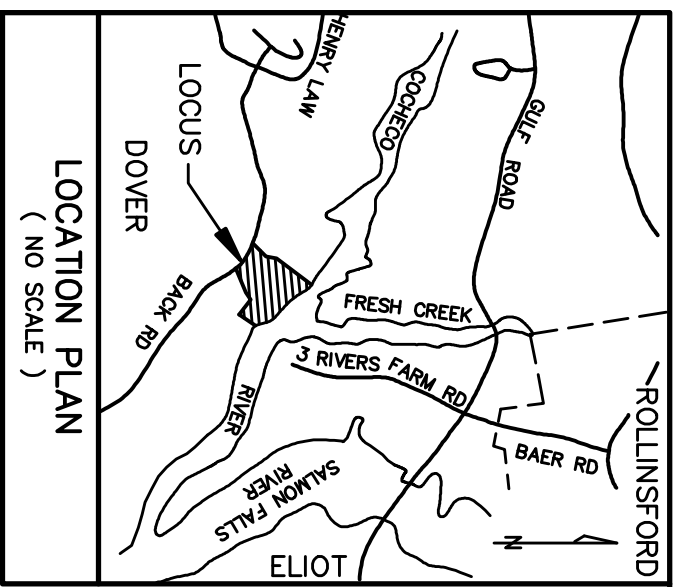
A large, stylized handwritten signature in black ink, appearing to read "Kevin McEneaney".

ABUTTERS LIST for SUBDIVISION APPLICATION
Tax Map M, Lot 1 - Back Road

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner & Address</u>
M	1	Lydia V. Scott 2002 Trust 220 Back Road Dover, NH 03820
M	2	Olde Forest, LLC 161 Portland Avenue Dover, NH 03820
M	2A	Timothy Hodgdon 218 Whig Hill Road Strafford, NH 03884
M	3	Ann Urbanowicz Williams 154 Middle Road Dover, NH 03820
M	3B	Roger Duploux P.O. Box 273 Dover, NH 03821
N	20B	John & Patricia Flynn Living Revocable Trust 818 Central Avenue Dover, NH 03820
N	20-6	Dana Wesley & Sharon Moore Revocable Living Trust 25 Mallard Lane Dover, NH 03820
N	20A	Joshua & Stephanie Parsons 27 Mallard Lane Dover, NH 03820
N	20-5	Leslie Molleur 37 Mallard Lane Dover, NH 03820

ABUTTERS LIST for SUBDIVISION APPLICATION
Tax Map M, Lot 1 - Back Road

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner & Address</u>
N	3-1	Woodwind Farms, LLC 287 Gulf Road Dover, NH 03820
N	4	Three Rivers Farm Irrevocable Security Trust Daniel W. Sklar, Trustee 161 Portland Avenue Dover, NH 03820
Surveyor:		McEaney Survey Associates, Inc. 24 Chestnut Street Dover, NH 03820
Wetland Scientist:		West Environmental, Inc. 122 Mast Road, Suite 4 Lee, NH 03861



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

ROGER DUPLOUY
P.O. BOX 273
DOVER, NH 03820
1997 / 26

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

LEGEND

— IRON ROD (FOUND)
— IRON PIPE (FOUND)
— STEEL STAKE (FOUND)
— IRON ROD WITH ID CAP
#661 (SET)

— UTILILITY POLE
— WETLAND BOUNDARY
— AREAS WITH SLOPES >20%
TIMOTHY HODGSON
218 WING HILL ROAD
STRAFFORD, NH 03884
378 / 242

REFERENCE PLANS:

- 1) LOT LINE ADJUSTMENT PLAN PREPARED FOR LYDIA V. SCOTT 2002 TRUST AND THOMAS MELVILLE HODGSON AND MADGE JENNIFER HODGSON AND FAMILY AND CITY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 100'. DATED: JUNE 9, 2009. BY MGENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 93-29.
- 2) 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 MGENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 93-29.
- 3) SUBDIVISION 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: JULY 6, 2009. REVISED THROUGH 11/17/09. BY: MGENEANEY SURVEY ASSOCIATES, INC. ON FILE AT CITY OF DOVER PLANNING DEPT.

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

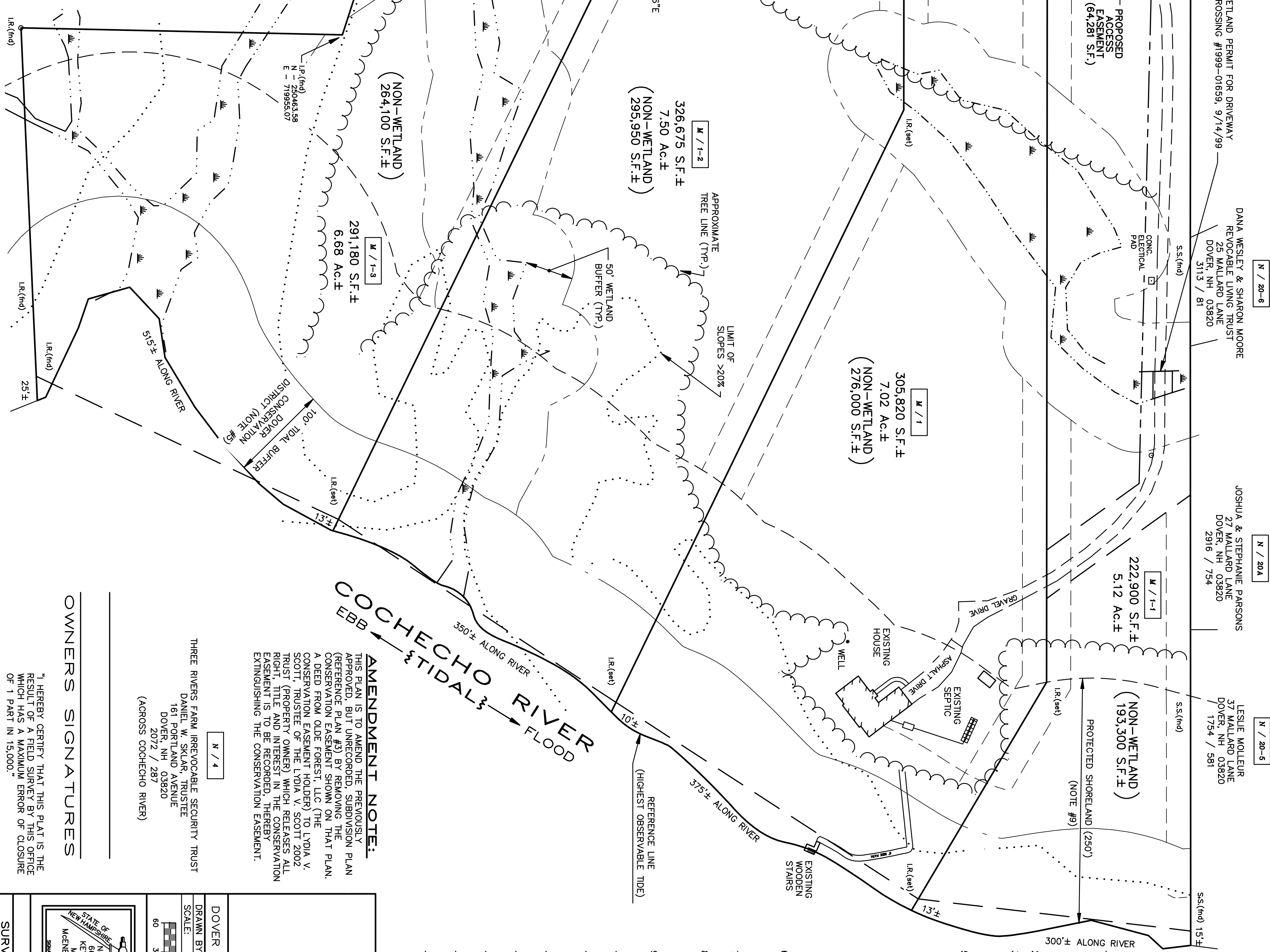
NO.	DATE	DESCRIPTION	BY	CHK
1	11/17/08	REVISION PER PLANNING BOARD COMMENTS	KF	KAM
2	11/19/08	REVISION PER PLANNING BOARD COMMENTS	RAM	KAM

PROJECT NO	SUBDIVISION	FIELDBOOK & PAGES
09-1048		

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'

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



- NOTES:**
- 1) OWNERS OF RECORD:
LYDIA V. SCOTT, 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.
 - 4) ZONING DISTRICT IS R-40
 - 5) MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 50 FEET
REAR = 15 FEET
SIDE (ABOUT A LOT) = 25 FEET
SIDE (ABOUT A STREET) = 50 FEET
MAXIMUM LOT COVERAGE = 50 PERCENT
PARCELS ARE SUBJECT TO A 30 PERCENT CONSERVATION DISTRICT SETBACK LOCATED FROM THE HIGH WATER LINE OF THE COCHECHO RIVER.
* THE LAND IS SUBJECT TO THE "RIVERFRONT RESIDENTIAL OVERLAY DISTRICT".
MINIMUM LOT SIZE = 120,000 S.F.
MINIMUM FRONTAGE = 150 FEET
 - 6) PORTIONS OF THE SUBJECT PARCELS ARE LOCATED WITHIN A 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C 0340D, EFFECTIVE DATE MAY 17, 2005.
 - 7) BASIS OF BEARING IS THE CITY OF DOVER / GEO D CORP. CONTROL NETWORK, BASED REFERENCE PLAN #1.
 - 8) AS A PART OF THIS AMENDED SUBDIVISION PLAN, THE CONSERVATION EASEMENT CREATED PER S.C.R.D. VOLUME 3754, PAGE 296 (SEE REFERENCE PLAN #2) IS TO BE EXTINGUISHED.
 - 9) PARCELS ARE SUBJECT TO THE NEW HAMPSHIRE COMPREHENSIVE SHORELAND PROTECTION ACT, RSA 485-B.
 - 10) WETLANDS DELINEATED BY JOSEPH NOEL, CMS #96, 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.
 - 13) DRIVEWAYS SHALL BE A MINIMUM OF 20 FEET WIDE IF THE HOUSES DO NOT HAVE A SPRINKLER SYSTEM.
 - 14) THERE SHALL BE NO FURTHER SUBDIVISION OF THE SUBJECT PROPERTY.
 - 15) NH DES STATE SUBDIVISION APPROVAL NUMBER SA 2009 009214, DATED: OCTOBER 28, 2009.
 - 16) NH DES WETLANDS AND NON-SITE SPECIFIC PERMIT NUMBER 2009-01873, DATED: OCTOBER 8, 2009.

- AMENDMENT NOTE:**
- THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVED, BUT UNRECORDED, SUBDIVISION PLAN (REFERENCE PLAN #3) BY REMOVING THE CONSERVATION EASEMENT SHOWN ON THAT PLAN, A DEED FROM OLDE FOREST, LLC (THE CONSERVATION EASEMENT HOLDER) TO LYDIA V. SCOTT (TRUSTEE OF THE LYDIA V. SCOTT 2002 TRUST) (TRUSTEE OF THE LYDIA V. SCOTT 2002 TRUST) INTEREST IN THE REAL ESTATE ALL RIGHT TRIPARTITE INTEREST IN THE REAL ESTATE EASEMENT IS TO BE RECORDED, THEREBY EXTINGUISHING THE CONSERVATION EASEMENT.
- THREE RIVERS FARM IRREVOCABLE SECURITY TRUST
DANIEL W. SKLAR, TRUSTEE
161 PORTLAND AVENUE
DOVER, NH 03820
2072 / 287
(ACROSS COCHECHO RIVER)

OWNERS SIGNATURES

"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."

DOVER PLANNING FILE NO. 09-18

DRAWN BY: KLF
SCALE: 1" = 60'
DATE: JULY 5, 2009

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

AMENDED

WOODMUND FARMS, LLC
287 GULF ROAD
DOVER, NH 03820
2409 / 684
(ACROSS COCHECHO RIVER)

For Registry of Deeds Use

N / 8-1

Mgeneaney Associates, inc.
P.O. Box 681 - 24 Chestnut Street
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

MALCOLM R. McNeill, JR.
R. PETER TAYLOR*
ROBERT J. GALLO**
FRANCIS X. BRUTON, III †
WILLIAM L. TANGUAY
SIMONE D. MASSE*

OF COUNSEL
LYNNE M. DENNIS
*Also admitted in Maine
**Also admitted in Maine and Mass.
† Also admitted in Mass



Hale Schoolhouse
180 Locust Street
P.O. Box 815
Dover, NH 03821

TEL (603) 749-5535
FAX (603) 749-1187

November 20, 2009

Via Email c.parker@ci.dover.nh.us

Chris Parker, Planning Director
Dover Planning Department
288 Central Avenue
Dover, NH 03820

Re: Wentworth-Douglass Hospital, Site Review Permit
Lot Line Adjustment Permit, and Conditional Use Permit
all dated May 26, 2009
Request for Additional 90-day extension

Dear Chris:

The 90-day deadline for completion of the conditions of approval for the minor lot line adjustment and site review approval which you extended on August 20, 2009, expires on November 26, 2009. Copies of the approvals are enclosed as Exhibits "A" and "B".

As you know, on November 17, 2009, the NHDES advised the Hospital that additional information was necessary to complete the Alternation of Terrain Permit Application. We have also been attempting to work with the Dover Engineering Department to complete other components of the conditions of approval, but as of this date we have been unable to complete this process with the Engineering Department. Therefore, the applicant respectfully requests the Planning Board grant an additional 90-day extension so that issues with the Engineering Department and the NHDES can be finalized.

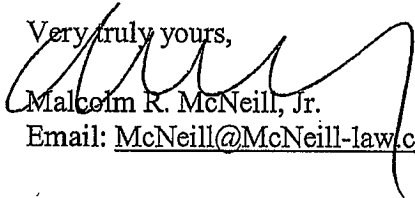
In addition, on August 14, 2009 (copy enclosed Exhibit "C"), we requested that conditions #5 and #6 of the minor lot line adjustment be modified so that the conditions would apply at the time of the issuance of a building permit. When you responded on August 19, 2009 (copy enclosed Exhibit "D"), you limited the modification to condition #6

of the site review approval. It is my presumption that it was your intent that this modification would also apply to items #5 and #6 of the minor lot line adjustment, in that both conditions directly relate to the completion of City Council action. Would you kindly confirm that this was your intent. Please advise if it is necessary for me to take any further action with regard to conditions #5 and #6 of the minor lot line adjustment.

In addition, upon further review of the conditions of approval for the site plan, I note that condition #3 relates to access easements and utility easements. Given the fact that these easements will also not become final until the roadway issues are resolved, it is also requested that you indicate that condition #3 also only applies to the issuance of the building permit and not to the signing of the plans.

Thank you for your assistance.

Very truly yours,



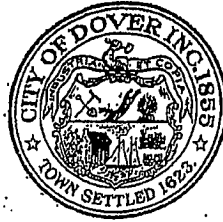
Malcolm R. McNeill, Jr.
Email: McNeill@McNeill-law.com

MRM/jhf

Enc.

cc: Mr. Dan Dunn, Wentworth-Douglass Hospital
Dana Lynch
Dawn Danley, Leo Daly

CHRISTOPHER G. PARKER, AICP
Director
c.parker@ci.dover.nh.us



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6007
www.ci.dover.nh.us

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

May 27, 2009

Wentworth Douglass Hospital
Attn: Daniel Dunn, Senior Vice President of Operations
789 Central Avenue
Dover, NH 03820

Re: Consideration and possible vote on a minor lot line adjustment of land for Wentworth Douglass Hospital, Assessor's Map 28, Lot 2, 3, 4 & 5, & Map 37, Lot 1, zoned Office, located at 789 Central Ave. (P09-07)

Dear Daniel Dunn:

Please be advised that the Dover Planning Board, on Tuesday, May 26, 2009, voted to approve the above referenced plan with the following conditions:

1. Add the owners' signatures to the plat.
2. Add the surveyor's stamp and signature to the plat.
3. Provide the Planning Department with a digital version of the plat.
4. The applicant shall revise the plat to add the land area for the COAST bus stop to the right-of-way of Central Avenue.
5. The applicant shall obtain approval from the Dover City Council for the Old Rollinsford Road realignment and land transfers.
6. The applicant shall submit all necessary deeds and easements related to the relocation of Old Rollinsford Road for review and approval by the City Attorney, and shall pay for the recording of these documents at the same time as the plats.

Please bring to the Planning Office five (5) blue prints and one (1) Mylar of your plan. The plans must be submitted within ninety (90) days from Planning Board approval. Upon receipt, the Planning Board Chairman will sign them approved. Please submit with the plans a check payable to the Strafford County Registry of Deeds with the correct recording fee so that the Planning Department may record your Mylar.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

Christopher G. Parker, AICP
Director of Planning and Community Development

CGP/jgb

CC: Building Inspection Office
Engineering Office
Civilworks, Inc

Attorney Malcolm McNeill
Leo A. Daly

EXHIBIT

A



City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

May 27, 2009

Wentworth Douglass Hospital
Attn: Daniel Dunn, Senior Vice President of Operations
789 Central Avenue
Dover, NH 03820

Re: Consideration and possible vote on a site review of land and conditional use permit for Wentworth Douglass Hospital, Assessor's Map 28, Lot 2 & Map 37, Lot 1, zoned Office, located at 789 Central Ave. (162,715 sq. ft. addition & relocation of Old Rollinsford Rd.) (P09-06)

Dear Daniel Dunn:

Please be advised that the Dover Planning Board, on Tuesday, May 26, 2009, voted to approve the above referenced plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plan.
2. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.
3. The applicant shall submit the proposed wording for the access easement and utility easements to the Planning Department for review and approval, with consultation by the City Attorney on the proper form of the documents.
4. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the City's Environmental Project's Manager.
5. The applicant shall provide the Planning Department with proof that the site plan has been approved by the Rollinsford Planning Board.
6. The applicant shall obtain approval from the Dover City Council for the Old Rollinsford Road realignment and land transfers.
7. The applicant shall revise the plan to show the location of the COAST bus shelter.
8. On the signal plans the minimum red clear time should be 2 seconds.
9. If the hospital has any plan to locate a building on the site where the new 12 inch water main is being relocated then the proposed water main location should be installed to avoid any future conflicts.
10. A tipdown must be installed on the West side of Central Avenue where the proposed crosswalk will be installed.
11. Two left turn arrows and one "only" must be installed on Central Avenue in each left turn lane.
12. Right turn arrows must be installed on the northbound right turn lane.
13. The lane assignment on the proposed Old Rollinsford Road should be a combination Left/Thru and a right turn. This would align the through traffic better with the new entrance to the doctors' office lot.

EXHIBIT

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

14. The applicant shall be responsible for its fair share of the road improvements for the Central Avenue/Old Rollinsford Road/Dermatology & Skin Health intersection between itself and Long Road, LLC. The applicant shall submit an executed agreement with Long Road, LLC specifying the fair share assessments for each party, for the cost of all intersection improvements.
15. The applicant shall prepare a Construction Management Plan that is reviewed and approved by the City Engineer.
16. The applicant shall provide the Planning Department with proof that the Environmental Protection Agency Notice of Intent has been filed.
17. The applicant shall prepare and execute an agreement on the design and construction of the bus stop and shelter with the Cooperative Alliance for Seacoast Transportation (COAST) and construct said improvements.
18. The applicant shall revise the Transportation Demand Management Plan to require that the hospital submit annual reports to the Planning Department. Said reports shall be required for 3 years after issuance of a Certificate of Occupancy.
19. The applicant shall submit Traffic Signal Plans and a signal analysis to the City for review and approval.
20. The applicant shall be responsible for a fair share contribution for Central Avenue signal coordination, and optimization and system management work, from Old Rollinsford Road to Weeks Crossing. The amount will be determined utilizing the City's normal calculation methodology, but not to exceed \$3,000.
21. The applicant shall pay the police impact fee of \$53,696 and the fire impact fee of \$50,442.
22. The applicant shall work with Public Service of NH to review relocating the poles and wires to the west side of Central Avenue, in front of the hospital. PSNH will need to coordinate with Fairpoint Communications and Comcast. This change may impact the signal pole locations as proposed.

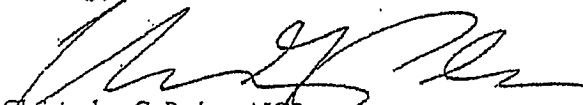
Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

23. The applicant shall complete the construction of all off-site intersection improvements to the satisfaction of the City Engineer.
24. The project is subject to the water and sewer investment fees in place at the time of building permit.

Please bring to the Planning Office five (5) blue prints and one (1) Mylar of your plan. The plans must be submitted within ninety (90) days from Planning Board approval. Upon receipt, the Planning Board Chairman will sign them approved. Please submit with the plans a check payable to the Strafford County Registry of Deeds with the correct recording fee so that the Planning Department may record your Mylar.

If you have any questions, please do not hesitate to contact my office.

Sincerely,



Christopher G. Parker, AICP
Director of Planning and Community Development

CGP/jgb

CC: Building Inspection Office
Engineering Office
Civilworks

Attorney Malcolm McNeill
Leo A. Daly

MALCOLM R. McNeill, JR.
R. PETER TAYLOR*
ROBERT J. GALLO**
FRANCIS X. BRUTON, III †
WILLIAM L. TANGUAY
SIMONE D. MASSE*

OF COUNSEL
LYNNE M. DENNIS
*Also admitted in Maine
**Also admitted in Maine and Mass.
† Also admitted in Mass



Hale Schoolhouse
180 Locust Street
P.O. Box 815
Dover, NH 03821

TEL (603) 749-5535
FAX (603) 749-1187

August 14, 2009

Via Email c.parker@ci.dover.nh.us
and Regular Mail

Chris Parker, Planner
Dover Planning Department
288 Central Avenue
Dover, NH 03820

Re: Wentworth-Douglass Hospital, Site Review Permit
Lot Line Adjustment Permit, and Conditional Use Permit
all dated May 26, 2009

Dear Mr. Parker:

Please be advised that this office represents Wentworth-Douglass. Attached hereto are notices of the granting of three permits by the Dover Planning Board on May 26, 2009.

The purpose of this correspondence is to respectfully request that you administratively extend the 90-day deadline period contained on each permit for an additional 90 days.

It is also respectfully requested that the Planning Board amend the conditions of approval for the site plan so as to provide that conditions #5 and #6 shall be deleted as conditions for the signing of the plan, and that said conditions shall be revised so as to be required as conditions for the issuance of a building permit.

Please contact me with any questions or comments.

Very truly yours,

Malcolm R. McNeill, Jr.
Email: McNeill@McNeill-law.com

MRM/jhf
Enc.

cc: Mr. Dan Dunn, Wentworth-Douglass Hospital

EXHIBIT

CHRISTOPHER G. PARKER, AICP
Director
c.parker@ci.dover.nh.us



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6007
www.ci.dover.nh.us

RECEIVED

AUG 24 2009

City of Dover, New Hampshire
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

August 19, 2009

Wentworth Douglass Hospital
Attn: Daniel Dunn, Senior Vice President of Operations
789 Central Avenue
Dover, NH 03820

Re: Amendment to Conditions of Approval for a site review of land and conditional use permit for
Wentworth Douglass Hospital, Assessor's Map 28, Lot 2 & Map 37, Lot 1, zoned Office, located at
789 Central Ave. (162,715 sq. ft. addition & relocation of Old Rollinsford Rd.) (P09-06)

Dear Mr. Dunn:

Please be advised that the Dover Planning Board, on Tuesday, August 11, 2009, voted to amend the conditions of approval for the above referenced project which was originally approved at the May 26, 2009 Planning Board meeting. The original condition number 6, which states, "The applicant shall obtain approval from the Dover City Council for the Old Rollinsford Road realignment and land transfers", is now required to be completed prior to the issuance of a building permit.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

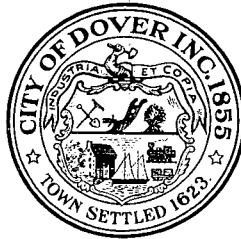
Christopher G. Parker, AICP
Director of Planning and Community Development

CGP/jgb

CC: Building Inspection Office
Engineering Office
Civilworks

Attorney Malcolm McNeill
Leo A. Daly

EXHIBIT



City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Memo

To: Dover Planning Board
From: Steve Bird, City Planner
CC: Christopher Parker, Planning Director
Date: 12/1/2009
Re: Updates to Community Services and Utilities Chapter of the Master Plan

Since we held the workshop on November 10th regarding the Community Services and Utilities Chapter of the Master Plan, I have made only a few minor amendments. The purpose of this memo is to summarize those changes so that we will not have to print whole new copies of the chapter. A copy of this revised chapter is available for your viewing pleasure on the City web-site under "Current Reports".

A few of the changes were simple typos that I will not detail here for you. The more substantial changes are summarized below:

1. Fire Protection and Emergency Management section on pages 14 and 15. Removed recommendation #11 and modified recommendation #10 to indicate that the ladder truck has been purchased. Also deleted photograph on page 14. This resulted in one less page.
2. Public Library section on page 30. Updated paragraph that describes the library hours.
3. Private Utilities section on page 72. Updated the natural gas provider from Northern Utilities/Bay State Gas to Unitil Corporation.

Please remember to bring your copy of the chapter that was distributed at the workshop, to the December 8th public hearing.