



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: Tuesday, April 27, 2010
Meeting Time: 7:00 pm

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- March 23, 2010 Workshop Meeting Minutes.
- March 23, 2010 Regular Meeting Minutes.
- April 6, 2010 Workshop Meeting Minutes.

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Application for Christine Estes, Assessor's Map A, Lot 51-9, zoned R-40 located at 240 Long Hill Road. (Construction upgrade of an existing driveway to a public roadway; 619 square feet of wetland impact) *(P10-18)
- B. Consideration and possible vote on a Major Open Space Subdivision for Christine Estes, Assessor's Map A, Lot 51-9, zoned R-40 located at 240 Long Hill Road. (9 lots) *(P10-19)
- C. Consideration and acceptance of a Conditional Use Application for Gary and Carol Allen, Assessor's Map E, Lot 49A, zoned R-40, located at 163 Tolend Road. *(P10-21)
- D. Consideration and acceptance of a minor lot line adjustment of land for Summit Land Development, (Owner: 2830 Holdings LLC), Assessor's Map K, Lot 19A & 19C, zoned R-12/B-3/ETP, located at Dover Point Road. *(P10-23)
- E. Consideration and possible vote on an amendment to a previously approved (August 22, 2006) Conditional Use Application for Heron Bay Partners, LLC, Assessor's Map H, Lot 4, zoned I-4, located on Mast Road/Cielo Drive/Grapevine Drive. *(P06-25C)
- F. Consideration and possible vote on two amendments to a previously approved (July 22, 2008) Site Plan and Conditional Use Application for Paolini Brothers Development, LLC, Assessor's Map K, Lot 20, zoned B-3, located at 54 Dover Point Road. *(P08-15A)

5. STAFF COMMENTS

- A. Zoning amendment time line.

6. COMMITTEE REPORTS

7. ADJOURNMENT

* 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.



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DOVER PLANNING BOARD – WORKSHOP MINUTES

Meeting Type: Workshop
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: Tuesday, March 23, 2010
Meeting Time: 6:00 pm

MEMBERS PRESENT: Ronald Cole (Chair), Frank Torr (Vice Chair), John Swartzendruber, Doug Steel, Marcia Gasses, Lee Skinner (Alternate) and Gary Green (Alternate)

MEMBERS NOT PRESENT: Donald Andolina, Dean Trefethen, Linda Merullo and Perry Plummer.

STAFF PRESENT: Christopher Parker (Planning Director), Rick Jones (Community Development Coordinator) and Michelle Beauchamp (Recording Secretary).

The Chair called the meeting called to order at 6PM. As alternates, Lee Skinner stood in for Linda Merullo and Gary Green stood in for Perry Plummer

1. DISCUSSION REGARDING: Community Development Block Grant (CDBG) funding requests for Fiscal Year 2011.

Staff recommendations were presented to the Board. C.Parker noted that he would like the Board to focus on the Public Service Agencies. He added that the Administration, Rehabilitation, Public Facilities and Economic Development Agencies are accounted for and there is no need to shift funding since the requests were not more than what was available.

Marcia Gasses noted that she would like to fund Big Brothers/Big Sisters and the Sexual Assault Support Services.

C.Parker noted that he recommends that the Board leave the higher funded recommendations. He noted that these have been ranked based on the consolidated plan.

R.Cole noted that the Board should take into consideration the percentage of Dover residents served by the agencies.

C.Parker noted that \$3,000 is a good minimum for administrative purposes.

L.Skinner questioned the reasons as to why the Dover Recreation Department was included. C.Parker noted that the funds would be used for scholarship kids going to activities such as summer camp, which allows parents to go to work. He added that they have never asked for funds before and usually got 15,000 from general fund this will augment that. R.Cole noted that the Dover Recreation Department would be 100% Dover residents. G.Green noted that this department is well directed and the funds would go to low income children and it is a benefit that would not otherwise be there.

M.Gasses noted that Dover is the only community does not give to Sexual Assault Support Services and she found that disturbing.

F.Torr supports the Sexual Assault Support Services, but moving the funds would upset the balance and will be a lose/lose situation. L.Skinner added that the Board was between a rock and a hard place. He noted that he understands the minimum should be \$3,000, but we would need to cut something.

R.Jones noted that the fact is that we have \$59,949 to spend and \$130,520 in requests.



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R.Jones noted that HUB is in the recommendations based on prior years. R.Cole noted that Seymour and Hub are trying to break the circle by taking these kids and parents and teaching them to do the right thing. M.Gasses noted that she did not think \$3,000 will devastate HUB.

D.Steele questioned if Sexual Assault Support Services received funds from the County. It was noted that of the people they assisted 10% were Dover residents. R.Jones noted that the education component is not eligible for a CDBG. He added that it is good education but we can not support them for direct services.

C.Parker noted that once the Board has finalized their recommendation, the proposal will be submitted to City Council.

M.Gasses noted that Sexual Assault Support Services assisted 97 Dover residents of which 49% of them were low to very low income. She added that if all the other communities supported this, we should support it.

R.Cole noted that there is no right or wrong. He suggested keeping funds in HUB and remove \$3,000 from Recreation Department, leaving them \$2,299. R.Jones noted that there is a \$44,000 budget difference between Sexual Assault and HUB.

F.Torr agrees with M.Gasses but he feels there will be major cuts in the budget and he would like to at least preserve funding for recreation.

The Chair took a straw vote to change two line items in the staff recommendation. Fund the Recreation Department at \$2,299 and Sexual Assault Support Services at \$3,000.

The Chair closed the workshop at 6:50PM.



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MEMBERS PRESENT: Ronald Cole (Chair), Frank Torr (Vice Chair), John Swartzendruber, Doug Steel, Marcia Gasses, Lee Skinner (Alternate) and Gary Green (Alternate).

MEMBERS NOT PRESENT: Donald Andolina, Dean Trefethen, Linda Merullo and Perry Plummer.

STAFF PRESENT: Christopher Parker (Planning Director) and Michelle Beauchamp (Recording Secretary).

OTHERS PRESENT: James Shulte, Doug Larossa, Robert Stowell, Janet Butler, Paul Butler, Robert Kmetz, Michael O'Donnell, Christine Castaldo and Michael Castaldo.

The Chair called the meeting to order at 7PM. As alternates, Lee Skinner stood in for Linda Merullo and Gary Green stood in for Perry Plummer.

- 1. APPROVAL OF THE** February 23, 2010 Workshop Minutes, February 23, 2010 Regular Meeting Minutes, March 9, 2010 Workshop Minutes and March 9, 2010 Special Meeting Minutes.

F.Torr made the motion to approve the February 23 workshop & regular meetings and the March 9 workshop and special meeting minutes. L.Skinner seconded. G.Green noted that the March 9, 2010 minutes should reflect that it was a special meeting. Board members agreed. **Vote:** Unanimous.

2. OLD BUSINESS

- A.** Continued Public Hearing to consider amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include the requirement to get abutters from City records and require 3 sets of labels; establish standards for traffic studies; amending the time for Planning Board decisions to 65 days; deleting preliminary plat approvals; revising escrow agreements section; reducing the minimum size of an R-12 lot for an open space subdivision to 5 acres; changing the distance between units in clusters; adding a blasting section; amending all fees to refer to the adopted fee schedule; require 5 prints of final plat; amending the requirements for information on preliminary and final plats; adding new storm water management documents; amending street tree requirement; adding perimeter landscaping requirements; revising the waiver requirements; general amendments to the definitions section; revising three definitions; deleting the definition of Family; and several minor housekeeping amendments. The complete wording of each amendment is available in the Planning Department and on the City's website at www.dover.nh.gov.

The Chair opened the public hearing. No comment was made. The Chair closed the public hearing.

C.Parker noted that the Board had two public hearings for these changes.

F.Torr made the motion to adopt amendments as presented. D.Steele seconded. **Vote:** Unanimous

- B.** Continued Public Hearing to consider amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include revising the Technical Review Committee procedure; require 3 sets of abutter labels; reduce application deadline to 15 days; adding a blasting section; amending all fees to refer to the adopted fee schedule; set standards for a landscape plan; establish standards for traffic studies; revise the parking regulation standards and add bicycle rack



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requirements; amend parking lot design standards; allow storm water treatment in landscape areas; revising the waiver requirements; general amendments to the definitions section; revising the definition of abutter; adding a definition of gross leasable area; and several minor housekeeping amendments. The complete wording of each amendment is available in the Planning Department and on the City's website at www.dover.nh.gov.

C.Parker noted that staff made revisions to the parking requirements. He stated that after reviewing the bicycle parking requirements the staff removed bicycle from table and added the following paragraph: In addition to parking spaces for automobiles, any proposed use that is required to obtain site review approval per Chapter 149-4, shall be required to provide parking for bicycles on bicycle racks. The number of spaces for bicycles shall be equal to 5% of the number of parking spaces required by the Parking Regulation Table in Chapter 149-14-D(1).

The Chair opened the public hearing. No comment was made. The Chair closed the public hearing.

F.Torr made the motion to amend the amendment. L.Skinner seconded. **Vote:** Unanimous

F.Torr made the motion to adopt the amendments as amended. J.Swartzendruber seconded. **Vote:** Unanimous

- C.** Continued Public Hearing and possible vote regarding proposed Road Impact Fees. NH RSA 674:21-I authorizes impact fees to be collected to pay for the impacts to Capital Facilities caused by development. The details of the impact fees are outlined in a report prepared for the Planning Board, which is available for public inspection in the Planning Department and on the City's website at www.dover.nh.gov.

The Chair noted that the Board would not discuss this tonight.

- D.** Discussion and Possible vote on Community Development Block Grant (CDBG) funding requests for Fiscal Year 2011.

J.Swartzendruber made the motion to accept Planning Department recommendations as read. D.Steele seconded. M.Gasses made the motion to allocate \$2,299 to Dover Recreation and \$3,000 to Sexual Assault Support Services. G.Green seconded. **Vote:** Unanimous.

- E.** 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). By Order dated 7/16/09, the Strafford Superior Court remanded this case to the Planning Board for further proceedings.

C.Parker noted that this project remanded back to Planning Board for approval. It was originally conditionally approved 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 July 1, 2009 the Court remanded the application back to the Planning Board for consideration of two of the waiver



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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 revised plans also include a berm to be constructed along the southerly buffer to divert surface water away from the Hobbs property, as part of a settlement agreement. The Planning Board is being asked to approve the amended subdivision plan.

Jim Shulte, representing the applicant noted the project had been approved by this Board on two different occasions. First with a conditional approval with 4 waivers, then 2 of the waivers became moot after the subdivision regulations were modified as to road grade and width. The court sent it back and one of the conditions in the approval was for the City Engineer to review and decide if any changes were necessary in light of an independent engineering review done by Alex Ross, which was hired by the abutter Catherine Hobbs. This Board reviewed the engineer's comments. The City Engineer recommended that the Board approve the plan in spite of comments by the engineer. Abutters C.Hobbs and the Bulters appealed to Superior Court as to whether or not the waivers ought to have been granted and objected to the traffic analysis and the impact of the project. The abutters raised the issue as to whether or not the Board improperly gave the City Engineer authority to make decisions about drainage. They complained about the drainage plan and that they were not given adequate opportunity to provide testimony at public hearings. These issues were presented at a trial conducted before Superior Court. The judge decided on July 1, 2009 and reaffirmed on July 16, 2009 that the Board should not have granted the two waivers and a new plan would be needed that did not have the two waivers.

J.Shulte noted that the waivers were for the City Regulations that required a 75 foot entrance be at a grade not to exceed 3%. He noted that the first 50 feet of the entrance did that but the last 25 feet were at a grade of 4.2%, a slight slope. He noted that the court also found that there was no demonstration of hardship to the applicant that the requirement for the water main to be 12 inches as opposed to 8 inches.

J.Shulte noted that C.Hobbs filed an appeal to the Supreme Court and the Butlers did not appeal. He noted that the Board has approved the drainage plan and the Superior Court has upheld that. C.Hobbs withdrew her appeal. The developer has agreed to make the third change under consideration tonight which is to construct a low berm, two feet high, along C.Hobbs property line that will not allow surface water onto her property. Plans were drawn in consultation with her engineer, who has approved this design and has added language.

J.Shulte noted that the applicant is requesting that the Board approve the final version. He noted that the amendments are the changes that were necessary to the entrance road to accommodate the 75 foot 3% grade. He noted that the proposal has a 12 inch water main, however the City Engineers letter requested an 8 inch water main. He added that the applicant would not object. He noted that the third item under consideration would be the berm for the C.Hobbs property. It does not affect the overall surface water. He added that it was not necessary to change the Drainage Plan.

J.Shulte noted that late this afternoon he received a report from an engineer at the university dated January 2009, which raised questions about drainage that was not presented to this Board previously but



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probably could have been. He noted that the applicant's engineers can speak to the comments if the Board wishes. He noted that the reports contain errors and misassumptions. The Superior Court ruled that this Board properly reviewed and approved the Drainage Plan based on the advice from the City Engineer. He added that the Butlers did not appeal this to the Supreme Court and they are prevented from contesting drainage.

F.Torr noted that he believes the 8 inch water pipe was already discussed by the Board at the time of the original hearing. J.Shulte noted that the standards that were in effect at the time required the applicant to show hardship. Since it was possible to build with a 12 inch pipe, the court found that there was no hardship. C.Parker noted that the City is requesting the 8 pipe, not the applicant. He added that the requirement is being imposed. He noted that the standing water would be a public health issue. D.Steele noted that the larger pipe would create a longer detention time and this could create a chlorine residual, odor issues, taste issues and the possibility of bacteria problems.

F.Torr made the motion to accept the amendments. L.Skinner seconded. **Vote:** Unanimous

The Chair opened the public hearing.

J.Butler noted that she is an abutter and since the initial discussion regarding this development she has been concerned about the Piscataqua River. She noted that Tom Fargo from the Conservation Commission shared numerous concerns with the Board about the proposed development. Alex Ross, an engineer, testified to the inadequacy of the Stormwater Drainage Plan by TriTech. She noted that the City Engineer refused to meet with Alex Ross. In December of 2008 we hired Dr. Rossen, an engineer at the Stormwater Center at UNH to evaluate the TriTech drainage plan. We hired Tom Balistero from the Stormwater Center at UNH to evaluate the revised plans. She noted that he shares Dr. Rossen's concerns and adds several more. She noted that copies of his evaluations have been provided to the Board. We would like the Board to adequately and properly address these concerns. She added that they are both regional and national experts on stormwater.

The Chair noted that these are items that the Board is not addressing at this meeting. The Board has been told by the Court that the subdivision is approved and all the Board is addressing now are the proposed amendments.

P.Butler asked the Planning Board to consider the asset we have. He read a letter from the Jackson Estuarine Laboratory from May of 2008. P.Butler noted that we raised these objections 3 years ago regarding losing the Great Bay Estuary.

The Chair closed the public hearing.

C.Parker noted that the Planning Department recommends that the amendments to the previously approved plan be approved by the Planning Board with the following conditions:

1. The original Planning Board conditions of approval from October 23, 2007 remain in place, as applicable, with the following exceptions. Condition number 3 is deleted because none of the waivers are necessary. Two waivers were made moot by the revised plans and two were made moot



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by amendments to the Subdivision Regulations. Condition number 6 is removed because the recreation impact fee is now in place, which is covered by condition number 10.

2. The applicant shall revise the plan to address the recommendation contained in the City Engineer's letter dated March 18, 2010.

C.Parker noted that we are recommending as a condition of approval to reduce the water main size to an 8 inch main.

M.Gasses made the motion to approve the amendments with staff recommendations. D.Steele seconded. **Vote:** Unanimous.

- F. Consideration and possible vote of a request for a 90-day extension for John & Caroline McGlone, Assessor's Map I, Lot 124, zoned R-40, located at 25 Piscataqua Road (**P09-16**) (5 lots) previously approved on 9/22/09. (An Administrative 90 day extension was granted on 11/30/09 to expire on 3/22/10).

C.Parker noted that the applicant is requesting an additional extension. He noted that he spoke with the applicant regarding the ultimate plan for the property. The Chair noted that the Board could grant the 90 day extension with the understanding that C.Parker will contact the McGlones and try to explain what needs to be done with the framework they have to work within.

F.Torr made the motion to approve the 90 extension. M.Gasses seconded. **Vote:** Unanimous.

3. NEW BUSINESS

M.Gasses stepped down.

- A. Consideration and acceptance of a Conditional Use Application for Measured Progress Inc (Owned by 171 Watson Road of Dover Holding Corporation) Assessor's Map E, Lot 27B, zoned ETP, located at 100 Education Way. (Expansion of existing parking lot, add 42 new parking spaces)(**P10-02**)
- B. Consideration and acceptance of a Site Plan for Measured Progress Inc (Owned by 171 Watson Road of Dover Holding Corporation) Assessor's Map E, Lot 27B, zoned ETP, located at 100 Education Way. (Expansion of existing parking lot) (**P10-04**)

The Chair noted that he would like to discuss both cases at once but make two separate decisions.

R.Kmetz noted that we are avoiding wetlands and preserves trees. This plan puts the additional parking spaces in the grassed area. The Conservation Commission has approved the use of the buffer area. One or two trees will be impacted. We have reduced the number of parking lots and the amount of impervious surface.

M.O'Donnell noted that Measured Progress has experienced growth and is projecting further growth. We would like to add 41 parking spaces. He noted that they will build a retaining wall and the parking area will be elevated about 4-5 feet in some spots. The Stormwater management features are based upon the new rules from the Department of Environmental Services (DES). The new components include tree wells that



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collect and treat the runoff. The stormwater is then discharged to the existing flow pattern. He noted that they are proposing a rain garden/ bio retention area with grass, shrubs and trees. He noted that they are required to meet the pre and post development flow rates. He added that they would be disturbing between 10,000 -11,000 square feet. We have met with the Conservation Commission. He added that they have endorsed the conditional use plan.

L.Skinner noted that there was not a lot of public transportation in that area. R.Kmetz noted that the City has a pilot program on call for Measured Progress. The work force is about 100 miles diameter around Dover. He noted that they do have walkers, bikers and carpoolers. The nearest off site parking is the Transportation Center. He added that we do have overflow parking for other buildings. We like to have parking within site of the building for security reasons. He noted that we have 70 employees on business trips, carpooling or absent. He added that during the hike of gas we had a carpool committee.

G.Green noted that he was curious about using a pervious surface in this project. It was noted that the ground water table is within 4 feet of this surface and pervious surface is not recommended by DES. Studies at UNH have shown that 4 feet is the magic number.

Lee Skinner made the motion to accept the applications. J.Swartzendruber seconded. **Vote:** Unanimous.

The Chair opened the public hearings for both applications.

C.Castaldo, an abutter, noted that she was concerned about the lack of mitigation to offset the impact on the wetland. She noted the existing parking is underutilized.

M.Castaldo noted that he did not see the need to tear up a greenway and erect a 4-5 foot barrier which will impact the wildlife. He noted that there is existing video surveillance and felt that the need for security is a moot point. He did not feel that there has been an attempt to get people to carpool.

The Chair closed the public hearings.

C.Parker noted that the applicant appeared before the Technical Review Committee on January 7, 2010 and February 25, 2010 (TRC Notes enclosed). The applicant appeared before the Conservation Commission on February 1, 2010 and March 1, 2010 and received a favorable endorsement. The Planning Department recommends approval of the Conditional Use Permit, with the following conditions:

1. 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.

G.Green made the motion to approve the conditional use permit with staff recommendation. D.Steele seconded. **Vote:** Unanimous

R.Kmetz noted that they do not have any unused areas. He noted that several years ago we developed a master plan for future expansions. He added that there are areas that sometimes appear to be underutilized during the year. He stated that the barrier would not be more than a foot or so in some portions of the wall. He stated that the company did not want to presume that security cameras would provide a sense of security to our employees.



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M.O'Donnell noted that people leave at different times and there are three shifts working. There is a need for parking to cover the overlap so that people don't park on education way. He added that when designing the parking lot we also had to take into consideration, the City of Dover fire truck access.

C.Parker noted that we have had the pleasure in working on the adjacent measured progress trail and future parking lot off Watson Road to allow residents to use the portion of the trail.

C.Parker noted that the applicant has submitted a set of plans asking for approval to expand an existing parking lot that will result in a net increase of 42 parking spaces. A Conditional Use Permit is required due to the parking lot impacting 10,960 square feet of the 50-foot wetlands buffer. The applicant appeared before the Technical Review Committee on January 7, 2010 and February 25, 2010 (TRC Notes enclosed). The applicant appeared before the Conservation Commission on February 1, 2010 and March 1, 2010 and received a favorable endorsement. The Planning Department recommends approval of the site plan, with the following conditions:

1. Add the owners' signature to the plan.
2. Provide the Planning Department with a digital version of the plan.
3. The applicant shall add the engineer's stamp and signature to the appropriate sheets of the plan.
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 a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.

D.Steele made the motion to approve the site plan application with the staff recommendations. G.Green seconded. **Vote:** Unanimous

John Woodman was recognized for this support for this trail. M.Gasses joined the Board.

4. STAFF COMMENTS

C.Parker noted that the April Workshop will be on the 6th not the 13th. He noted that there will be a planning discussion at 7:30AM at the Green Bean Café.

C.Parker noted that tonight would be M.Beauchamp's last meeting, she has decided to move on and I wish her luck and thank her for her time in the Planning Department.

5. COMMITTEE REPORTS

M.Gasses noted that there will be a ground breaking event for the trail parking lot on Saturday, May 15th at 10am until 1 or 2PM, which includes a barbeque. .

6. ADJOURNMENT

F.Torr made the motion to adjourn at 830PM. L.Skinner seconded. Vote: Unanimous.



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Meeting Date: Tuesday, April 6, 2010
Meeting Time: 7:00 pm

MEMBERS PRESENT: Ronald Cole (Chair), Frank Torr (Vice Chair), Linda Merullo, Dean Trefethen, Perry Plummer and Lee Skinner (Alternate), Gary Green (Alternate).

STAFF PRESENT: Christopher Parker (Planning Director)

The Chair called the meeting called to order at 7PM.

A. Discussion Re: Proposed Zoning Amendments.

C.Parker reviewed the status of the proposed changes. He indicated that the board is on the intermediate level items, including conversion of single family dwellings into two or more units, and customary home occupations. He has made changes to the Customary Home Occupation and Fence amendment, and will go over those, as well as two new amendment proposals.

C.Parker reviewed the following amendments:

Conversion of a single family dwelling to a 2 unit dwelling: no change has been made.

C.Parker spoke to the amendment regarding the allowance of farm animals for family use. This was an item suggested by the Zoning Board for review. This amendment, which would revise the table of use in districts where single family and two family dwellings are allowed, would allow up to six (6) chickens to be raised, with no roosters, as well as the raising of sheep or goats for non-commercial use. Restrictions on lot size and coop/pen size and placement were explained.

C.Parker spoke to the changes made to the amendment of the definition of Customary Home Occupation. These include adding hairdresser to the allowed uses, reducing the uses prohibited by those previously called out, as well as indicating that like uses will not be allowed.

C.Parker spoke to a new amendment, regarding the definition of Civic Building. The definition currently includes the term “religion”, and the City already has a church use, so there is a potential conflict. Religion will be removed from the civic building definition.

C.Parker spoke to the next amendment, regarding a new definition of Farm Animals For Family Use and Livestock Poultry, and Swine. Parker explained that the livestock use has been in place for many years, but with the addition of the farm animals for family use, it seemed appropriate to differentiate the two. Discussion ensued regarding urban agriculture and if there is a demand to have the uses called out in the zoning ordinance. Support was shown for keeping the use on the list of amendments, and to further review the need.

C.Parker spoke to the next amendment, regarding the intensity of illuminated signs. Foot candle strength was listed and a requirement to dim the illumination from dusk to dawn.

C.Parker spoke to the next amendment, regarding the location of fences. The changes remove the proposed setbacks for fences, and instead limit the height of a fence in front of a house to four (4) feet. Side and rear fences could be up to eight (8) feet in height. This would improve visual safety buffers along sidewalks and roads.



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P.Plummer and D. Trefethen spoke in favor of lowering the four (4) foot height to three (3) in the front. L.Skinner asked for a rewording of the language for the fencing in front of a house. Discussion ensued regarding permitting fences as well as the height limits. C.Parker will discuss permitting with staff, and recommend language.

Discussion ensued regarding Customary Home Occupation signage and clarifying the prohibited usage language.

C.Parker indicated that he would update the board on overall progress at the April 27th regular meeting.

The Chair closed the Workshop



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PLANNING BOARD - STAFF MEMO FILE #P10-18

Application Type: Conditional Use Permit
Applicant: Christine Estes
Owner: Christine Estes
Location: 240 Long Hill Road (Assessor's Map A, Lot 51-9)

INTENT: To obtain a Conditional Use Permit to upgrade an existing driveway to a public roadway within the Wetland Protection District and Conservation District.

LOTS/UNITS PROPOSED: 9 lots

AGENDA ITEM #: 4A

FILE: P10-18

APPLICANT(S): Christine Estes

OWNER(S): Christine Estes

LOCATION: 240 Long Hill Road
(Assessor's Map A, Lot 51-9)

ACREAGE: 17.268 acres

ZONING DISTRICT: R-40

EXISTING LAND USE:
Single Family Home

PROPOSED LAND USE: Single Family homes

SURROUNDING LAND USE:
Single Family residential

ZBA ACTION: None

ATTACHMENTS:
Subdivision Plan

PERMITS REQUIRED:
NHDES Subdivision Permit
NHDES Wetlands Permit
City of Dover Conditional Use Permit

WAIVERS REQUESTED: Roadway within fifty feet of the property line in two locations

The applicant has submitted a set of plans for review. The applicant wishes to construct a public roadway where a driveway exists within the Wetland Protection District and Conservation District. The applicant proposes 619 square feet of wetland impact. The Conservation Commission considered this request on 3/8/10 and recommended the Planning Board grant. The Commission had no conditions.

The Planning Department recommends that the Planning Board accept the application, open the public hearing, then recess the hearing, and table the item in order to schedule a site walk.

RECEIVED

Amount Paid \$1,491.48

Date Received MAR 18 2010

Account # P10-18

Time Received _____

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

GENERAL INFORMATION

Date: February 22, 2010 Telephone #: _____

Name of Applicant: Christine Estes

Address of Applicant: 240 Long Hill Road, Dover, NH 03820

Signature of Applicant [Handwritten Signature]

Name of Property Owner: SAME

Address of Property Owner: SAME

Signature of Property Owner [Handwritten Signature]

Address of Property Being Developed: 240 Long Hill Road

Assessor's Map #: A Lot #: 51-9

Zoning District: R-40

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

Activity in Dover Conservation District – Describe activity _____
Construction upgrade of an existing driveway to a public roadway.

Impact to Dover Wetlands – Describe impact _____
619 square feet of wetland impact for construction upgrade of an existing driveway to a public roadway.

Other Wetland Protection District Impacts as shown on plans for construction upgrade of an existing driveway to a public roadway.

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

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

318

Noel Family Revocable Trust
Carol & Harvey Noel, Trustees
239 Long Hill Road
Dover, NH 03820

Temple Israel of Dover, Incorporated
PO Box 254
Dover, NH 03820

Paul E. Arvenitis
Linda K. Arvenitis
268 Long Hill Road
Dover, NH 03820

Joseph M. Tenuta &
Christine R. Tenuta
262 Long Hill Road
Dover, NH 03820

Stephen E. Staples &
Deborah Brosnihan-Staples
256 Long Hill Road
Dover, NH 03820

Christianna M. Jackson &
Gavin J. Jackson
252 Long Hill Road
Dover, NH 03820

Christine A. Estes
240 Long Hill Road
Dover, NH 03820

Shanna B. Sklarski &
Christian Beliveau
228 Long Hill Road
Dover, NH 03820

Paul Tiemann &
Cindy Tiemann
222 Long Hill Road
Dover, NH 03820

Deborah C. Garland
216 Long Hill Road
Dover, NH 03820

William W. Fenniman Jr.
Donna M. Fenniman
11 Foxtail Ridge
Dover, NH 03820

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

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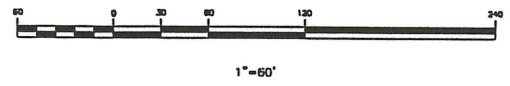
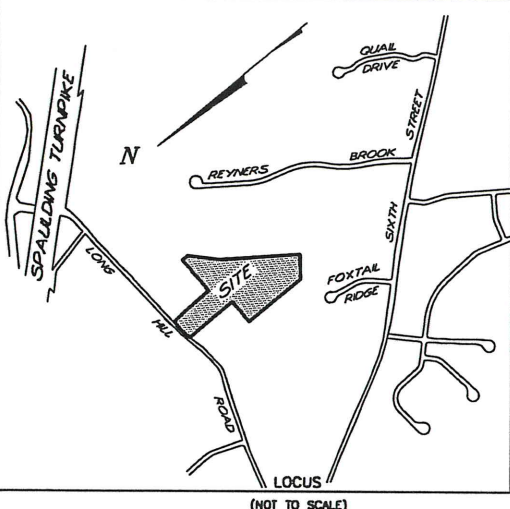
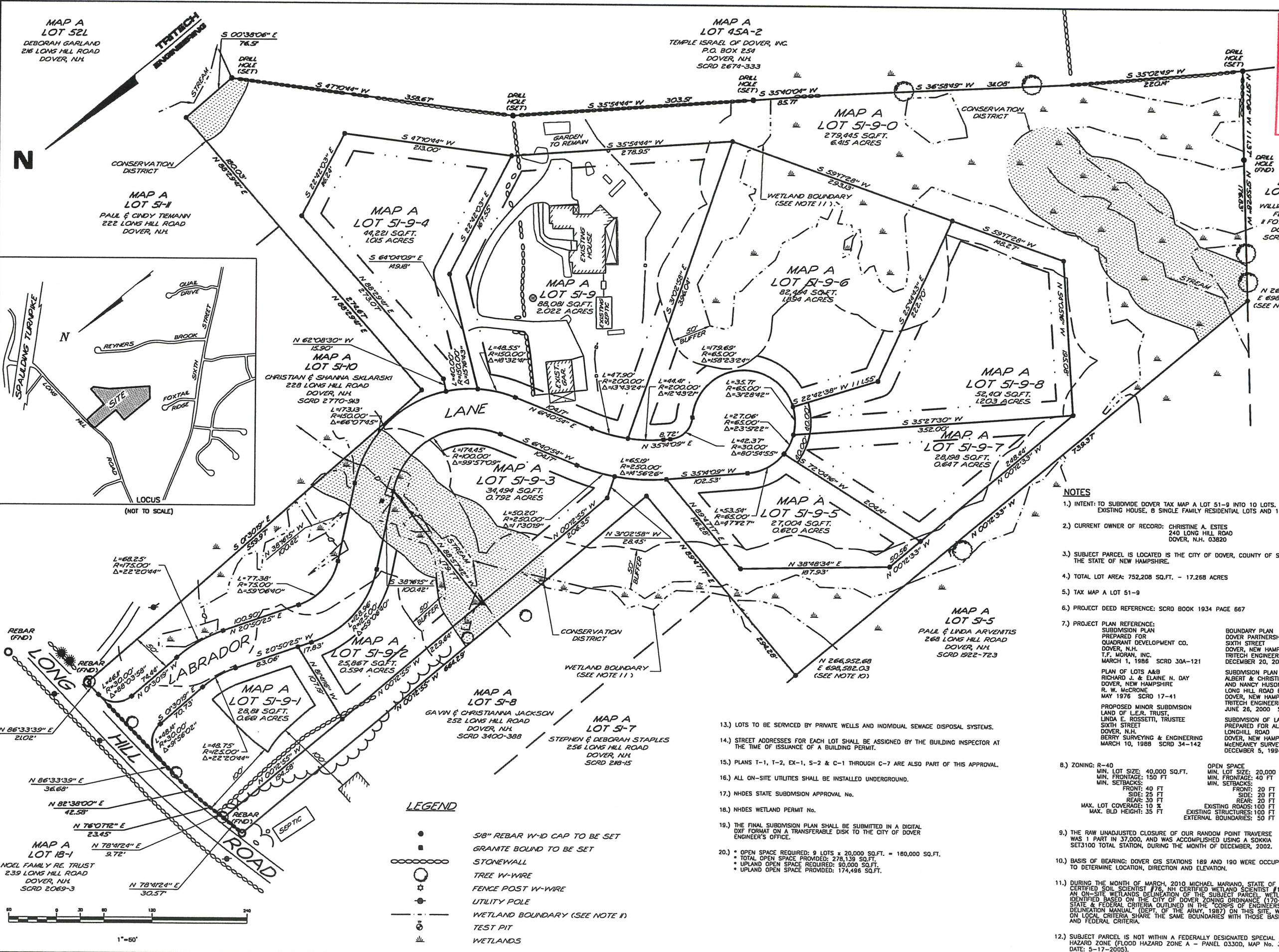
Paul Tiemann &
Cindy Tiemann
222 Long Hill Road
Dover, NH 03820

Deborah C. Garland
216 Long Hill Road
Dover, NH 03820

William W. Fenniman Jr.
Donna M. Fenniman
11 Foxtail Ridge
Dover, NH 03820

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

ISSUED



- LEGEND**
- 5/8" REBAR W-ID CAP TO BE SET
 - GRANITE BOUND TO BE SET
 - STONEWALL
 - TREE W-WIRE
 - FENCE POST W-WIRE
 - UTILITY POLE
 - WETLAND BOUNDARY (SEE NOTE 1)
 - TEST PIT
 - WETLANDS

NOTES

- 1.) INTENT: TO SUBDIVIDE DOVER TAX MAP A LOT 51-9 INTO 10 LOTS, 1 WITH THE EXISTING HOUSE, 8 SINGLE FAMILY RESIDENTIAL LOTS AND 1 OPEN SPACE LOT.
- 2.) CURRENT OWNER OF RECORD: CHRISTINE A. ESTES
240 LONG HILL ROAD
DOVER, N.H. 03820
- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: 752,208 SQ.FT. - 17.268 ACRES
- 5.) TAX MAP A LOT 51-9
- 6.) PROJECT DEED REFERENCE: SCRD BOOK 1934 PAGE 667
- 7.) PROJECT PLAN REFERENCE:
SUBDIVISION PLAN PREPARED FOR QUADRANT DEVELOPMENT CO. DOVER, N.H. T.F. MORAN, INC. MARCH 1, 1986 SCRD 30A-121
PLAN OF LOTS A&B RICHARD J. & ELAINE N. DAY DOVER, NEW HAMPSHIRE R. W. MCRONE MAY 1976 SCRD 17-41
PROPOSED MINOR SUBDIVISION LAND OF L.E.R. TRUST, LINDA E. ROSSETTI, TRUSTEE SIXTH STREET DOVER, N.H. BERRY SURVEYING & ENGINEERING MARCH 10, 1988 SCRD 34-142
BOUNDARY PLAN DOVER PARTNERSHIP SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION DECEMBER 20, 2002 SCRD 69-55
SUBDIVISION PLAN ALBERT & CHRISTINE ESTES AND NANCY HUSON MOLL LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JUNE 26, 2000 SCRD 63-39
SUBDIVISION OF LAND PREPARED FOR ALBERT ESTES LONGHILL ROAD DOVER, NEW HAMPSHIRE McNEANEY SURVEY ASSOCIATES DECEMBER 5, 1994 SCRD 47-5
- 8.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 30 FT
MAX. LOT COVERAGE: 10 %
MAX. BLD HEIGHT: 35 FT
OPEN SPACE
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 20 FT
EXISTING ROADS: 10 %
EXISTING STRUCTURES: 100 FT
EXTERNAL BOUNDARIES: 50 FT
- 9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 37,000, AND WAS ACCOMPLISHED USING A SOKKIA SET3100 TOTAL STATION, DURING THE MONTH OF DECEMBER, 2002.
- 10.) BASIS OF BEARING: DOVER CIS STATIONS 189 AND 190 WERE OCCUPIED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.
- 11.) DURING THE MONTH OF MARCH, 2010 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #163, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27:1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
- 12.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 03300, MAP No. 33017CD3100, DATE: 5-17-2005).
- 13.) LOTS TO BE SERVICED BY PRIVATE WELLS AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- 14.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 15.) PLANS T-1, T-2, EX-1, S-2 & C-1 THROUGH C-7 ARE ALSO PART OF THIS APPROVAL.
- 16.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 17.) NHDES STATE SUBDIVISION APPROVAL No.
- 18.) NHDES WETLAND PERMIT No.
- 19.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
* OPEN SPACE REQUIRED: 9 LOTS x 20,000 SQ.FT. = 180,000 SQ.FT.
* TOTAL OPEN SPACE PROVIDED: 278,139 SQ.FT.
* UPLAND OPEN SPACE REQUIRED: 90,000 SQ.FT.
* UPLAND OPEN SPACE PROVIDED: 174,496 SQ.FT.

TRITECH
ENGINEERING CORPORATION

REVISIONS	DESCRIPTION:
DATE: 04-12-10	REVISED PER ITC COMMENTS

OPEN SPACE SUBDIVISION PLAN
LABRADOR WOODS
240 LONG HILL ROAD
DOVER, NEW HAMPSHIRE
MARCH 18, 2010
JOB No. 04176
SCALE: 1" = 60'

SHEET NO. **S-1**
(PI0-19)

MAP A LOT 45-A9
WILLIAM & DONNA FENNIMAN
1 FOX TAL RIDGE
DOVER, NH
SCRD 1755-702

N 266,213.31
E 698,584.72
(SEE NOTE 10)

MAP A LOT 45A-2
TEMPLE ISRAEL OF DOVER, INC.
P.O. BOX 254
DOVER, NH
SCRD 2674-333

MAP A LOT 51-9-0
279,445 SQ.FT.
6.415 ACRES

MAP A LOT 51-9-4
44,221 SQ.FT.
1.015 ACRES

MAP A LOT 51-9
88,081 SQ.FT.
2.022 ACRES

MAP A LOT 51-9-6
82,484 SQ.FT.
1.894 ACRES

MAP A LOT 51-9-8
52,401 SQ.FT.
1.203 ACRES

MAP A LOT 51-9-7
28,198 SQ.FT.
0.647 ACRES

MAP A LOT 51-9-5
27,004 SQ.FT.
0.620 ACRES

MAP A LOT 51-9-3
34,494 SQ.FT.
0.792 ACRES

MAP A LOT 51-10
CHRISTIAN & SHANNA SKIARSKI
228 LONG HILL ROAD
DOVER, NH
SCRD 2770-913

MAP A LOT 51-9-2
25,867 SQ.FT.
0.594 ACRES

MAP A LOT 51-8
GAVIN & CHRISTIANNA JACKSON
252 LONG HILL ROAD
DOVER, NH
SCRD 3400-388

MAP A LOT 51-7
STEPHEN & DEBORAH STAPLES
256 LONG HILL ROAD
DOVER, NH
SCRD 218-15

MAP A LOT 51-5
PAUL & LINDA ARVENTIS
268 LONG HILL ROAD
DOVER, NH
SCRD 1922-723

MAP A LOT 52L
DEBORAH GARLAND
216 LONG HILL ROAD
DOVER, NH

MAP A LOT 51-11
PAUL & CINDY TEMANN
222 LONG HILL ROAD
DOVER, NH

MAP A LOT 18-1
NOEL FAMILY RE. TRUST
239 LONG HILL ROAD
DOVER, NH
SCRD 2069-3



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-19

Application Type: Major Open Space Subdivision
Applicant: Christine Estes
Owner: Christine Estes
Location: 240 Long Hill Road (Assessor's Map A, Lot 51-9)

INTENT: To subdivide land into 9 lots using Open Space Subdivision regulations.

LOTS/UNITS PROPOSED: 9 lots

AGENDA ITEM #: 4A

FILE: P10-18 & 19

APPLICANT(S): Christine Estes

OWNER(S): Christine Estes

LOCATION: 240 Long Hill Road
(Assessor's Map A, Lot 51-9)

ACREAGE: 17.268 acres

ZONING DISTRICT: R-40

EXISTING LAND USE:
Single Family Home & Religious
Establishment

PROPOSED LAND USE: Single Family
homes

SURROUNDING LAND USE:
Single Family residential

ZBA ACTION: None

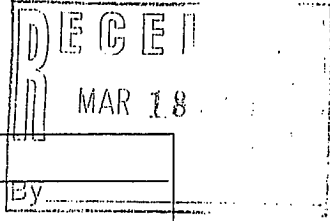
ATTACHMENTS:
Subdivision Plan

PERMITS REQUIRED:
NHDES Subdivision Permit
NHDES Wetlands Permit
City of Dover Conditional Use Permit

WAIVERS REQUESTED: Roadway within
fifty feet of the property line in two locations

The applicant has submitted a set of plans for review. The applicant wishes to subdivide the existing lot into nine single family lots and construct a public roadway where a driveway exists. This would be a major Open Space subdivision. The houses would be serviced by on-site septic systems and wells. The applicant and engineer attended a Technical Review Committee (TRC) meeting on April 1, 2010. Revised plans and explanation letter were received on April 12, 2010. There are currently one or two outstanding issues remaining from the TRC to be resolved.

The Planning Department recommends that the Planning Board accept the application, open the public hearing, then recess the hearing, and table the item in order to schedule a site walk.



Account # P10-19 Date Received _____
 Amount Pd. (see P10-18) Time Received _____
 BY _____

**CITY OF DOVER
 SUBDIVISION APPLICATION**

Applicant (s) Name Christine Estes Phone _____

Applicant (s) Address 240 Long Hill Road, Dover, NH 03820

Signature of Applicant(s) [Handwritten Signature]

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

Land Owner's Address (es) Same

Signature of Land Owner [Handwritten Signature]

Area of entire tract 17.268 acres, 752,208 square feet

Area being subdivided 17.268 acres, 752,208 square feet

Proposed number of lots 8

Zoning District R-40 Assessor's Map A Lot Nos. 51-9

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

Development Data

Construction of Homes:

1. Number of dwelling units 8 2. Number of buildings 8

Construction of Apartments:

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

Construction of non-residential units: Yes No Explain _____

Professional Certification

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

Phone #: (603) 742-8107 Profession Professional Engineer, Land Surveyor

Abutters List
Open Space Subdivision

Labrador Woods

Tax Map A Lot 51-9

240 Long Hill Road
Dover, New Hampshire

Job No. 04176

Page 1 of 2

Abutters:

Map A, Lot 18-1	Noel Family Revocable Trust Carol & Harvey Noel, Trustees 239 Long Hill Road Dover, NH 03820
Map A, Lot 45-A2	Temple Israel of Dover, Incorporated PO Box 254 Dover, NH 03820
Map A, Lot 51-5	Paul E. Arvenitis Linda K. Arvenitis 268 Long Hill Road Dover, NH 03820
Map A, Lot 51-6	Joseph M. Tenuta & Christine R. Tenuta 262 Long Hill Road Dover, NH 03820
Map A, Lot 51-7	Stephen E. Staples & Deborah Brosnihan-Staples 256 Long Hill Road Dover, NH 03820
Map A, Lot 51-8	Christianna M. Jackson & Gavin J. Jackson 252 Long Hill Road Dover, NH 03820
Map A, Lot 51-10	Shanna B. Sklarski & Christian Beliveau 228 Long Hill Road Dover, NH 03820
Map A, Lot 51-11	Paul Tiemann & Cindy Tiemann 222 Long Hill Road Dover, NH 03820
Map A, Lot 52-L	Deborah C. Garland 216 Long Hill Road Dover, NH 03820
Map A, Lot 45-A9	William W. Fennimen Jr. Donna M. Finniman 11 Foxtail Ridge Dover, NH 03820

Abutters List
Open Space Subdivision

Labrador Woods

Tax Map A Lot 51-9
240 Long Hill Road
Dover, New Hampshire

Job No. 04176

Page 2 of 2

Owner/Applicant:

Map A, Lot 51-9

Christine A. Estes
240 Long Hill Road
Dover, NH 03820

Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

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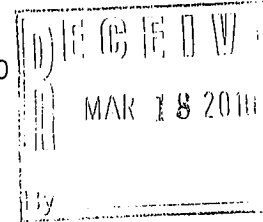
TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

March 18, 2010



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

Subject: *Open Space Subdivision*
Labrador Woods
Dover Tax Map A Lot 51-9
240 Long Hill Road
Dover, New Hampshire
Job No. 04176

Dear Chris:

Enclosed please find six (6) full-size copies of the ***Subdivision Plan Set*** for the above referenced project.

Also included are the following:

- Subdivision Application
- Conditional Use Permit Application
- Application Fees
- Abutters List with 3 sets of labels
- Traffic Report
- Fiscal Impact Analysis

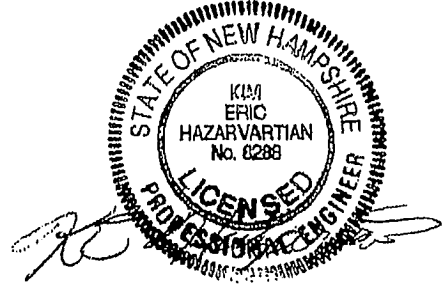
This property is currently the residence of Al and Christine Estes. They propose to subdivide the property into nine (9) lots. One lot will be occupied by the existing house and garage. The remaining eight lots will be available for construction of single-family homes, presumably by Estes Construction.

The Estes' driveway will be upgraded to a public roadway which will require a Minimum Impact Dredge Fill Permit from the State of NH and a Conditional Use Permit from the City of Dover. We presented this project to the Conservation Commission on March 8, 2010 and received a favorable endorsement of the Dredge Fill Permit and Conditional Use Permit request.

Please place us on the agenda for the April 1, 2010 Technical Review Committee Meeting. This will prepare for the April 27, 2010 Planning Board.

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

Ref: 1119
Subject: Traffic Assessment
Proposed Labrador Woods Residential Subdivision
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: March 18, 2010



INTRODUCTION

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic assessment memorandum (TAM) of the proposed Labrador Woods residential subdivision in the City of Dover, New Hampshire.

The proposed residential development will:

- result in nine lots with one existing and eight proposed single-family-detached dwelling units
- have vehicle access via a proposed subdivision road intersecting the south side of Long Hill Road about 1,600 feet (ft) east of the easterly Fieldstone Drive intersection

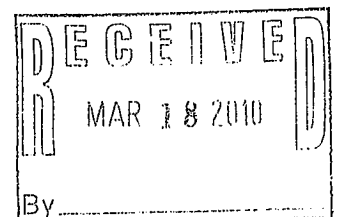
The TAM reflects standard traffic impact assessment and analysis per City policy and includes:

- site description
- road description
- sight distances
- trip generation
- trip distribution

SITE DESCRIPTION

The existing site:¹

¹ TEPP LLC conducted a field assessment on March 11, 2010.



- is to the south of Long Hill Road
- has an area of about 17.268 acres
- is largely wooded, with one existing single-family detached house
- is bounded by wooded land and residential development to the west, east and south
- is bounded by Long Hill Road to the north

The proposed residential development will:

- result in nine lots with one existing and eight proposed single-family-detached dwelling units
- have vehicle access via a proposed subdivision road intersecting the south side of Long Hill Road about 1,600 ft east of the easterly Fieldstone Drive intersection

ROAD DESCRIPTION

Long Hill Road near the site:

- is an collector street under the jurisdiction of the City
- is on a minor eastbound downgrade
- has a horizontal alignment near the proposed subdivision road intersection that is tangent except for a horizontal curve to the west
- has a travelway about 22 ft wide
- has pavement markings consisting of a double-yellow line separating opposing traffic
- has asphalt cement concrete pavement in fair condition
- has no curb or sidewalk
- has utility poles along the north side, without luminaires
- has a posted speed limit of 30 miles per hour (mph)
- is lined with residential development, wooded land and, to the north and east of the site, a Hellenic Center

SIGHT DISTANCES

AASHTO has established the authoritative policy for sight distances at unsignalized intersections. SSD is considered at unsignalized intersections. SSD provides for safety and is fundamental to intersection operation. SSD enables a driver, on the major road, to perceive and react

accordingly to a vehicle entering the major road from a minor road. SSD is conservative because it encompasses a wide range of brake-reaction times and deceleration rates.²

TEPP LLC measured relevant available sight distances for the Long Hill Road/proposed subdivision road intersection, as Table 1 summarizes. The table shows that available sight distances with roadside vegetation clearing to the north exceed:

Table 1. Sight distances.

Direction	SSD (ft) for Major-Street Speed ^a			Available Sight Distance (ft) ^b
	30 mph	35 mph	40 mph	
To/From the West	205	257	315	500±
To/From the East	200	237	289	700+

^aThe posted speed limit is 30 mph.

^bWith roadside vegetation clearing to the north.

- AASHTO SSD³ for major-street approach speeds greater than the posted speed limit
- the 400-ft practice of the New Hampshire Department of Transportation

Sight lines should be maintained to prevent inappropriate roadside obstructions or vegetation.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) compiles and publishes trip-generation information for a variety of land uses in *Trip Generation*.⁴ This authoritative guide for estimating site traffic includes single-family-detached housing (land use 210) based on dwelling units.⁵

Table 2 presents calculated net changes in trip generation due to the proposed development as follows:

² AASHTO, *A Policy on Geometric Design of Highways and Streets*, Fifth Edition (Washington, DC, 2004), page 651.

³ AASHTO, page 112 and 115.

⁴ ITE, *Trip Generation*, 8th Edition (Washington DC, 2008).

⁵ ITE, *Trip Generation*, 8th Edition, pages 289 through 296.

Table 2. Trip generation.

Period	Calculated Vehicle-Trips ^a		
	Dwelling Units on Site		Net Change Due to 8 Dwelling Units
	1 Existing	9 Total Proposed	
Weekday Daily	10	86	76
Weekday AM Street Peak Hour			
In	0	2	2
Out	1	5	4
Total	1	7	6
Weekday PM Street Peak Hour			
Enter	1	6	5
Exit	0	3	3
Total	1	9	8
Saturday Daily	10	91	81
Saturday Peak Hour			
Enter	1	4	3
Exit	0	4	4
Total	1	8	7

^aBased on ITE, *Trip Generation*, 8th Edition, land use 210, single-family detached housing.

- 76 vehicle-trips per weekday (total of in and out)
- 6 vehicle-trips during the weekday AM street peak hour (2 in and 4 out)
- 8 vehicle-trips during the weekday PM street peak hour (5 in and 3 out)
- 81 vehicle-trips per Saturday (total of in and out)
- 7 vehicle-trips during the Saturday peak hour (3 in and 4 out)

TRIP DISTRIBUTION

The estimated number of vehicle trips will not result in a material traffic impact on the area, regardless of trip distribution/assignment. Trips to/from the site will split between the west (toward Sixth Street) and the east (toward New Hampshire Route 108).

CONCLUSION

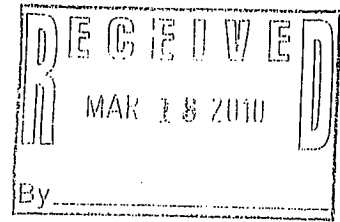
ITE suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.⁶ The calculated peak-hour trip generation of the proposed development falls well below this level.

The highest peak-hour net change in trip generation is eight vehicle-trips, which represents:

- an average of less than one vehicle per seven minutes added to Long Hill Road total
- an average of about one vehicle per 30 minutes added to Long Hill Road eastbound or westbound, east or west of the proposed subdivision road

In conclusion, the proposed residential subdivision is anticipated to result in no significant impact to area traffic operations and safety.

⁶ ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.



Labrador Woods Subdivision
Yield Plan – Fiscal Impact Analysis

Prepared March 18, 2010

The following Fiscal Impact Analysis is based on the value of land from the most recent sale in 2010. Attached is a construction cost estimate for infrastructure, as well as lot values provided by Peggy Carter, The Masiello Group.

Land & Building Value	\$ 850,000
2009 Assessed Value of Existing Home	\$ 623,800
Value of 1 acre Lot	\$ 100,000
Estimated Improvement Costs	\$ 255,000

Total Yield Plan Costs:

Land & Building Sale Value	\$ 850,000
Minus Existing House & 2-acre Lot	\$ (623,800)
Net Land Value	\$ 226,200
Plus Improvement & Approval Costs	\$ 255,000
Gross Improved Subdivision Costs	\$ 481,200

Based on 10 Lot Yield Plan subtracting out one lot for the existing house and dividing the Gross Improved Subdivision Cost by 9 lots, the finished Cost Per Lot would be equal to \$53,500

Based on the retail value of the lots in the Yield Plan per letter from Peggy Carter of \$100,000, it is reasonable to construe that this subdivision plan would be financially viable to develop.

233 Central Avenue
Dover, NH 03820

March 18th, 2010

Attn: Douglas LaRosa

Re: Labrador Woods/Albert Estes
240 Longhill Road
Dover, NH 03820

Dear Doug,

Thank you for your call. After reviewing this past years lot sales in the City of Dover the estimated value for a lot at Labrador Woods is \$100,000.00. The total market value for the property to include all land at 240 Longhill Road, Dover, NH is \$850,000.00.

If you have any other questions, please feel free to call me at (603)396-2938.

Sincerely,



Peggy Carter
Realtor, Better Homes & Garden

2009 Assessed Values Including Prior Year Totals

Parcel ID	St#	Street Name	Use	2008 total	2009 land	2009 bldg	2009 total
15038-000000	239	LOCUST ST	Two Family	216,700	82,100	122,400	204,500
15113-A00000	240	LOCUST ST	Office Bldg	313,600	131,500	176,200	307,700
15037-000000	243	LOCUST ST	Two Family	245,700	82,400	130,100	212,500
15090-000000	244	LOCUST ST	Single Family	182,400	80,800	91,500	172,300
15089-000000	246	LOCUST ST	Two Family	233,000	81,400	138,800	220,200
15036-000000	247	LOCUST ST	Two Family	235,300	82,600	140,700	223,300
15088-000000	250	LOCUST ST	Single Family	204,800	83,200	105,600	188,800
15035-000000	251	LOCUST ST	Two Family	255,000	83,400	146,600	230,000
15067-000000	260	LOCUST ST	Two Family	222,500	100,600	109,900	210,500
15113-000000	266	LOCUST ST	Convenience Store	1,343,800	322,500	979,200	1,301,700
15021-022000	279	LOCUST ST	Factory	765,800	570,300	640,300	1,210,600
15069-000000	290	LOCUST ST	Single Family	212,000	93,200	96,300	189,500
15070-000000	292	LOCUST ST	Three Family	217,200	84,500	115,100	199,600
15020-000000	303	LOCUST ST	Rtl/Ofc w/ Apts	432,100	242,400	158,500	400,900
09053-A00000		LOCUST ST	Commercial Land	77,800	77,800	-	77,800
15068-000000		LOCUST ST	Commercial Land	293,800	292,800	900	293,700
15040-A00000		LOCUST ST	Ind Dev. Land	386,100	424,000	-	424,000
A0001-000000	1	LONG HILL RD	Gas Sta./ Conv Str	1,056,500	375,000	636,600	1,011,600
A0013-M00000	29	LONG HILL RD	Single Family	237,900	72,900	147,200	220,100
A0011-000000	33	LONG HILL RD	Single Family	169,500	68,300	99,900	168,200
A0012-000000	39	LONG HILL RD	Single Family	169,100	70,200	87,800	158,000
D0010-000000	42	LONG HILL RD	Mixed Use Res.	352,300	128,000	179,600	307,600
A0013-E00000	43	LONG HILL RD	Single Family	199,500	70,200	115,600	185,800
A0013-H00000	47	LONG HILL RD	Single Family	155,600	70,200	74,400	144,600
A0013-N00000	51	LONG HILL RD	Single Family	194,000	70,100	110,900	181,000
A0016-A00000	57	LONG HILL RD	Single Family	199,400	71,000	114,900	185,900
A0053-000000	60	LONG HILL RD	Single Family	198,800	74,800	110,300	185,100
A0016-D00000	63	LONG HILL RD	Single Family	248,700	76,500	153,600	230,100
A0053-A00000	66	LONG HILL RD	Single Family	239,600	70,200	151,300	221,500
A0016-E00000	67	LONG HILL RD	Single Family	247,700	81,100	150,300	231,400
A0053-B00000	70	LONG HILL RD	Single Family	178,500	70,200	96,500	166,700
A0016-F00000	71	LONG HILL RD	Single Family	229,700	79,000	135,200	214,200
A0053-C00000	74	LONG HILL RD	Mobile Home	150,700	63,200	75,200	138,400
A0016-G00000	75	LONG HILL RD	Single Family	268,200	79,700	170,200	249,900
A0053-D00000	78	LONG HILL RD	Single Family	222,800	72,000	135,500	207,500
A0053-E00000	82	LONG HILL RD	Single Family	182,500	72,000	98,400	170,400
A0053-F00000	86	LONG HILL RD	Single Family	225,100	72,000	137,700	209,700
A0016-001000	91	LONG HILL RD	Single Family	388,900	81,700	279,700	361,400
A0053-G00001	92	LONG HILL RD	Accessory Bldgs	128,900	113,000	5,000	118,000
A0053-G00002	96	LONG HILL RD	Single Family	388,300	118,400	237,900	356,300
A0053-G00003	100	LONG HILL RD	Single Family	320,600	124,000	168,600	292,600
A0053-G00004	104	LONG HILL RD	Single Family	291,600	88,400	181,300	269,700
A0053-G00005	106	LONG HILL RD	Single Family	358,200	92,800	239,700	332,500
A0068-000000	130	LONG HILL RD	Single Family	229,700	89,000	123,900	212,900
A0018-I00000	135	LONG HILL RD	Single Family	250,200	72,500	158,900	231,400
A0018-B00000	143	LONG HILL RD	Single Family	233,900	84,400	132,100	216,500
A0018-C00000	144	LONG HILL RD	Single Family	229,200	77,900	136,000	213,900
A0018-P00000	150	LONG HILL RD	Single Family	202,100	76,800	112,000	188,800
A0018-H00000	159	LONG HILL RD	Single Family	167,300	73,500	81,800	155,300
A0052-F00000	174	LONG HILL RD	Single Family	209,900	70,400	123,700	194,100
A0018-N00000	177	LONG HILL RD	Single Family	236,500	70,400	150,000	220,400
A0052-J00000	180	LONG HILL RD	Single Family	263,800	70,400	174,900	245,300
A0018-Q00000	181	LONG HILL RD	Single Family	206,900	65,500	127,300	192,800
A0018-R00000	185	LONG HILL RD	Single Family	210,800	65,500	129,400	194,900
A0052-G00000	188	LONG HILL RD	Single Family	209,900	65,500	130,200	195,700
A0018-M00003	191	LONG HILL RD	Single Family	357,500	73,100	256,400	329,500
A0018-M00000	195	LONG HILL RD	Single Family	304,100	122,200	151,500	273,700
A0052-H00000	200	LONG HILL RD	Single Family	195,600	70,400	112,100	182,500
A0018-M00001	201	LONG HILL RD	Single Family	276,900	72,000	183,300	255,300
A0018-M00002	209	LONG HILL RD	Single Family	296,200	74,000	199,100	273,100
A0052-I00000	212	LONG HILL RD	Single Family	146,000	70,400	66,300	136,700
A0052-K00000	214	LONG HILL RD	Single Family	249,500	91,500	138,400	229,900
A0018-M00004	215	LONG HILL RD	Single Family	393,800	74,000	291,200	365,200
A0051-011000	222	LONG HILL RD	Single Family	383,500	79,300	276,600	355,900
A0051-010000	228	LONG HILL RD	Single Family	407,100	85,400	288,500	373,900
A0018-001000	239	LONG HILL RD	Single Family	332,900	89,000	218,600	307,600
A0051-009000	240	LONG HILL RD	Single Family	679,500	79,400	544,400	623,800
A0018-000000	251	LONG HILL RD	Single Family	247,000	72,900	156,700	229,600
A0051-008000	252	LONG HILL RD	Single Family	411,300	74,500	303,800	378,300
A0051-007000	256	LONG HILL RD	Single Family	345,500	77,900	243,200	321,100

TRITECH

ENGINEERING CORPORATION

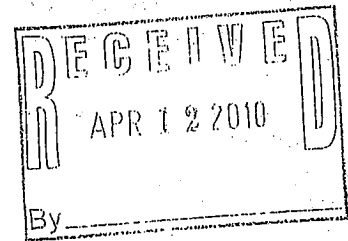
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

April 12, 2010

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

**Subject: Open Space Subdivision – P10-19
Labrador Woods**
Dover Tax Map A Lot 51-9
240 Long Hill Road
Dover, New Hampshire
Job No. 04176



Dear Christopher:

Enclosed please find four (4) full-size and twelve (11) half-size copies **Subdivision Plan Set** for the above referenced project. Below please find responses to concerns raised during the Technical Review Committee meeting that was held on April 1, 2010.

We look forward to discuss these applications with the Planning Board at their April 27, 2010 meeting.

Planning

1. *Dover Sheet; need perimeter Landscape Plan. (155-36F)*
 - Perimeter landscaping; no lot development is planned within 300 feet of any existing homes. The perimeter-landscaping plan therefore is to maintain natural vegetation screening along the perimeter of the original lot by preserving existing trees, shrubs, and under story; see Note 32, Sheet C-1. A majority of the site is protected by wetland buffers and conservation buffers.
2. *Sheet Y-1.*
 - a. *Add the 75-foot septic system setback and the 75-foot well radius.*
 - Sheet Y-1 has been revised with 75' septic system setback and 75' well radii.
 - b. *Rename term "Countable Buffer"?*
 - Countable Buffer has been renamed to Allowable Buffer.
 - c. *Add Plan Number P10-19 to the plan set.*
 - The plan number has been added as requested.
 - d. *Note #8 – rear minimum setback is 30-feet.*
 - Note #8 has been revised.
3. *Sheet EX-1:*
 - a. *Locate the septic system.*
 - Septic system location has been added to plan.
 - b. *Conservation District not Distrect.*
 - Plan has been revised.
 - c. *Note #8 – rear minimum setback is 30-feet.*
 - Plan has been revised.

4. *Sheet S-1:*
 - a. *Use the same table shown on Sheet Y-1.*
 - The Lot Compliance Table for the Open Space Subdivision has been added to Sheet C-7.
 - b. *Reflect the 50-foot No Cut Buffer.*
 - The plan reflects a 50' structure buffer distance as required by Section 155.F.(4).
 - c. *Request a waiver for the No Cut Buffer usage to avoid wetlands.*
 - On April 5, 2010 waiver meeting with Chris Parker, Director of Planning, it was agreed that waivers from Section 155.F.(4) were not required for roadway construction.
 - d. *The proposed road encroaches into the 50-foot buffer in 3 locations.*
 - On April 5, 2010 waiver meeting with Chris Parker, Director of Planning, it was agreed that waivers from Section 155.F.(4) were not required for roadway construction.
 - e. *Reflect the preservation of the 50 & 100-foot vegetation buffer?*
 - The plans reflect the requirements of Section 155.F.(4).
 - f. *Have road name approved by Tom Clark.*
 - We have proposed the road name Labrador Lane to Tom Clark, the Building Official, for his review.
 - g. *Cross hatch driveway locations.*
 - Driveway locations have been hatched on Sheets C-1, C-2, & C-3.
 - h. *Why not ask for a waiver to do a Conventional Subdivision?*
 - The lot layout and frontage requirements favor Mr. Estes' style of construction; Mr. Estes prefers the Open Space Subdivision.
 - i. *Note #8 – rear minimum setback is 30-feet.*
 - Note #8 has been revised.
 - j. *Note #20 – Open Space not Spave.*
 - Note #20 has been revised.
5. *Sheet S-2:*
 - a. *Conservation District not Distrect.*
 - Sheet S-2 has been revised.
 - b. *Note #8 – minimum rear setback 30-feet.*
 - Note #8 has been revised.
6. *Sheet C-1:*
 - a. *Correct building envelope to show the 100-foot No Cut Buffer on Lot 51-9-1.*
 - The building envelope depicts the 100' buffer required by Section 155.F.(4) of the Dover Code.

Engineering

1. *Straighten out road layout.*
 - The road layout has been straightened to the greatest extent possible while maintaining the minimum impact to wetlands. The roadway geometry complies with subdivision regulations.
2. *Label trees on the Landscape Plan.*
 - Trees have been labeled on Sheet C-1.
3. *Show well and septic areas.*
 - Well and septic areas are shown on Sheet S-2.
4. *Show test pits and provide test pit data.*
 - Test pit locations have been shown on Sheet S-2. Test pit data is provided in the drainage report.
5. *Letter of Credit for the first Building Permit.*
 - Note #32 has been added to Sheet C-1.
6. *Remove new streetlights pole at entrance and use existing pole.*
 - Plans have been revised, no new pole is proposed.

7. *Underground utilities.*
 - All utilities are proposed underground.
8. *Meeting with Engineering Department regarding drainage and box culvert.*
 - We met with Dave White, City Engineer, on April 5, 2010 regarding drainage. We have provided plans incorporating Engineering's comments.
9. *Remove existing culverts and replace with swales at the same grade.*
 - We have revised the plan as requested.
10. *Sheet C-7 needs to be detailed for conduits and guardrail.*
 - Electrical, telephone, and cable conduits have been shown on Detail 10 Sheet C-7. Guardrail has been shown on Detail 1 Sheet C-7 has been revised.
11. *Headwall is too close to roadway.*
 - Headwall locations have been moved away from the roadway.
12. *C-5 stone treatment dimensions are needed.*
 - Stone treatment dimensions have been added.
13. *Guardrail treatment?*
 - Guardrail Treatment Detail has been added.

Police

1. *None.*

Fire/Inspections

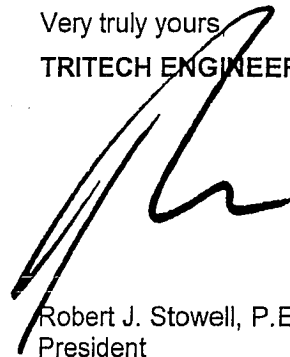
1. *Several house locations are beyond the 150-foot requirement to a 20-foot roadway and will require additional fire protection.*
 - Note #31 on Sheet C-1 addresses this requirement.
2. *Need to ensure the cul-de-sac is wide enough for apparatus turn around.*
 - Attached please find a sketch indicating that the fire truck turning movement is wide enough for a fire truck to turn around.

Economic Development

1. *None*

Please advise should you have any questions.

Very truly yours
TRITECH ENGINEERING CORP.



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

RJS / nas

Enclosures

cc: Engineering Department

ISSUED

MAP A LOT 45-A9
WILLIAM & DONNA FENNIMAN
1 FOXTAL RIDGE DOVER, NH
SCRD 1755-702

N 266,213.31
E 698,584.72
(SEE NOTE 10)

TRITECH
ENGINEERING CORPORATION

788 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8000
FAX 603 742 8800

REVISIONS
DATE: DESCRIPTION:
04-12-10 REVISED PER ITC COMMENTS

OPEN SPACE SUBDIVISION PLAN

LABRADOR WOODS

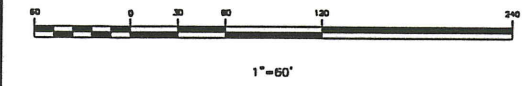
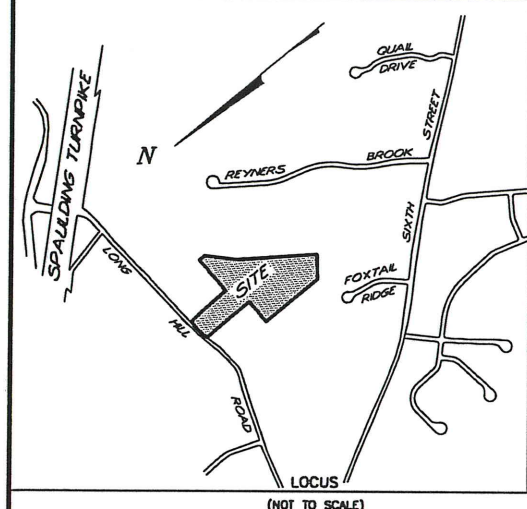
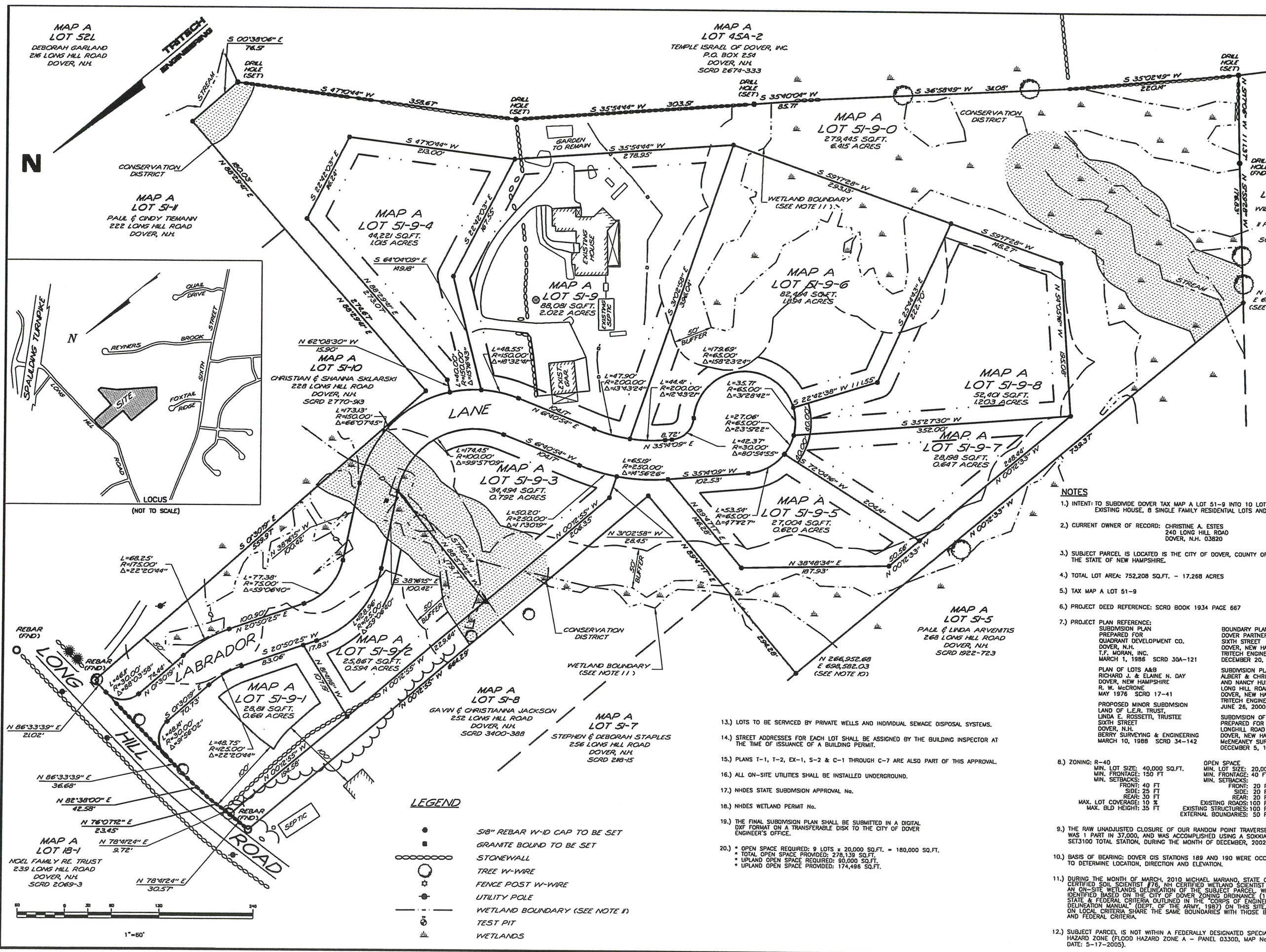
240 LONG HILL ROAD
DOVER, NEW HAMPSHIRE

MARCH 18, 2010
JOB No. 04176
SCALE: 1" = 60'

SHEET NO.

S-1

(PI0-19)



- LEGEND**
- 5/8" REBAR W-ID CAP TO BE SET
 - GRANITE BOUND TO BE SET
 - STONEWALL
 - TREE W-WIRE
 - FENCE POST W-WIRE
 - UTILITY POLE
 - WETLAND BOUNDARY (SEE NOTE 1)
 - TEST PIT
 - WETLANDS

NOTES

- 1.) INTENT: TO SUBDIVIDE DOVER TAX MAP A LOT 51-9 INTO 10 LOTS, 1 WITH THE EXISTING HOUSE, 8 SINGLE FAMILY RESIDENTIAL LOTS AND 1 OPEN SPACE LOT.
- 2.) CURRENT OWNER OF RECORD: CHRISTINE A. ESTES
240 LONG HILL ROAD
DOVER, N.H. 03820
- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: 752,208 SQ.FT. - 17,268 ACRES
- 5.) TAX MAP A LOT 51-9
- 6.) PROJECT DEED REFERENCE: SCRD BOOK 1934 PAGE 667
- 7.) PROJECT PLAN REFERENCE:
SUBDIVISION PLAN PREPARED FOR QUADRANT DEVELOPMENT CO. DOVER, N.H. T.F. MORAN, INC. MARCH 1, 1986 SCRD 30A-121
PLAN OF LOTS A&B RICHARD J. & ELAINE N. DAY DOVER, NEW HAMPSHIRE R. W. MCRONE MAY 1976 SCRD 17-41
PROPOSED MINOR SUBDIVISION LAND OF L.E.R. TRUST, LINDA E. ROSSETTI, TRUSTEE SIXTH STREET DOVER, N.H. BERRY SURVEYING & ENGINEERING MARCH 10, 1988 SCRD 34-142
BOUNDARY PLAN DOVER PARTNERSHIP SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION DECEMBER 20, 2002 SCRD 69-55
SUBDIVISION PLAN ALBERT & CHRISTINE ESTES AND NANCY HUSON MOLL LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JUNE 26, 2000 SCRD 63-39
SUBDIVISION OF LAND PREPARED FOR ALBERT ESTES LONGHILL ROAD DOVER, NEW HAMPSHIRE McNEANEY SURVEY ASSOCIATES DECEMBER 5, 1994 SCRD 47-5
- 8.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 30 FT
MAX. LOT COVERAGE: 10 %
MAX. BLD HEIGHT: 35 FT
OPEN SPACE
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 20 FT
EXISTING ROADS: 10 %
EXISTING STRUCTURES: 100 FT
EXTERNAL BOUNDARIES: 50 FT
- 9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 37,000, AND WAS ACCOMPLISHED USING A SOKKIA SET3100 TOTAL STATION, DURING THE MONTH OF DECEMBER, 2002.
- 10.) BASIS OF BEARING: DOVER CIS STATIONS 189 AND 190 WERE OCCUPIED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.
- 11.) DURING THE MONTH OF MARCH, 2010 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #163, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27:1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
- 12.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 03300, MAP No. 33017C03100, DATE: 5-17-2005).
- 13.) LOTS TO BE SERVICED BY PRIVATE WELLS AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- 14.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 15.) PLANS T-1, T-2, EX-1, S-2 & C-1 THROUGH C-7 ARE ALSO PART OF THIS APPROVAL.
- 16.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 17.) NHDES STATE SUBDIVISION APPROVAL No.
- 18.) NHDES WETLAND PERMIT No.
- 19.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
* OPEN SPACE REQUIRED: 9 LOTS x 20,000 SQ.FT. = 180,000 SQ.FT.
* TOTAL OPEN SPACE PROVIDED: 278,139 SQ.FT.
* UPLAND OPEN SPACE REQUIRED: 90,000 SQ.FT.
* UPLAND OPEN SPACE PROVIDED: 174,496 SQ.FT.

MAP A LOT 52L
DEBORAH GARLAND
216 LONG HILL ROAD
DOVER, NH

MAP A LOT 51-11
PAUL & CINDY TEMANN
222 LONG HILL ROAD
DOVER, NH

MAP A LOT 51-9-4
44,221 SQ.FT.
1.015 ACRES

MAP A LOT 51-9
88,081 SQ.FT.
2.022 ACRES

MAP A LOT 51-9-0
279,445 SQ.FT.
6.415 ACRES

MAP A LOT 51-9-6
82,484 SQ.FT.
1.894 ACRES

MAP A LOT 51-9-8
52,401 SQ.FT.
1.203 ACRES

MAP A LOT 51-9-7
28,198 SQ.FT.
0.647 ACRES

MAP A LOT 51-9-3
34,494 SQ.FT.
0.792 ACRES

MAP A LOT 51-9-5
27,004 SQ.FT.
0.620 ACRES

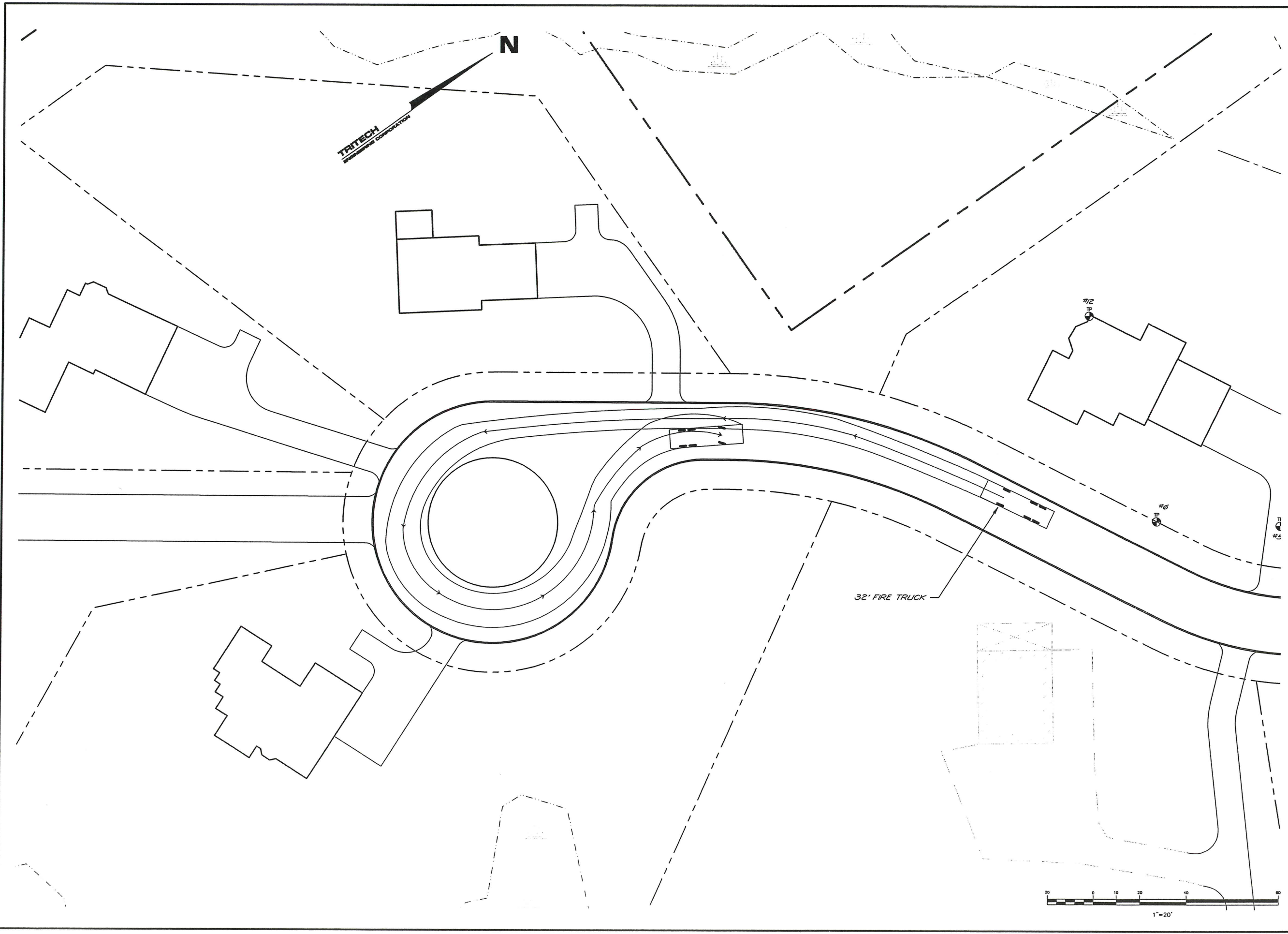
MAP A LOT 51-9-2
25,867 SQ.FT.
0.594 ACRES

MAP A LOT 51-8
GAVIN & CHRISTIANNA JACKSON
252 LONG HILL ROAD
DOVER, NH
SCRD 3400-388

MAP A LOT 51-7
STEPHEN & DEBORAH STAPLES
256 LONG HILL ROAD
DOVER, NH
SCRD 218-15

MAP A LOT 51-5
PAUL & LINDA ARVENTIS
268 LONG HILL ROAD
DOVER, NH
SCRD 1922-723

MAP A LOT 18-1
NOEL FAMILY RE. TRUST
239 LONG HILL ROAD
DOVER, NH
SCRD 2069-3



SHEET NO.

TR-1

EMERGENCY VEHICLE TURNING PLAN

LABRADOR WOODS

LONG HILL ROAD

DOVER, NEW HAMPSHIRE

APRIL 1, 2010

JOB No. 04176

SCALE: 1" = 20'

TRITECH

APR 12 2010

REVISIONS
DATE: DESCRIPTION:

J S U E

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8707
FAX 603 742 9800



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-21

Application Type: Conditional Use Permit
Applicant: Gary & Carol Allen
Owner: Gary & Carol Allen
Location: 163 Tolend Road (Assessor's Map E, Lot 49A)

INTENT: To obtain a Conditional Use Permit to construct a driveway within the Wetland Protection District and Conservation District.

LOTS/UNITS PROPOSED: 0 lots

AGENDA ITEM #: 4C

FILE: P10-21

APPLICANT(S): Gary & Carol Allen

OWNER(S): Gary & Carol Allen

LOCATION: 163 Tolend Road
(Assessor's Map E, Lot 49A)

ACREAGE: 17.94 acres

ZONING DISTRICT: R-40

EXISTING LAND USE:
Vacant parcel

PROPOSED LAND USE: Single Family home

SURROUNDING LAND USE:
Single Family residential

ZBA ACTION: None

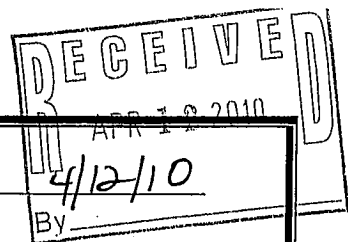
ATTACHMENTS:
Conditional Use Permit Plan

PERMITS REQUIRED:
NHDES Wetlands Permit
City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

The applicant has submitted a set of plans for review. The applicant wishes to construct a driveway off of Pacific Drive to the vacant house lot. The driveway would be within the Wetland Protection District and Conservation District. The applicant proposes 2,283 square feet of wetland impact. The applicant has not been before the Conservation Commission for their recommendation as yet. The applicant is scheduled for the Conservation Commission on April 26, 2010. There is an open Code Enforcement violation issue and a possible DES violation issue regarding Horne Brook on this property. Staff are researching whether the violation has been mitigated and the violation actions closed or not by calling the applicant's engineer and the NH DES. Neither has returned the call as of Thursday, April 22, 2010. The City violation remains open.

The Planning Department recommends that the Planning Board accept the application, open the public hearing, then recess the hearing, and table the item in order to allow staff an opportunity to determine if the property is free of code violations and to schedule a site walk.



Amount Paid \$272.40 Date Received 4/12/10
 Account # P10-21 Time Received _____

CK 3685
 \$267.40
 \$5.60 cash

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

GENERAL INFORMATION

Date: _____ Telephone #: 332-2863 (BERRY SURVEYING)
 Name of Applicant: GARY + Carol ALLEN
 Address of Applicant: 163 Toland Rd Dover NH
 Signature of Applicant: [Signatures]
 Name of Property Owner: GARY + Carol ALLEN
 Address of Property Owner: 163 Toland Rd Dover NH
 Signature of Property Owner: [Signatures]
 Address of Property Being Developed: ACCESS OFF PACIFIC DRIVE
 Assessor's Map #: E Lot #: 49A
 Zoning District: R-40

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

Activity in Dover Conservation District - Describe activity CLEARING, GRUBBING, & GENERAL DRIVEWAY CONSTRUCTION

Impact to Dover Wetlands - Describe impact 2,283 SQ. FT. OF WETLAND DISTURBANCE. A 72" RCP CULVERT WILL BE INSTALLED TO ALLOW FOR HORN BROOK TO FLOW W/O ANY PONDING. HEADWALLS WILL BE INSTALLED TO MINIMIZE THE FILL SLOPES.

___ Other

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

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

ABUTTERS LIST
Conditional Use Permit

Applicant: Gary & Carol Allen

Mailing Address: 163 Tolend Road, Dover, NH 03820

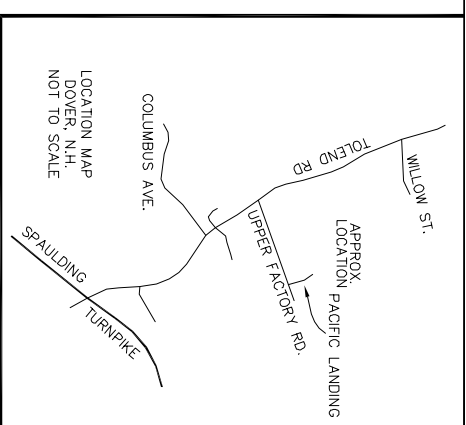
Project Address: Land off Pacific Landing, Dover, NH

<u>Tax Map-Lot #</u>	<u>Name</u>	<u>Address</u>	<u>Town</u>
Owner of Project Lot:			
E- 49A	Gary & Carol Allen	163 Tolend Road	Dover, NH 03820
Legal Abutters to Project Lot:			
E-48B	Gary & Carol Allen	163 Tolend Road	Dover, NH 03820
E-48B-1	Gerald & Nancy Cote	169 Tolend Road	Dover, NH 03820
E-48B-2	Erik & Jennifer Bakke	173 Tolend Road	Dover, NH 03820
E-47	Brian Stern	201 Tolend Road	Dover, NH 03820
E-24	Liberty Mutual Ins. Co. C/O Joanne Bragg	175 Berkeley St. MS 03L	Boston, MA 02116
E-50	MPJ Development	158 Northwood Road	Strafford, NH 03884
E-53	Arthur Burke	2 Union Street	Dover, NH 03820
E-54A	Justin & Gail Bigelow	149 Tolend Road	Dover, NH 03820
Project Surveyor and/or Engineer:			
	Berry Surveying & Engineering	148 2 nd Crown Point Rd.	Barrington, N.H. 03825
Project Wetland Scientist:			
	Marc. Jacobs	P.O. Box 417	Greenland, NH 03840-0417



PLAN REFERENCES:

- 1.) PROPOSED LOT LINE ADJUSTMENT, FOR: GARY & CAROL ALLEN, TOLEND ROAD & PACIFIC LANDING, DOVER, N.H.; TAX MAP E, LOT 49B
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 25, 2009
FILE # DB2009-068
TO BE RECORDED



NOTES:

- 1.) OWNER: GARY & CAROL ALLEN
163 TOLEND ROAD
DOVER, NH 03820
- 2.) TAX MAP E, LOT 49A
- 3.) LOT AREA: 781,668 Sq.Ft., 17.94 Ac.
- 4.) S.C.R.D. BOOK 3494, PAGE 497

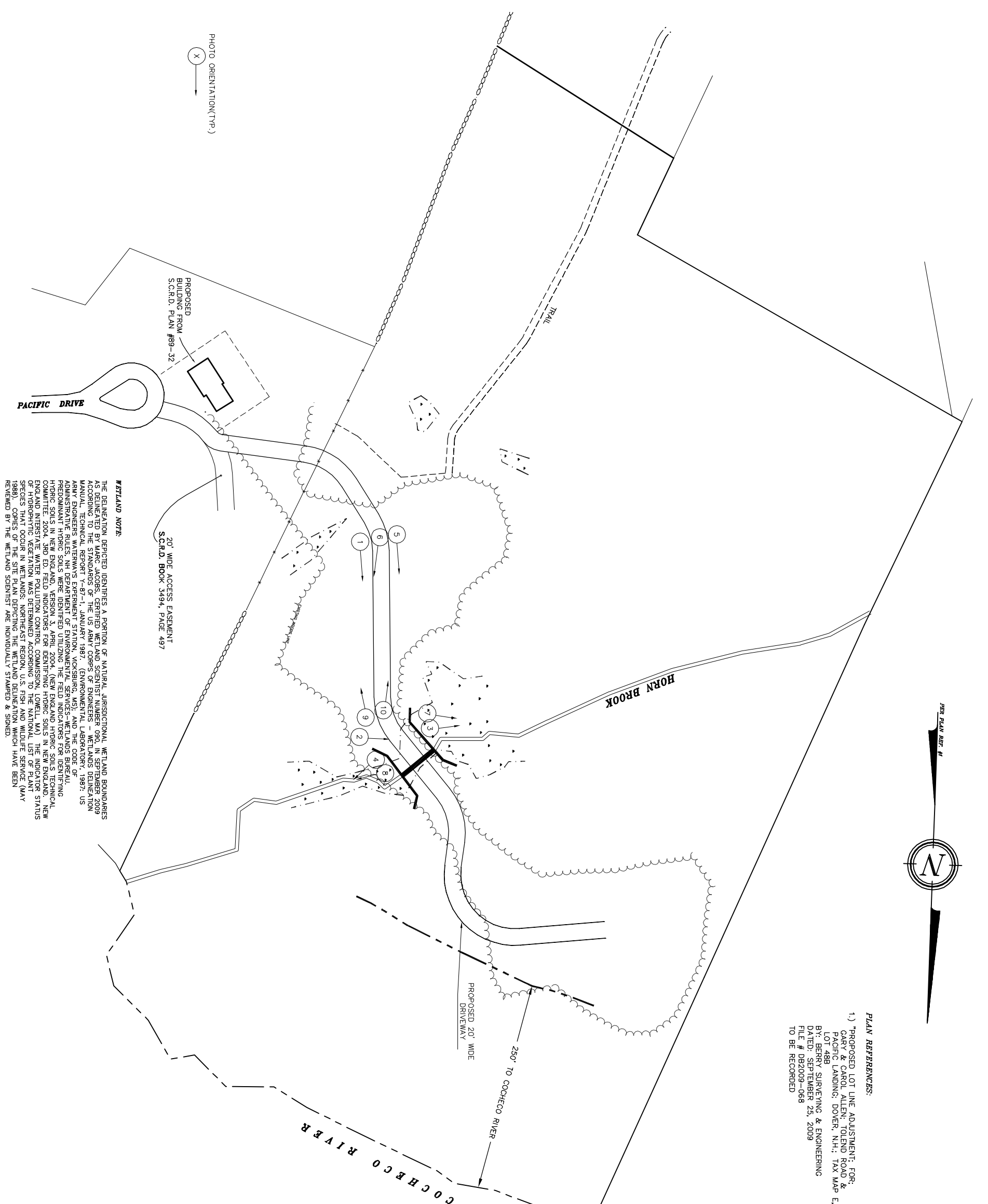


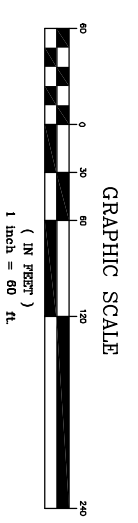
PHOTO ORIENTATION(TYP.)

PROPOSED BUILDING FROM S.C.R.D. PLAN #89-32

20' WIDE ACCESS EASEMENT S.C.R.D. BOOK 3494, PAGE 497

WETLAND NOTE:

THE DELINEATION DEPICTED IDENTIFIES A PORTION OF NATURAL, JURISDICTIONAL, WETLAND BOUNDARIES AS DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN SEPTEMBER 2009 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-497-1, JANUARY 1987, (ENVIRONMENTAL LABORATORY, 1987); US ARMY ENGINEERS WATERWAYS EXPERIMENT STATION, WICKSBURG, MS); AND THE CODE OF FEDERAL REGULATIONS, TITLE 33, PART 329.11. PERMANENT WETLANDS WERE IDENTIFIED THROUGH 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 1989). COPIES OF THE SITE PLAN DEPENDING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED & SIGNED.



OVERALL LOCATION PLAN

REVISION	DATE	DESCRIPTION

PROPOSED DRIVEWAY
FOR
GARY & CAROL ALLEN
TOLEND ROAD & PACIFIC LANDING
DOVER, N.H.
TAX MAP E, LOT 49A

BERRY SURVEYING & ENGINEERING
148 SECOND CROWN POINT RD.
BARRINGTON, N.H. 352-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : MARCH 4, 2010
FILE NO. : DB 2009 - 068



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-23

Application Type: Minor Lot Line Adjustment of Land
Applicant: Summit Land Development
Owner: 2830 Holdings LLC
Location: Dover Point Road (Assessor's Map K, Lot 19A & 19C)

INTENT: To adjust the lot lines between two existing lots, with no increase in the number of lots.

LOTS/UNITS PROPOSED:

Two existing lots reconfigured

AGENDA ITEM #: 4D

FILE: P10-23

APPLICANT(S): Summit Land Development

OWNER(S): 2830 Holdings LLC

LOCATION: Dover Point Road
(Assessor's Map K, Lots 19A & 19C)

ACREAGE: 2.38 acres

ZONING DISTRICT: R-12, B-3 & ETP

EXISTING LAND USE:

Two vacant lots

PROPOSED LAND USE:

One R-12 lot and one commercial lot

SURROUNDING LAND USE:

Single Family Houses and Commercial Development

ZBA ACTION: Special Exception for gas station denied by ZBA in March of 2010

ATTACHMENTS:

Lot Line Adjustment plan

PERMITS REQUIRED:

None

WAIVERS REQUESTED:

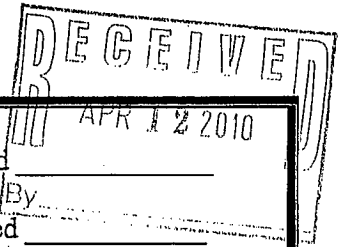
None

The applicant has submitted a set of plans asking to transfer 7,363 square feet of land from one lot to another adjacent lot on Dover Point Road. There is no change in the number of lots.

The Planning Department recommends that the Planning Board approve the application for a minor lot line adjustment of land with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plat.
2. Provide the Planning Department with a digital version of the plat.



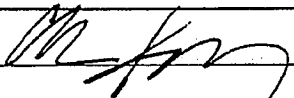
Amount Paid \$ 304.76 Date Received _____
 Account # P10-23 Time Received _____

Check # 21508
 Check # 1019

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

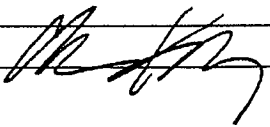
Name of Applicant: Summit Land Development Phone # 603.749.2800

Address of Applicant: 340 Central Avenue, Suite 202, Dover, NH 03820

Signature of Applicant(s) 

Name of Property Owner: 2830 Holdings, LLC

Address of Property Owner: 340 Central Avenue, Suite 202, Dover, NH 03820

Signature of Property Owner (s) 

Square footage of original lot Lot 19a = 33,686 Lot 19c = 70,344

Square footage of newly created area Lot 19a = 26,323 Lot 19c = 77,707

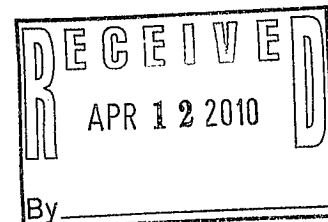
Assessor's Map #: K Lot #: 19a, 19c

Zoning District: R-12/B-3/ETP

Professional Certification

Preparer of Plat McEneaney Survey Associates

Phone #: 603.742.0911 Profession Surveyor



REFERENCE PLANS:

- 1.) BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN - ELLIOTT ROSE COMPANY OF DOVER, INC., DOVER POINT ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JUNE 28, 2002, REVISED TO 8/25/03; BY: TRITECH ENGINEERING CORP. RECORDED S.C.R.D. PLAN 72-49.
2.) AS-BUILT PLAN THORNWOOD LANE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: AUGUST 30, 2004, REVISED TO 1/11/05; BY: TRITECH ENGINEERING CORP. ON FILE AT CITY OF DOVER ENGINEERING OFFICE.
3.) SUBDIVISION PLAN 26 DOVER POINT, LLC, 26 DOVER POINT ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: MAY 8, 2006, REV. TO 9/25/06; BY: TRITECH ENGINEERING CORP. RECORDED S.C.R.D. PLAN 88-27.
4.) LOT LINE ADJUSTMENT PLAN PREPARED FOR COMMUNITY BANK & TRUST COMPANY, TAX MAP K, LOT Nos. 19A & 19C, DOVER POINT ROAD AND THORNWOOD LANE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: APRIL 23, 2007; BY THIS OFFICE. NOT RECORDED.

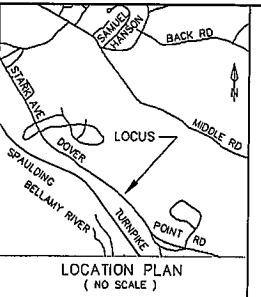
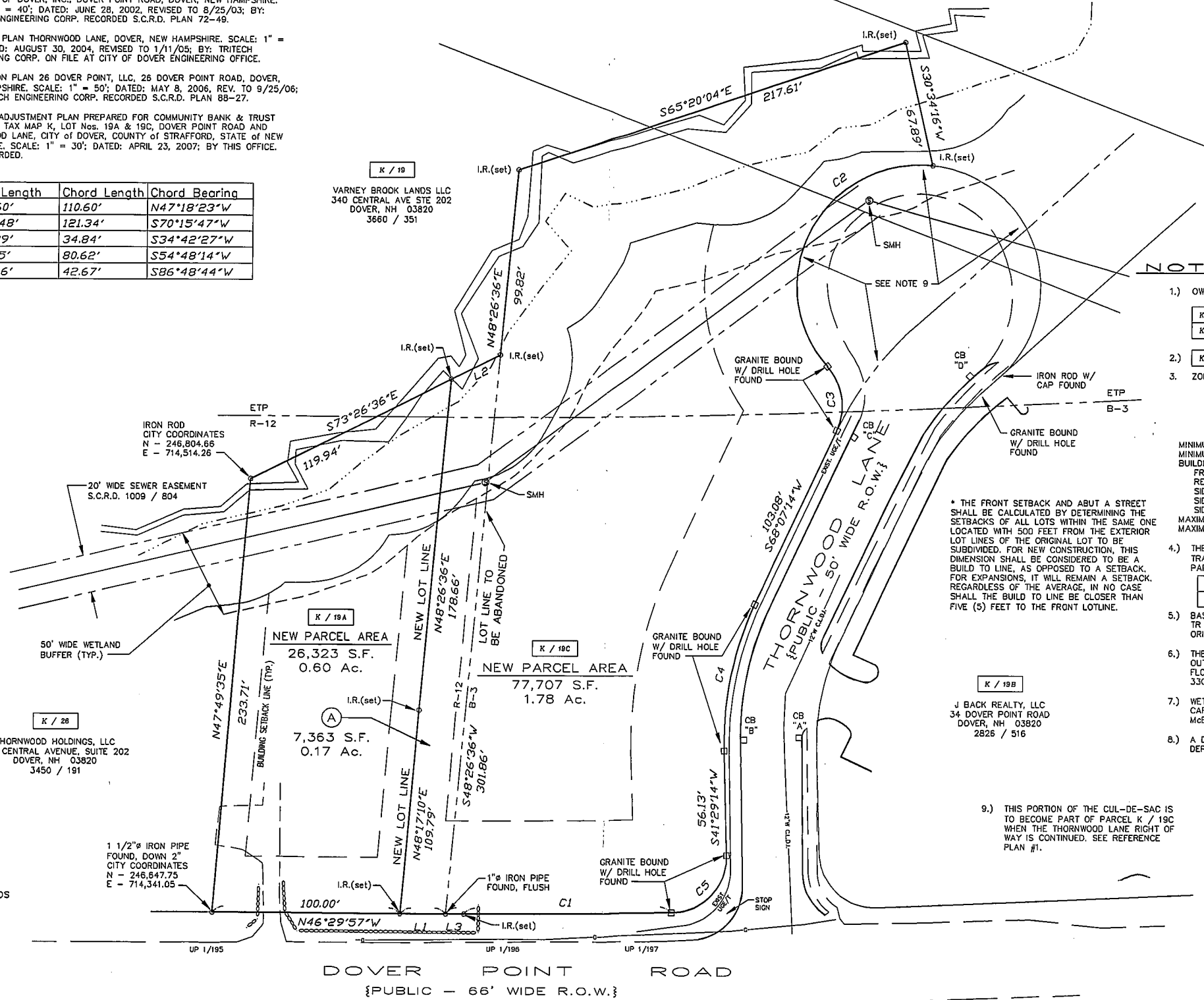
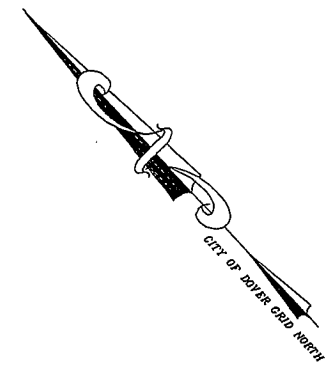


Table with 6 columns: No., Central Angle, Radius, Arc Length, Chord Length, Chord Bearing. Rows C1 through C5.

Table with 3 columns: No., Bearing, Distance. Rows L1 through L3.

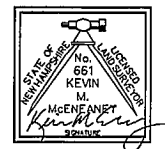


NOTES:

- 1.) OWNER OF RECORD: 2830 HOLDINGS LLC, 340 CENTRAL AVENUE, SUITE 202, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOL. 3720, PAGE 262.
2.) K / 19C - DENOTES TAX MAP AND PARCEL NUMBER.
3. ZONING DISTRICTS: R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT), B-3 (THOROUGHFARE BUSINESS DISTRICT), ETP (EXECUTIVE AND TECHNOLOGY PARK).
4.) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES AS SHOWN TRACT A (7,363 S.F.) IS TO BE ADDED TO PARCEL K / 19C.
5.) BASIS OF BEARING IS THE CITY OF DOVER G.I.S. SYSTEM STATIONS TR 112 AND TR 113 WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION AND VERTICAL DATUM.
6.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 330170C0340D, EFFECTIVE DATE: MAY 17, 2005.
7.) WETLANDS SHOWN WERE DELINEATED BY LEONARD A. LORD, PH.D., CAREX ECOSCIENCES, LLC ON JULY 6, 2005 AND LOCATED BY McNEANEY SURVEY ASSOCIATES, INC.
8.) A DIGITAL COPY WILL BE PROVIDED TO THE DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
9.) THIS PORTION OF THE CUL-DE-SAC IS TO BECOME PART OF PARCEL K / 19C WHEN THE THORNWOOD LANE RIGHT OF WAY IS CONTINUED. SEE REFERENCE PLAN #1.

LOT LINE ADJUSTMENT PLAN PREPARED FOR 2830 HOLDINGS LLC TAX MAP K, LOT Nos. 19A & 19C DOVER POINT ROAD AND THORNWOOD LANE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. DRAWN BY: RJM FILE: VR CP\1720\10-1720 SCALE: 1" = 30' DATE: FEBRUARY 23, 2010



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

SURVEYING - PLANNING - CONSULTING

- LEGEND: I.P. - IRON PIPE, S.B. - STONE BOUND, I.R. - IRON ROD, I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET), UP - UTILITY POLE, R.O.W. - RIGHT OF WAY, S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS, S.F. - SQUARE FEET, Ac. - ACRE, --- - EDGE OF WETLAND, - - - - EDGE OF PAVEMENT

Table with 4 columns: NO., DATE, DESCRIPTION, BY, CHK. Includes a 'REVISIONS' section and a 'PROJECT NO. TYPE FIELDBOOK & PAGES' section.

- PAULIN ROBERT V TRUSTEE JIM REALTY TRUST 15 BRIARWOOD LANE DOVER, NH 03820 3795 / 336
STEPHEN TYLER WILKINSON 33 DOVER POINT ROAD DOVER, NH 03820 3795 / 718
SOUTH DOVER INVESTMENT GROUP, LLC 15 BRIARWOOD LANE DOVER, NH 03820 3241 / 669
STF DEVELOPMENT CORP 242 CENTRAL AVE DOVER, NH 03820 3771 / 979

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 600.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P06-25C

Application Type:	Conditional Use Permit for Mixed Use Concept Plan (amend)
Applicant:	Heron Bay Partners LLC
Owner:	Heron Bay Partners LLC
Location:	Mast Road/Cielo Drive/Grapevine Drive (Assessor's Map H, Lot 4)

INTENT: Consideration and possible vote on an amendment to a Concept Plan Conditional Use Permit for a project in the Residential-Commercial Mixed Use Overlay District.

WAIVERS REQUESTED:
None

LOTS/UNITS PROPOSED: 9 additional dwelling units above the original 63 approved, plus 72 congregate care units. Unit mix is proposed to now be 45 single family units, 6 duplexes, 5 triplexes and 2 structures containing 72 congregate care units.

The Planning Board conditionally approved the Conditional Use Permit for the concept site plan this project on August 22, 2006. The Site Plan was conditionally approved by the Planning Board on January 9, 2007. The approved residential portion contained 63 single family units that were age restricted to 55 plus.

The Planning Board is being asked to approve the amended plan. Under the Residential-Commercial Mixed (RCM) Use Overlay District ordinance, the Planning Board will have to vote to approve an amended Conditional Use Permit to approve the concept plan to allow the project to move forward. Since it is unclear to what degree the increase in density will affect both on-site and the neighborhood, studies and analyses will be required to measure impacts and determine possible mitigation strategies. Concept approval through the Conditional Use Permit is the necessary first step in the review process.

AGENDA ITEM #: 4-E

FILE: P06-25C

APPLICANT(S): Heron Bay Partners, LLC

OWNER(S): Heron Bay Partners, LLC

LOCATION: Mast Road/Cielo Dr./Grapevine Dr. (Assessors Map H, Lot 4)

The Planning Department recommends that the Conditional Use Permit for the amended concept be approved to allow for the review process to continue.

ACREAGE: 33.73 acres

ZONING DISTRICT: Assembly and Office District (I-4) and Residential-Commercial Mixed Use (RCM) Overlay District

EXISTING LAND USE: 14 Single Family Homes and Clubhouse

PROPOSED LAND USE: 45 single family homes, 6 duplexes, 5 triplexes, and 72 congregate care units

SURROUNDING LAND USE: Single Family residential, retail store, gravel pits

ZBA ACTION: N/A

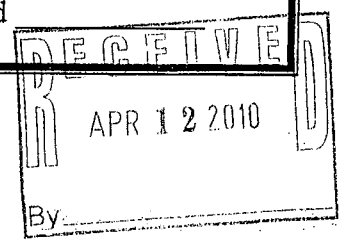
ATTACHMENTS: Mixed Use Development Plan

PERMITS REQUIRED:
Conditional Use Permit

Amount Paid \$ 326.34
Account # PO 25C

Date Received 4/12/10
Time Received _____

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



GENERAL INFORMATION

Date: 4-12-10 Telephone #: 603-781-1636
Name of Applicant: HERON BAY PARTNERS, LLC
Address of Applicant: 242 CENTRAL AVENUE DOVER, NH 03820
Signature of Applicant: [Signature]
Name of Property Owner: SAME
Address of Property Owner: _____
Signature of Property Owner _____
Address of Property Being Developed: (MAST ROAD), CELO DRIVE
Assessor's Map #: H Lot #: 4
Zoning District: I-4

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

Activity in Dover Conservation District – Describe activity _____

 Impact to Dover Wetlands – Describe impact _____

 Other _____

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

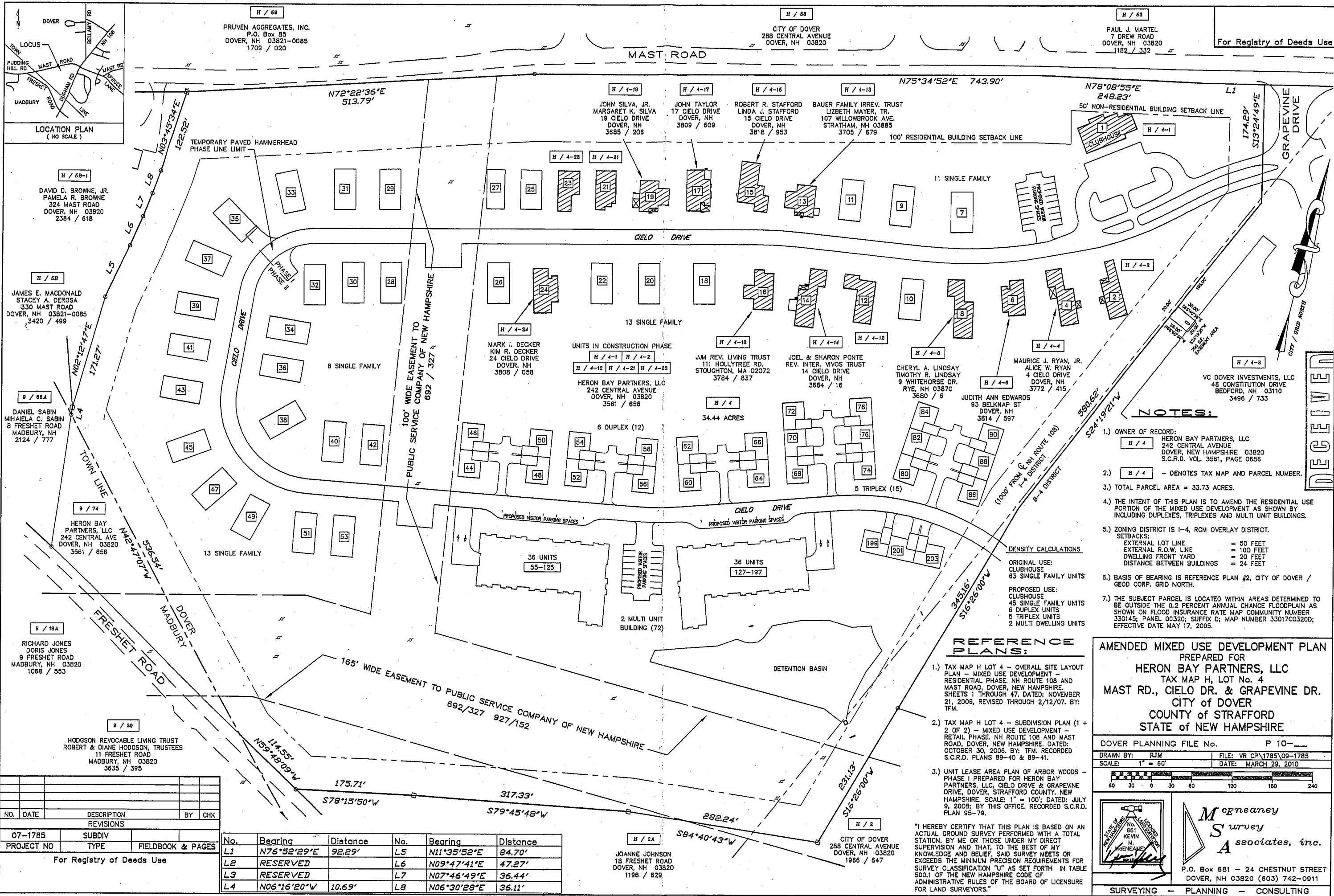
- Army Corps of Engineers
- New Hampshire Wetlands Board
- Other

Dover Map/Lot#	Name	Address	City/Town	State	Zip
H / 4, 9 / 7A	Heron Bay Partners, LLC	242 Central Avenue	Dover	NH	03820
H / 2A	Joanne Johnson	18 Freshet Road	Dover	NH	03820
H / 4-3	VC Dover Investments, LLC	48 Constitution Drive	Bedford	NH	03110
H / 5B	James E. MacDonald Stacey A. Derosa	330 Mast Road	Dover	NH	03820
H / 5B-1	David D. Browne Pamela R. Browne	324 Mast Road	Dover	NH	03820
H / 59	Pruven Aggregates, Inc.	P.O. Box 85	Dover	NH	03821
H / 53	Paul J. Martel	7 Drew Road	Dover	NH	03820
H / 4-4	Maurice J. Ryan Alice W. Ryan	4 Cielo Drive	Dover	NH	03820
H / 4-6	Judith Ann Edwards	93 Belknap Street	Dover	NH	03820
H / 4/8	Timothy R. Lindsay Cheryl A. Lindsay	9 Whitehorse Drive	Rye	NH	03870
H / 4-13	Bauer Family Irrevocable Trust Lizabeth Mayer, Trustee	107 Willowbrook Avenue	Stratham	NH	03885
H / 4-14	Joel B. Ponte Revocable Inter Vivos Trust Sharon M. Ponte Rev. Inter Vivos Trust	14 Cielo Drive	Dover	NH	03820
H / 4-15	Robert R. Stafford Linda J. Stafford	15 Cielo Drive	Dover	NH	03820
H / 4-16	JJM Revocable Living Trust Shaun K. Mahoney, Trustee	111 Holytree Road	Stoughton	MA	02072
H / 4-17	John Taylor	17 Cielo Drive	Dover	NH	03820
H / 4-19	John Silva, Jr. Margaret K. Silva	19 Cielo Drive	Dover	NH	03820
H / 4-24	Mark I. Decker Kim R. Decker	24 Cielo Drive	Dover	NH	03820
Madbury					
Map/Lot#					
9 / 19A	Richard Jones Doris Jones	9 Freshet Road	Madbury	NH	03823
9 / 20	Hodgson Revocable Living Trust Robert & Diane Hodgdon, Trustees	11 Freshet Road	Madbury	NH	03823
9 / 66A	Daniel Sabin Mihaiela C. Sabin	8 Freshet Road	Madbury	NH	03823
Surveyor	McEneaney Survey Associates, Inc.	24 Chestnut Street	Dover	NH	03820

DESCRIPTION OF APPLICATION INTENT
FOR
HERON BAY PARTNERS, LLC

CONDITIONAL USE PERMIT APPLICATION
(submitted April 12, 2010)

Request for an amendment to the previously approved Conditional Use Permit to revise the number of residential units from the previously approved 63 single family units to the proposed 72 residential units, consisting of 45 single family units, 6 duplexes, and 5 triplexes, and also the addition of a commercial component consisting of 72 congregate care units.



H / 58-1
 DAVID D. BROWNE, JR.
 PAMELA R. BROWNE
 324 MAST ROAD
 DOVER, NH 03820
 2384 / 618

H / 6B
 JAMES E. MACDONALD
 STACEY A. DEROSA
 330 MAST ROAD
 DOVER, NH 03821-0085
 3420 / 499

9 / 66A
 DANIEL SABIN
 MIHAELA C. SABIN
 8 FRESHET ROAD
 MADBURY, NH
 2124 / 777

9 / 74
 HERON BAY PARTNERS, LLC
 242 CENTRAL AVE
 DOVER, NH 03820
 3561 / 656

9 / 18A
 RICHARD JONES
 DORIS JONES
 9 FRESHET ROAD
 MADBURY, NH 03820
 1068 / 553

9 / 20
 HODGSON REVOCABLE LIVING TRUST
 ROBERT & DIANE HODGSON, TRUSTEES
 11 FRESHET ROAD
 MADBURY, NH 03820
 3635 / 395

H / 69
 PRUVEN AGGREGATES, INC.
 P.O. Box 85
 DOVER, NH 03821-0085
 1709 / 020

H / 68
 CITY OF DOVER
 288 CENTRAL AVENUE
 DOVER, NH 03820

H / 63
 PAUL J. MARTEL
 7 DREW ROAD
 DOVER, NH 03820
 1182 / 332

For Registry of Deeds Use

NO.	DATE	DESCRIPTION	BY	CHK
07-1785		SUBDIV		
PROJECT NO	TYPE	FIELDBOOK & PAGES		
For Registry of Deeds Use				

No.	Bearing	Distance	No.	Bearing	Distance
L1	N76°52'29"E	92.29'	L5	N11°35'52"E	84.70'
L2	RESERVED		L6	N09°47'41"E	47.27'
L3	RESERVED		L7	N07°46'49"E	36.44'
L4	N06°16'20"W	10.69'	L8	N06°30'28"E	36.11'

H / 2A
 JOANNE JOHNSON
 18 FRESHET ROAD
 DOVER, NH 03820
 1196 / 629

REFERENCE PLANS:

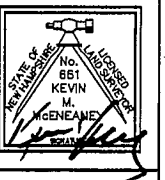
- TAX MAP H LOT 4 - OVERALL SITE LAYOUT PLAN - MIXED USE DEVELOPMENT - RESIDENTIAL PHASE, NH ROUTE 108 AND MAST ROAD, DOVER, NEW HAMPSHIRE, SHEETS 1 THROUGH 47, DATED: NOVEMBER 21, 2006, REVISED THROUGH 2/12/07. BY: TFM.
- TAX MAP H LOT 4 - SUBDIVISION PLAN (1 + 2 OF 2) - MIXED USE DEVELOPMENT - RETAIL PHASE, NH ROUTE 108 AND MAST ROAD, DOVER, NEW HAMPSHIRE, DATED: OCTOBER 30, 2006. BY: TFM. RECORDED S.C.R.D. PLANS 89-40 & 89-41.
- UNIT LEASE AREA PLAN OF ARBOR WOODS - PHASE I PREPARED FOR HERON BAY PARTNERS, LLC, CIELO DRIVE & GRAPEVINE DRIVE, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, SCALE: 1" = 100'; DATED: JULY 9, 2008; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 95-79.

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "M" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

- NOTES:**
- OWNER OF RECORD: HERON BAY PARTNERS, LLC
 242 CENTRAL AVENUE
 DOVER, NEW HAMPSHIRE 03820
 S.C.R.D. VOL. 3561, PAGE 0656
 - H / 4 - DENOTES TAX MAP AND PARCEL NUMBER.
 - TOTAL PARCEL AREA = 33.73 ACRES.
 - THE INTENT OF THIS PLAN IS TO AMEND THE RESIDENTIAL USE PORTION OF THE MIXED USE DEVELOPMENT AS SHOWN BY INCLUDING DUPLEXES, TRIPLEXES AND MULTI UNIT BUILDINGS.
 - ZONING DISTRICT IS 1-4, RCM OVERLAY DISTRICT.
 SETBACKS:
 EXTERNAL LOT LINE = 50 FEET
 EXTERNAL R.O.W. LINE = 100 FEET
 DWELLING FRONT YARD = 20 FEET
 DISTANCE BETWEEN BUILDINGS = 24 FEET
 - BASIS OF BEARING IS REFERENCE PLAN #2, CITY OF DOVER / GEOD CORP. GRID NORTH.
 - THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 00320; SUFFIX D; MAP NUMBER 33017C0320D; EFFECTIVE DATE MAY 17, 2005.

AMENDED MIXED USE DEVELOPMENT PLAN
 PREPARED FOR
HERON BAY PARTNERS, LLC
 TAX MAP H, LOT No. 4
MAST RD., CIELO DR. & GRAPEVINE DR.
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 10-
 DRAWN BY: RJM FILE: VR CP\1785\08-1785
 SCALE: 1" = 60' DATE: MARCH 29, 2010



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

SURVEYING - PLANNING - CONSULTING

RECEIVED
 APR 12 2010
 BY



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P08-15A

Application Type: Amendment to Approved Site Plan & Conditional Use Permit
Applicant: Paolini Brothers Development LLC
Owner: Paolini Brothers Development LLC
Location: 54 Dover Point Road (Assessor's Map K, Lot 20)

INTENT: Consideration and possible vote on an amendment to a Site Plan project in the Thoroughfare Business district.

LOTS/UNITS PROPOSED: No Change

AGENDA ITEM #: 4-F

FILE: P08-15A

APPLICANT(S): Paolini Brothers Development, LLC

OWNER(S): Paolini Brothers Development, LLC

LOCATION: 54 Dover Point Road
(Assessors Map K, Lot 20)

ACREAGE: 1.58 acres

ZONING DISTRICT: Thoroughfare Business (B-3) Overlay District

EXISTING LAND USE: 12 Single Family attached homes and commercial/retail

PROPOSED LAND USE: 12 Single Family attached homes and commercial/retail

SURROUNDING LAND USE: Single Family residential, retail store, mobile homes

ZBA ACTION: Special Exception granted in 2007

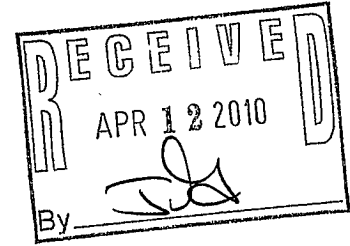
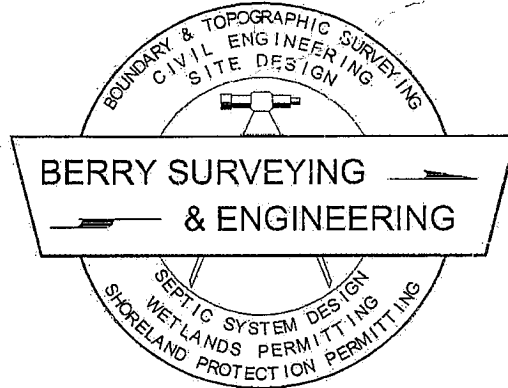
ATTACHMENTS: Mixed Use Development Plan

PERMITS REQUIRED:
None

WAIVERS REQUESTED:
None

The Planning Board conditionally approved the Site Plan in 2008. The plan includes 10 attached single family homes behind a mixed use structure with commercial on the first floor and residential above. The project included pervious surfaces on the parking areas. The applicant would like to remove the pervious surface, use conventional pavement types and amend the drainage by employing infiltration devices located throughout the site. Additionally, they would like to revise the exit radius at the curb cut from 22 ft. to 15 ft. in order to avoid having to pay for moving utilities. The Planning Board is being asked to approve the amended plan.

The Planning Department recommends that the request to not use pervious pavement be tabled to give the applicant time to submit a detailed justification narrative explaining the reasons why the change is necessary. The Department does however, recommend that the request to reduce the curb radius be approved with the condition that the NH DOT District 6 Engineer also review and approve the change, and that the approval is so noted on the amended plan.



City of Dover Planning Department
Attn: Chris Parker
288 Central Ave.
Dover, NH 03820
603-516-6008
RE: Planning Department Plan Modification
Paolini Brothers LLC
54 Dover Point Road
Dover, NH 03820

April 12, 2010

Mr. Chairman & Members of the Dover Planning Board

On behalf of Paolini Brothers Development LLC, we would like to request two plan amendments for a site plan approved at 54 Dover Point Road, in Dover, NH.

The first modification is the exit radius at the curb cut. The exit radius was originally designed at 22 feet. This generated a conflict with an existing utility pole. The original plans noted this, however the utility company is hesitant to move this pole given its size and type. We are proposing to modify the exit radius to 15' which will allow the pavement to miss the pole, and no utility modification will be needed. A 15' radius given acceleration lane and wide pavement expanses will not pose any turning conflicts.

The second amendment is in relation to the surface type designed to be utilized on site. Given the high permeability of the sandy soils on site, the board and the applicant agreed that porous pavement would be appropriate. Since this approval, there has been more research done and evidence to support the fact that there are constant maintenance concerns with regard to heavy loads, as well as concerns with construction phasing with porous pavement. In an effort to replicate the infiltration and peak rate mitigation, two of the positive attributes of the materials, we have redesigned the drainage system to mimic the drainage patterns on site in the existing condition. This includes reductions in peak rate and volume. We have accomplished this through the use of infiltration devices designed throughout the site.

Thank you for your time and consideration on this matter. Please feel free to contact us with any questions or concerns.

Berry Surveying & Engineering

Christopher R. Berry Principal
SIT 567 - Engineering Tech
Project Manager

CC:

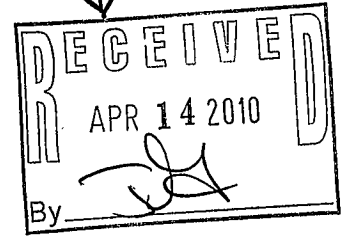
- File DB 2006-057
- Paolini Brothers LLC

13 Abutters = 72.02
 1 legal Ad = 60.00
 Archive fee = 2.00

PO8-ISA
 134.02
 CK 3364

ABUTTERS LIST

Paolini Brother's Development LLC



Applicant: Paolini Brother's Development LLC

Mailing Address: 15 Brairwood Lane, Dover, NH 03820
 Project Address: 54 Dover Point Road, Dover, NH 03820

Tax Map-Lot # Name Address Town

Owner of Project Lot:

K-20 Paolini Brother's Development LLC 15 Brairwood Ln. Dover, NH 03820

Legal Abutters to Project Lot:

Tax Map-Lot #	Name	Address	Town
K-19	Elliott-Rose Co VARNEY BROOK LANDS LLC C/o Carl Potvin Receiver	P.O. Box 1776 340 CENTRAL AVE, STE 202	Rochester, NH 03866 DOVER, NH 03820
K-21	Doverbrook LLC	71 Loker St. 306 DAHLIA DR.	Wayland, MA 01778
K-22a	Michael Comeau	50 Dover Point Rd.	Dover, NH 03820
K-22b	Christopher W. Lara & Leigh-Anne Sapienza	48 1/2 Dover Point Rd.	Dover, NH 03820
K-39	Roman Catholic Bishop of Manchester	577 Central Ave.	Dover, NH 03820
M-6	Kevin R. Cooper Jr.	P.O BOX 2213	Dover, NH 03820
M-6a	Robert W. Grund	60 Dover Point Rd	Dover, NH 03820
M-7	Marjorie E. & Thomas G. Comisky	62 Dover Point Rd	Dover, NH 03820
M-8	Roman Catholic Bishop Of Manchester	150 Central Ave.	Dover, NH 03820
M-84c	Linda P. & Tice N. Leonard	64 Dover Point Rd	Dover, NH 03820
M-131	Ervin & Kathleen Hessefort	51 Toftree Ln	Dover, NH 03820
M-132	Jeffrey D. & Ellen L. Forget	53 Toftree Ln	Dover, NH 03820
M-133	Wanda-Lou Hoffman	55 Toftree Ln	Dover, NH 03820

PROJECT ENGINEER:

BENTY SURVEYING + ENGINEERING
 148 SECOND CROWN PT. RD.
 BARRINGTON NH 03825

PARKING CALCULATIONS:

GENERAL OFFICE BUILDING 6,460 Sq.Ft.
 1 SPACE FOR EVERY 325 Sq.Ft.,
 19.88 SPACES REQUIRED
 PROFESSIONAL OR MEDICAL OFFICE 6,460 Sq.Ft.
 1 SPACE FOR EVERY 250 Sq.Ft.,
 26 SPACES REQUIRED
 38 SPACES PROVIDED

PROPOSED 12 RESIDENTIAL UNITS
 2 SPACES REQUIRED FOR EVERY UNIT
 24 SPACES FOR RESIDENTIAL PROVIDED

2 ACCESSIBLE SPACES ARE PROVIDED BOTH ARE VAN ACCESSIBLE

PARKING SPACES #23 & 24 ARE RETAINED FOR RESIDENTIAL UNIT #11 ONLY. SIGNAGE TO INDICATE THIS IS ON PLAN.
 PARKING SPACES #25 & 26 ARE RETAINED FOR RESIDENTIAL UNIT #12 ONLY. SIGNAGE TO INDICATE THIS IS ON PLAN.

PARKING LOT "A" IS FOR OFFICE BUILDING EXCLUSIVELY.
 PARKING LOT "B" IS FOR MIXED USE AS NOTED
 PARKING LOT "C" IS FOR MIXED USE OVERFLOW.

RESIDENTIAL DENSITY CALCULATIONS

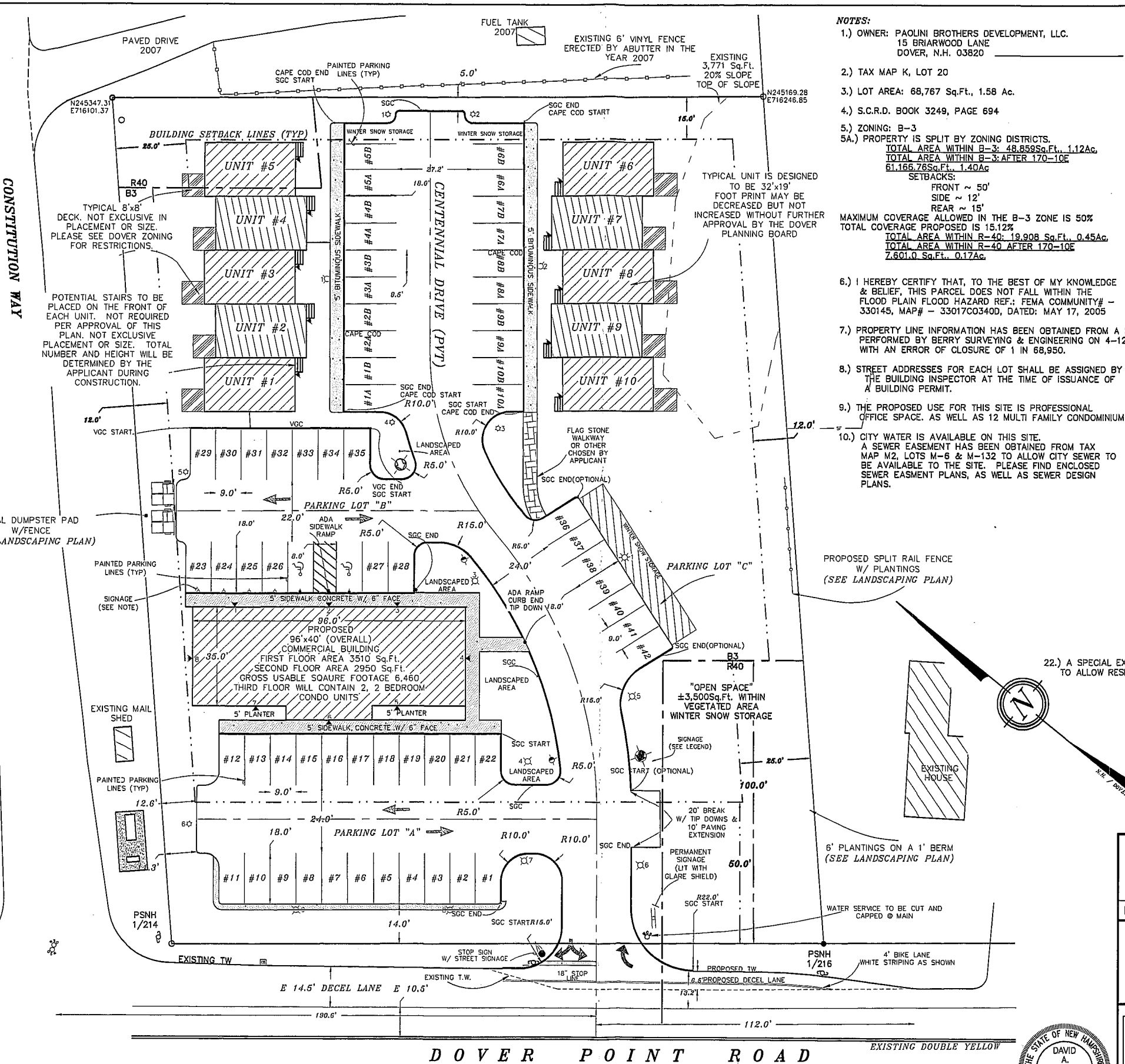
B-3 ZONE: MULTIFAMILY ALLOWED BY SPECIAL EXCEPTION PROVIDED THAT THERE EXISTS 5,000sq.Ft., PER PROPOSED UNIT.
 TOTAL AREA WITHIN B-3 ZONE = 61,166.76
 61,166.76 / 5,000.00 = 12.23 UNITS
 12 UNITS PROPOSED
 170-15A OPEN SPACE:
 EACH UNIT WILL HAVE TWO BEDROOMS
 TOTAL OF 24 BEDROOMS
 100sq.Ft. x 24 BEDROOMS = 2,400sq.Ft.
 REQUIRED OPEN SPACE

LEGEND:

- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING WATER CURB STOP
- EXISTING GAS VALVE
- EXISTING HYDRANT
- ROAD SIGN (AS MARKED)
- EXISTING CATCH BASIN
- BUILDING SETBACK LINE
- ZONING BOUNDARY LINE
- PROPOSED CENTERLINE
- ACCESSIBLE SIGNAGE (ARROW INDICATES SIGN FACEMENT.) TO READ "ACCESSIBLE PARKING TO THE REAR OF THE BUILDING"
- SIGN WITH ARROW POINTING TO PARKING LOT "B"
- SIGNAGE INDICATING ACCESSIBLE PARKING ONLY.
- SIGNAGE INDICATING RESIDENTIAL UNIT PARKING ONLY.
- SIGNAGE INDICATING "FIRE LANE NO PARKING"

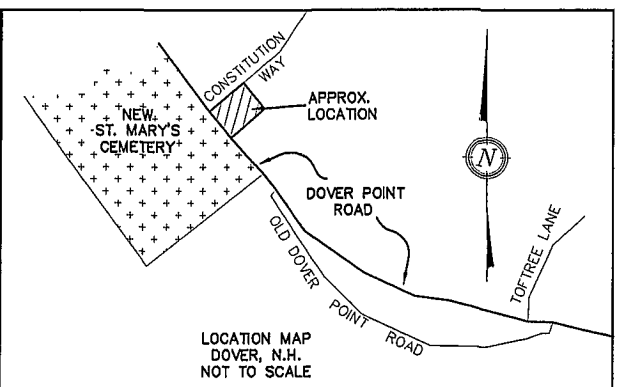
- AAL UCM SERIES (1 REQUIRED)
- HADCO BOLLARD BL30 (9 REQUIRED)
- HADCO V51 (6 REQUIRED) STOP SIGN STREET SIGN
- AAL FMSS (8 REQUIRED)

SOILS DATA:
 WdA ~ WINDSOR LOAMY SAND, 0-3% SLOPES
 SHEET 28 OF STRAFFORD COUNTY SOIL SURVEY
 SEE SEPARATE SHEET

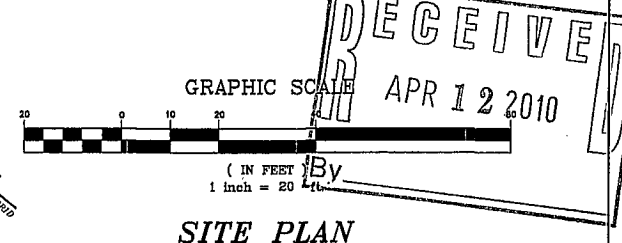


NOTES:

- 1.) OWNER: PAOLINI BROTHERS DEVELOPMENT, LLC. 15 BRIARWOOD LANE DOVER, N.H. 03820
- 2.) TAX MAP K, LOT 20
- 3.) LOT AREA: 68,767 Sq.Ft., 1.58 Ac.
- 4.) S.C.R.D. BOOK 3249, PAGE 694
- 5.) ZONING: B-3
- 5A.) PROPERTY IS SPLIT BY ZONING DISTRICTS.
 TOTAL AREA WITHIN B-3: 48,858Sq.Ft., 1.12Ac.
 TOTAL AREA WITHIN B-3: AFTER 170-10E 61,166.76Sq.Ft., 1.40Ac
 SETBACKS:
 FRONT ~ 50'
 SIDE ~ 12'
 REAR ~ 15'
- MAXIMUM COVERAGE ALLOWED IN THE B-3 ZONE IS 50%
 TOTAL COVERAGE PROPOSED IS 15.12%
 TOTAL AREA WITHIN R-40: 19,908 Sq.Ft., 0.45Ac.
 TOTAL AREA WITHIN R-40 AFTER 170-10E 7,601.0 Sq.Ft., 0.17Ac.
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330145, MAP# - 33017C0340D, DATED: MAY 17, 2005
- 7.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING ON 4-12-06, WITH AN ERROR OF CLOSURE OF 1 IN 68,950.
- 8.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 9.) THE PROPOSED USE FOR THIS SITE IS PROFESSIONAL OFFICE SPACE, AS WELL AS 12 MULTI FAMILY CONDOMINIUM UNITS.
- 10.) CITY WATER IS AVAILABLE ON THIS SITE. A SEWER EASEMENT HAS BEEN OBTAINED FROM TAX MAP M2, LOTS M-6 & M-132 TO ALLOW CITY SEWER TO BE AVAILABLE TO THE SITE. PLEASE FIND ENCLOSED SEWER EASEMENT PLANS, AS WELL AS SEWER DESIGN PLANS.



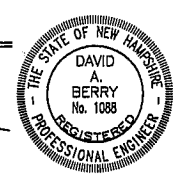
- 11.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWERLINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE.
- 12.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 13.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 14.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- 15.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 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.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", HEREINAFTER REFERRED TO AS THE "CITY OF DOVER STANDARD SPECIFICATIONS".
- 18.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 19.) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- 20.) 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.
- 21.) 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.
- 22.) A SPECIAL EXCEPTION WAS GRANTED BY THE DOVER ZONING BOARD TO ALLOW RESIDENTIAL DEVELOPMENT WITHIN THE B3 ZONE. CASE #Z-07-05, DATED 5-17-07



REVISION	DATE	DESCRIPTION
#4	4-12-10	REMOVE POROUS PAVEMENT, MODIFY ENTRANCE RADII
#3	7-18-08	REVISIONS PER PRELIM NOD
#2	6-16-08	REVISIONS PER POROUS PAVEMENT
#1	4-8-08	REVISIONS PER TRC

PROPOSED SITE PLAN FOR PAOLINI BROTHERS DEVELOPMENT, LLC. DOVER POINT ROAD DOVER, N.H. TAX MAP K, LOT 20

BERRY SURVEYING & ENGINEERING
 148 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : MARCH 6, 2008
 FILE NO. : DB 2006 - 057



DOVER POINT ROAD EXISTING DOUBLE YELLOW

