

**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820  
Meeting Date: Tuesday, August 10, 2010  
Meeting Time: 7:00 pm

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- July 27, 2010 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Application for Diane Dewyngaert & John Penaskovic, Assessor's Map G, Lot 14-A, zoned R-12, located on 346 Washington Street. (streambed restoration) \*(P10-37)
- B. Public Information Session by NHDOT for proposed design of a roundabout located at Boston Harbor Rd., Spur Rd. and US RTE 4 intersection as part of the Newington-Dover Bridge Project.

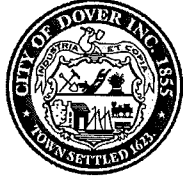
5. STAFF COMMENTS

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](http://www.dover.nh.gov), a map showing project locations can be found at [www.dover.nh.gov/planhome.html](http://www.dover.nh.gov/planhome.html). Follow us on Twitter @DoverNHPlanning and find us on Facebook at [www.facebook.com/CityofDoverNHPlanning](http://www.facebook.com/CityofDoverNHPlanning).



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## DOVER PLANNING BOARD – MINUTES

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

**MEMBERS PRESENT:** Ron Cole(Chair), Frank Torr (Vice Chair), Dean Trefethen, Linda Merullo, Marcia Gasses, Doug Steele, Lee Skinner (Alternate), Gary Green (Alternate)

**MEMBERS NOT PRESENT:** John Swartzendruber, Don Andolina, Perry Plummer

**STAFF PRESENT:** Steven Bird (Planning), Lisa Ertle (Recording Secretary)

The Chair called the meeting to order at 7pm. As an Alternate, Gary Green stood in for John Swartzendruber, and Lee Skinner stood in for Don Andolina.

**1. CITIZENS' FORUM – NOBODY SPOKE**

**2. APPROVAL OF THE PRIOR MINUTES**

- June 22, 2010 Regular Meeting Minutes.

**Motion:** G.Green motioned to approve the June 22, 2010 Meeting Minutes. F.Torr seconded.  
**Vote:** Unanimous

M.Gasses noted a correction on the motion between P.Plummer and D.Steele and suggested notation of fail on the motion. G.Green noted an error on terminology for square footage.

- July 13, 2010 Regular Meeting Minutes

**Motion:** F.Torr motioned to accept the July 13, 2010 Regular Meeting Minutes. L.Merullo seconded. **Vote:** Unanimous

**3. OLD BUSINESS**

**4. NEW BUSINESS**

**A.** Consideration and acceptance of a Site Review of land for Summit Land Development (Owned by 2830 Holdings LLC), Assessor's Map K, Lot 19C, zoned B-3, ETP and R-12, located on Dover Point Road/Thornwood Lane. (Proposed 3,055 sq. ft. convenience store with drive thru and gas station) (P10-09)

**B.** Consideration and acceptance of a Conditional Use Application for Summit Land Development (Owned by 2830 Holdings LLC), Assessor's Map K, Lot 19C, zoned B-3, ETP and R-12, located on Dover Point Road/Thornwood Lane. (5,700 sq. ft. of wetland buffer impact) (P10-08)

Brad Mezquita, of Appledore Engineering, represented the applicant. They have proposed 30 parking spaces, 2 accessible parking spaces, and 3 curb cuts on this project. He described the location, improvements and the intended traffic flow with the curbs cuts. Thornwood Lane will be widened for dedicated turning lanes. They will be using a closed storm water system, catch basins and a rain guarding pond will be implemented. This project will be using municipal water



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and sewer, and will be utilizing existing gas and data, phone and electrical lines off of Dover Point Road. He noted this project has been before the Conservation Commission, and received favorable recommendation. They have been granted a Special Exception by the Zoning Board, and have met with the Technical Review Committee.

D.Trefethen and B.Mezquita discussed the catch basin use for gas and oil runoff, and the placement of the canopies.

L.Merullo confirmed with B.Mezquita that the plans are a template for this project. If this proposed plan receives approval, the project will come before the board for discussion on design review.

G.Green and S.Bird discussed plans of signalization on the intersection and S.Bird noted that there are plans for signalization to be built in the future.

G.Green and B.Mezquita discussed the future business use, and possible companies that may occupy the drive thru area of the convenience store.

L.Skinner and B.Mezquita discussed the use of pervious paving and parking spaces. B.Mezquita stated that he feels that pervious paving will not be necessary and feels they have a safer design planned. Chair clarified the reason for not using pervious paving is to prevent draining of improper materials; instead they will be using filter material. B. Mezquita noted he wanted extra protection of filter instead of going into rain guarding.

Discussion ensued on the low impact design of the drainage design.

L.Merullo noted her concern of high traffic in the area, in regards to a full volume running facility. She asked for clarification of the traffic study. Kim Hazarvatan, of TEPP LLC, discussed the traffic study report taken for the proposed gas station.

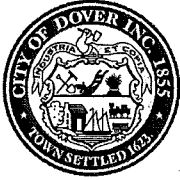
G.Green and K.Hazarvatan discussed the analysis that contributed to the trip generation in the traffic study. Discussion continued regarding the criteria that would warrant the need of traffic signals, and traffic concerns if a conduit is built behind this site. L.Skinner and K.Hazarvatan clarified a set of calculations that were generated in the Traffic Report.

D.Trefethen noted the noise pollution that may affect this area due to the amount of traffic count trips, and intended use of this site. He feels that it is not the flow that is of concern, but the noise pollution in relation to the abutters.

**Motion:** D.Trefethen motioned to accept the application. L.Skinner seconded. Vote:  
Unanimous

Public Hearing Opened

Don Wood, 12 Dover Point Rd, stated that he is against the application. He noted his concern of traffic flow generated from this site, and the runoff from snow storage. He suggested the



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consideration of pedestrian walks, and the right-of-ways for bicycles, and noted this is not the best use for this site.

Marilyn Follansbee, 25 Dover Point Road, stated that she is against the application. She represented her neighbors that are against this project, and noted her concerns of the B3 and ETP zones, being so close to the overlay zone. Also noted the neighbors, and herself, feel that this is not the best use for this site. She cited her concerns with noise pollution, and waste pollution derived from the use of proposed gas station. She noted her concern of negative impact on businesses, and homeowner's, and character for the City of Dover and cited Wetland Buffer article from the Master Plan.

Lindsey Iori, 26 Dover Point Rd, stated that she is against the application. She feels this will have a negative impact to the character of Dover. Small family owned businesses represent Dover better than this proposed gas station. This will affect real estate/property value, and is concerned for the safety of the neighborhood. She stated her concerns of pollution, and its harmful effects on the community and environment.

James Miller, property owner of 75 & 79 Dover Point Road, stated that he is against the application. He expressed his concerns of the proposed site being built in a business and residential zone, the impact of the traffic flow, and pollution.

DePak Patel, owner of the convenience store on 79 Dover Point Rd, feels that this will impact his business negatively and noted his concerns of gas stations that are in the area and feels that we don't need another one.

Steve Wilkinson, 33 Dover Point Road, stated that he is against the application. He expressed his concerns of traffic, pollution, and negative site of gas station across the street from his residence.

Public Hearing Closed

The Chair cited a letter from Roy and Gail Tanner, of 10 Riverside Drive, against the application. He also cited a letter from Barbara Shiembob, of Kellers William Real Estate, stating this gas station will negatively impact the residential homes in the area.

The Chair suggested a site walk of the proposed site. L.Merullo added that the site walk should be during peak traffic time. Site walk scheduled for Tuesday, August 3, 5:30 pm.

**Motion:** M.Gasses motioned to remove both items from the table. D.Steele seconded. Vote: Unanimous

The Chair called a recess at 8:35pm, resumed at 8:40 pm.

- C. Consideration and acceptance of a Conditional Use Application for Gary & Carol Allen, Assessor's Map E, Lot 49A, zoned R-40, located at 163 Tolend Rd. (2,283 sq. ft. of wetland disturbance) (P10-21)



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- D. Consideration and acceptance of a Site Review of land for Gary & Carol Allen, Assessor's Map E, Lot 49A, zoned R-40, located at 163 Tolend Rd. (60,318 sq. ft. of total disturbance) (P10-36)

John Berry, of Berry Surveying and Engineering, represented the applicant. The applicant wants to build 150 foot driveway by 20 foot wide driveway, to access a single family home. The driveway will have to cross over Horn Brook, the slopes for bridge are in excess of the City of Dover requirement. The applicant has submitted wetland application to NHDES, they are asking for a minimum expedited permit (currently under review). They have met with the Conservation Commission for a site walk and discussed what took place regarding the disturbances that were of concern. J. Berry noted he has had communication with Dave Price, and the Wetlands Bureau. He noted a mitigation plan that was giving to them from the Zoning Administrator, in regards to the removal of the brush in accordance with City's regulations. He noted the design plan, the meeting held with TRC, and what is included and updated in the plan set.

D. Trefethen and J. Berry discussed the intended location for the house. J. Berry noted the house location (other end of the 150 ft. driveway) will not impact the conservation area. Discussion between D. Trefethen, J. Berry and Gary Allen ensued on intent of driveway over Horn Brook; G. Allen noted the driveway over Horn Brook is personal preference.

M. Gasses noted her intentions of making the motion to move this for State review in the Conservation Commission meeting and added that she is disappointed that the review has not come back. She noted her concerns for the conversation land, and the excessive use for this property, and the lack of answers on various issues, including whether the driveway will be paved or graveled (in regards to erosion problems that may arise). Discussion ensued regarding the driveway and the use of gravel and erosion.

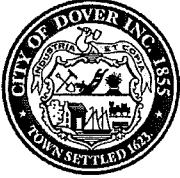
L. Merullo noted her concern of a zoning violation that occurred in the past, and cited that pervious paving should be used. She suggested the need to hear back and receive approval from NHDES before proceeding as well as the Conservation Commission regarding a remedy on the violations that have occurred. She confirmed with J. Berry that this is not proposed as a logging operation, and the issue of excess log cutting was an error of operation from a hired logging company. Discussion ensued regarding the logging and the impact on Horn Brook.

D. Steele clarified that the culvert has not been approved by NHDES and they are reviewing and will determine if it is a box culvert.

F. Torr asked if they plan on coming back to the Planning Board once the house location is decided as he was concerned with the sewer lines affecting the wetland buffer. J. Berry stated that it would not be necessary. After further discussion it was determined that the sewer lines should not affect the wetland buffer zone.

G. Green stated that he is in favor of the pervious paving for the driveway and suggested a site walk to view the bridge, and to see the intention of the long driveway.

Chair noted that the issues raised need to be addressed.



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**Motion:** D.Steele motioned to accept both applications. L.Skinner seconded. Vote: Unanimous

Public Hearing Opened

Paula Forbes, 254 Tolend Road, stated that she sold 30 acres of parcel to Gary Allen, and helped him gain a variance in the past. She was under the impression that there were no intentions of further development on the parcels of land on this road. Her concern is the mess that has happened on this road, and the cutting that happened in the wetland buffer zone. She noted her concern that if this is accepted he may get variances to build up in the future.

Arthur Burke, of 2 Union Street, and owns land on 40 Upper Factory Road, stated that he is against the application. He is concerned about the conserved land.

Public Hearing Closed

L.Merullo asked staff to clarify what is being done in regards to violations, whether we should proceed without the NHDES application. S.Bird noted the Planning Department is addressing the violations, and NHDES is as well and the intent is to stay on the same tract, in the approval process. Staff recommends moving ahead and scheduling a site walk. Mitigation plans have been set in place to replant trees. M.Gasses suggested a site walk to get a visual on the slope.

Discussion ensued on the recommendations set forth by the Conservation Commission.

**Motion:** F.Torr motioned to table items. D.Trefethen seconded. Vote: Unanimous

Chair scheduled a site walk for August 4, 2010 at 5:30 pm, and to park on Pacific Drive.

- E. Consideration and acceptance of a Site Review of land for K9 Kaos (Owned by Fastdogs Realty LLC), Assessor's Map E, Lot 32, zoned ETP, located at 432 Sixth St. (Construct 9,250 sq. ft. addition) (P10-34)
- F. Consideration and acceptance of a Conditional Use Application for K9 Kaos (Owned by Fastdogs Realty LLC), Assessor's Map E, Lot 32, zoned ETP, located at 432 Sixth St. (Parking reduction) (P10-35)

The Chair noted his relationship to the applicant is in connection to the use of the facility for his dogs. Nobody voiced a concern.

Jennifer Variengo, of Appledore Engineering, represented the applicant. This is a 2 acre existing lot, and the site is currently a vacant house and barn. Proposed location is to relocate their old business from their Dover Point Road site, because the business needs more space. The business will be adding retail, training classes and boarding, along with their doggy daycare and grooming. They have been granted a variance at the Zoning Board. Site has been designed to work with current topography of the site and will be reworking the existing location. Barn will be renovated, in two phases. Phase I will be done upon acceptance of approval, Phase 2 will be completed at a later date. The improvements will be a new drainage system, new water and sewer service,



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additional landscaping and screening will be provided. J.Variengo noted there is 24 parking spaces proposed, and described parking space intentions. They are requesting a conditional use permit (for the parking space) and will be requesting a waiver from the ETP Zone. This waiver is so that it will conform to topographical site plan, and help reduce clear cutting.

L.Merullo noted she has no concern with the building. She noted her concern with the traffic coming from the left turn lane made from Sixth Street. K.Hazarvatian, Traffic Engineer with Tepp LLC., discussed the lanes in front of the proposed driveway. L.Merullo noted her concern with the submitted proposed signage for K9 Kaos and feels this sign should match the building, and the signage décor of the surrounding business.

D.Trefethen and J.Variengo discussed intentions for the increase in parking spaces, compared to the 6 spaces at the current location. D.Trefethen noted his concern of the need for so many parking spaces. J.Variengo noted that this is for the expansion of services, and spaces will be used appropriately. Discussion took place regarding snow storage and screening.

D.Trefethen addressed his concern for noise pollution. Ann Nichols, owner of K9 Kaos, discussed the schedule for boarding dogs, and noted that there will be no dog groups out at night. A.Nichols addressed the intentions for additional parking spaces, noting that they will be adding training in this expansion and this may require some additional space. D.Trefethen asked for clarification of operational hours, in regards to potential noise pollution. A.Nichols noted the operational and training itinerary, and discussed the minimum amount of dogs outside in the evening hours.

Attorney Chris Wyskiel, representing A.Nichols, submitted a letter of correspondence to the Planning Board (Letter on file). He recapped the letters that were received at his office, and the applicants intended plans to mitigate noise.

M.Gasses and A.Nichols discussed the proper maintenance of waste from the dogs. M.Gasses noted her concern with the signage, and suggested a sign that reflects the neighborhood and to use natural materials.

G.Green noted his concern with the night time hours in concerns to the abutters. He questioned the amount of dogs during the night time hours. Attorney Wyskiel clarified the hours of operations, the pick up time of dogs, and the lack of noise pollution. J.Variengo reiterated the hours of operation including the training in evening, which is held inside, and how the business operates to prevent the noise pollution.

**Motion:** F.Torr motioned to accept both applications. L.Skinner seconded. Vote: Unanimous

Public Hearing Opened

David Choate, Principal at Grubb & Ellis, broker for this property, speaking in favor of the application. He noted the use of the existing buildings on the property for K9 Chaos is a great use for this landmark site. This is a Dover business wanting to stay in the community and she runs a great business.



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Public Hearing Closed

Chair noted Otis Perry submitted a letter of concern in regard to application regarding to noise pollution and screening. (Letter on file)

S.Bird noted the concern of how to address a sign permit application requirements, in regards to design preference. He suggests that we add language into approval to revise sign design for K9 Kaos. Board discussed signage preference regarding the ETP zone in this area. Attorney Wyskiel stated his concern on tempering the conditions on the signage according to jurisdiction. S.Bird suggested conditions that should be included, in regards to signage, to approve this application. Attorney Wyskiel suggested language for the conditions of approval.

S.Bird noted the applicant has submitted a set of plans for a proposed 14,125 square foot commercial building for a dog kennel with office and accessory dwelling unit, and twenty-four parking spaces. The existing buildings will be expanded by 9,250 square feet.

The applicant has had a Traffic Assessment prepared by TEPP LLC on June 16, 2010. A copy of the assessment is enclosed.

A Conditional Use Permit for a reduction in parking spaces has been requested because twenty-four spaces are provided when approximately forty-four spaces are required.

A waiver to the requirement of the ETP District that requires the majority of parking to be located to the side or rear of buildings has been requested. The Planning Department supports the waiver request due to the fact that the size of the lot, the corner lot location and the reuse of the existing buildings do not allow for the parking to be located to the side or rear of the lot.

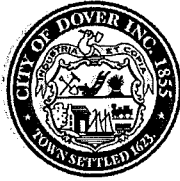
The applicant has submitted letters dated July 16, 2010 and July 22, 2010 from Attorney Chris Wyskiel that outlines how the variance conditions set by the ZBA will be complied with.

The applicant appeared before TRC on July 1, 2010.

The Planning Department recommends the Planning Board approve the site review application with the following conditions:

### **Conditions to Be Met Prior to Signing of Plans:**

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The approval includes granting the waiver for the requirement to locate the majority of parking spaces to the side or rear of buildings, for the reasons stated by the applicant in the waiver request.
4. The approval includes the approval of the Conditional Use Permit for reduced parking spaces.



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5. The applicant shall revise the lighting plan to comply with Chapter 149-14-E-2.
6. The applicant shall revise the plan to add a note that outlines how the ZBA variance conditions will be met.
7. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the City's Environmental Project's Manager.
8. Revise the landscape to add 6 Evergreen trees along County Farm Road, to screen parking lot.
9. Revise the plan to relocate the northern snow storage area to the East of the parking lot.
10. Proposed sign submitted with application is disapproved. Applicant shall redesign sign with consultation of staff to address expressed concerns of Planning Board.

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

11. The owner shall submit applications for sign permits to the Planning Office for the signs depicted on the plans and submitted materials.
12. Any structure shall pay the current impact fees in place at the time of building permit application
13. Any structure shall be assessed the current water/sewer investment fees in place at the time of building permit application.

Stephen Jensen, of Blue Sky, architect for this project, suggested a language in regards to the night time hours of facility and the noise pollution. Discussion ensued on subject of night time hours.

**Motion:** D.Trefethen motioned to approve with staff recommendations. L.Merullo seconded.  
**Vote:** Unanimous

S.Bird noted the applicant has submitted a set of plans for a proposed 14,125 square foot commercial building for a dog kennel with office and accessory dwelling unit, and twenty-four parking spaces. The existing buildings will be expanded by 9,250 square feet. A Conditional Use Permit for a reduction in parking spaces has been requested because twenty-four spaces are provided when approximately forty-four spaces are required.

The Planning Department recommends the Planning Board approve the Conditional Use Permit application with the following condition:

1. The applicant shall operate the business as outlined in the letter dated June 17, 2010 from Jennifer Viarengo, including staggering kennel drop off and pick up times, and holding training courses during off-peak hours.

**Motion:** D.Trefethen motioned to approve with staff recommendations. L.Merullo seconded.  
**Vote:** Unanimous

### 5. Staff Comments

S.Bird addressed the By-Laws committee that was proposed. He will be in contact with Ron Cole, Don Andolina and Dean Trefethen to schedule a meeting.

### 6. Committee Reports



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### 7. Adjournment:

**Motion:** D.Trefethen made the motion to adjourn meeting at 7:40 pm. G.Green seconded. Vote: Unanimous

DRAFT



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P10-37

Application Type: Conditional Use Permit  
 Applicant(s): Diane Dewyngaert & John Penaskovic  
 Owner(s): Diane Dewyngaert & John Penaskovic  
 Location: 346 Washington Street (Assessors Map G, Lot 14-A)

**INTENT:** To obtain a Conditional Use Permit to restore a streambank and channel within the Wetland Protection District and Conservation District.

**LOTS/UNITS PROPOSED:** 0 Lots

**AGENDA ITEM #:** 4A

**ACREAGE:** 3.68 acres

**ZONING DISTRICT:**  
Medium Density Residential (R-12)

**EXISTING LAND USE:**  
Single Family Residential

**PROPOSED LAND USE:**  
Single Family Residential

**SURROUNDING LAND USE:**  
Single Family Residential

**TRC DATE:** N/A

**ZBA ACTION:** N/A

**CON. COM. ACTION:** TBD on 8/9/10

**ATTACHMENT:** Restoration Plan, application and letters from applicant

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Yes

**PERMITS REQUIRED:**

- NHDES Wetlands Permit
- CUP

**WAIVERS REQUESTED:**

- None

**STAFF RECOMMENDATION:**  
Should the Conservation Commission advise approval of the permit, the Planning Department recommends that the application be approved with conditions presented.

### **Summary of Request and Background**

The applicant has submitted a set of plans for review. The applicant wishes to restore a streambank and channel. The work would be within the Wetland Protection District and Conservation District, and is part of a larger restoration that covers three parcels along Washington Street. In June, the Planning Board approved a similar Conditional Use Permit for the abutting Eisler lot, which is also part of the streambed complex.

The applicant submitted the Restoration Plan Agreement that was crafted by the applicant and the NH Department of Environmental Services (NHDES). The City and NHDES have been working with the applicant and abutters to correct the erosion and other issues that have occurred along the streambed and pond located on this parcel and abutting parcels.

The applicant will appear before the Conservation Commission on August 9, 2010 for review of the CUP. This meeting will be the night before the Planning Board, and staff will communicate with the Con. Com. regarding any conditions that arise. This project is being reviewed on the 10<sup>th</sup> at the request of NHDES to allow it and the abutting project to be completed holistically.

### **Consistency with Master Plan**

The Land Use Chapter of the Master Plan encourages environmentally sensitive development and reviewing projects in context. This project seeks to return the streambed to a more natural state.

### **Consistency with Land Use Regulations**

The application is consistent with the purpose and intent of the Conservation Overlay district and the Wetlands district, as outlined in Chapter 170 of the City Code.

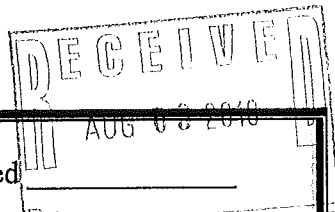
### **Conclusion**

The requested action is consistent with the Master Plan and the Land Use Regulations which guide development in the City of Dover. It is supportive of the community's goals and vision for long term growth and sustainability.

The Planning Department recommends the Planning Board accept the application, hold the public hearing, and then approve the Conditional Use Permit application with the following condition:

### **Conditions to Be Met Prior to Signing of Plans:**

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetland Permit.



Amount Paid \$ 200.00 ck# \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Account # P10-37  
 Time Received \_\_\_\_\_  
 By \_\_\_\_\_

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

**GENERAL INFORMATION**

Date: 8-2-2010 Telephone #: 603-749-9926  
 Name of Applicant: JOHN Penaskovic + Diane Dewyngaert  
 Address of Applicant: 346 Washington St. Dover, NH 03820  
 Signature of Applicant: [Signature] Diane Dewyngaert  
 Name of Property Owner: John Penaskovic + Diane Dewyngaert  
 Address of Property Owner: 346 Washington St Dover, NH 03820  
 Signature of Property Owner: [Signature] Diane Dewyngaert  
 Address of Property Being Developed: 346 Washington St Dover, NH 03820  
 Assessor's Map #: 6 Lot #: 14A  
 Zoning District: R-1A

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

- Activity in Dover Conservation District - Describe activity Relocation of existing Driveway and utilities and replacement of existing culverts per terms and conditions of Des Restoration Plan Agreement dated July 1, 2010 ("the RPA") See attached.
- Impact to Dover Wetlands - Describe impact "Pursuant to the RPA" Impact of approximately 210 sqft. Limited to inlet and outlet Riprap area, and 34 sqft current jurisdictional wetlands where underground utilities exist.
- Other \_\_\_\_\_

**3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED**

- Army Corps of Engineers
- New Hampshire Wetlands Board
- Other Restoration plan agreement and Waiver Request.

Susan Eisler  
344 Washington Street  
Dover NH 03820

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Dover NH 03820

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344 Washington Street  
Dover NH 03820

Brian Elbert  
345-A Washington Street  
Dover NH 03820

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345-A Washington Street  
Dover NH 03820

Diane Dewyngaert  
John Penaskovic  
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346 Washington Street  
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Diane Dewyngaert  
John Penaskovic  
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Derek Guarino  
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347 Washington Street  
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Derek Guarino  
347 Washington Street  
Dover NH 03820

Lori Fitzsimmons  
348 Washington Street  
Dover NH 03820

Lori Fitzsimmons  
348 Washington Street  
Dover NH 03820

Lori Fitzsimmons  
348 Washington Street  
Dover NH 03820

Richard Lundborn  
340 Washington Street  
Dover NH 03820

Richard Lundborn  
340 Washington Street  
Dover NH 03820

Richard Lundborn  
340 Washington Street  
Dover NH 03820

Scott Treadwell  
6 Gina Way  
Dover NH 03820

Scott Treadwell  
6 Gina Way  
Dover NH 03820

Scott Treadwell  
6 Gina Way  
Dover NH 03820

Gary Goodspeed  
155 Wakefield Street  
Reading MA 01867

Gary Goodspeed  
155 Wakefield Street  
Reading MA 01867

Gary Goodspeed  
155 Wakefield Street  
Reading MA 01867

Rebecca Gagne  
41 Taylor Road  
Dover NH 03820

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Dover NH 03820

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Dover NH 03820

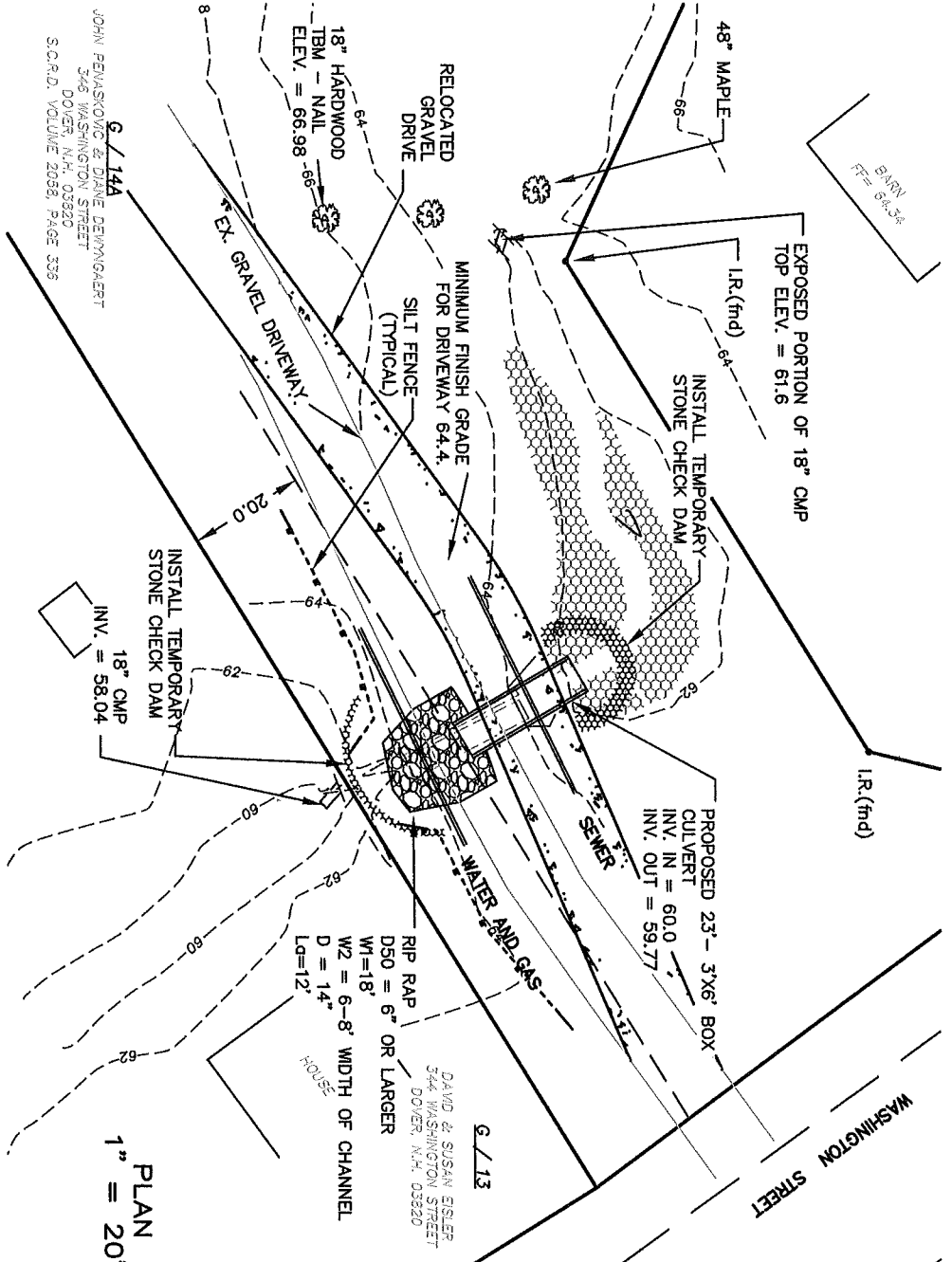
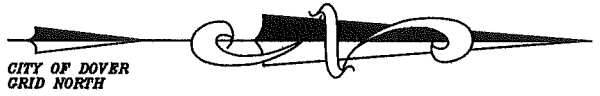
**CONDITIONAL USE PERMIT  
ABUTTER LIST**

Pursuant to RSA 676:7, the State Law of New Hampshire, the City of Dover is required to notify the applicant and every abutter of the public hearing by certified mail, return receipt requested. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

**THE FOLLOWING INFORMATION MUST BE COMPLETED BY THE APPLICANT IN ORDER TO BEGIN THE APPLICATION PROCESS.**

**ABUTTER:** - Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his or her land will be directly affected by the proposal under consideration. For purpose of receipt of notification for a public hearing by the Board, the term of abutting property owner for a condominium or other collective form of ownership means the officers of the collective or association as defined in RSA 356-B:3, XXIII.

TAX MAP	LOT NUMBER	OWNER(S) OF RECORD	MAILING ADDRESS
G	15	Gary Goodspeed	155 Wakefield st Reading, MA 01867
G	12A	Scott Treadwell	6 Gina way Dover, NH 03820
G	12	Rick Lundborn	340 Washington st Dover, NH 03820
G	10-11	Rebecca Gagne	41 Taylor Rd. Dover, NH 03820
G	14A	John Penaskovic	346 Washington st Dover, NH 03820
G	14	Lori Fitzsimmons	348 Washington st Dover, NH 03820
G	13	Susan and David Eist	344 Washington st Dover, NH 03820
32	15A	Brian Eibert	345 A Washington st Dover, NH 03820
32	15B	Barbara J Bukata	3306 Waterford Dr. Clearwater, FL 33761
32	15	Derek Guarino	347 Washington St Dover NH 03820



1" = 20'

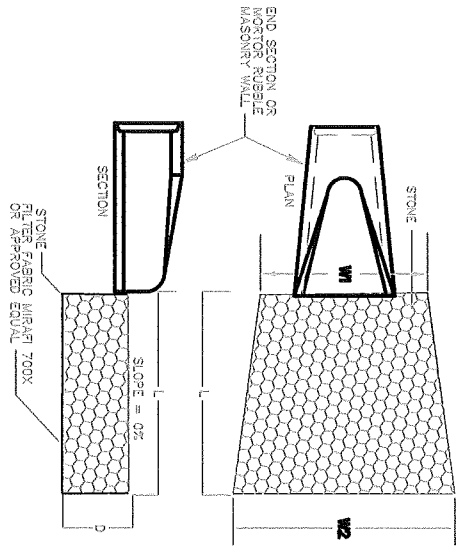
NO.	DATE	DESCRIPTION	BY	CHK
2	4/21/10	RIP RAP - CHECK DAM DETAIL SHIT 2	TKF	TKF
1	2/22/10	RIP RAP REVISION	TKF	TKF
		REVISIONS		

**Reference Plans:**  
 1. STREAM RESTORATION PLAN PREPARED FOR GARY GOODSPEED TAX MAP G, LOTS Nos. 14A & 15, 346 & 350 WASHINGTON STREET CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. SURVEY BY McNEANEY SURVEY ASSOCIATES, INC. JUNE 23, 2009.  
 2. SURVEY INFORMATION FROM PROVAN & LORBER INC. ON 1/19/10 VIA EMAIL.

**Construction Notes:**  
 1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION, SIZE AND OUTLET PROTECTION AND TEMPORARY EROSION CONTROL MEASURES FOR THE DRIVEWAY CULVERT. THE CULVERT IS SIZED BASED ON THE ABILITY TO ACCOMMODATE THE 50 YEAR STORM EVENT. SEE DRAINAGE CALCULATIONS PREPARED BY THIS OFFICE.  
 2. PERFORM CONSTRUCTION DURING LOW RUNOFF TIME OF THE YEAR (JULY/AUGUST).  
 3. INSTALL STONE CHECK DAM AND REMOVE CULVERT STRUCTURES.  
 4. RELOCATE EXISTING DRIVEWAY AND REMOVE CULVERT STRUCTURES.  
 5. CONSTRUCT DRIVEWAY, CULVERT AND RIP RAP OUTLET. RELOCATE EXISTING UTILITIES LOCATED WITHIN THE DRIVEWAY AS NECESSARY. INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE. OUTLET OF CULVERT TO BE A MINIMUM OF 21' FROM PROPERTY LINE.  
 6. UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY.  
 7. DOWNSTREAM GRADING TO THE INTO PROPOSED WORK ON ESLESER PROPERTY AS SHOWN ON PLAN FOR ESLESER PROPERTY BY OTHERS.  
 8. UPSTREAM GRADING TO TIE INTO PLAN REF #1.

**FARWELL**  
 ENGINEERING SERVICES, LLC  
 285 WADSWORTH FALLS ROAD  
 LEE, NEW HAMPSHIRE 03861  
 TEL: 603-232-5787  
 WWW.FARWELLENGINEERING.COM

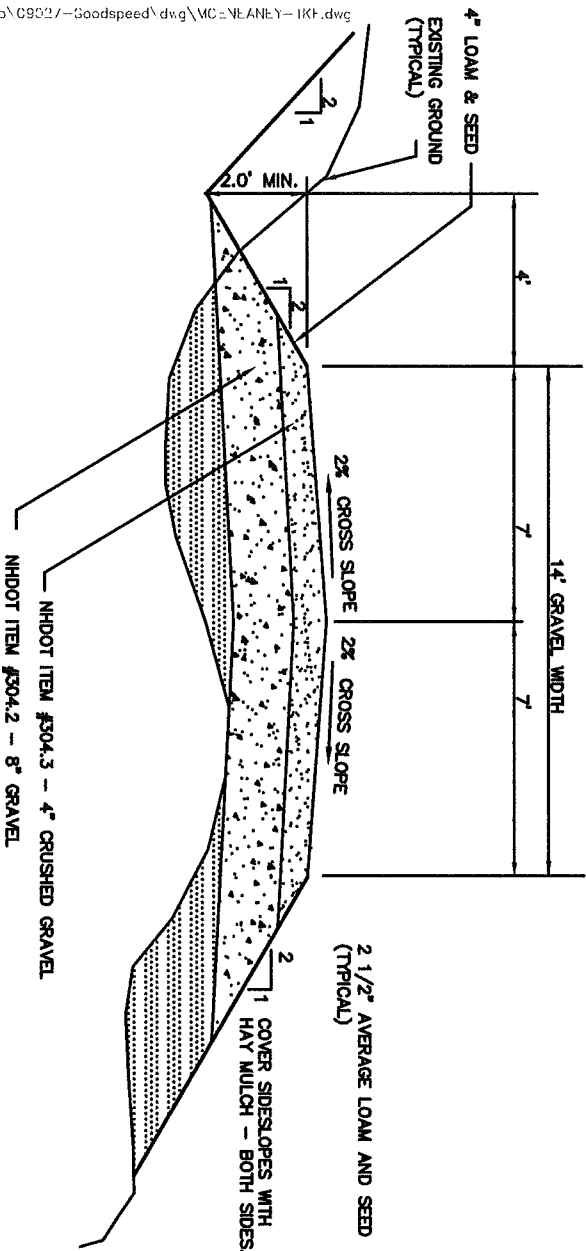
**DRIVEWAY PLAN**  
**JANUARY 15, 2010**



- NOTES:**
1. STONE SIZE AND MAT DIMENSIONS DETAILED ON SITE PLANS.
  2. FIELD STONE, QUARRY STONE, OR ROCK FRAGMENTS SHALL BE SOUND, OF APPROVED QUALITY, AND FREE FROM STRUCTURAL DEFECTS. THE STONES SHALL BE ANGULAR AND APPROXIMATELY RECTANGULAR IN SHAPE. FLAT OR ROUND ROCKS ARE NOT ACCEPTABLE.
  3. A WELL GRADED MIXTURE OF ROCK SIZES SHALL BE USED FOR STONE. FIFTY PERCENT BY WEIGHT OF THE STONE MIXTURE SHALL BE SMALLER THAN THE MEDIAN SIZE STONE (D50). THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 TIMES THE D50 SIZE.

**RIP RAP OUTLET PROTECTION**

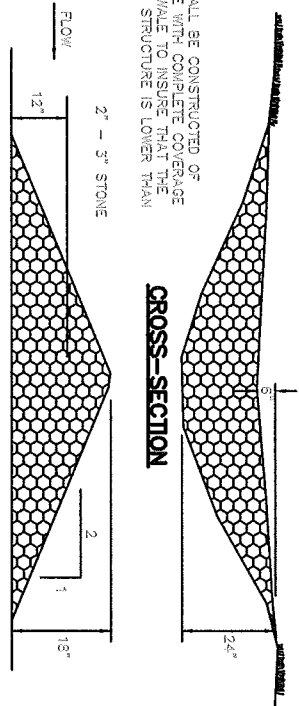
NOT TO SCALE



**DRAINWAY CROSS SECTION**

NOT TO SCALE

CHECK DAM SHALL BE CONSTRUCTED OF 2" TO 3" STONE WITH COMPLETE COVERAGE OF DITCH OR SWALE TO INSURE THAT THE CENTER OF THE STRUCTURE IS LOWER THAN THE EDGES.



**CROSS-SECTION**

**STRUCTURE DETAIL**

**MAINTENANCE**

TEMPORARY GRADE STABILIZATION STRUCTURES SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED STORMS. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEED, AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE THIRD OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

**CONSTRUCTION SPECIFICATIONS**

1. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
2. SEEDING, PERMULCHING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE PLAN.
3. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

**STONE CHECK DAM DETAIL**

NOT TO SCALE

**DETAILS**

**JANUARY 15, 2010**

SHT 2 OF 2

**FARWELL**  
**ENGINEERING SERVICES, LLC**  
 265 WADLEIGH FALLS ROAD  
 LEE, NEW HAMPSHIRE 03861  
 PH: 603-292-5787  
 WWW.FARWELLENGINEERING.COM



CITY OF DOVER

## PLANNING BOARD – ABUTTER NOTICE

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: Tuesday, August 10, 2010  
Meeting Time: 7:00 pm

**INTENT:** Install a roundabout (<http://en.wikipedia.org/wiki/Roundabout>) to replace the existing signalized intersection of NH Route 4 and Boston Harbor and Spur Roads.

**LOTS/UNITS PROPOSED:** None

**AGENDA ITEM #:** 4-B

**FILE:** N/A

**APPLICANT(S):** NHDOT

**OWNER(S):** State of New Hampshire

**LOCATION:** Intersection of Boston Harbor Rd., Spur Rd. and US RTE 4 intersection

**ACREAGE:** N/A

**ZONING DISTRICT:** RM-SU

**EXISTING LAND USE:**  
Limited access travel way

**PROPOSED LAND USE:**  
Limited access travel way

**SURROUNDING LAND USE:**  
Residential/recreation areas

**ZBA ACTION:** N/A

**ATTACHMENTS:**  
Site plan

**PERMITS REQUIRED:**  
N/A

**WAIVERS REQUESTED:**  
N/A

The applicant has submitted a set of plans for a proposed roundabout at the intersection of NH Route 4 and Boston Harbor and Spur Roads. This meeting will be an opportunity for the public to review the plans and models that have been developed by NHDOT as part of the Newington-Dover bridge project.

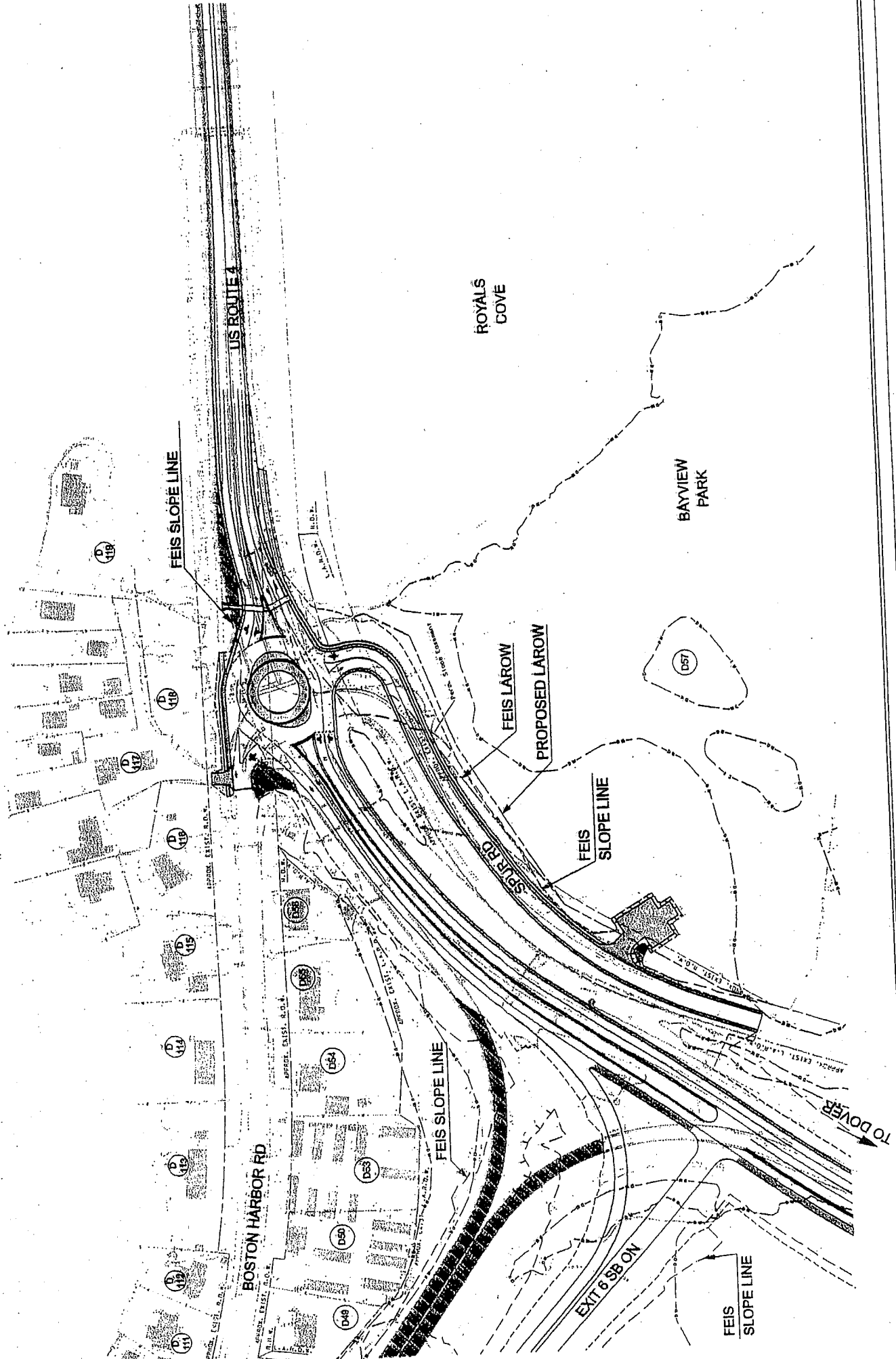
NHDOT will present their project, proposed roundabout as well as review the simulation developed to review capacity and operations of the roundabout. The public is invited to comment on the proposal.

The full agenda is as follows:

1. CITIZENS' FORUM
2. APPROVAL OF THE PRIOR MINUTES
  - July 27, 2010 Regular Meeting Minutes
3. OLD BUSINESS
4. NEW BUSINESS
  - A. Consideration and acceptance of a Conditional Use Application for Diane Dewyngaert & John Penaskovic, Assessor's Map G, Lot 14-A, zoned R-12, located on 346 Washington Street. (streambed restoration) \*(P10-37)
  - B. Public Information Session by NHDOT for proposed design of a roundabout located at Boston Harbor Rd., Spur Rd. and US RTE 4 intersection as part of the Newington-Dover Bridge Project.
5. STAFF COMMENTS
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](http://www.dover.nh.gov), a map showing project locations can be found at [www.dover.nh.gov/planhome.html](http://www.dover.nh.gov/planhome.html). Follow us on Twitter @DoverNHPlanning and find us on Facebook at [www.facebook.com/CityofDoverNHPlanning](http://www.facebook.com/CityofDoverNHPlanning).



KEHOE ANN MARIE  
18 GRANDVIEW RD  
CHELMSFORD, MA 01824

FORD RICHARD & ELEANOR TRUSTEE  
51 SHERMAN ST  
N CHELMSFORD, MA 01863

LUMSDEN FAMILY TRUST  
54 ELMLAWN ROAD  
BRAintree, MA 02184

ELMER WESLEY C &  
79 CHRISTIAN HILL RD  
AMHERST, NH 03031

BRYAN RANDOLPH &  
46 RIDGE RD  
CONCORD, NH 03031

BERTHIAUME DOROTHY  
PO BOX 3244  
PORTSMOUTH, NH 03802

KELLEY LOUISE LIFE ESTATE &  
31 WENTWORTH TR  
DOVER, NH 03820

BELLAMY RIVER VILLAGE LLC  
11 COURT ST  
EXETER, NH 03833

CHIEREPKO JEFFREY M  
16 WENTWORTH TERRACE  
DOVER, NH 03833

MARKIN SHEILA  
56 EXETER RD  
HAMPTON, NH 03842

PRATT ELLIOT S &  
245 EXETER ROAD  
HAMPTON FALLS, NH 03844

CARRIER GABRIELLE IRRE TRUST  
311 MICAH TERRACE  
MILTON, NH 03851

CRICKLEWOOD ON THE BELLAMY  
72 PORTSMOUTH AVE  
STRATHAM, NH 03862

SALT WATER AQUATICS LLC  
PO BOX 431 ROUTE 16  
OSSIPPEE, NH 03864

BOSTON HARBOR LUXURY  
CONDOMINIUMS  
PO BOX 1135  
RYE, NH 03870

SCHWARTZ PATRICIA TRUSTEE  
PO BOX 843  
RYE, NH 03870

TURGEON MICHAEL T &  
39 INDIGO HILL RD  
SOMERSWORTH, NH 03878

O BRIEN CORALIE L  
113 BUNKER HILL AVE  
STRATHAM, NH 03885

BISHOP THOMAS & CATHERINE TRUSTEE  
147 PAINTWORKS RD  
BRANDON, VT 05733

MACLEARY-KENNETT SUSAN  
BULLSHEAD RD  
STANFORDVILLE, NY 12581

VICKERS HARRY L  
PO BOX 18467  
IRVINE, CA 92623

SMITH VENICE MAE ESTATE OF  
15 WILTSHIRE DR  
WORCESTER, MA 01609-1516

ALLARD REECE IRREVOCABLE TRUST  
185 SPUR ROAD  
DOVER, NH 03820

ALLEN STANLEY & MIRIAM TRUST  
417 DOVER POINT RD  
DOVER, NH 03820

ANASTAS JOHN &  
19A DOVER POINT RD  
DOVER, NH 03820

BARBARO SARAFINO ERNESTO &  
22 WENTWORTH TERR  
DOVER, NH 03820

BARDWELL EILEEN C TRUSTEE  
199 SPUR RD  
DOVER, NH 03820

BELANGER JOSEPH P  
106 DOVER POINT ROAD  
DOVER, NH 03820

BENN RICHARD J C &  
421 DOVER POINT RD  
DOVER, NH 03820

BETTENCOURT ARTHUR L  
201 SPUR ROAD  
DOVER, NH 03820

BETTENCOURT ARTHUR L  
201 SPUR ROAD  
DOVER, NH 03820

BIEHL FRANK  
183 SPUR RD  
DOVER, NH 03820

BRUYERE DOROTHY  
39 BOSTON HARBOR RD  
DOVER, NH 03820

CARTNICK EDWARD C &  
53 BOSTON HARBOR ROAD  
DOVER, NH 03820

CASEY THOMAS  
49 BOSTON HARBOR ROAD  
DOVER, NH 03820

CRAGIN PATRICK J  
PO BOX 250  
DOVER, NH 03820

CULLEN PRISCILLA L  
41 BOSTON HARBOR ROAD  
DOVER, NH 03820

CURTIS ANNE E  
17 BOSTON HARBOR ROAD  
DOVER, NH 03820

DRADY MCCOOEY SUSAN A  
8 WENTWORTH TERRACE  
DOVER, NH 03820

FISCHER WALTER  
542 CENTRAL AVENUE  
DOVER, NH 03820

FOGARTY PATRICK M  
410 DOVER POINT RD  
DOVER, NH 03820

FREDERICK-FROST KRISTEN &  
7 BOSTON HARBOR RD  
DOVER, NH 03820

FRENCH CAROLINE L REVOCABLE  
TRUST  
23 BOSTON HARBOR RD  
DOVER, NH 03820

FRIEDMAN ANDRA  
25 BOSTON HARBOR ROAD  
DOVER, NH 03820

FUNK DAVID T &  
43 BOSTON HARBOR RD  
DOVER, NH 03820

GAGNON SANDRA  
28 BOSTON HARBOR ROAD  
DOVER, NH 03820

GREAT BAY YACHT CLUB  
P O BOX 1644  
DOVER, NH 03820

GREENE BRIAN & LATHROP BETTY  
TRUSTEES  
393 DOVER POINT ROAD  
DOVER, NH 03820

GRIFFYN PROPERTIES INC  
103 DOVER POINT RD  
DOVER, NH 03820

HEAPHY EDWARD & MARTHA  
TRUSTEES  
9 HEAPHY LANE  
DOVER, NH 03820

HENDRICKS NORMAN J &  
401 DOVER POINT RD  
DOVER, NH 03820

HOYT ATTALLA DENISE F TRUSTEE  
16 LEIGHTON RD  
DOVER, NH 03820

HUTCHINS RONALD L &  
24 WENTWORTH TERR  
DOVER, NH 03820

KARKOS JANICE  
187 SPUR ROAD  
DOVER, NH 03820

KEEGAN THOMAS J &  
19 BOSTON HARBOR ROAD  
DOVER, NH 03820

LARRABEE FLORA P &  
16 BOSTON HARBOR RD  
DOVER, NH 03820

LEONARD MICHAEL K  
5 BOSTON HARBOR ROAD  
DOVER, NH 03820

LEWIS PATRICIA A &  
17 WENTWORTH TERR  
DOVER, NH 03820

LINDSAY GARY J &  
197 SPUR RD  
DOVER, NH 03820

MACMILLAN JAN K REV LIVING TRUST  
14 BOSTON HARBOR ROAD  
DOVER, NH 03820

MCCOOEY MADELINE R REVOCABLE  
TRUST  
35 BOSTON HARBOR RD  
DOVER, NH 03820

MCMASTER JANE  
55 BOSTON HARBOR ROAD  
DOVER, NH 03820

MELANSON MARILYN  
413 DOVER POINT ROAD  
DOVER, NH 03820

MIDDLETON JANICE F TRUSTEE  
13 1/2 BOSTON HARBOR RD  
DOVER, NH 03820

MILLER WILLIAM J  
27 BOSTON HARBOR ROAD  
DOVER, NH 03820

NEWICK DIANE L REVOCABLE TRUST  
2001  
431 DOVER POINT ROAD  
DOVER, NH 03820

NEWICK JOHN F REVOCABLE TRUST  
2001  
431 DOVER POINT ROAD  
DOVER, NH 03820

PAQUETTE MARK D &  
422 DOVER POINT RD  
DOVER, NH 03820

PARKER ERIC G  
205 SPUR RD  
DOVER, NH 03820

PARKS MILDRED SCOVILL TRUSTEE  
181 SPUR ROAD  
DOVER, NH 03820

PHILBRICK GEORGE M  
18 BOSTON HARBOR ROAD  
DOVER, NH 03820

POLIQVIN ANDREA C REV LIV TRUST  
20 WENTWORTH TR  
DOVER, NH 03820

RATAY THOMAS M  
425 DOVER POINT RD  
DOVER, NH 03820

SASSI CHADLI B &  
12 LEIGHTON ROAD  
DOVER, NH 03820

SHEVELIN EILEEN TRUSTEE  
395 DOVER POINT RD  
DOVER, NH 03820

SHINE ANN  
419 DOVER POINT ROAD  
DOVER, NH 03820

SIROIS RICHARD L &  
397 DOVER POINT RD  
DOVER, NH 03820

ST PIERRE EDWARD J  
22 LEIGHTON ROAD  
DOVER, NH 03820

STICKNEY ROBERT W  
9 1/2 BOSTON HARBOR RD  
DOVER, NH 03820

TRAFTON W SCOTT  
7 WENTWORTH TERR  
DOVER, NH 03820

TWOMBLY A RICHARD TRUSTEE  
15 BOSTON HARBOR ROAD  
DOVER, NH 03820

VAUGHAN HUGH  
11 BOSTON HARBOR ROAD  
DOVER, NH 03820

WASZKIELEWICZ LISA L  
18 WENTWORTH TR  
DOVER, NH 03820

PERENICK MARTIN G  
788 CENTRAL AVE  
DOVER, NH 03820-2519

ROWE BARBARA S TRUSTEE  
407 DOVER POINT RD  
DOVER, NH 03820-4627

YEAMES JAMES E &  
409 DOVER POINT RD  
DOVER, NH 03820-4627

LONG PAUL G JR  
418 DOVER POINT RD  
DOVER, NH 03820-4638

FORD DEBRA WEISS & VETTER  
KATHLEEN TRUST  
3 BOSTON HARBOR RD  
DOVER, NH 03820-4645

HAFFNER CHRISTI S  
45 BOSTON HARBOR RD  
DOVER, NH 03820-4645

SHORT BRIAN D &  
1 WENTWORTH TR  
DOVER, NH 03820-4658

HILL KEVIN  
189 SPUR RD  
DOVER, NH 03820-4686

STEPANEK F & RUSHMORE B TRUSTEES  
191 SPUR RD  
DOVER, NH 03820-4686

NEWICK JAMES E &  
54 NEWTOWN PLAINS RD  
LEE, NH 03824-6733

391 DOVER POINT RD CONDOMINIUM  
BOX 190  
GREENLAND, NH 03840

WAGNER KATELYN &  
38 BLOOMINGDALE RD  
QUAKER HILL, CT 06375-1335

BERGERON DEBRA A REVOCABLE  
TRUST  
20 BENINGTON RD  
BLUFFTON, SC 29910-7726

SULLIVAN NANCY E  
3000 US HIGHWAY 17 92 W #230  
HAINES CITY, FL 33844-8801