



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: Tuesday, September 28, 2010
Meeting Time: 7:00 pm

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- August 24, 2010 Regular Meeting Minutes
- September 14, 2010 Workshop Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Application for Joanne Bloom, Assessor's Map L, Lot 15B-C, zoned R-20, located at 83 Spur Road. (Impact 23 sq. ft. of wetlands for replacement of two damaged culverts). *(P10-42)
- B. Consideration and acceptance of a Conditional Use Application for Gary Goodspeed, Assessor's Map G, Lots 14A & 15, zoned R-12, located at 346 & 350 Washington Street.(removal of a pond and the restoration of 345 feet of stream bed). *(P10-41)
- C. Consideration and acceptance of a Minor Lot Line Adjustment of land for Scott & Lara Coughlin, Assessor's Map I, Lots 94C-2, 94C-3 & 94C-4, zoned R-40, located at Hidden Valley Drive. *(P10-43)
- D. Consideration and acceptance of a Site Review of land for Heron Bay Partners, LLC, Assessor's Map H, Lot 4, zoned B-4/I-4, located at Mast Road & NH Route 108. (72 Congregate Care Units within 2 Structures & 72 Residential Housing Units, consisting of Single Family, Duplex & Triplex Structures) *(P06-25D)
- E. Consideration and acceptance of a Site Review of land for Dean A. Fournier (Owner: Dean A. Fournier Revocable Living Trust), Assessor's Map 3, Lots 10, 11, & 18, zoned CBD, located at 11, 13, 15 & 17 School Street. (48 Unit, 2 Multi-Family Condominium Buildings) *(P10-39)
- F. Consideration and acceptance of a Conditional Use Permit for Dean A. Fournier (Owner: Dean A. Fournier Revocable Living Trust), Assessor's Map 3, Lots 10, 11 & 18, zoned CDB, located at 11, 13, 15 & 17 School Street. (to allow for less than 75% minimum lot coverage, allow for more than 10' maximum front setback and to allow 98 parking spaces where 144 are required). *(P10-40)

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, a map showing project locations can be found at www.dover.nh.gov/planhome.html. Follow us on Twitter @DoverNHPlanning and find us on Facebook at www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351.



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DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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MEMBERS PRESENT: Ron Cole (Chair), Frank Torr (Vice Chair), Dean Trefethen, Don Andolina, John Swartzendruber, Linda Merullo, Tom Clark, Doug Steele, Marcia Gasses, Lee Skinner (Alternate), Jake Forget (Alternate), Gary Green (Alternate)

STAFF PRESENT: Steve Bird (Planning), Bruce Woodruff (Zoning Administrator), Lisa Ertle (Recording Secretary)

The Vice Chair will sit in for the Chair. The meeting was called to order at 7pm.

1. CITIZENS' FORUM – NOBODY SPOKE

2. APPROVAL OF THE PRIOR MINUTES

- August 10, 2010 Regular Meeting Minutes.

Motion: D.Andolina made the motion to approve the June 27, 2010 Meeting Minutes. M.Gasses seconded. Vote: Unanimous Approval

3. OLD BUSINESS

- A.** Discussion and possible vote on recommendations to NHDOT for proposed alternative to the Newington Dover Bridge project (roundabout located at Boston Harbor Rd., Spur Rd. and US RTE 4 intersection).

S.Bird noted this application was discussed at the last Planning Board meeting and added that B.Woodruff from the Planning Department is available for any questions.

L.Merullo and B.Woodruff discussed pedestrian and cyclist safety, she suggested the use of push button signalization.

M.Gasses and B.Woodruff discussed pedestrian traffic and the traffic study.

D.Trefethen noted his concerns with pedestrians and cyclists, and feels this need to be considered in the recommendations.

T.Clark confirmed with B.Woodruff that the state will have to adhere to the American with Disabilities Act given that a crosswalk is proposed.

D.Trefethen asked if we are looking to make a recommendation for a motion on this item. S.Bird noted that it was the intent to include a recommendation to NHDOT. This project is a state project for government land use, but they want City input and recommendations.

Motion: D.Trefethen motioned to recommend the roundabout concept with the recommendations set forth by the Planning Department, plus recommendation that the treatment of pedestrian and cyclist access needs to be improved. D.Andolina seconded. Discussion ensued on recommendation. Vote: Unanimous Approval



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- B.** Consideration and possible vote on 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)

Motion: D.Trefethen motioned to remove from table. J.Swartzendruber seconded. Vote: Unanimous Approval

S.Bird noted that the Board conducted a site review of this project, and the Planning Department has received correspondence from abutters. He suggested, after the public hearing has been heard, to allow the applicant to add additional information and input.

The Chair arrived at 7:20pm.

B.Mezquita, of Appledore Engineering, represented the applicant. He noted they have been before the Planning Board, Conservation Commission and TRC Committee. Since the site walk, with the Planning Board, there has been a suggestion on extending the fencing length, and the applicant found this acceptable. He noted that they are in agreement with the concerns that were mentioned in a memorandum from Dave White. B.Mezquita noted nothing has changed from the original plan presented at the July 27th Planning Board meeting.

D.Trefethen and K.Hazarvatan, Engineer with TEPP LLC, discussed the proposed right hand only turn and future signalization, in regards to traffic movement.

L.Merullo and K.Hazarvatan discussed the stacking of traffic. She discussed hours of operation with C.Kageleiry.

Discussion took place on queuing of traffic.

D.Trefethen made a suggestion to eliminate the right hand only turn, and fill that area with landscaping. This will give screening to the abutters, and less noise.

J.Forget and K.Hazarvatan discussed queuing problems. K.Hazarvatan noted they will be adding a lane for left turns only, and a designated through lane on Dover Point Road.

L.Merullo and C.Kageleiry discussed adding more landscaping. He noted that he has worked with one neighbor on a request, and is willing to put in a taller fence.

F.Torr suggested arborvitaes for this plan, in consideration to this area being a transition zone.

The Chair and K.Hazarvatan discussed traffic queuing with school buses, and confirmed there may be a momentary delay.

Public Hearing Opened



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Dennis Krause, 26 Dover Point Road, a direct abutter feels that quality of life and property value will be affected. He discussed a petition of over 700 signatures against the project, and feels there are many outstanding subjects that have not been addressed. He noted his concerns for the Dover citizens and their safety and the analysis of the traffic study report. He hopes to have this rejected based on these facts, unless there is recommendations that support the concerns he has stated.

Marilyn Follansbee, 25 Dover Point Road, represented all those opposed to the proposal. She cited a letter she wrote in opposition to the project, that she submitted to the Planning Board. (Copy in file)

Karl Heller, 10 Dover Point Road, is against the application. He noted his concern with traffic queuing, traffic backup and safety concerns. The gas station will affect the citizens of Dover, increase night time problems, and feels this is not the best use of the site.

Lindsey Iori, 26 Dover Point Rd, noted the left hand turns will affect everyone turning onto Dover Point Road.

Ray Schwendema, 8 Newport Road, is against the application. He noted the concerns of left hand turns, and feels that there is no need for another gas station or convenience store in this area.

Public Hearing Closed

The Chair asked for comments. Nobody spoke.

- C. Consideration and possible vote on 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)

Motion: F.Torr motioned to remove item 3C from the table. D.Trefethen seconded. Vote: Unanimous Approval

The Chair asked for staff recommendations for site review of land. S.Bird read the following:

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 applicant shall revise the plan to add one additional 6-foot long fence panel that transitions to a four-foot height towards Dover Point Road.
4. The applicant shall revise the plan to add left turn arrows on Thornwood Land and on Dover Point Road.
5. The applicant shall revise sheet C-9 of the plans to require sign posts be 2-inch square, galvanized, with breakaway bases.
6. The applicant shall revise sheet C-11 to require that the pavement width match the existing thickness of Dover Point Road and Thornwood Lane.



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7. The applicant shall revise the plans to show an easement for the installation of future traffic signals and equipment on the corner of Thornwood Lane and Dover Point Rd. The language of the easement shall be submitted for review by the Planning Department, with consultation by the City Attorney on the proper form of the document.
8. The applicant shall revise the plans to show a 6-foot wide easement for the installation of a sidewalk along Thornwood Lane from Dover Point Road to the first driveway. The language of the easement shall be submitted for review by the Planning Department, with consultation by the City Attorney on the proper form of the document.
9. The applicant shall prepare a Developer's Agreement that covers all subsequent conditions of approval. The agreement shall be submitted for review by the Planning Department, with consultation by the City Attorney on the proper form of the document.
10. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the City's Environmental Project's Manager.
11. The approval includes the granting of the three requested waivers for the reasons stated in the request and that the City Engineer does not oppose the waivers.

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

12. The applicant shall install vinyl fencing along the western boundary.
13. The owner agrees that the driveway exiting onto Dover Point Road shall be properly closed when a traffic signal is installed at the intersection of Dover Point Road and Thornwood Lane.
14. The owner shall be responsible for providing a form of security for their fair share of 10.7 percent of the off-site improvements associated with the signalization of the Thornwood Lane/Dover Point Road intersection.
15. The owner shall be responsible for providing a form of security for their fair share of 11.7 percent of the off-site improvements associated with the Central Avenue/Stark Avenue/East Watson Lane intersection.
16. Any new building shall pay the current impact fees in place at the time of building permit application.
17. Any new building shall be assessed the current water/sewer investment fees in place at the time of building permit application.
18. Since the operator of the gas station is not known, the owner shall return to the Planning Board for review and approval of the architectural design of the building and canopy (see Chapter 149-14L-8a) if the final design is significantly different than those submitted.

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

19. The owner shall submit applications for sign permits to the Planning Office for the signs depicted on the plans and submitted materials.

S.Bird noted the recommendations from the Board were not included in this staff memo and suggests that this is a place to start. The Chair suggested the Board discuss recommendations.

D.Trefethen and L.Merullo discussed the elimination of right hand turn. He noted the right turn lane will be eliminated in the future, and he feels this will not significantly affect the traffic.



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B.Woodruff discussed the level of service. The goal is to have efficient level on the high traffic areas.

Discussion ensued on regulations, special exemptions, waivers and regulations in concern with making a vote on the application.

F.Torr noted he feels that recommendation #12 should include arborvitae for the abutters to help with noise reduction, and be subject to approval by the Planning Department. He noted that on recommendation #18 the writing in red should be omitted, and would like to see Planning Department have final word on building design. Discussion ensued.

T. Clark noted his concern with the hours of construction, in regards to disturbance of neighbors. He recommends the hours should be 7am-6pm Monday through Friday, and 8am-5pm on Saturday and no hours of operation on Sundays.

Discussion ensued on hours of operation when site is operational, and noise pollution.

L.Merullo noted her concern with traffic issues, adverse property value on houses, and the analysis for traffic queuing, and the signs to be used for the site. She complimented the great work of the applicant around the community, but she is concerned about the community being torn and feels the Board has to listen to the citizens.

Motion: D.Trefethen made the motion to amend staff recommendation 13, to exclude right hand turn only exit and put in landscaping. D.Andolina seconded. Vote: 6 yes-3 no (motion carried)

Motion: D.Trefethen made the motion to add a condition that before issuing a building permit to limit the construction hours to M-F 7am-6pm, Saturday 8am to 5pm, Sunday no hours. T.Clark seconded. Vote: Unanimous Approval.

Motion: F.Torr motioned to keep the original language for recommendation #18, and delete “if the final design is significantly different than those submitted”. L.Merullo seconded. Vote: Unanimous Approval.

F.Torr motioned to amend staff recommendation #12, to install fencing along with 8 ft. arborvitae; this will extend to 200 ft. on the western side of the property, and be subject to approval by the Planning Department. D.Andolina seconded. Vote: 5 yes – 4 no (motion carried)

The Chair noted he is for the public, and the feeling of the public is significant. He noted the Board understands their concerns. The developer and land owner has a right to do what they want with the property. The Board has to work with the law and regulations. If there is legitimate concerns the Board will work with that, but it has to stand up in court. The Board members have to justify the decision and will try to make decisions to meet public concern.

L.Merullo discussed her concerns with the application in regards to the neighborhood.



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D.Trefethen discussed the concerns of application not being approved by the Board, and their concern with the community. M.Gasses noted the guidelines that courts rule by, and addressed the City of Dover preserved land for the community.

Motion: D.Andolina made the motion to approve with staff recommendations as changed. M.Gasses seconded. Vote: 8-1 (L.Merullo against)

Motion: F.Torr motioned to approve conditional use permit. D.Andolina seconded. Vote: Unanimous Approval.

The Chair called for a recess at 9:30 pm, resumed at 9:35 pm.

4. NEW BUSINESS

- A.** Public Hearing to solicit public input on Dover Land Use regulation changes and areas that may need to be reviewed.

S.Bird noted this is part of a public outreach to allow the public to speak on this agenda item.

Public Hearing Opened-Nobody Spoke-Public Hearing Closed

- B.** Consideration and acceptance of a Conditional Use Application for Lee Spyridakis, (DBA: Durham Road Associates), Assessor's Map I, Lot 14-A, zoned R-20/RM-SU, located at 96 Durham Rd. (to fill in 1,585 sq. ft. of wetlands) (P10-38)

Jon Berry, Berry Survey & Engineering, represented applicant. He noted the existing structure is known as the Dover Veterinary Hospital. He discussed the current drainage issues, and the work that they will do to rectify this. He noted that Mark Jacobs, a certified wetlands scientist, has worked with them for pre-application consultation.

L.Merullo and J.Berry discussed the intention for the two part phases.

Mark Jacobs, Wetland Scientist, discussed his research, the conceptual design and the pre-application for the NHDES.

Motion: L.Merullo motioned to accept the application. J.Swartzendruber seconded. Vote: Unanimous Approval.

Public Hearing Opened

Richard Knox, 86 Durham Road, noted the current culvert is blocked. He asked if part of the plan is to clean this drain, and what responsibilities and impacts will impact him.

M.Jacobs noted the contractor will be cleaning out the system, or will replace it if needed. The final plan is to repave driveway to existing condition.



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Public Hearing Closed

S.Bird and M.Jacobs confirmed that all abutters have been notified.

S.Bird noted the Planning Department recommends that the Conditional Use Permit be approved with the following condition:

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

Motion: M.Gasses motioned to approve with staff recommendations D.Steele seconded. Vote: Unanimous Approval.

- C.** Consideration and possible vote on an amendment to a previously approved (9/22/09) Major Open Space Subdivision of land for John and Caroline McGlone, Assessor's Map I, Lot 124, zoned R-40, located at 25 Piscataqua Road. (5 lots) (P09-16A)

D.Trefethen and D.Steele noted they will step down due to relationship with the applicants. J.Forget sat in for D.Steele.

Jon Berry of Berry Survey and Engineering represented the applicant. He noted this subdivision was approved in September of 2009. The daughter would like to purchase lot 124-4 as her own. They are revising three lots so she can have a lot that consists of 3.45 acres. He discussed the lot line adjustments, the test pits, and easements to meet state requirement. He noted they are not changing the open space or road location, and they are revising the lot lines to keep in place their previous conditions that had to be met and recorded.

T.Clark and J.Berry discussed the proposed street name. The applicant agreed to change the street name to Garden Drive.

Motion: F.Torr motioned to accept the application. D.Andolina seconded. Vote: Unanimous Approval.

Public Hearing Opened-Nobody Spoke-Public Hearing Closed

S.Bird noted the Planning Department recommends the Planning Board approve the amended open space subdivision application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall add the surveyor's stamp and signature to the plat font.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to amend note #1 to reflect the deletion of phasing request and the withdrawal of the waiver for the requirement for bonding of the road and creation of the lot owners association.
4. The applicant shall revise the plat to add the file number to the title block.



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5. The applicant shall comply with the conditions of approval from the Planning Board decision of September 22, 2009, with the exception of condition #9, which is replaced by the condition below.
6. Any new dwelling unit shall pay the current impact fees in place at the time of building permit application.
7. The applicant shall revise the plat by deleting not #26.
8. The applicant shall revise the plat to rename the road to be “Garden Drive.”

Motion: L.Merullo motioned to approve with staff recommendations. J.Swartzendruber seconded. Vote: Unanimous Approval.

5. Staff Comments

S.Bird noted that he submitted a document to all Board members in regards to the Municipal Law Lecture Series. He suggested they take note of the 3 topics that will be discussed in these lectures, this may be of interest to them and recommends filling out forms if they would like to attend.

6. Committee Reports

7. Adjournment:

Motion: F.Torr made the motion to adjourn the meeting at 10:30pm. D.Trefethen seconded. Vote: Unanimous Approval



CITY OF DOVER

DOVER PLANNING BOARD – WORKSHOP MINUTES

Meeting Type: Workshop
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: Tuesday, September 14, 2010
Meeting Time: 6:30 pm

MEMBERS PRESENT: Ron Cole(Chair), Frank Torr (Vice Chair), Dean Trefethen, Marcia Gasses, John Swartzendruber, Linda Merullo, Jake Forget (Alternate), Gary Green (Alternate) Tom Clark and Dave White.

MEMBERS NOT PRESENT: Lee Skinner (Alternate), Don Andolina

STAFF PRESENT: Christopher Parker (Planning Director).

The Vice Chair called the meeting called to order at 6:30 pm, as Chair was absent.

A. Driving Tour of Dover

C.Parker drove the Recreation bus with Planning Board members to visit the following projects:

- Major Subdivision off Tolend Road (Wyndbrook)
- Major Subdivision off Columbus Ave (Cotswald)
- Watson Fields
- Major Subdivision off County Farm Cross Road (Cornerstone Crossing)
- Long Hill Memorial Park – Dog Park
- Black Dog Car Wash (Central Ave)
- Wentworth Douglass Hospital expansion (Central Ave)

Chair arrived (7:20)

B. Planning Board Orientation

C.Parker went over the makeup of the Planning Board, role of staff and Planning Board, Master Plan fundamentals, CIP and other associated duties of the Board. See hand out in file.

C. Review of Council comments and actions regarding proposed zoning amendments

Board discussed the Council request to refrain from striking “Antiques Dealer” as an allowed use as a Customary Home Occupation. Straw vote was in favor of doing so.

Board discussed potentially altering the setbacks and other proposed regulations regarding chickens. Discussion ensued regarding limitations, chickens as pets, practicality of lot size and other factors. No decision was reached.

R.Cole adjourned the workshop at 8:20 pm.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-42

Application Type: Conditional Use Permit
Applicant(s): Joanne Bloom
Owner(s): Joanne Bloom
Location: 83 Spur Road (Assessor's Map L, Lot 15B-C)

INTENT: To obtain a Conditional Use Permit to impact 23 square feet of wetlands within the Wetland Protection District.

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 4-A

ACREAGE: 4.2 acres

ZONING DISTRICT:

Low Density Residential District - R-20

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: Endorsed on 9/20/10

ATTACHMENT: Wetland Impact Plan, CUP application, and Conservation Commission Action Sheet

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- NHDES Wetlands Permit
- CUP

WAIVERS REQUESTED:

- None

Summary of Request and Background

The applicant has submitted a set of plans for review. The applicant wishes to impact 23 square feet of wetlands to replace two damaged culverts underneath a driveway. The work would be within the Wetland Protection District.

The application was reviewed by the Conservation Commission on September 20, 2010 and received a unanimous endorsement with no conditions.

Consistency with Land Use Regulations

The Wetland Protection District and the Conservation District ordinances provide for Conditional Use Permits to allow impacts to conservation areas and wetlands if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This application meets these standards.

STAFF RECOMMENDATION:

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:

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

Amount Paid <u>251.00</u>	RECEIVED SEP 03 2010 By <u>[Signature]</u>	Date Received _____
Account # <u>P10-42</u>		Time Received _____

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

GENERAL INFORMATION

Date: 9/3/2010 Telephone #: 603-742-5312

Name of Applicant: JOANNE BLOOM

Address of Applicant: 83 SPUR ROAD, DOVER, NH 03820-9110

Signature of Applicant _____

Name of Property Owner: SAME AS ABOVE

Address of Property Owner: SAME AS ABOVE

Signature of Property Owner [Signature]

Address of Property Being Developed: 83 SPUR ROAD, DOVER, NH 03820-9110

Assessor's Map #: L (SHEET 2) Lot #: L-15B-C

Zoning District: R-20 (LOW DENSITY RESIDENTIAL)

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

Activity in Dover Conservation District -- Describe activity _____

Impact to Dover Wetlands -- Describe impact APPLICANT INTENDS TO REPLACE 2 DAMAGED DRAINAGE CULVERTS EXISTING ON THIS LOT.

Other _____

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

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

**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.

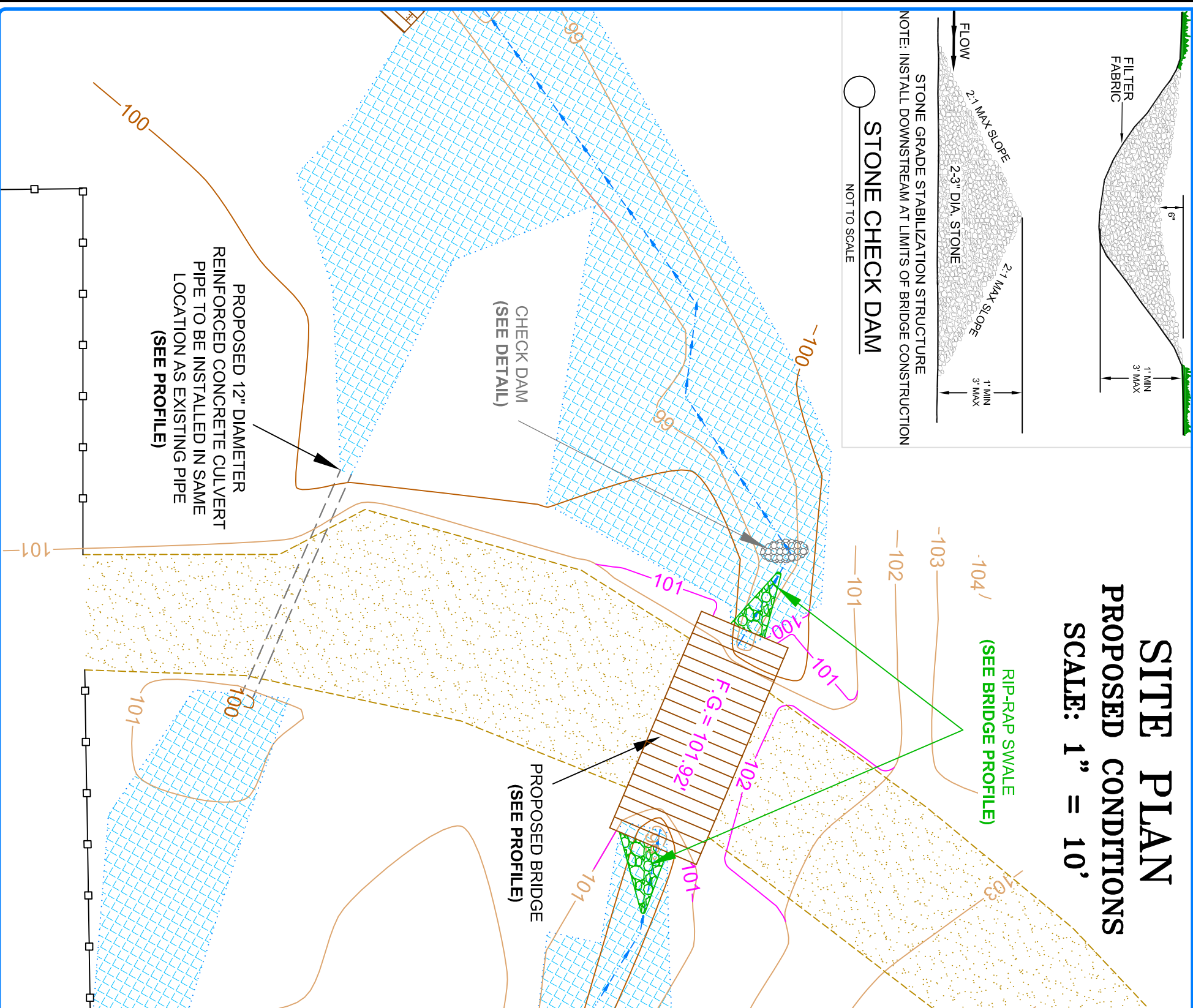
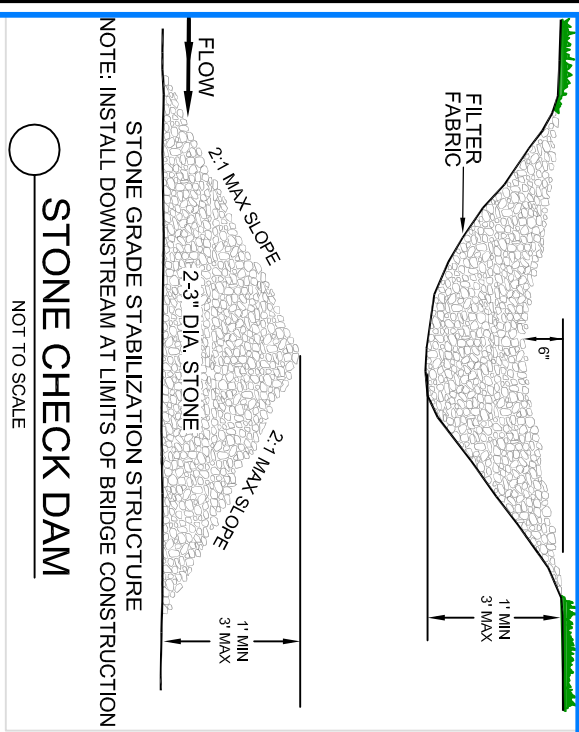
TAX MAP	LOT NUMBER	OWNER(S) OF RECORD	MAILING ADDRESS
L-2	L-15D	PATRICIA ANDERSON REVOCABLE TRUST OF 2008 PATRICIA & MICHAEL ANDERSON TRUSTEES	PO BOX 701, RYE, NH 03870-0701
L-2	L-21	SPUR 103 REALTY TRUST JANICE REILLY TRUSTEE	103 SPUR RD., DOVER, NH 03820
J-2	J-20-1	STATE OF NEW HAMPSHIRE C/O N.H. FISH & GAME	11 HAZEN DRIVE, CONCORD, NH 03301
OWNER/APPLICANT			
L-2	L-15B-C	JOANNE BLOOM	83 SAVR RD, DOVER, NH 03820-9110
LAND SURVEYOR			
		RANDY R. DRUIS ULS#652	PO BOX 277, FARMINGTON, NH 03835-0277

**SITE PLAN
EXISTING CONDITIONS**
SCALE: 1" = 20'

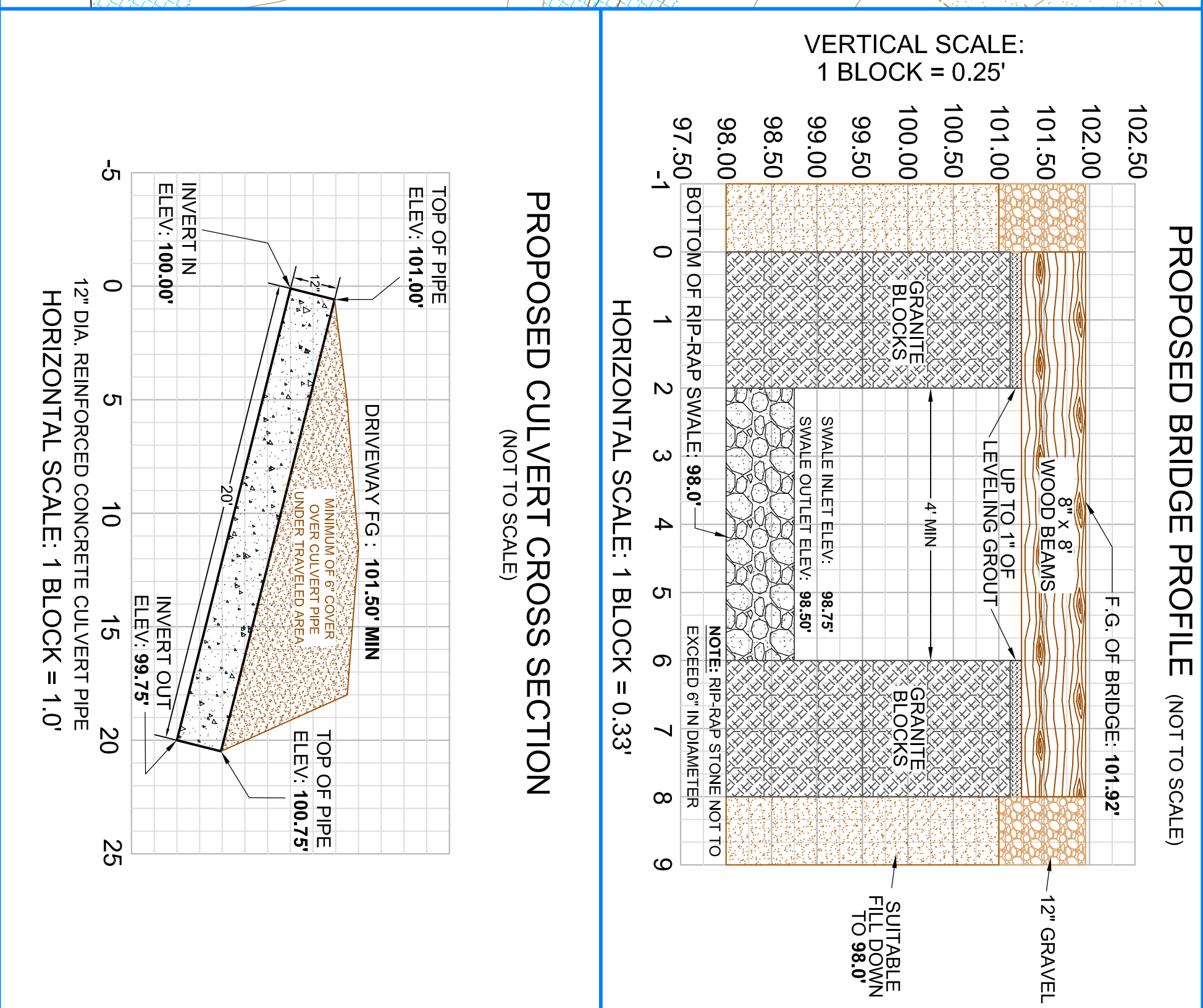
NOTE: WETLAND AREAS WERE FIELD DELINEATED BY RANDY R. ORVIS C.W.S.#34 OF GEOMETRES BLUE HILLS, LLC. PO BOX 277, FARMINGTON, N.H. TEL. 603-749-4000. IN JUNE 2010. DELINEATION OF THE WETLAND BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS MANUAL.



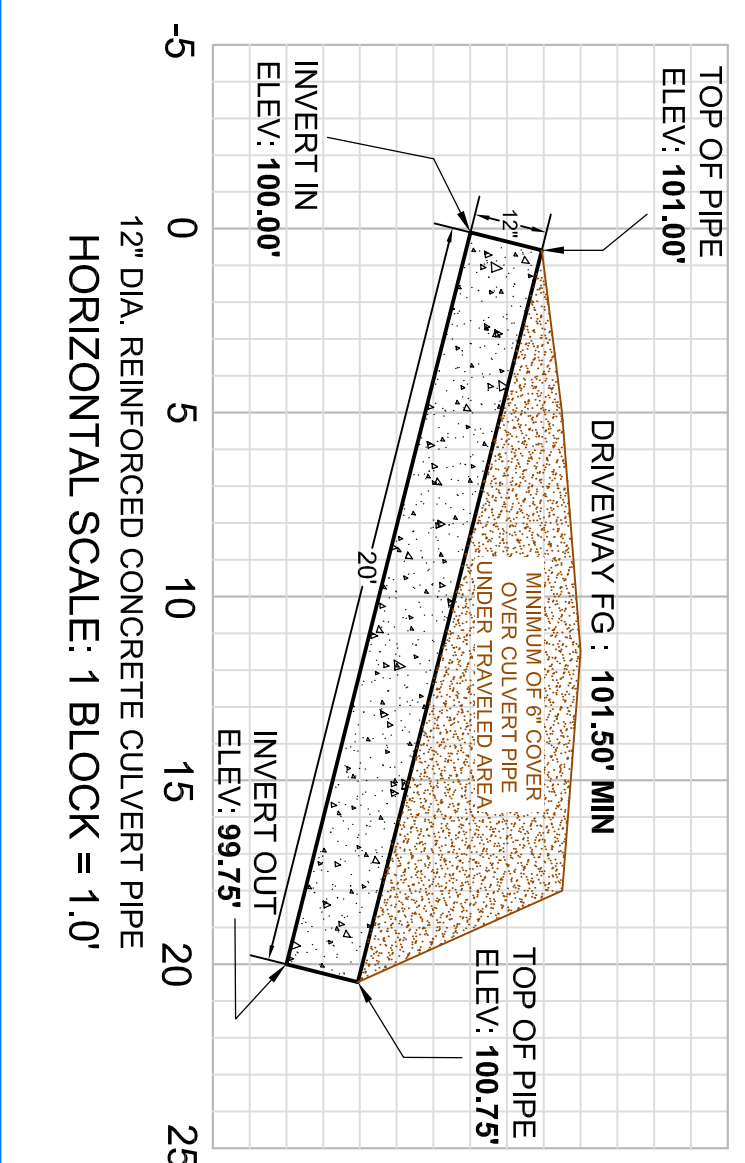
- CONSTRUCTION NOTES**
1. CONSTRUCTION IS TO TAKE PLACE ONLY IN DRY CONDITIONS.
 2. ANY UNDESIRABLE MATERIALS FOUND IN THE WETLANDS MUST BE REMOVED AND DISPOSED OF PROPERLY.
 3. ANY UNDESIRABLE MATERIALS FOUND IN THE WETLANDS MUST BE REMOVED AND DISPOSED OF PROPERLY.
 4. THE OLD CULVERTS THAT ARE REMOVED MUST BE DISPOSED OF PROPERLY.
 5. ANY WOOD TIMBERS USED IN THE CONSTRUCTION OF THE BRIDGE MUST BE UNREATED OR TREATED ONLY WITH ENVIRONMENTALLY SAFE CHEMICALS.



**SITE PLAN
PROPOSED CONDITIONS**
SCALE: 1" = 10'



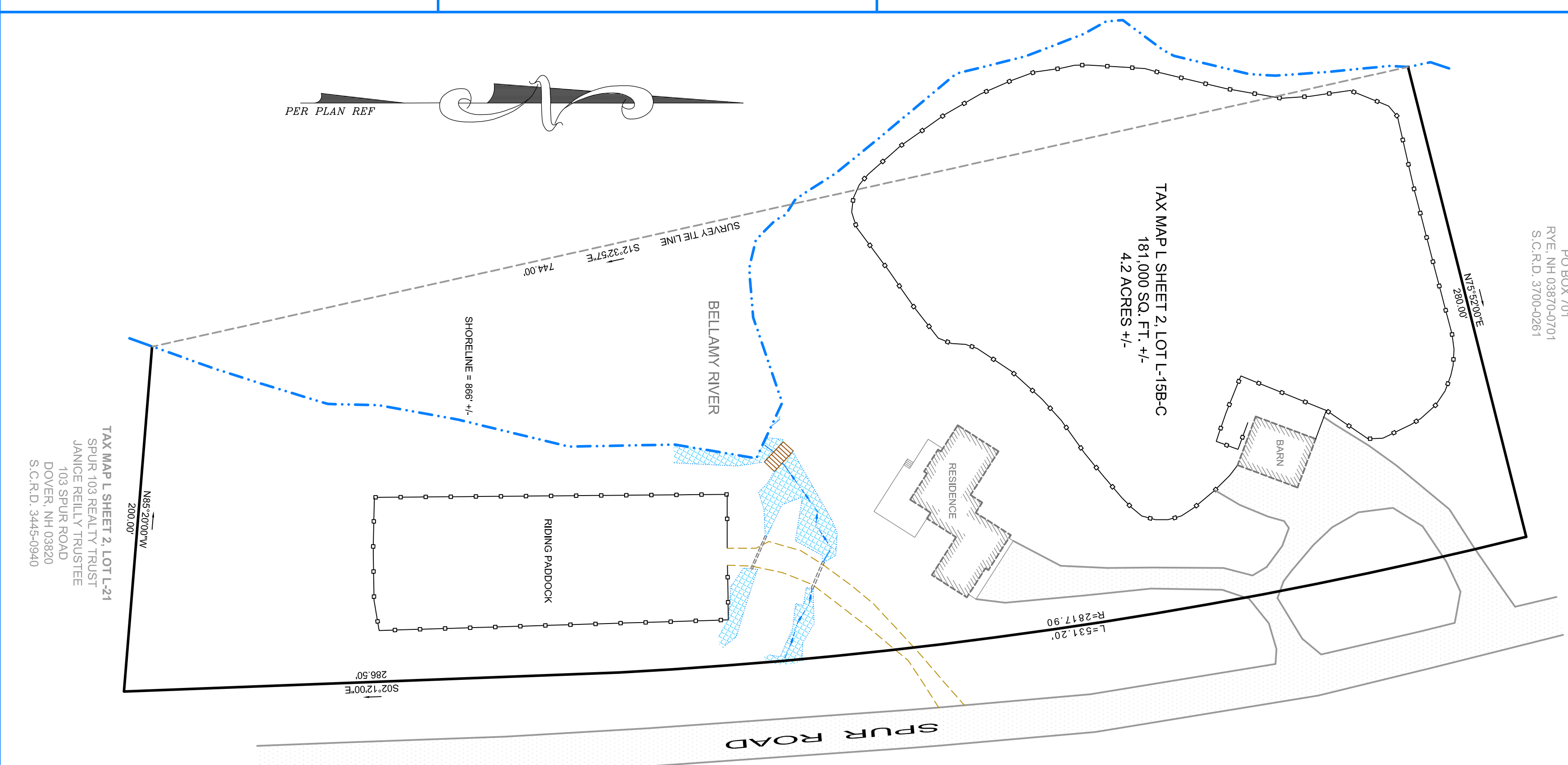
PROPOSED CULVERT CROSS SECTION
(NOT TO SCALE)



LOT SKETCH
SCALE: 1" = 50'

TAX MAP L SHEET 2, LOT L-15D
PATRICIA ANDERSON RETOCABLE TRUST OF 2008
PATRICIA & MICHAEL ANDERSON TRUSTEES
PO BOX 701
RYE, NH 03870-0701
S.C.R.D. 3700-02951

TAX MAP L SHEET 2, LOT L-15B-C
181,000 SQ. FT. +/-
4.2 ACRES +/-



OWNER VERIFICATION

THE UNDERSIGNED OWNER OF THE PROPERTY THIS PLAN DESCRIBES HEREBY VERIFIES THEY HAVE REVIEWED THE CONTENTS OF THIS PLAN TO BE SUBMITTED TO THE DOVER, NH PLANNING BOARD AND THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.

(OWNER - PRINT NAME)

(OWNER - SIGNATURE)

SITE NOTES

1. ZONING: R-201 (LOW DENSITY RESIDENTIAL) - MIN LOT SIZE: 20,000 SQ. FT., FRONTAGE: 125'.
2. TAX MAP & DEED REFERENCE: MAP L SHEET 2, LOT L15B-C. DEED S.C.R.D. 10124836 DOVER, NH.
3. OWNERS OF RECORD: JOHN D. & JOANNE BLOOM, 83 SPUR ROAD, DOVER, NH, 03820-9110
4. TYPE OF SURVEY: THIS IS A "V" CLASS SURVEY COMPLETED BY A RANDOM TRAVERSE
5. TOTAL SURVEYED AREA: 181,000 SQ. FT. (4.2 ACRES)
6. TOTALS: 181,000 SQ. FT. (4.2 ACRES)
7. FIELD BOOK: # 48
8. FIELD OBSERVATION: PER PLAN REFERENCE #1
9. FLOOD HAZARD: PER FEMA / FIRM COMM-PNL 330170340D EFF. MAY 17, 2005
10. BURIAL GROUNDS: NONE OBSERVED
11. FLOOD HAZARD: PER FEMA / FIRM COMM-PNL 330170340D EFF. MAY 17, 2005
12. VERTICAL DATUM: ASSUMED (SEE BENCHMARK ON PLAN)

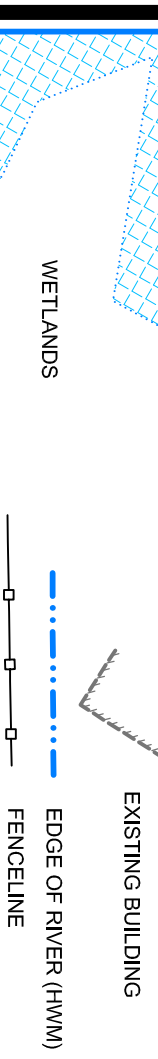
REFERENCES

1. "ROMAN CATHOLIC BISHOP OF MANCHESTER PLAN OF LAND ON DOVER POINT ROAD, DOVER, NH" BY: G.L. DAVIS & ASSOC., S.C.R.D. FOLDER 2, POCKET 8, PLAN 18A

REVISIONS

REV #0 - INITIAL DRAWING

LEGEND



LOCUS (NOT TO SCALE)



WETLAND IMPACT PLAN

TAX MAP L SHEET 2, LOT L15B-C
83 SPUR ROAD
DOVER, STRAFFORD COUNTY
NEW HAMPSHIRE

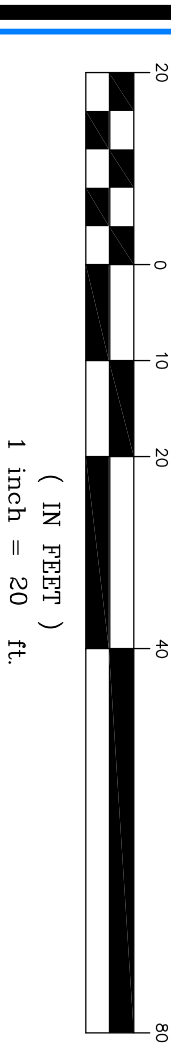
PREPARED FOR
JOHN D. & JOANNE BLOOM

PLAN INTENT

THE INTENT OF THIS PLAN IS TO ACQUIRITELY DEPICT PROPOSED CULVERT REPLACEMENTS IN WETLANDS LOCATED ON THIS LOT. THIS PLAN IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO ACCOMPANY A MINIMUM 652' PERIODIC BOUNDARY SURVEY FOR THE PROPERTY. THE DESIGN FOR THE REPLACING THE 2 DAMAGED CULVERTS IS INTENDING TO IMPACT THE LEAST AMOUNT OF WETLANDS POSSIBLE (23 SQ. FT.) WHILE STILL ALLOWING FOR PROPER MATERIALS TO BE INSTALLED UNDER THE WETLANDS. THE DESIGN AND EROSION CONTROL.

THIS SURVEY WAS PERFORMED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

DATE: _____
RANDY R. ORVIS, L.L.S. #652
LICENSED LAND SURVEYOR, P.O. BOX 277, FARMINGTON, N.H. 03835



JULY 22, 2010 SHEET 1 OF 1

Geometres Blue Hills, LLC

LAND SURVEYING
LAND USE CONSULTING
SEPTIC SYSTEM DESIGN
ENVIRONMENTAL CONSULTING

NO. 83X-277
HARBOR TOWN ROAD
FARMINGTON, NH 03835-0277
603-659-2367



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-41

Application Type: Conditional Use Permit
Applicant(s): Gary Goodspeed
Owner(s): Gary Goodspeed
Location: 346 & 350 Washington Street (Assessors Map G, Lots 14-A & 15)

INTENT: To obtain a Conditional Use Permit to remove a pond and restore 345 feet of stream bed within the Wetland Protection District and Conservation District.

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 4B

ACREAGE: 5.4 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: Endorsed on 9/20/10

ATTACHMENT: Stream Restoration Plan, application, Restoration Plan Approval letter from DES, and Conservation Commission Action Sheet

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- NHDES Restoration Plan Approval
- CUP

WAIVERS REQUESTED:

- None

Summary of Request and Background

The applicant has submitted a set of plans for review. The applicant wishes to remove a pond/dam and restore 345 linear feet of a stream 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. The Planning Board approved Conditional Use Permits for the abutting Eisler lot in June and the Penaskovic/Dewyngaert lot in August, which are also part of the streambed complex.

The applicant submitted the Restoration Plan Approval, dated May 21, 2010, which was issued by 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 appeared before the Conservation Commission on September 20, 2010 and received a unanimous endorsement with no conditions.

Consistency with Land Use Regulations

The Wetland Protection District and the Conservation District ordinances provide for Conditional Use Permits to allow impacts to conservation areas and wetlands if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, hold the public hearing, and then approve the Conditional Use Permit application.

Amount Paid 302.00 exc #177 Date Received 8/31/10
 Account # P10-41 Time Received _____
 AUG 31 2010

Additional
 Abutters 40.00
CK 15885

CONDITIONAL USE APPLICATION
CITY OF DOVER PLANNING BOARD

GENERAL INFORMATION

Date: 8/27/10 Telephone #: _____
 Name of Applicant: Gary Goodspeed
 Address of Applicant: 155 Wakefield St. Reading, MA 01887
 Signature of Applicant: [Signature]
 Name of Property Owner: SAME
 Address of Property Owner: _____
 Signature of Property Owner: _____
 Address of Property Being Developed: 350 Washington Street
 Assessor's Map #: G Lot #: 15
 Zoning District: R-12

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

Activity in Dover Conservation District - Describe activity REMOVE POND AND RESTORE STREAM BED

Impact to Dover Wetlands - Describe impact REMOVE POND AND RESTORE STREAM BED

____ Other

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

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

GOODSPEED ABUTTER LIST UPDATED 9-10-10

Map/Lot	Name 1	Name 2	Street	City	State	Zip
G / 13	Susan Eisler		344 Washington Street	Dover	NH	03820
G / 12	Richard Lundborn	Abigail Lundborn	340 Washington Street	Dover	NH	03820
G / 12A	Scott Treadwell	Allison Treadwell	6 Gina Way	Dover	NH	03820
33 / 81	Wendy Nasberg		147 Fourth Street	Dover	NH	03820
32 / 15A	Brian Eibert	Jaie Eibert	345A Washington Street	Dover	NH	03820
G/15	Gary Goodspeed			155 Wakefield Street	MA	01867
G/14A	John Penaskovic			346 Washington Street	NH	03820
G/14	Lori Fitzsimmons		Diane Dewyngaert	348 Washington Street	NH	03820
G/16, 18A	Daniel B. Scammon		Lara Scammon	356 Washington Street	NH	03820
G/10-11	Rebecca Gagne			41 Taylor Road	NH	03820
33/79	Jennifer Price			351 Washington Street	NH	03820
33/80	Christopher Otash			11 Boxwood Lane	NH	03820
32/15	Derek Guarino		Jennifer Varney	347 Washington Street	NH	03820
Surveyor	McEaney Survey Associates, Inc.			24 Chestnut Street	NH	03820
Wetland Scientist	West Environmental, Inc.			48 Stevens Hill Road	NH	03290
Civil Engineer	Farwell Engineering Services, LLC			265 Wadleigh Falls Road	NH	03861

RECEIVED
 SEP 14 2010
 By _____



The State of New Hampshire

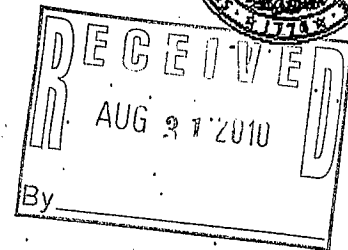
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

May 21, 2010

RESTORATION PLAN APPROVAL



Gary Goodspeed
155 Wakefield Street
Reading, MA 01867

RE: File #2007-01101-Dam Removal and Stream Restoration Plan
346 and 350 Washington Street, Dover, NH

Dear Mr. Goodspeed:

On May 19, 2010, the Department of Environmental Services ("DES") received a proposed stream restoration plan as revised through 5/19/10 (the "Restoration Plan") from West Environmental, Inc. for the above-referenced property, more particularly described on City of Dover Tax Map G, Lots 14A & 15 (the "Property"). This site has been the subject of Administrative Order No. 09-040 WD (the "Order") as recorded at the Strafford County Registry of Deeds at Book 3731, Page 0446.

The Order requires removal of a dam and restoration of approximately 345 linear feet of a stream on the Property that was directed through a system of culverts without the required permit from DES.

DES hereby approves the Restoration Plan as submitted, subject to the following specific conditions. If there is a conflict between the Restoration Plan and this Restoration Plan Approval, the Restoration Plan Approval will control.

1. The dam shall be removed and approximately 345 linear feet of stream shall be restored in accordance with the Restoration Plan and all project descriptive details submitted to DES by West Environmental, Inc. on May 19, 2010.
2. The restoration shall be done according to the Restoration Plan and as conditioned by this Restoration Plan Approval. Any changes or alterations to the Restoration Plan must be submitted to DES in writing and are subject to the written approval of DES prior to any implementation of any such changes or alterations.
3. All persons involved in restoration activities on the Property shall have read and become familiar with the provisions of the Restoration Plan and this Restoration Plan Approval prior to beginning restoration work on the Property. A copy of the Restoration Plan and this Restoration Plan Approval shall be kept posted at the Property during the time restoration work continues on the Property.
4. A qualified wetlands consultant shall supervise the restoration activities on the Property to ensure that the restoration is accomplished pursuant to this Restoration Plan Approval. The name of the qualified wetlands consultant shall be provided to DES prior to any restoration activities. DES shall be notified immediately if there is a change in the qualified wetland consultant.

DES Web site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-2147 • Fax: (603) 271-6588 • TDD Access: Relay NH 1-800-735-2964

5. All restoration areas shall have at least 75% successful establishment of vegetation after one (1) growing season, or the areas shall be replanted until a healthy stand of vegetation is established to the satisfaction of the DES Wetlands Bureau.
6. No machinery shall be used within undisturbed DES jurisdictional areas on the Property during the restoration.
7. All material removed during restoration activities shall be removed down to the level of the original hydric soils.
8. Wetland soils from areas vegetated with purple loosestrife or other invasive species shall not be used in the wetland restoration site.
9. Invasive, weedy species such as purple loosestrife (*Lythrum salicaria*) and common reed (*Phragmites australis*) shall be controlled by measures agreed upon by the Wetlands Bureau if the species is found in the restoration areas during construction and during the early stages of vegetative establishment.
10. All material removed during restoration activities shall be placed out of DES's jurisdiction.
11. Siltation, erosion and turbidity controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized.
12. All steps shall be taken during the restoration necessary to ensure that no water quality violations occur on the Property.
13. This Restoration Plan Approval does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.
14. This Restoration Plan Approval does not relieve the owner from the obligation to obtain other local, state or federal permits that may be required.
15. Transfer of ownership of the Property shall require notification to DES and an agreement on transfer of the rights and obligations of this Restoration Plan Approval, if required, prior to such transfer of ownership.
16. Within three days following the last activity in the restoration area or where restoration activities are suspended for more than three days, all soils exposed by restoration activities shall be stabilized by seeding and mulching.
17. The qualified wetlands consultant shall inspect the restoration areas, and submit an initial monitoring report with photographs to DES by September 30, 2010. The initial monitoring report shall include, but not be limited to, documentation of erosion control deployment, construction sequencing, restoration activities and status of restoration at time of initial monitoring report. Photographs shall depict all stages of restoration sequencing.

18. A subsequent monitoring report shall be submitted to DES by June 30, 2011 to review the success of the restoration and schedule remedial actions if necessary. Such reports shall be submitted to DES with photographs demonstrating the conditions on the restoration site, and include any necessary remedial actions.

19. Remedial measures may include, but are not limited to replanting, relocation of plantings, removal of invasive species, altering the soil composition or depths, deconsolidation of soils due to compaction, altering the elevation of the wetland surface, or changing the hydraulic regime.

DES personnel may conduct another inspection(s) at a later date to determine compliance with the provisions of the approved restoration plan and all other applicable DES statutes and rules.

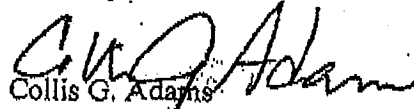
Following completion of the restoration work, monitoring reports should be addressed as follows:

Department of Environmental Services
Water Division, Wetlands Bureau
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

Attn: Collis G. Adams

If you have any questions concerning the contents of this Restoration Plan Approval letter, please do not hesitate to contact me. I can be reached at (603) 271-4054.

Sincerely,


Collis G. Adams
Administrator
DES Wetlands Bureau

cc: Suzan M. Lehman, DOJ/AGO
Mark West, West Environmental, Inc.
Sean O'Connell, Donahue, Tucker, and Ciandella, PLLC
City of Dover Select Board
GZA/NHSC
Susan and David Eisler
John Penaskovic
Lori Fitzimmons
Chris Boldt
DES Dam Bureau

Dover Conservation Commission
288 Central Avenue
Dover, NH 03820

Applicant:

GARY Goodspeed CUP

Represented by:

KEVIN Mc ENERNEY

Address:

350 WASHINGTON ST

3452 FT
20.866 SQ FT

Date: 9-20-10

ACTION TAKEN BY CONSERVATION COMMISSION

Recommend

Table

Not Recommended

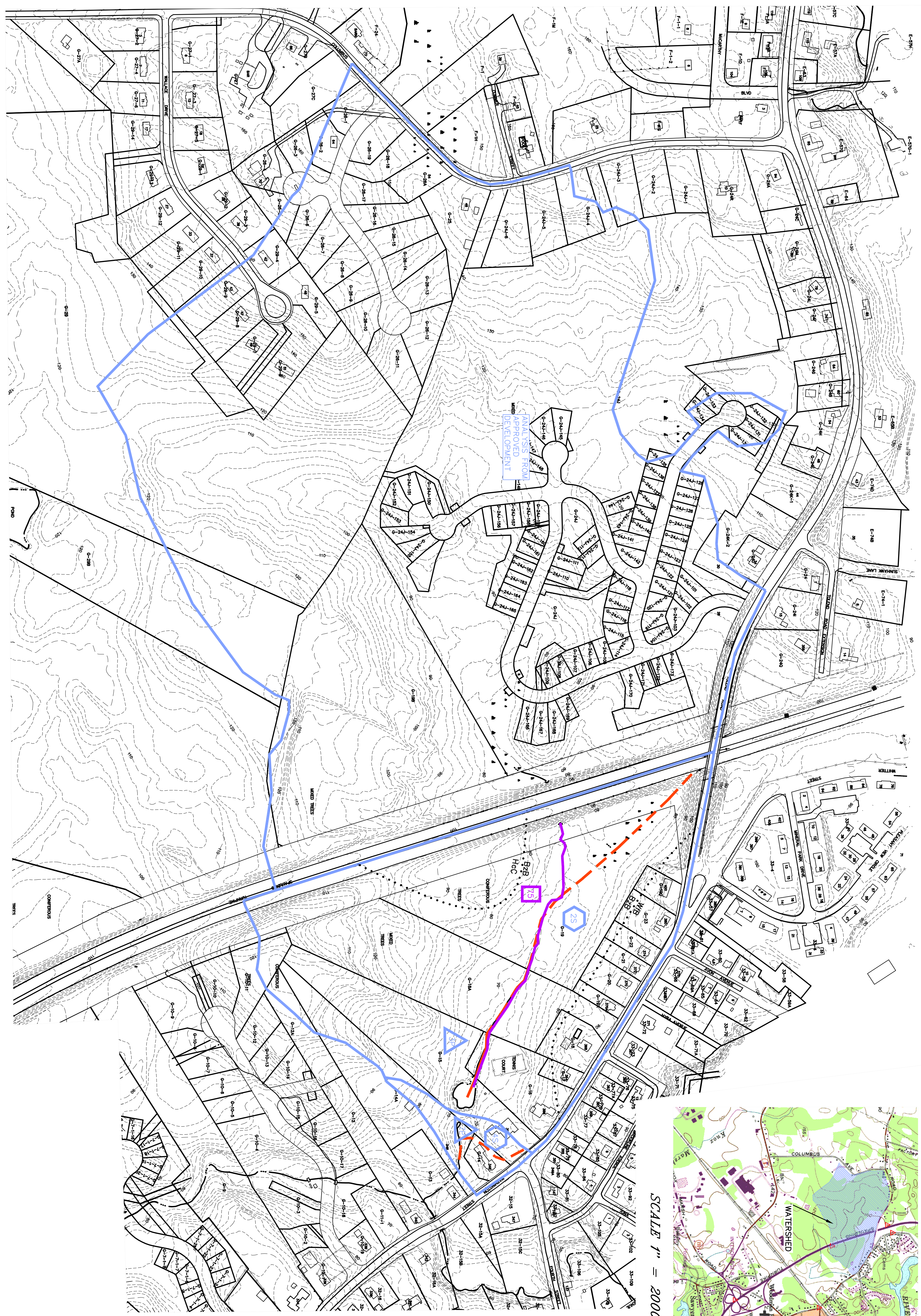
Conditions

NONE

List conditions:

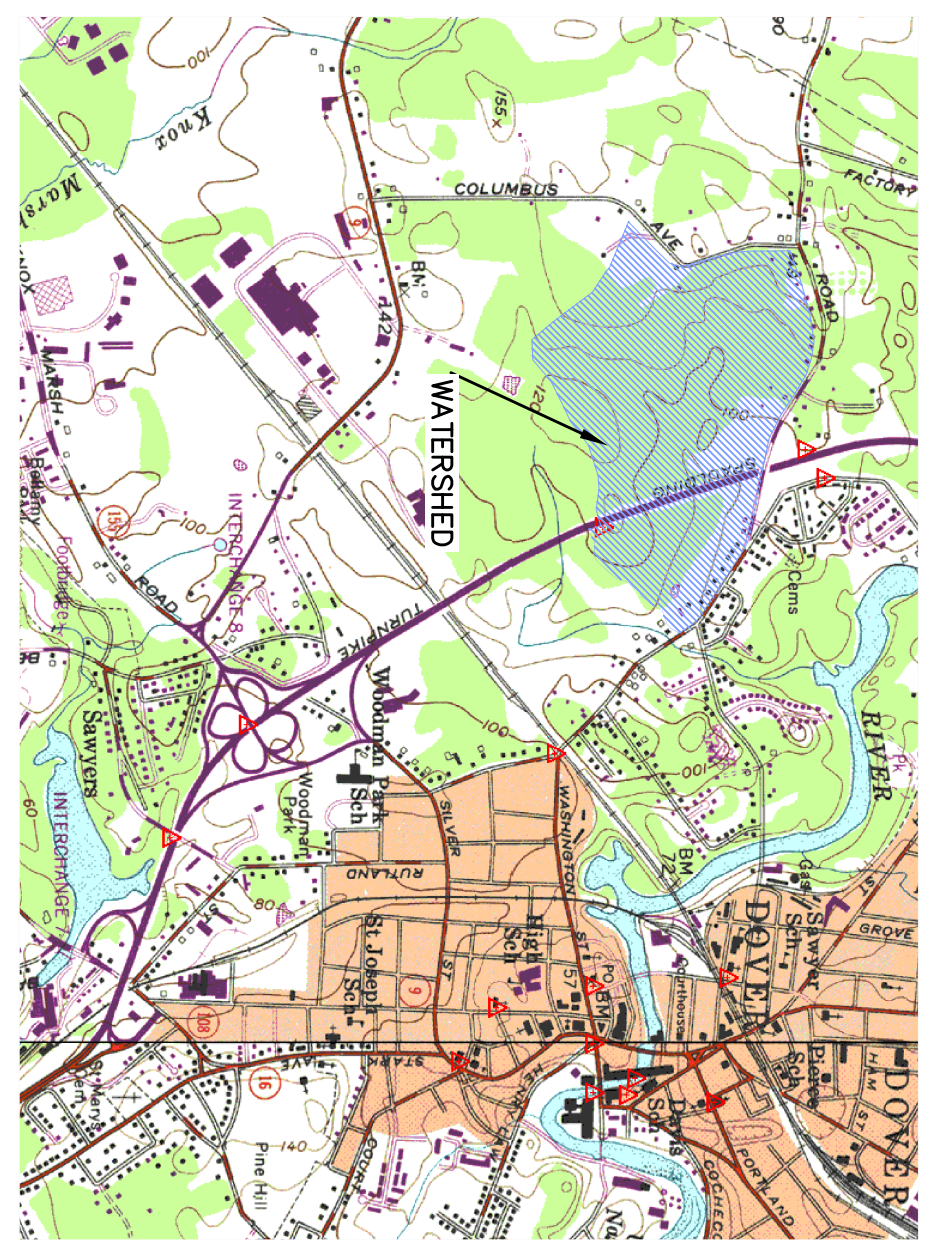
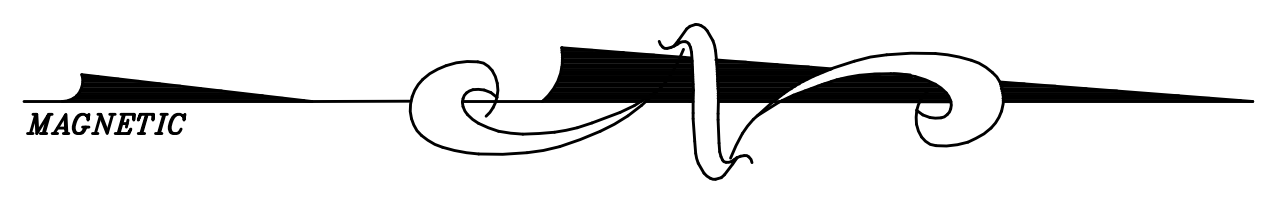
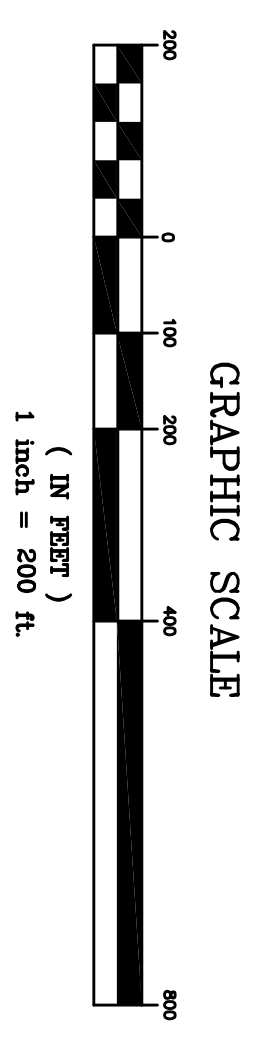
al Lauer
6-0

- A.
- B.
- C.
- D.



LEGEND

- WATERSHED BOUNDARY
- B2B
- SCS SOILS
- TIME OF CONCENTRATION REACH
- WATERSHED ID
- REACH ID
- POND ID



FARWELL
ENGINEERING SERVICES, LLC

265 WADLEIGH FALLS ROAD
 LEE, NEW HAMPSHIRE 03824
 PH: 603-292-5787
 WWW.FARWELLENGINEERING.COM

ISSUED FOR: **NHDES REVIEW**

ISSUE DATE: **JANUARY 8, 2010**

NO.	DATE	INITIAL	SUBMISSION	TKF
NO.	DATE	DESCRIPTION		BY
1				

DRAWN BY: **TKF**

APPROVED BY: **TKF**

DRAWING FILE: **09027**

SCALE: **1" = 200'**

OWNER/APPLICANT:

Gary Goodspeed
 155 Wakefield Street
 Reading, MA 01867

PROJECT:

350 Washington Street
Dover NH
Tax Map G, Lot 15

TITLE:

WATERSHED PLAN

SHEET NUMBER:

C-1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-43

Application Type:	Minor Lot line adjustment
Applicant:	Scott & Lara Coughlin
Owner:	Scott & Lara Coughlin
Location:	Hidden Valley Drive (Assessor's Map I, Lots 94C-2, 94C-3 & 94C-4)

INTENT: To adjust the lot lines between three existing lots on Hidden Valley Drive, with no increase in the number of lots.

LOTS/UNITS PROPOSED: Three existing lots reconfigured

AGENDA ITEM #: 4-C

ACREAGE: 18.48 acres

ZONING DISTRICT: Rural Residential District - R-40

EXISTING LAND USE:
Three vacant single family lots

PROPOSED LAND USE:
Three single family house lots

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

ATTACHMENTS:
Lot line adjustment plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted an application requesting approval of a lot line adjustment plan to reconfigure lot lines between three lots, with no change in the number of lots. The details of the lot areas are shown in note #5 on the plan.

Consistency with Land Use Regulations

Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owner's signature to the plat.
2. Add the surveyor's stamp and signature to the plat.
3. Provide a digital version of the plat to the Planning Office.
4. The applicant shall revise the plat to add the file number to the title block.



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

RECEIVED
SEP 14 2010
[Revision Date: July 19, 2010]

Office Use Only Project #: P10-43 Date Received: 9/14/10
Amount Paid: \$448.00 Time Received: 2:45 PM

CR# 15884

APPLICANT INFORMATION

Name of Applicant: SCOTT & LARA COUGHLIN Telephone # 866-6638
Address of Applicant: 10 HIDDEN VALLEY DRIVE DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): SAME Telephone # _____

Address of 1st Property Owner: _____

Address of Property: HIDDEN VALLEY DRIVE

Assessor's Map # I Lot(s) # 94C-2

Property Deed: Book 3551 Page: 889

Zoning District(s) R-40 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 65,219 Size of Proposed Parcel (sq. ft.): 77,399

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): SAME Telephone # _____

Address of 2nd Property Owner: _____

Address of Property: HIDDEN VALLEY DRIVE

Assessor's Map # I Lot(s) # 94C-3

Property Deed: Book 3551 Page: 889

Zoning District(s) R-40 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 695,840 Size of Proposed Parcel (sq. ft.): 683,660

[Use additional application form if more than two lots are being adjusted]- see additional sheet for 3rd lot

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KEVIN MCENEANEY
MCENEANEY SURVEY ASSOCIATES, INC.
Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911

Professional License #: 661 E-mail address: kevin@surveynh.com

Amount Paid \$448.00 Date Received _____
 File Number P10-43 Time Received _____
 RECEIVED
 SEP 14 2010
 By _____

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

Name of Applicant: Scott & Lara Coughlin Phone # 866-6638
10 Hidden Valley Drive Dover NH 03820

Signature of Applicant: Scott M Coughlin

Land Owner's Name: (if different from applicant) same

Land Owner's Address: _____

Signature of Property Owner: _____

Square Footage of Original Lot
I/94C-2 65,219 sq. ft.
I/94C-3 695,840 sq. ft.
I/94C-4 43,773 sq. ft.

Square Footage of Newly Created Area:
I/94C-2 77,399 sq. ft.
I/94C-3 683,660 sq. ft.
I/94C-4 43,773 sq. ft.

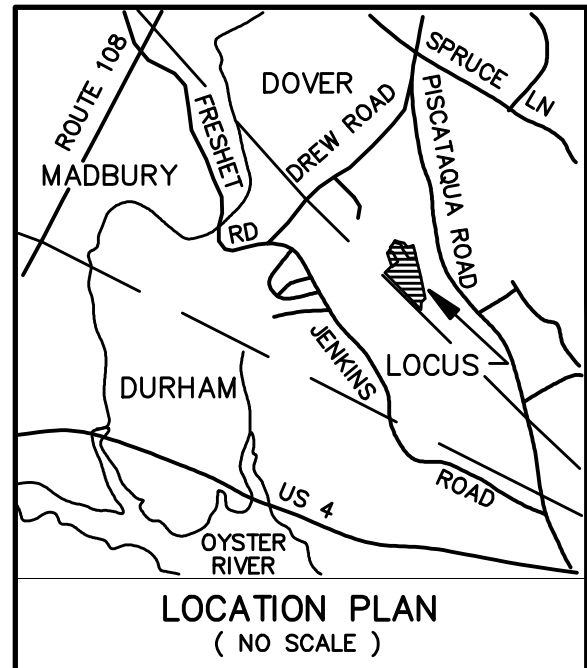
Location of Lot: _____
 Zoning District R-40 Assessor's Map I Lot 94C-2, 94C-3, 94C-4

Professional Certification

Preparer of Plat: McInerney Survey Associates Inc.
 Phone #: 742.0911 Profession Licensed Land Surveyor #161

ABUTTERS LIST	for	COUGHLIN: LOT LINE ADJUSTMENT	updated 9/13/10
I / 128	Schoolhouse Meadow LLC	42N Dover Point Road	Dover, NH 03820
I / 126	Christopher E. Landry	39 Piscataqua Road	Dover, NH 03820
I / 126A	Scott Penziner	41 Piscataqua Road	Dover, NH 03820
* I / 94C-1 - 94C-9, 94C-11	Scott M. Coughlin	10 Hidden Valley Drive	Dover, NH 03820
I / 127A	Eirin K. Bachand	47 Piscataqua Road	Dover, NH 03820
I / 127	Todd G. Curry	47 Piscataqua Road	Dover, NH 03820
11 / 11, J / 14	Frances Cormier	53 Piscataqua Road	Dover, NH 03820
11 / 17	G.L. & D.K. Smith Irrevocable Trust	1 Back River Road	Durham, NH 03824
11 / 18	The Nature Conservancy	4245 North Fairfax Drive	Arlington, VA 22203
11 / 14A	William P. Janelle	6 Jenkins Road	Madbury, NH 03823
Surveyor	McEneaney Survey Associates, Inc.	24 Chestnut Street	Dover, NH 03820

* *property owner/applicant*



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	08°59'21"	272.50	42.75	42.71	N33°04'41"E
C2	22°31'39"	70.00	27.52	27.35	N04°56'22"E
C3	43°53'49"	100.00	76.61	74.75	N15°37'27"E
C4	54°11'52"	70.00	66.21	63.77	N43°18'07"E
C5	36°45'50"	245.00	157.20	154.52	N22°27'17"E

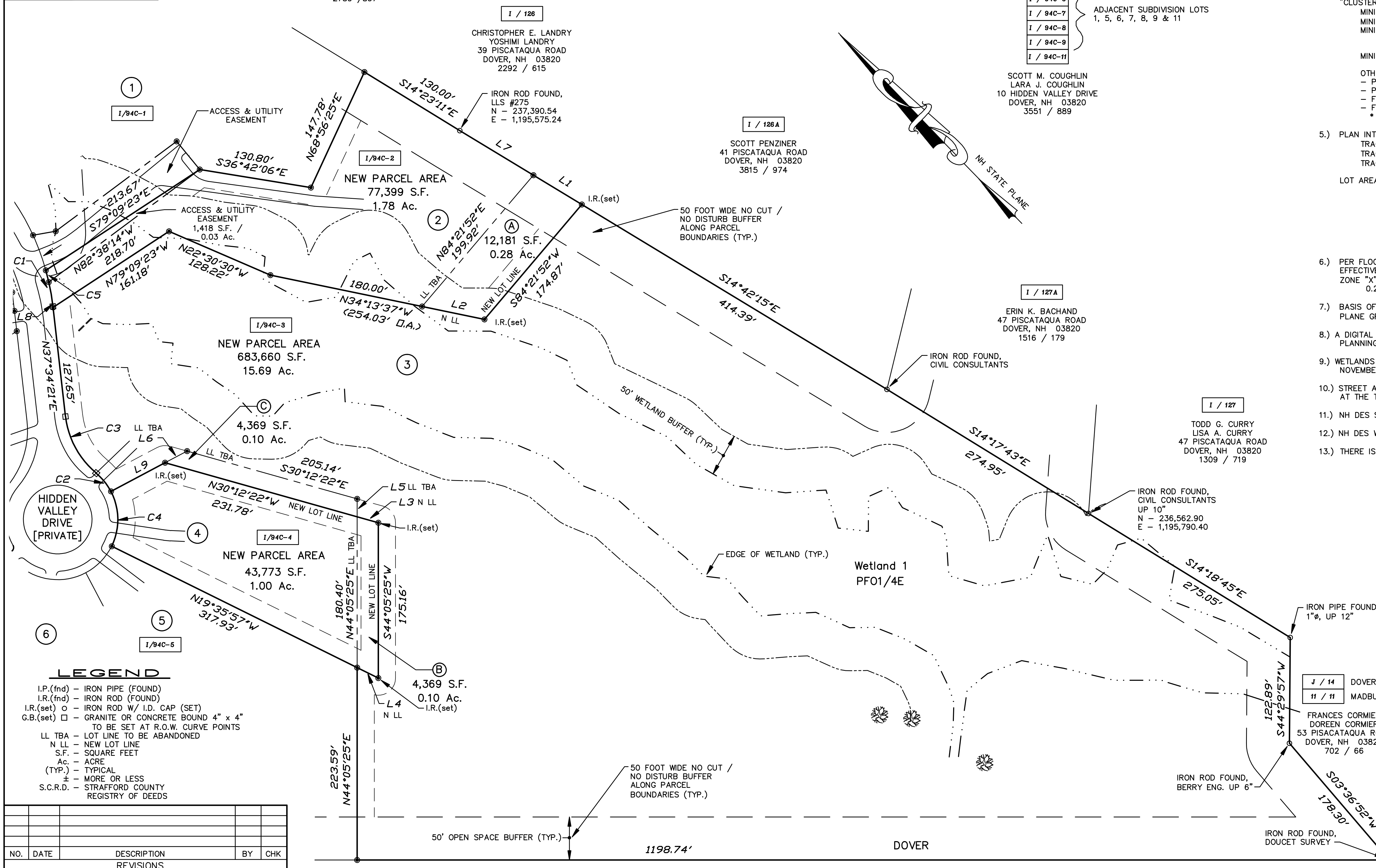
No.	Bearing	Distance
L1	S14°42'15"E	65.82'
L2	N34°13'37"W	74.03'
L3	S30°12'22"E	25.53'
L4	N19°35'57"W	27.42'
L5	S44°05'25"W	20.78'
L6	S73°47'49"E	29.01'
L7	S14°42'15"E	100.00'
L8	N37°34'21"E	1.08'
L9	N73°47'49"W	70.99'

REFERENCE PLANS:

1.) HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT, PREPARED FOR SCOTT COUGHLIN, TAX MAP "1", LOT No. 94C & 127A, HIDDEN VALLEY DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JANUARY 11, 2009, REVISED THROUGH 6/17/09; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 97-51 THROUGH 97-54.

NOTES:

- OWNER OF RECORD:
SCOTT M. COUGHLIN
LARA J. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 3551, PAGE 0889
OWNERS SIGNATURE
 - I / 94C-2** - DENOTES TAX MAP AND PARCEL NUMBER.
 - ZONING DISTRICT IS R-40 (RURAL DENSITY RESIDENTIAL DISTRICT).
 - ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
FOR AN OPEN SPACE SUBDIVISION
"CLUSTER SUBDIVISION WITH LOT LINES AND NONRESIDENTIAL COMMERCIAL COMPONENT"
MINIMUM LOT SIZE = N/A
MINIMUM FRONTAGE = N/A
MINIMUM YARDS:
- STREET SIDE = 20 FEET
- OTHER SIDES = 20 FEET
MINIMUM DISTANCE BETWEEN BUILDINGS = 20 FEET
OTHER SETBACKS:
- PROJECT PARCEL ROAD FRONTAGE = 100 FEET
- PROJECT PARCEL OTHER SIDES = 50 FEET
- FROM EXISTING STRUCTURES = 50 FEET
- FROM JURISDICTIONAL WETLANDS = 50 FEET
* UNLESS ALLOWED BY CONDITIONAL USE PERMIT
 - PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN
TRACT A - 12,180 S.F. IS TO BE ADDED TO PARCEL I/94C-2
TRACT B - 4,369 S.F. IS TO BE ADDED TO PARCEL I/94C-4
TRACT C - 4,369 S.F. IS TO BE ADDED TO PARCEL I/94C-3
- | LOT AREAS: PARCEL | EXISTING | PROPOSED |
|-------------------|--------------------------|--------------------------|
| I/94C-2 | 65,219 S.F. / 1.50 Ac. | 77,399 S.F. / 1.78 Ac. |
| I/94C-3 | 695,840 S.F. / 15.97 AC. | 683,660 S.F. / 15.70 Ac. |
| I/94C-4 | 43,773 S.F. / 1.00 Ac. | 43,773 S.F. / 1.00 Ac. |
- PER FLOOD INSURANCE RATE MAP 33017C0320D & 33017C0340D, EFFECTIVE DATE: MAY 17, 2005:
ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
 - BASIS OF BEARING IS NH STATE PLANE GRID. COORDINATES SHOWN ARE NH STATE PLANE GRID NAD 83, BASED ON GPS OBSERVATION 11/10/2008.
 - A DIGITAL COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
 - WETLANDS SHOWN WERE DELINEATED BY WEST ENVIRONMENTAL, INC. DURING MAY AND NOVEMBER 2008.
 - STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - NH DES SUBDIVISION APPROVAL NUMBER SA 2009 009078, 06/05/2009.
 - NH DES WETLAND DREDGE AND FILL PERMIT NUMBER 2009-00203, 05/29/2009.
 - THERE IS TO BE NO FURTHER SUBDIVISION OF THE SUBJECT PARCELS.



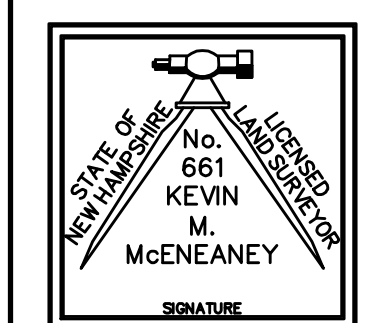
LEGEND

- I.P.(fnd) - IRON PIPE (FOUND)
- I.R.(fnd) - IRON ROD (FOUND)
- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
- G.B.(set) - GRANITE OR CONCRETE BOUND 4" x 4"
- LL TBA - TO BE SET AT R.O.W. CURVE POINTS
- N LL - NEW LOT LINE
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
07-1788		LL ADJ	08-4	37-76
PROJECT NO		TYPE	FIELDBOOK & PAGES	
For Registry of Deeds Use				
WILLIAM P. JANELLE TRACY J. JANELLE 6 JENKINS ROAD MADBURY, NH 03823 1717 / 482				

PLAN OF LOT LINE ADJUSTMENTS
LOCATED WITHIN
HIDDEN VALLEY DRIVE SUBDIVISION
PREPARED FOR
SCOTT COUGHLIN
TAX MAP "1", LOT Nos. 94C-2, 94C-3 & 94C-4
HIDDEN VALLEY DRIVE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No.	P 10-___
DRAWN BY: RJM	FILE: C:\P\1788\10-1788 LLA
SCALE: 1" = 60'	DATE: SEPTEMBER 13, 2010



McEaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

"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 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

THE NATURE CONSERVANCY
4245 NORTH FAIRFAX DRIVE
ARLINGTON, VA 22203-1606
3430 / 314

G.L. & D.K. SMITH IRREVOCABLE TRUST
GERALD, GORDON & DOROTHY SMITH, TR
1 BACK RIVER ROAD
DURHAM, NH 03824
3050 / 601

FRANCES CORMIER
DOREEN CORMIER
53 PISCATAQUA ROAD
DOVER, NH 03820
702 / 66

TODD G. CURRY
LISA A. CURRY
47 PISCATAQUA ROAD
DOVER, NH 03820
1309 / 719

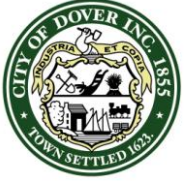
ERIN K. BACHAND
47 PISCATAQUA ROAD
DOVER, NH 03820
1516 / 179

SCOTT M. COUGHLIN
LARA J. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
3551 / 889

SCOTT PENZINER
41 PISCATAQUA ROAD
DOVER, NH 03820
3815 / 974

CHRISTOPHER E. LANDRY
YOSHIMI LANDRY
39 PISCATAQUA ROAD
DOVER, NH 03820
2292 / 615

SCHOOLHOUSE MEADOW LLC
42 N DOVER POINT ROAD
DOVER, NH 03820
2739 / 867



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P06-25D

Application Type: Site Review
Applicant(s): Heron Bay Partners, LLC
Owner(s): Heron Bay Partners, LLC
Location: Mast Road/Cielo Dr./Grapevine Dr. (Assessors Map H, Lot 4)

INTENT: Site review for an addition of 72 congregate care units in two buildings and a reconfiguration of the residential units to increase from 63 single family units to 72 units (47 single family, 8 duplexes, 3 triplexes) in the Residential-Commercial Mixed Use Overlay District.

LOTS/UNITS PROPOSED: 9 additional dwelling units and 72 congregate care units

AGENDA ITEM #: 4-D

ACREAGE: 34.4 acres

ZONING DISTRICT:

Assembly and Office District (I-4),
Hotel/Retail District (B-4) and Residential-
Commercial Mixed Use (RCM) Overlay
District

EXISTING LAND USE:

14 Single Family Homes and Clubhouse

PROPOSED LAND USE:

47 single family homes, 8 duplexes, 3 triplexes,
and 72 congregate care units

SURROUNDING LAND USE:

Single Family residential, retail store, gravel
pits

ZBA ACTION: N/A

ATTACHMENT: Site Review plan,
application, TRC notes, and Traffic Study

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- NHDES Site Specific Permit

WAIVERS REQUESTED:

Chapter 149-14D Parking spaces for triplex
units. Requesting two parking spaces per unit
where three are required.

Summary of Request and Background

The Planning Board conditionally approved the Site Plan on January 9, 2007. The residential portion contained 63 single family units that were age restricted to 55 plus.

On April 27, 2010, the Planning Board conditionally approved an amendment to the Conditional Use Permit for this project (see enclosed Notice of Decision). As of this date, the conditions have not been met and the CUP has not been issued.

The Planning Board is being asked to approve an addition of 72 congregate care units in two buildings and a reconfiguration of the residential units to increase from 63 single family units to 72 units (47 single family, 8 duplexes, 3 triplexes).

The applicant has had an update to the Traffic Study prepared by TF Moran on August 26, 2010. A summary of the study is enclosed.

The applicant appeared before TRC on September 9, 2010 (TRC notes attached).

Consistency with Land Use Regulations

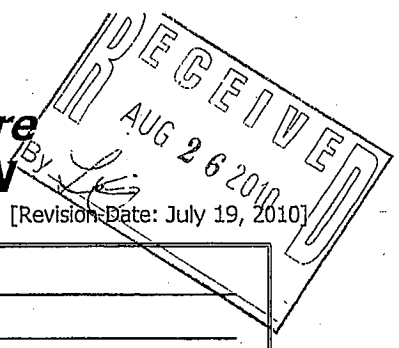
This project is located in a Residential-Commercial Mixed Use (RCM) Overlay District, which encourages a mixture of residential and non-residential uses in close proximity to each other. It also promotes diversity in the types of housing stock. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application until the October 26th meeting and schedule a site walk.



City of Dover, New Hampshire SITE REVIEW APPLICATION



[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>P06-25D</u>	Date Received:	_____
	Amount Paid:	<u>8607.00</u>	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: HERON BAY PARTNERS LLC Telephone # 603 781-1636

Address of Applicant: 242 CENTRAL AVE, DOVER, NH

Name of Property Owner (if different from applicant): _____ Telephone # _____

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: MAST ROAD & NH ROUTE 108, DOVER, NH 03820

Assessor's Map # H Lot(s) # 4

Zoning District(s) B-4, I-4 Overlay District(s) RESIDENTIAL-COMMERCIAL MIXED-USE

Size of Parcel: 2,427,614 sq. ft. 55.7302 ac. Property Deed: Book 972 Page: 160
2037 4567

Existing Use of Property: MIXED-USE DEVELOPMENT

SITE PLAN INFORMATION

Describe Proposed Use: MIXED-USE DEVELOPMENT-RESIDENTIAL PHASE

Area of Parcel to be Developed: 44.4985 AC / 1,969,617 sq. ft.

72 - COLLEGE CARE

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 74 - SINGLE FAMILY, DUPLEX, TRIPLEX

Number of Parking Spaces: Existing 144 - PREVIOUSLY APPROVED Proposed 273

Highway Access (check where applicable): _____ City Street _____ State Highway

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel: _____

(NON RESIDENTIAL)

Building Footprint 118,214 +/- sq. ft.

(RESIDENTIAL)

Total Building Area 90,246 +/- sq. ft.

Paved Area _____ sq. ft.

Building Setbacks: (I-4 DISTRICT)

Front Yard 75' ft.

Rear Yard 75' ft.

Side Yard: Right 75' ft.

Left 75' ft.

City Water? Yes No How far is city water from the property? _____

City Sewer? Yes No How far is city sewer from the property? _____

BUILDING INFORMATION

Type of Building to be Built: CONGREGATE CARE / SINGLE FAMILY / DUPLEX / TRIPLEX

Height of Building: VARIES Finished Floor Elevation: VARIES

Number of Seats (where applicable) _____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) HANS MERTSCH / TFMORAN, INC.

Address 48 CONSTITUTION DRIVE, BEDFORD, NH Telephone #: 603 472-4488

Professional License #: 787 E-mail address: HMERTSCH@TFMORAN.COM

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) ROBERT DUVAL / TFMORAN, INC.

Address 48 CONSTITUTION DRIVE, BEDFORD, NH Telephone #: 603 472-4488

Professional License #: 7105 E-mail address: RDUVAL@TFMORAN.COM

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: [Signature] Date: 8/24/10

Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: [Signature] Date: 8/26/10

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: [Signature] Date: 8/24/10

**CITY OF DOVER PLANNING DEPARTMENT
SITE PLAN REVIEW CHECKLIST**

This site plan review checklist, as required by Chapter 149-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a site plan review application for Planning Board action. The type of project proposed will determine the types of information required to review a site plan, therefore, a **preapplication conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all Site Review requirements. Please refer to the Site Review Regulations for full details.

APPLICANT: HERON BAY PARTNERS, LLC File Number: _____

PROJECT TITLE: MIXED-USE DEVELOPMENT RESIDENTIAL PHASE: ARBOR WOODS

PROPERTY LOCATION: MAST ROAD & NH ROUTE 108 Tax Map: H Lot: 4

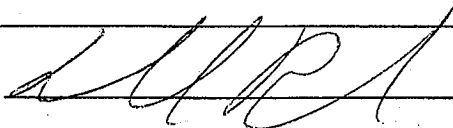
DATE OF PREAPPLICATION CONFERENCE: _____

(Six)

	Yes	No	Provided?
1. Completed Application form w/checklist	✓		
2. Payment of application and review fees	✓		
3. List of abutters and two sets of mailing labels	✓		
4. Fifteen copies of site plan w/scale of not less than 1"=50'. Plans shall contain the following items as appropriate:	✓		
Location map w/3000' radius	✓		
Proposed project name or title and planning file number	✓		
Date and north arrow	✓		
Existing surveyed property lines with dimensions and bearings	✓		
Names of all abutting property owners	✓		
Name and address of owners and/or applicants;	✓		
Signature and stamp of NH licensed land surveyor and engineer	✓		
Existing and proposed building and structure locations	✓		
Depict all zoning and special district boundaries (conservation, wetland, groundwater protection, flood hazard, etc.)	✓		
Specify proposed finished floor elevations of buildings	✓		
Existing and proposed grade contours at two foot intervals	✓		
Location and materials of all water mains and capacity needed	✓		
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	✓		
Location and size of existing and proposed electric, telephone, gas, cable and other underground utilities	✓		
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	✓		
Location of parking layout delineating spaces and arrangement; note addressing minimum required spaces	✓		
Location and width of existing and proposed access/egress ways	✓		
Location of proposed fire lanes	✓		
Depict all existing and proposed easements	✓		

	Yes	No	Provided?
Depict pedestrian walkways and handicapped access	✓		
Depict all service, storage, loading bays and utility areas	✓		
Details of existing and proposed landscaping, including screening considerations for parking and service areas	✓		
Depict Flood Hazard Zones	✓		
Existing natural features	✓		
Depict the surface areas of water bodies and wetlands	✓		
Depict the locations of wetlands and buffers	✓		
Location of solid waste disposal facilities (dumpster, pad and screening, etc.)	✓		
A colored architectural plan showing all sides of buildings	✓		
Neighborhood plan showing how project relates to abutting uses	✓		
A colored rendering of the streetscape that will be created along the existing public right-of-way		✓	
Storm Water Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	✓		
Storm Water Management System Operation & Maintenance Plan	✓		
Erosion and Sedimentation Control Plan	✓		
ROW & pavement lines of existing abutting streets	✓		
5. Additional Information if appropriate			
Traffic generation figures & impact	✓		
Fiscal Impact Analysis (For more than 10 residential units)		✓	
Waste water quantity & composition figures	✓		
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	✓		
Depict 20 percent slope as required	✓		
Ground and/or aerial photos of site and immediate area		✓	
Location of proposed drive-in facilities	✓		
Depict existing contours up to 100 ft. beyond project limits		✓	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required			

REVIEWED BY: _____ DATE 8/26/10

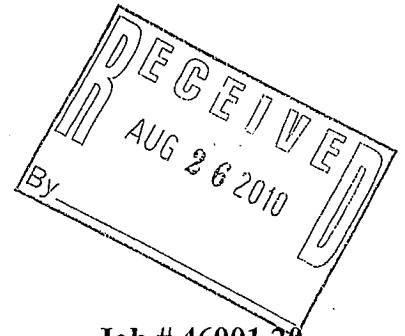
APPLICANT'S SIGNATURE: 

APPLICANT RECEIVED COPY OF THIS REVIEW CHECKLIST? YES ✓ NO _____

REMARKS:



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects



August 25, 2010

**Abutters List
 Heron Bay Partners LLC**

Job # 46001.20

9-66
 Scott D. & Diane D. Nicol
 6 Freshet Rd.
 Madbury, NH 03823

9-20 & 9-20A
 Hodgson Rev. Living Trust
 Robert J. & Diane C. Hodgson
 11 Freshet Rd.
 Madbury, NH 03823

H-5B
 James McDonald & Stacy Derosa
 330 Mast Rd.
 Dover, NH 03820

H-53
 Paul J. Martel
~~P.O. Box 182~~ 7 Drew Rd
 Dover, NH 03820

H-4-8
 Cheryl A. & Timothy R. Lindsay
 9 Whitehorse Dr.
 Rye, NH 03870.

H-4-15
 Robert R. Jr. & Linda J. Stafford
 15 Cielo Dr.
 Dover, NH 03820

48 Constitution Drive
 Bedford, NH 03110
 Tel: (603) 472-4488
 Fax: (603) 472-9747
 www.tfmoran.com

9-66A
 Daniel & Mihaiela C. Sabin
 8 Freshet Rd.
 Madbury, NH 03823

9-67, H-2A
 Joanne A. Johnson
 18 Freshet Rd.
 Dover, NH 03820

H-4-3
 VC Dover Investments, LLC
 48 Constitution Dr.
 Bedford, NH 03110

H-5B-1
 David D. Jr. & Pamela R. Browne
 324 Mast Rd.
 Dover, NH 03820

H-4-4
 Maurice J. Jr. & Alice Ryan
 4 Cielo Dr.
 Dover, NH 03820

H-4-13
 Bauer Family Irrev. Trust
 Lizbeth Mayer, Tr.
 107 Willowbrook Ave.
 Stratham, NH 03885

H-4-16
 JJM Rev. Living Trust
 111 Hollytree Ln.
 Stoughton, MA 02072

9-19A
 Richard S. Jones
 9 Freshet Rd.
 Madbury, NH 03823

H-2 & H-58
 City of Dover
 288 Central Ave.
 Dover, NH 03820

H-59 & H-59-1
 Proven Aggregates, Inc.
 P.O. Box 85
 Dover, NH 03820

H-4-6
 Judith Ann Edwards
 93 Belknap St.
 Dover, NH 03820

H-4-14
 Joel & Sharon Ponte Rev. Inter. Vivos
 Trust
 14 Cielo Dr.
 Dover, NH 03820

H-4-17
 John Taylor
 17 Cielo Dr.
 Dover, NH 03820

H-4-19
John Jr. & Margaret K. Silvia
19 Cielo Dr.
Dover, NH 03820

H-4-24
Mark I. & Kim R. Decker
24 Cielo Dr.
Dover, NH 03820

H-4 & 9-74
Heron Bay Partners, LLC
242 Central Ave.
Dover, NH 03820

Hans Mertsch, LLS
TFMoran, Inc.
48 Constitution Ave.
Bedford, NH 03110

Robert Duval, P.E.
TFMoran, Inc.
48 Constitution Ave.
Bedford, NH 03110

Terry Ramborger
82 Grove St.
Peterborough, NH 03458



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE – P06-25D NOTES

Application Type: Site Plan Review
Applicant(s): Heron Bay Partners LLC
Owner: Heron Bay Partners LLC
Location: Mast Road, Cielo Dr. and Grapevine Dr. (Assessor's Map H, Lot 4)
Date: September 9, 2010

INTENT: Proposed 72 Congregate Care Units within 2 Structures & 74 Residential Housing Units, consisting of Single Family, Duplex & Triplex Structures (63 units approved in 2007)

LOTS/UNITS PROPOSED:

74 residential units and 72 congregate care units

AGENDA ITEM #: 2

ACREAGE: 33.73 Acres

ZONING DISTRICT:

B-4/I-4/RCM Overlay District

EXISTING LAND USE:

20 single family homes and clubhouse

SURROUNDING LAND USE:

Retail store, single family homes and gravel pits

ZBA ACTION: N/A

PERMITS REQUIRED: NHDES Site Specific Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Linda Merullo (Chair)
Chris Parker (Planning)
Steve Bird (Planning)
Tom Clark (Building Inspection)
Marn Speidel (Police Department)
Bill Simon (Police Department)
Dave White (Engineering)
Gary Green (Planning Board)
Michele Alexander (Planning Intern)
Nick Golon (TF Moran)
Bob Paolini
Dave Paolini

Planning Comments:

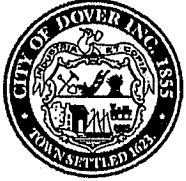
- Plan set needs to be updated to reflect new owner and applicant
- Update resource list on cover
- Only include plan sheets that have changed
- Update plan notes
- Conditional Use Permit updated in April, 2010 was for only 9 more residential, not 11. Delete two units
- Concerned about removal of trees behind the congregate care units
- Does parking plan comply with new parking requirements of 3 spaces per triplex?
- Address removal of tree buffer near clubhouse
- New NHDES Site Specific Permit needed
- Have phasing plans and percentages of residential and non-residential been updated?
- Include recent traffic counts and amended LOS analysis from the model and the capacity differences in traffic study
- Existing conditions plan does not show existing conditions as of today
- Impact fees for new units and congregate care
- Water and sewer investment fees
- Status of 2nd driveway onto Mast Road – per Note #24 on sheet #7
- Need congregate care documents to prove that elderly services will be provided

Engineering Comments:

- Keep sidewalk on same side of the road
- Triplex parking doesn't make sense, look at revising
- Construct stone dust path around top of detention area
- Landscaping between triplex area and existing units to the north is needed
- Will review the drainage plan and utilities in more detail

Police Department Comments:

- Is there visitor parking for triplex units in Phase 2R-B?
- Can a visitor park in front of garage doors in triplex / duplex units, or is that deterred by design?
- Golf cart access from residences to all commercial phases, including 2C?
- Look at improving the northbound left turn at Rte 108/Mast intersection



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE – P06-25D NOTES

Application Type: Site Plan Review
Applicant(s): Heron Bay Partners LLC
Owner: Heron Bay Partners LLC
Location: Mast Road, Cielo Dr. and Grapevine Dr. (Assessor's Map H, Lot 4)
Date: September 9, 2010

Fire/Inspections Comments:

- Provide access to Fire Department connections for sprinkler system
- Maintain appropriate road width
- Sheet 17 of 47 – please correct notes to read 2003 Life Safety Code and 2009 IBC and IRC
- Floor plan for duplex doesn't match plan layout
- Add fire lanes around congregate care buildings

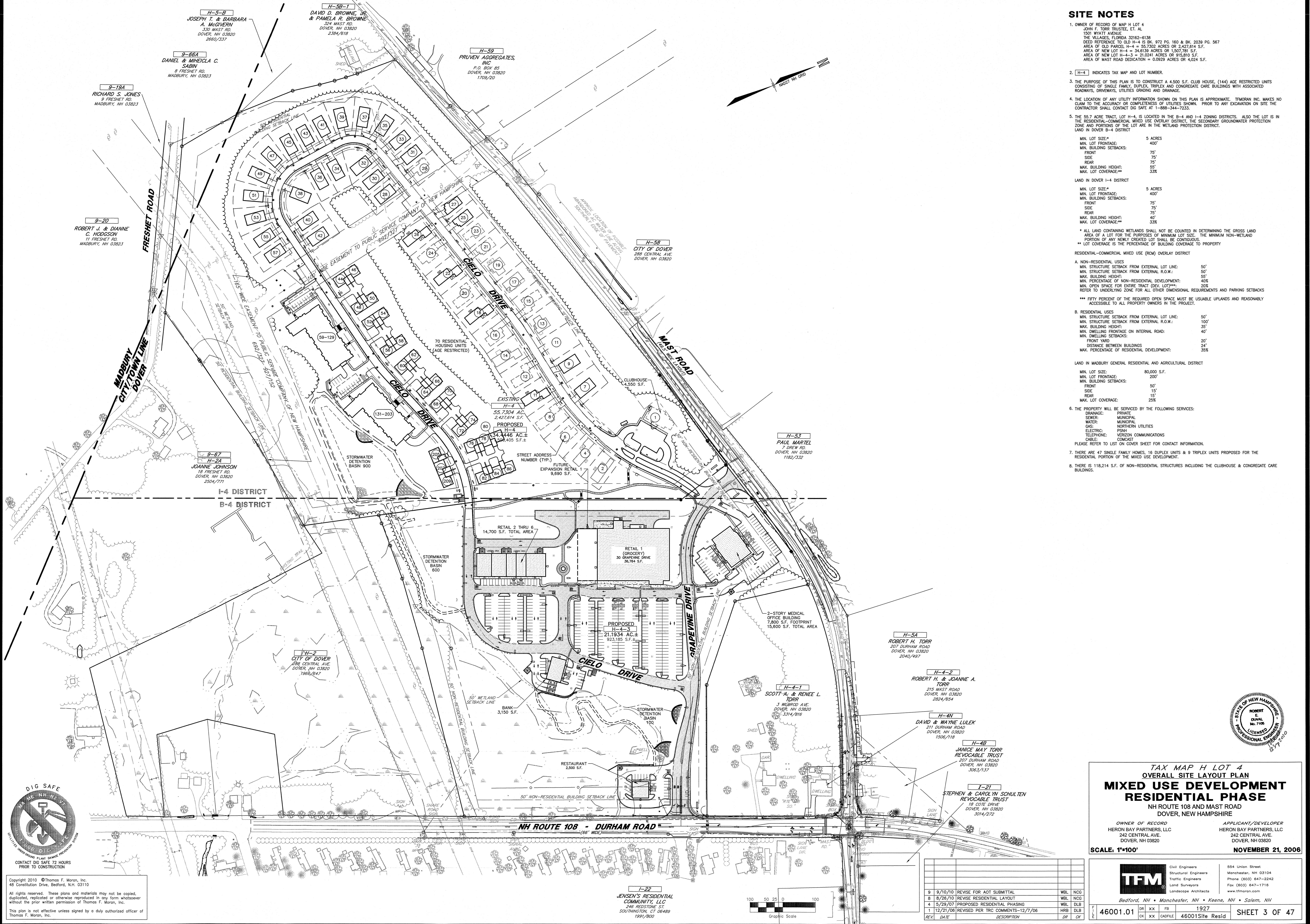
Planning Board

- Consider use of pervious pavement for sidewalks and parking lots

Economic Development Comments:

No Comment

S:\Department\Planning\Planning_Share\TRC\2010
TRC\Notes\2010.09.09_TRCnotes.P06-25D Heron Bay
Partners.doc



SITE NOTES

- OWNER OF RECORD OF MAP H LOT 4 JOHN F. TORR TRUSTEE, ET. AL 1501 WYATT AVENUE THE MILLAGES, FLORIDA 32162-6138 DEED REFERENCE TO OLD H-4 IS BK. 972 PG. 160 & BK. 2039 PG. 567 AREA OF OLD PARCELS H-4 = 55,739.2 ACRES OR 2,427,814 S.F. AREA OF NEW LOT H-4 = 34,819 ACRES OR 1,507,781 S.F. AREA OF NEW LOT H-4-3 = 21,224 ACRES OR 915,810 S.F. AREA OF MAST ROAD DEDICATION = 0.0929 ACRES OR 4,024 S.F.
- H-4 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 4,500 S.F. CLUB HOUSE, (144) AGE RESTRICTED UNITS CONSISTING OF SINGLE FAMILY, DUPLEX, TRIPLEX AND CONGREGATE CARE BUILDINGS WITH ASSOCIATED ROADWAYS, DRIVEWAYS, UTILITIES GRADING AND DRAINAGE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TEMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- THE 55.7 ACRE TRACT, LOT H-4, IS LOCATED IN THE B-4 AND I-4 ZONING DISTRICTS. ALSO THE LOT IS IN THE RESIDENTIAL-COMMERCIAL MIXED USE OVERLAY DISTRICT, THE SECONDARY GROUNDWATER PROTECTION ZONE AND PORTIONS OF THE LOT ARE IN THE WETLAND PROTECTION DISTRICT. LAND IN DOVER B-4 DISTRICT

MIN. LOT SIZE*	5 ACRES
MIN. LOT FRONTAGE:	400'
MIN. BUILDING SETBACKS:	
FRONT	75'
SIDE	75'
REAR	75'
MAX. BUILDING HEIGHT:	55'
MAX. LOT COVERAGE:**	33%

MIN. LOT SIZE*	5 ACRES
MIN. LOT FRONTAGE:	400'
MIN. BUILDING SETBACKS:	
FRONT	75'
SIDE	75'
REAR	75'
MAX. BUILDING HEIGHT:	40'
MAX. LOT COVERAGE:**	33%

* ALL LAND CONTAINING WETLANDS SHALL NOT BE COUNTED IN DETERMINING THE GROSS LAND AREA OF A LOT FOR THE PURPOSES OF MINIMUM LOT SIZE. THE MINIMUM NON-WETLAND PORTION OF ANY NEWLY CREATED LOT SHALL BE CONTIGUOUS.
** LOT COVERAGE IS THE PERCENTAGE OF BUILDING COVERAGE TO PROPERTY

RESIDENTIAL-COMMERCIAL MIXED USE (RCM) OVERLAY DISTRICT

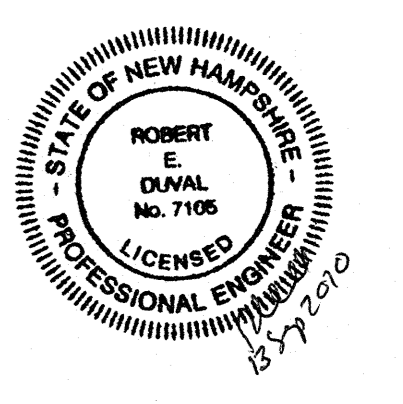
- A. NON-RESIDENTIAL USES
- MIN. STRUCTURE SETBACK FROM EXTERNAL LOT LINE: 50'
 - MIN. STRUCTURE SETBACK FROM EXTERNAL R.O.W.: 50'
 - MAX. BUILDING HEIGHT: 55'
 - MIN. PERCENTAGE OF NON-RESIDENTIAL DEVELOPMENT: 40%
 - MIN. OPEN SPACE FOR ENTIRE TRACT (DEV. LOT)**: 20%
 - REFER TO UNDERLYING ZONE FOR ALL OTHER DIMENSIONAL REQUIREMENTS AND PARKING SETBACKS
 - *** FIFTY PERCENT OF THE REQUIRED OPEN SPACE MUST BE USABLE UPLANDS AND REASONABLY ACCESSIBLE TO ALL PROPERTY OWNERS IN THE PROJECT.

- B. RESIDENTIAL USES
- MIN. STRUCTURE SETBACK FROM EXTERNAL LOT LINE: 50'
 - MIN. STRUCTURE SETBACK FROM EXTERNAL R.O.W.: 100'
 - MAX. BUILDING HEIGHT: 35'
 - MIN. DWELLING FRONTAGE ON INTERNAL ROAD: 40'
 - MIN. DWELLING SETBACKS:
 - FRONT YARD: 20'
 - DISTANCE BETWEEN BUILDINGS: 24'
 - MAX. PERCENTAGE OF RESIDENTIAL DEVELOPMENT: 35%

LAND IN MADURY GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT

MIN. LOT SIZE:	80,000 S.F.
MIN. LOT FRONTAGE:	200'
MIN. BUILDING SETBACKS:	
FRONT	50'
SIDE	15'
REAR	15'
MAX. LOT COVERAGE:	25%

6. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:
- DRAINAGE: PRIVATE
 - SEWER: MUNICIPAL
 - WATER: MUNICIPAL
 - GAS: NORTHERN UTILITIES
 - ELECTRIC: PSNH
 - TELEPHONE: VERIZON COMMUNICATIONS
 - CABLE: COMCAST
- PLEASE REFER TO LIST ON COVER SHEET FOR CONTACT INFORMATION.
7. THERE ARE 47 SINGLE FAMILY HOMES, 16 DUPLEX UNITS & 9 TRIPLEX UNITS PROPOSED FOR THE RESIDENTIAL PORTION OF THE MIXED USE DEVELOPMENT.
8. THERE IS 118,214 S.F. OF NON-RESIDENTIAL STRUCTURES INCLUDING THE CLUBHOUSE & CONGREGATE CARE BUILDINGS.



**TAX MAP H LOT 4
OVERALL SITE LAYOUT PLAN
MIXED USE DEVELOPMENT
RESIDENTIAL PHASE**

NH ROUTE 108 AND MAST ROAD
DOVER, NEW HAMPSHIRE

OWNER OF RECORD
HERON BAY PARTNERS, LLC
242 CENTRAL AVE.
DOVER, NH 03820

APPLICANT/DEVELOPER
HERON BAY PARTNERS, LLC
242 CENTRAL AVE.
DOVER, NH 03820

SCALE: 1"=100'

NOVEMBER 21, 2006

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects

554 Union Street
Manchester, NH 03104
Phone (603) 647-2242
Fax (603) 647-1718
www.tfmcorp.com

Bedford, NH • Manchester, NH • Keene, NH • Salem, NH

REV.	DATE	DESCRIPTION	BY	CHK
9	9/10/10	REVISE FOR AOT SUBMITTAL	WBL	NGC
8	8/26/10	REVISE RESIDENTIAL LAYOUT	WBL	NGC
4	5/29/07	PROPOSED RESIDENTIAL PHASING	WBL	DLB
1	12/21/06	REVISED PER TRC COMMENTS-12/17/06	HRB	DLB

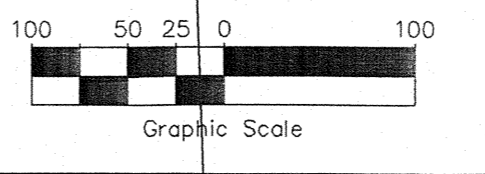


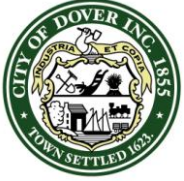
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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

I-22
JENSEN'S RESIDENTIAL
COMMUNITY, LLC
246 REDSTONE ST.
SOUTHINGTON, CT 06489
1991/2000





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-39

Application Type:	Site Review
Applicant(s):	Dean A. Fournier
Owner(s):	Dean A. Fournier Revocable Living Trust
Location:	11, 13, 15 & 17 School Street (Assessors Map 3, Lots 10, 11, & 18)

INTENT: Site review for 48 multi-family condominium units in two buildings, with parking underneath.

LOTS/UNITS PROPOSED: 48 multi-family condominium units

AGENDA ITEM #: 4-E

ACREAGE: 0.56 acres

ZONING DISTRICT:

Central Business District (CBD) - General

EXISTING LAND USE:

Duplex, parking lot, and vacant lot

PROPOSED LAND USE:

48 multi-family condominium units in two buildings

SURROUNDING LAND USE:

Residential units, retail stores and offices

ZBA ACTION: N/A

ATTACHMENT: Site Review plan, application, TRC notes, and Traffic Study

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- Conditional Use Permit

WAIVERS REQUESTED:

Waiver for front yard pavement to be within three feet of lot line where ten feet is required

Summary of Request and Background

The Planning Board is being asked to approve a site plan for 48 multi-family condominium units in two buildings, with 12 units in one building and 36 units in another building. The buildings are five stories tall with parking on the bottom floor. 65 parking spaces would be located in the parking garages, 15 spaces in surface lots, and 18 spaces in leased parking lot.

The applicant has had a Technical memorandum on trip generation prepared by Civilworks, Inc. on September 10, 2010. A copy of the memorandum is enclosed.

The applicant appeared before TRC on September 9, 2010 (TRC notes attached).

Per Chapter 170-10.1-B, the applicant has applied for a Conditional Use Permit to allow for less than 75% minimum lot coverage, allow for more than 10' maximum front setback and to allow 98 parking spaces where 144 are required.

Consistency with Land Use Regulations

This project is located in the Central Business District (CBD) and is governed by the Form Based Code. The CBD encourages a mixture of residential and non-residential uses in multi-story buildings that are close to the street and that use durable construction materials. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application until the October 12th meeting and schedule a site walk.



City of Dover, New Hampshire SITE REVIEW APPLICATION

RECEIVED
SEP 14 2010
BY _____
[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>P10-39</u>	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dean A. Fournier Telephone # 749-3082

Address of Applicant: 348 Tolend Road, Dover, NH 03820

Name of Property Owner (if different from applicant): Dean A. Fournier Telephone # 749-3082
Revocable Living Trust

Address of Property Owner: 348 Tolend Road, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 11, 15 & 17 School Street

Assessor's Map # 3 Lot(s) # 10, 11, 18

Zoning District(s) CBD Overlay District(s) N/A

Size of Parcel: 24,163 sq. ft. 0.55 ac. Property Deed: Book 3778 Page: 12 (Lot 11)

Existing Use of Property:	<u>Lots 10 & 18: Vacant</u>	<u>2310</u>	<u>222 (Lot 10)</u>
	<u>Lot 11: Multi-family</u>	<u>2581</u>	<u>632 (Lot 18)</u>
		<u>2640</u>	<u>15 (Lot 18)</u>
		<u>2310</u>	<u>222 (Lot 18)</u>

SITE PLAN INFORMATION

Describe Proposed Use: 48 unit, multi-family condominium

Area of Parcel to be Developed: 24,163 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 48 units, 2 buildings

Number of Parking Spaces: Existing N/A Proposed 65 on-site (inside)
18 off-site (School Street lot)
10 off-site (CEG Lot)
5 on-site (School Street lot)

Highway Access (check where applicable): City Street State Highway

Number of Employees Total: N/A In Maximum Shift: N/A

Disposition of Parcel: (s)		Building Setbacks:	
Building Footprint	<u>11,280</u> sq. ft. ("A")	Front Yard	<u>3</u> ft. ("A") <u>.13 ft. & 0</u> ft. ("B")
Total Building Area	<u>5,786</u> sq. ft. ("B")	Rear Yard	<u>10</u> ft. ("A") <u>+ 10</u> ft. ("B")
Paved Area	<u>67,680</u> sq. ft. ("A")	Side Yard:	<u>7</u> ft. ("A")
	<u>28,930</u> sq. ft. ("B")	Right	<u>3</u> ft. ("B")
	<u>250</u> sq. ft. ("A")	Left	<u>3</u> ft. (both)
	<u>350</u> sq. ft. ("B")		

City Water? Yes No How far is city water from the property? @ street

City Sewer? Yes No How far is city sewer from the property? @ street

BUILDING INFORMATION

Type of Building to be Built: Masonry and steel; mill motif

Height of Building: 71'-3" ("A"), 64'-0" ("B") Finished Floor Elevation: 65

Number of Seats (where applicable) N/A

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin McEaney, L.L.S.
McEaney Survey Associates, Inc.

Address P.O. Box 1166, Dover, NH 03821 Telephone #: 742-0911

Professional License #: N.H.L.L.S. #661 E-mail address: msa@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Paul J. Connolly, P.E., P.L.S.
Civilworks, Inc.

Address P.O. Box 1166, Dover, NH 03821 Telephone #: 749-0443

Professional License #: N.H.P.E. #5176
N.H.L.L.S. #683 E-mail address: civilworksdover@comcast.net

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: [Signature] Date: 8/26/10

Signature of Applicant (if different from owner): [Signature] RLT Date: 8/26/10

Signature of Agent: [Signature] Date: 8/26/10

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: [Signature] Date: 8/26/10

TAX MAP	LOT NO.	OWNER NAME & ADDRESS
3	9-7	RCJ & Company 35 Garfield Road, Portsmouth, NH 03801
3	9-8	Kenneth G. Edwards 25 School Street, Unit #8, Dover, NH 03820
3	9-9	Kevin Lansford 25 School Street, Unit #9, Dover, NH 03820
3	12	Charles E. George, Trustee 481 High Street, Somersworth, NH 03878
3	13	Nina Gatzoulis 25 Rogers Street, Dover, NH 03820
3	14, 15	John W. Gray Revocable Trust 7 Patriots Way, Rye, NH 03870
3	16	Cochecho Overlook Limited Partners 100 Main Street, Suite 100, Dover, NH 03820
3	19	Cassandra M. Cardillo 43 Main Street #1, Dover, NH 03820
3	23	Edward J. George Family Trust 151 Roberts Road, Rollinsford, NH 03829
3	23-1, 25, 26, 27	City of Dover 288 Central Avenue, Dover, NH 03820
3	31	Big J Realty, Inc. 161 Clement Road, Rollinsford, NH 03869
3	63	Dover Mills, LLC 100 Main Street, Suite 100, Dover, NH 03820

TAX MAP	LOT NO.	OWNER NAME & ADDRESS
3	63A	Picker House, LLC 11 Court Street, Suite 100, Exeter, NH 03833
23	1, 2, 3, 4	Robert S. Mairs 17 Portland Avenue, Dover, NH 03820
23	5	James C. Frangos 35 James Farm Road, Lee, NH 03824-6529
23	7	James & Kathleen L. Melitus 483 Egret Circle, Barefoot Bay, FL 32976-7483
24	101	Robert L. Harrell 750 Central Avenue, Suite I, Dover, NH 03820
24	102	RH3 Properties, LLC 263 Rochester Hill Road, Rochester, NH 03867
24	103	Nancy L. Towle 1 Mechanic Street, Dover, NH 03820-3507
24	104, 141, 142	Robert S. Mairs 4 Roberts Road, Dover, NH 03820
24	104A	Bellamy Management Group 17 Portland Street, Dover, NH 03820
24	105A	City of Dover 288 Central Avenue, Dover, NH 03820

TAX MAP	LOT NO.	OWNER NAME & ADDRESS
3	1, 1A, 22, 22A	Allan B. Krans 29 Main Street, Dover, NH 03820
3	2	Lisa Gentile, Trustee 23 Boxwood Lane, Dover, NH 03820-6044
3	3, 3-3, 9, 10, 11, 18	Dean A. Fournier Rev. Living Trust 348 Tolend Road, Dover, NH 03820
3	3-1	Christine P. Gagnon 12 Portland Avenue, Dover, NH 03820
3	3-2	Nicole M. Gaudreau 12-2 Portland Avenue, Dover, NH 03820
3	4, 6	F & A, LLC 485 Forest Road, Wolfeboro, NH 03894
3	9-1	Bradley W. Ullrich 33 Flagstone Way, Windham, NH 03087
3	9-2	Heidi Hanson 25 School Street, Unit #2, Dover, NH 03820
3	9-3	Jake R. Johnson 25 School Street, Unit #3, Dover, NH 03820
3	9-4	John T. Kelley 15 Raymond Road, Nottingham, NH 03290
3	9-5	Daniel Lauziere Lynch 25 School Street, Unit #5, Dover, NH 03820
3	9-6	Robert E. Whicher 55 Boca Chica Road, Lot 33, Key West, FL 33040-5616



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE – P10-39 & 40 NOTES

Application Type: Site Plan Review
Applicant(s): Dean A. Fournier
Owner: Dean A. Fournier Revocable Living Trust
Location: 11, 13, 15 & 17 School Street
Date: September 9, 2010

INTENT:

48 Units, 2 Multi-Family
Condominium Buildings

LOTS/UNITS PROPOSED:

48 Units

AGENDA ITEM #: 1

ACREAGE: 0.55 Acres

ZONING DISTRICT:

CBD- Commercial

EXISTING LAND USE:

Parking Lot and Residential

SURROUNDING LAND USE:

Mixed Commercial and Residential

ZBA ACTION: None

PERMITS REQUIRED:

Conditional Use Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Linda Merullo (Chair)
Chris Parker (Planning)
Steve Bird (Planning)
Rebecca Jalbert (Fire Department)
Tom Clark (Building Inspection)
Marn Speidel (Police Department)
Bill Simon (Police Department)
Dave White (Engineering)
Dan Barufaldi (Economic Develop.)
Gary Green (Planning Board)
Dean Fournier
Paul Connolly (Civilworks Eng.)
Michele Alexander (Planning Intern)

Planning Comments:

- Need CUP for reduced number of parking spaces
- Need full site plan
- Fill out Fast Track application
- If Map 3, lot 12 is controlled by applicant, does this resolve ownership issues with parcels A and B?
- What about parking on rear of lot #18?
- Could rear building be moved forward?
- Will need street walls, street trees and benches, etc. along School Street per Chapter 170-10.1 E.
- Are parking spaces on lot #10 obligated to other uses?
- Impact fees
- Water and sewer investment fees
- Need letter requesting School Street discontinuance

Engineering Comments:

- Need to see utilities plan
- Want to see sidewalk and pedestrian circulation plan
- I would like to keep the pedestrian access over the hill.
- Snow removal needs to be addressed
- Show size, location and type of water, sewer, and drainage lines
- Drainage pipes in the School Street ROW may need to be upgraded
- Need foundation plans
- Show lightning and landscaping plan
- Retire old services
- Show the roof drains and parking garage drains outfall
- Traffic Analysis should be done, particularly addressing the existing width and traffic flow on School and Mechanic Street
- Parking is difficult within the garage, in some parking spaces

Police Department Comments:

- Concern about viability of 2 spaces along the wall in the 28-space garage
- Is Building B accessible by foot from Portland Avenue?
- Reference lease agreement between City and Cocheco Overlook Ltd. Partnership for 51 spaces in the School Street Lot
- With potential demand for resident parking in municipal lot of this scale, ensure that property manager becomes



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE – P10-39 & 40 NOTES

Application Type: Site Plan Review
Applicant(s): Dean A. Fournier
Owner: Dean A. Fournier Revocable Living Trust
Location: 11, 13, 15 & 17 School Street
Date: September 9, 2010

single point of contact for
City's Parking Bureau for
resident permit
logistics/transactions instead of
having individual tenants fend
for themselves

- Only the City Council can
approve a lease agreement
involving dedicated assignment
of public parking spaces

Fire/Inspections Comments:

- Access to fire department
connection for sprinkler system
must be available for both
buildings?
- Where is the proposed fire
department lane?
- Fire lanes will need to be posted
both with signs and painted on
the roadway.

Planning Board Comments:

- Need landscaping plan
- Consider pervious sidewalks

Economic Development Comments:

- Inquired about anticipated selling
price of condo units

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TRC\Notes\2010.09.09_TRCnotes.P10-39 & P10-40
Dean Fournier.doc

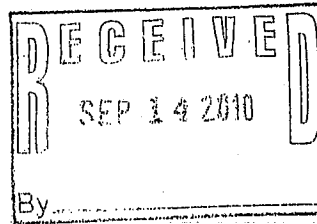
CIVILWORKS, INC.

Civil Engineers
Land Surveyors

P.O. Box 1166
Dover, NH 03821-1166

603-749-0443
(Facsimile) 603-749-7348

September 13, 2010



City of Dover
Department of Planning and Community Development
288 Central Avenue
Dover, NH 03820

Attn: Chris Parker, AICP
Director

Re: Sherman School Condominium
11, 15 & 17 School Street, Dover, NH
Dover Planning File Nos. P10-39 & P10-40
Our Reference No. 02120

Dear Chris:

Following our September 9, 2010 meeting with the Technical Review Committee, we are submitting the following documents, some with appropriate revisions having been made, for the Planning Board's and the Planning Department's review and consideration:

1. Revised Site Plan Review and Conditional Use Permit application forms.
2. Technical Memorandum dated September 10, 2010, regarding anticipated vehicle trip generation from the proposed residential condominium.
3. Technical Memorandum dated September 14, 2010, regarding parking demand calculations.
4. 15 sets (6 full size and 9 reduced size) of site and architectural plans for the proposed condominium.

In response to the Technical Review Committee Notes dated September 9, 2010 we offer the following commentary:

Planning Comments:

- The CUP application has been revised to include a CUP approval request for reduced number of parking spaces with five (5) of the provided spaces being “shared” type spaces. See the enclosed Technical Memorandum that addresses parking demand calculations.
- The enclosed site plans include a full site plan (sheet 3 of 11)
- Mr. Fournier will be completing and filing the “Fast Track” application form.
- There are no issues with the ownership of access right of way and/or utility connection rights over, through, and under Parcels “A” and “B”. Lots No. 11, 12 & 18 are entitled to all of the aforementioned rights over said parcels.
- There are two paved parking spaces located partially on the rear portion of Lot 18. There is also a pedestrian bridge between said parking spaces and the upper residential condominium unit located on Lot 3 that is positioned at the rear of Lot 18. An easement that will allow for said spaces and pedestrian bridge to remain and encumber Lot 18 is shown on the enclosed site plan.
- The rear building (“B”) is not able to be moved forward. It abuts the limits of Parcel “B” as shown and as proposed.
- Street walls, street trees and street benches are shown on the enclosed Landscape Plan.
- Existing parking spaces on Lot 10 are not obligated to any other uses
- Mr. Fournier will be addressing municipal impact fees with appropriate City personnel.
- Mr. Fournier will be addressing water and sewer investment fees with appropriate City personnel.
- Mr. Fournier will be submitting correspondence requesting formal City discontinuance of School Street, where it spans between Portland Avenue and Mechanic Street.

Engineering Comments:

- The requested Utilities Plan plan is enclosed.
- Sidewalk and pedestrian circulation is shown on the enclosed Site Plan.
- Pedestrian access over the hill is slated to be removed, consistent with the requested discontinuance of School Street, as discussed above.
- Snow removal along proposed walkways and driveways will be removed by machinery and trucked away when necessary. Snow removal at pedestrian pass through doors will be removed by hand.

C. Parker, Dept. of Planning and Community Development
Sherman School Condominium, Dover, NH, ORN 02120
September 13, 2010
Page Three

- Water, sewer and drainage line sizes, types and locations are shown on the enclosed site and utilities plans.
- We will investigate the condition of storm drainage piping on School Street, between Portland Avenue and Mechanic Street.
- Foundation plans are being developed by JSN Associates.
- Please see enclosed landscaping plan.
- Please see "Demolition Notes" located on the Cover Sheet (1 of 11) for notes that address retirement of old services.
- Roof drains and storm drains are shown on plan sheet 3 of 11.
- Please refer to the enclosed Technical Memorandum regarding anticipated vehicle trip generation.
- As is often the case with inside parking garage layouts, some spaces are somewhat difficult to maneuver into. Typically, this issue is addressed through the assignment of the more difficult spaces to users with small, easily maneuvered vehicles.

Police Department Comments:

- See comment above relative to inside garage parking spaces.
- Building "B" has no direct access to Portland Avenue.
- Mr. Fournier is working with William Simons, the City's Parking Manager, relative to leasing 18 available parking spaces in the School Street lot.
- Comment noted regarding condominium single point of contact to interface with City's Parking Bureau.
- Comment noted regarding City Council approval of lease agreement.

Fire/Inspection Comments:

- Fire Department building connections are noted on the enclosed Utilities Plan (sheet 4 of 11).
- The proposed fire department lane is now noted and shown with striping on the enclosed Landscape Plan (sheet 5 of 11).
- See above response.

C. Parker, Dept. of Planning and Community Development
Sherman School Condominium, Dover, NH, ORN 02120
September 13, 2010
Page Four

Planning Board Comments:

- Please see enclosed Landscape Plan (sheet 5 of 11).
- Pervious pavement sidewalks have been considered. For a host of safety reasons, their potential use has been discounted.

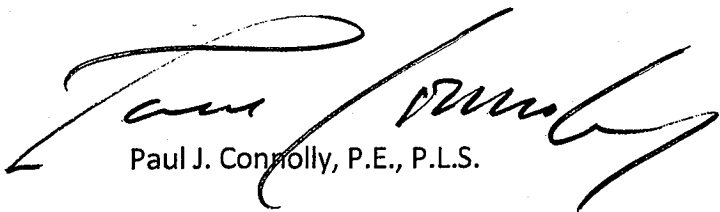
Economic Development Comments:

- Mr. Fournier responded, in a non-binding fashion, that selling prices could range between \$200,000 and \$500,000.

In addition to the Technical Review Committee Notes and our responses set forth above, we submit herewith our WAIVER request to allow for a front yard pavement setback of 3' on the CEG School Street Realty Trust lot (No. 12 on Tax Map 3), where 10' is required per Site Plan Review Regulation 149-15.(C). A landscaping "wall" has been provided at this location to buffer the proposed parking area with its presence in relationship to the municipal sidewalk.

We appreciate the Planning Department's continued attention to and consideration of Mr. Fournier's application for Site Plan Review and Conditional Use Permit approvals. Please let us know if you have any questions or comments regarding same.

Very truly yours,
CIVILWORKS, INC.



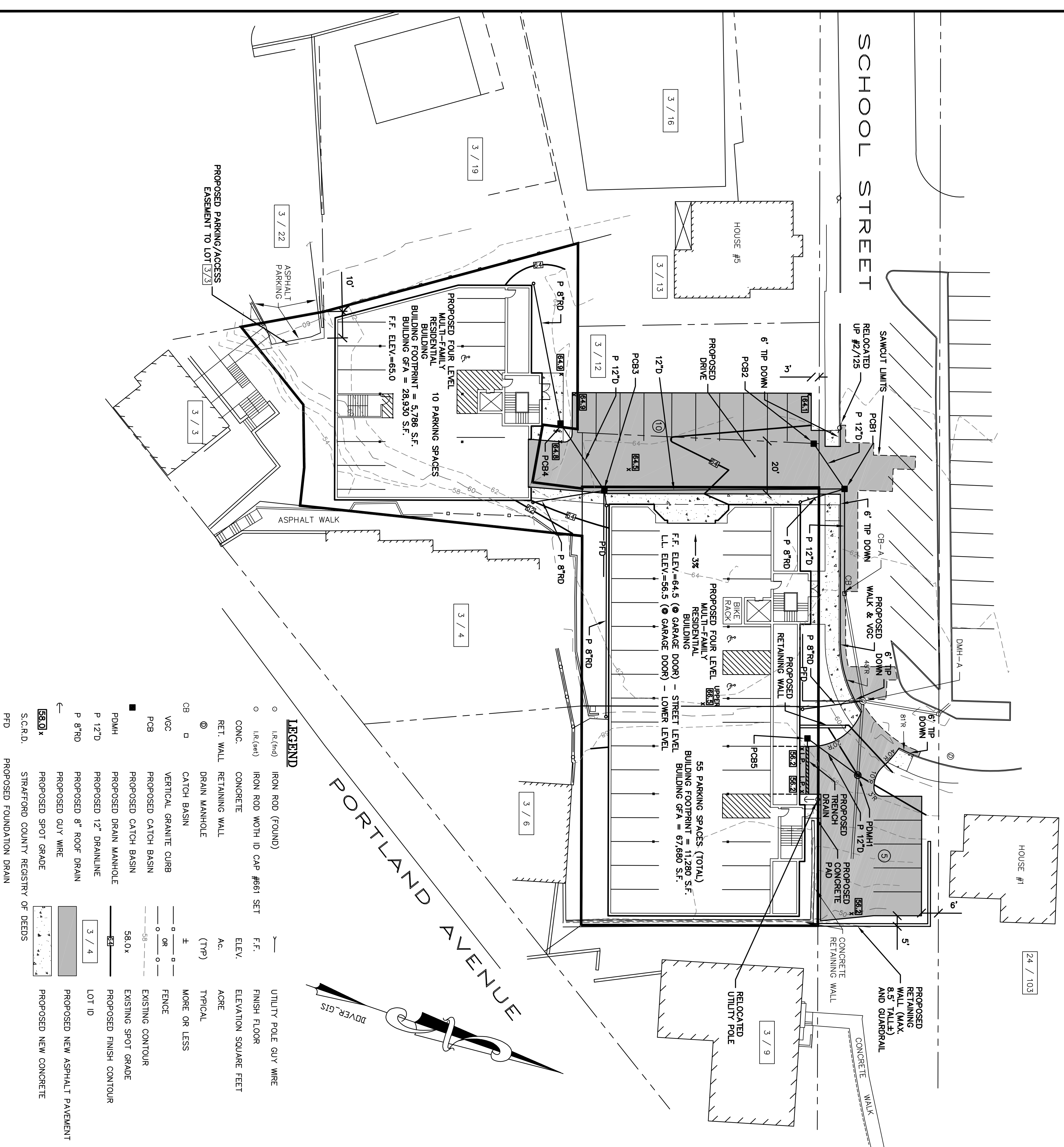
Paul J. Connolly, P.E., P.L.S.

PJC/lrd

Enclosures

cc: Dean Fournier
Dave White, P.E.

- NOTES:**
- SEE COVER SHEET (1 OF 11) FOR PROJECT NOTES 1-29.
 - P 12"D, PROPOSED REINFORCED CONCRETE PIPE STORM DRAIN AND PIPE DIAMETER.
 - PARKING SPACE SIZE: 9'w x 18'D.
 - INSTALL SLIT FENCE ALONG ALL PARCEL BOUNDARIES NOT ABUTTING SCHOOL STREET.
 - INSTALL SLIT SACK AT ALL CATCH BASINS.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE AT BOTH PROJECT DRIVEWAYS.



STORM SEWER SCHEDULE

DMH-A
RIM = 60.19
12\"/>

PCB1
RIM ELEV: 62.4 (MATCH EXISTING GRADE)
P 12\"/>

PCB2
RIM ELEV: 63.00
P 12\"/>

PCB3
RIM ELEV: 64.60
P 12\"/>

PCB4
RIM ELEV: 64.85
P 12\"/>

SITE LAYOUT AND GRADING PLAN

SHERMAN SCHOOL SHERMAN CONDOMINIUM

11, 15 & 17 SCHOOL STREET
DOVER, NEW HAMPSHIRE

GRAPHIC SCALE

civilworks
e n g i n e e r s • s u r v e y o r s

P.O. Box 1166
Dover, NH 603-749-0443

No.	DATE	BY	REVISION

DESIGN: PJC
SCALE: 1"=20'
DATE: 9-15-2010
SHEET 3 OF 11
PROJECT #02120



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-40

Application Type: Conditional Use Permit
Applicant(s): Dean A. Fournier
Owner(s): Dean A. Fournier Revocable Living Trust
Location: 11, 13, 15 & 17 School Street (Assessors Map 3, Lots 10, 11, & 18)

INTENT: Conditional Use Permit for three requirements in the Central Business District: 1) to allow for less than 75% minimum lot coverage; 2) allow for more than 10' maximum front setback; and 3) to allow 98 parking spaces where 144 are required.

LOTS/UNITS PROPOSED: 48 multi-family condominium units

AGENDA ITEM #: 4-F

ACREAGE: 0.56 acres

ZONING DISTRICT:
Central Business District (CBD) - General

EXISTING LAND USE:
Duplex, parking lot, and vacant lot

PROPOSED LAND USE:
48 multi-family condominium units in two buildings

SURROUNDING LAND USE:
Residential units, retail stores and offices

ZBA ACTION: N/A

ATTACHMENT Conditional Use Application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- Conditional Use Permit

WAIVERS REQUESTED:
Waiver for front yard pavement to be within three feet of lot line where ten feet is required

Summary of Request and Background

Per Chapter 170-10.1-B, the Planning Board is being asked to approve a Conditional Use Permit for three requirements in the Central Business District as part of a site plan for 48 multi-family condominium units. The building on lot 18 would have 61% lot coverage, where 75% is required and be 13 feet from the front lot line, where 10 feet is the maximum. The third request is to allow 98 parking spaces where 144 are required.

The applicant has had a Technical memorandum on Parking Demand Calculations prepared by Civilworks, Inc. on September 14, 2010. A copy of the memorandum is enclosed.

The applicant appeared before TRC on September 9, 2010 (TRC notes attached).

Consistency with Land Use Regulations

This project is located in the Central Business District (CBD) and is governed by the Form Based Code. The CBD encourages a mixture of residential and non-residential uses in multi-story buildings that are close to the street and that use durable construction materials. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application until the October 12th meeting and schedule a site walk.

Amount Paid 150 - CK 120 Date Received _____
 Account # PIU-40 Time Received _____

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

RECEIVED
 SEP 14 2010
 By _____

GENERAL INFORMATION

Date: 8/26/10 Telephone #: 749-3082
 Name of Applicant: Dean A. Fournier
 Address of Applicant: 348 Tolend Road, Dover, NH 03820
 Signature of Applicant: *Dean A. Fournier*
 Name of Property Owner: Dean A. Fournier Revocable Living Trust
 Address of Property Owner: 348 Tolend Road, Dover, NH 03820
 Signature of Property Owner: *Dean A. Fournier*
 Address of Property Being Developed: 11, 15 & 17 School Street
 Assessor's Map #: 3 Lot #: 10, 11, 18
 Zoning District: CBD

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

Activity in Dover Conservation District – Describe activity _____

Impact to Dover Wetlands – Describe impact _____

Other 170.10.1(B) - CBD "Commercial; to allow for less than 75% minimum "Lot Coverage" on Lot 18, Tax Map 3 and to allow for more than 10' maximum front setback on Lot 18, Tax Map 3. Also, relative to 149-14-D)4)a) and b), to

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

- N/A Army Corps of Engineers
- N/A New Hampshire Wetlands Board
- N/A Other

allow 98 parking spaces - where 144 are required.

TAX MAP	LOT NO.	OWNER NAME & ADDRESS
3	9-7	RCJ & Company 35 Garfield Road, Portsmouth, NH 03801
3	9-8	Kenneth G. Edwards 25 School Street, Unit #8, Dover, NH 03820
3	9-9	Kevin Lansford 25 School Street, Unit #9, Dover, NH 03820
3	12	Charles E. George, Trustee 481 High Street, Somersworth, NH 03878
3	13	Nina Gatzoulis 25 Rogers Street, Dover, NH 03820
3	14, 15	John W. Gray Revocable Trust 7 Patriots Way, Rye, NH 03870
3	16	Cochecho Overlook Limited Partners 100 Main Street, Suite 100, Dover, NH 03820
3	19	Cassandra M. Cardillo 43 Main Street #1, Dover, NH 03820
3	23	Edward J. George Family Trust 151 Roberts Road, Rollinsford, NH 03829
3	23-1, 25, 26, 27	City of Dover 288 Central Avenue, Dover, NH 03820
3	31	Big J Realty, Inc. 161 Clement Road, Rollinsford, NH 03869
3	63	Dover Mills, LLC 100 Main Street, Suite 100, Dover, NH 03820

TAX MAP	LOT NO.	OWNER NAME & ADDRESS
3	1, 1A, 22, 22A	Allan B. Krans 29 Main Street, Dover, NH 03820
3	2	Lisa Gentile, Trustee 23 Boxwood Lane, Dover, NH 03820-6044
3	3, 3-3, 9, 10, 11, 18	Dean A. Fournier Rev. Living Trust 348 Tolend Road, Dover, NH 03820
3	3-1	Christine P. Gagnon 12 Portland Avenue, Dover, NH 03820
3	3-2	Nicole M. Gaudreau 12-2 Portland Avenue, Dover, NH 03820
3	4, 6	F & A, LLC 485 Forest Road, Wolfeboro, NH 03894
3	9-1	Bradley W. Ullrich 33 Flagstone Way, Windham, NH 03087
3	9-2	Heidi Hanson 25 School Street, Unit #2, Dover, NH 03820
3	9-3	Jake R. Johnson 25 School Street, Unit #3, Dover, NH 03820
3	9-4	John T. Kelley 15 Raymond Road, Nottingham, NH 03290
3	9-5	Daniel Lauziere Lynch 25 School Street, Unit #5, Dover, NH 03820
3	9-6	Robert E. Whicher 55 Boca Chica Road, Lot 33, Key West, FL 33040-5616

TAX MAP	LOT NO.	OWNER NAME & ADDRESS
3	63A	Picker House, LLC 11 Court Street, Suite 100, Exeter, NH 03833
23	1, 2, 3, 4	Robert S. Mairs 17 Portland Avenue, Dover, NH 03820
23	5	James C. Frangos 35 James Farm Road, Lee, NH 03824-6529
23	7	James & Kathleen L. Melitus 483 Egret Circle, Barefoot Bay, FL 32976-7483
24	101	Robert L. Harrell 750 Central Avenue, Suite I, Dover, NH 03820
24	102	RH3 Properties, LLC 263 Rochester Hill Road, Rochester, NH 03867
24	103	Nancy L. Towle 1 Mechanic Street, Dover, NH 03820-3507
24	104, 141, 142	Robert S. Mairs 4 Roberts Road, Dover, NH 03820
24	104A	Bellamy Management Group 17 Portland Street, Dover, NH 03820
24	105A	City of Dover 288 Central Avenue, Dover, NH 03820

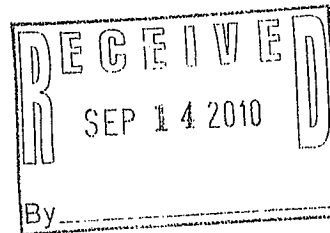
CIVILWORKS, INC.

Civil Engineers
Land Surveyors

P.O. Box 1166
Dover, NH 03821-1166

603-749-0443
(Facsimile) 603-749-7348

TECHNICAL MEMORANDUM



To: File
From: Dana C. Lynch, P.E. *del*
Date: September 14, 2010
Re: Parking Demand Calculations
Sherman School Condominium
Tax Map 3, Lots 10, 11 and 18
Our Reference No. 02120

This technical memorandum is intended to accompany a request for a Conditional Use Permit request, pursuant to 419-14-D)4)a) and b), for the Sherman School Condominium Project. The proposed project provides for the construction of 48, 2-bedroom condominiums in two (2), four (4) story structures located on School Street in the Dover Central Business District across from the existing School Street parking lot.

Parking provisions for the project are as follows:

- 65 spaces in parking structures, at grade, below the proposed residential units
- 10 at-grade spaces on the site to be "shared" with the owners of Lot 23 on Tax Map 3 (currently vacant office space)
- 5 at-grade spaces located in the former School Street right of way (near its intersection with Mechanic Street)
- 18 at-grade spaces in the School Street parking lot to be leased from the City of Dover

The resulting total parking spaces provided will be 98 spaces.

According to the ITE Parking Generation, 3rd Edition, the following parking demands are typical of residential uses:

Housing Type	Land Use Code	Average (spaces per unit)
Single family detached	210	1.83
Multi-family	221	
Urban		1.02
High-Rise		1.37
Rental Townhouse		1.73
Residential Condo Townhouse	230	1.46

Memo to File

Parking Demand Calcs, Sherman School Condo., ORN 02120

September 14, 2010

Page Two

The above data was gathered nation-wide and demonstrates that residential uses typically require less than two (2) spaces per unit. The proposed project, using the ITE data, would require approximately 73 spaces. The project plans provide for 98 spaces, exceeding the average parking demand for 48 condominium units by 25 spaces and averaging 2.04 spaces per unit. This parking provision represents a reduction from the current regulations which require three (3) spaces per unit.

This reduction request is in keeping with the Transportation Chapter section of the Dover Master Plan which calls for reduction of minimum parking requirements for "lots within 2 blocks of public or private pay lots." (pg. 52) In addition to providing adequate parking pursuant to the cited data source, the proposed project is located in close proximity to numerous public parking spaces within the Central Business District. This availability, especially during off-peak business hours, offers flexibility in addressing occasional circumstances (i.e. holidays, etc.).

Ten (10) spaces located on Lot 11, a portion of the site, will be shared between the subject residential use and a nearby office. This is an appropriate use of "shared" spaces based on typically off-setting hours of use between resident (night parking) and office (day parking).

An additional benefit to the project and further basis for a reduced parking request is the proximity of the site to Central Avenue and the COAST Transit System. The COAST system in this location provides access to COAST Route 1 as well as the fast trans system which provides access to the Dover Transportation Center (including rail to Boston and Portland) along with access to other COAST routes. The bus stop is located at Immigrants Park or 200 ft. from the project site. This convenience typically contributes to a reduced parking demand.

The project will also provide for a sheltered bicycle rack within the parking structure and convenient to an elevator. This amenity will facilitate and promote reduced vehicle usage for local trips to work, shopping, and other transportation modes available in the Central Business District.