



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, November 16, 2010**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 26, 2010 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public Hearing and possible vote on a Citizen Petition for an amendment to the Zoning Ordinance (Chapter 170) to rezone 30 acres adjacent to Arch Street from Urban Density Multi-residential (RM-U) to Medium-Density Residential (R-12) and 3 acres of Map 11, Lot 2 from RM-U to Thoroughfare Business (B-3). The full text of the amendment and a map are available in the Planning Department and at www.dover.nh.gov located under City Documents & View Current City Reports.
- B. Consideration and possible vote on 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) (P06-25D)
- C. Consideration and possible vote on a Site Review of land for Kevin & Lydia Cooper, Assessor's Map H, Lots 33 & 33A, zoned B-4, located at 67 Knox Marsh Road. (two story, 25,368 sq. ft. of Mixed-Use Commercial Development) (P10-16)
- D. Consideration and possible vote on a Conditional Use Application for Kevin & Lydia Cooper, Assessor's Map H, Lots 33 & 33A, zoned B-4, located at 67 Knox Marsh Rd. (to fill 3,520 sq. ft. of wetlands) (P10-15)

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment of land for Kevin & Lydia Cooper, Assessor's Map H, Lots 33 & 33A, zoned B-4, located at 67 & 85 Knox Marsh Road. *(P10-17)
- B. Public Hearing to solicit public input on Dover Land Use regulation changes and areas that may need to be reviewed.
- C. Consideration and acceptance of a Conditional Use Permit for Sawyers Mill Associates, Assessor's Map 16, Lot 13, zoned R-12, located at 1 Mill Street. (Impact 144 square feet of riverbank in Conservation District for installation of rip-rap at south end of dam.)* (P10-47)
- D. Consideration and acceptance of a minor subdivision of land for Peter & Susan Rousseau, Assessor's Map K, Lot 1, zoned R-40, located at McKone Lane, Henry Law Ave. & Back Road. (2 lots)* (P10-46)
- E. Consideration and acceptance of a minor subdivision of land for a conservation lot for the Cochecho Country Club, Assessor's Map N, Lot 15, zoned R-40, located at 145 Gulf Road. (2 lots)* (P10-48)
- F. Public Hearing to hear comments on the City's proposed Capital Improvements Program (CIP) FY 2012 – FY 2017. The CIP can be found on the City Web Site at www.dover.nh.gov under Online City Archives - Financial Information.
- G. Public Hearing, per Chapter 155-24, for consideration of a request for a 2nd one-year time extension for completion of required improvements and a request to amend conditions of approval for the Cornerstone Crossing Subdivision (Cornerstone Dr. & Meeting House Way), off of County Farm Cross Road, by Tay Tav Partnership, LLC, Assessor's Map B, Lots 18, 26-34, 39-47, zoned R-40. *(P05-13) (18 lots)

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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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Meeting Date: **Tuesday, October 26, 2010**
Meeting Time: **7:00 pm**

MEMBERS PRESENT: Ron Cole (Chair), Frank Torr (Vice Chair), Dean Trefethen, Don Andolina, Linda Merullo, Marcia Gasses, Tom Clark, Dave White, Lee Skinner (Alternate), Jake Forget (Alternate), Gary Green (Alternate)

MEMBERS NOT PRESENT: John Swartzendruber, Don Andolina

Gary Green sat in for Don Andolina, Jake Forget sat in for John Swartzendruber.

STAFF PRESENT: Christopher Parker (Planning Director), Lisa Ertle (Recording Secretary)

1. CITIZENS' FORUM-

Mark Jones, owner of property on Arch Street, in opposition of the rezoning of Arch Street. He addressed his concerns with the petition to rezone Arch Street.

Peter Driscoll, of 41 Arch Street, discussed the properties and singles units listed on Arch Street, and spoke in favor of the petition to rezone Arch Street.

2. APPROVAL OF THE PRIOR MINUTES

- September 28, 2010 Regular Meeting Minutes
- October 12, 2010 Workshop Meeting Minutes

T.Clark noted a correction to change wording on page 5, paragraph 3.

Motion: G.Green motioned to approve the September 28, 2010 Regular Meeting Minutes, and the October 12, 2010 Workshop Meeting Minutes. M.Gasses seconded. Vote: Unanimous approval.

3. OLD BUSINESS

- A. Consideration and possible vote on 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)

The Chair stated this item will remain tabled.

- B. Consideration and possible vote on 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)
- C. Consideration and possible vote on a Conditional Use Application 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)

Motion: D.Trefethen motioned to remove Item B from the table. F.Torr seconded. Vote: Unanimous approval.



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Paul Connelly represented the applicant. They have met with the Planning Board on September 28, 2010 and have completed a site walk on October 5, 2010. The revised site plans have been submitted to the Planning Department. The Conditional Use Permit provided to the applicant stated the wrong amount of parking spaces. The applicant is asking for 96 parking spaces. He discussed the parking spaces that will be provided with this site, and the architectural rendering of the proposed building. The applicant has no problems with meeting the conditions for approval. He cited that the peer review, submitted by CLD Engineers, Inc. feels the traffic impacts are minor and localized to the vicinity of the site.

G.Green noted his concern of downtown parking in regards to the leased lots, and the expiration of those leases. P.Connelly feels they meet the requirements from the Institute of Transportation Engineers. C.Parker noted the leased parking spaces will be sent to the City Council and the Parking Commission for long term agreement terms.

Public Hearing Re-Opened- No one Spoke-Public Hearing Closed

C.Parker thanked the applicant and Civilworks for their work with the Planning Department in regards to the Form Based Code zoning ordinance. He discussed the amended condition number 18, and condition number 13, from staff memo P10-39, provided by the Planning Department. (Copy on file)

G.Green noted his concern with the lack of review of the condominium documents.

F.Torr stated he feels this is an ideal situation and hopes that many developments follow suit.

L.Merullo noted parking underneath the building is innovative. She feels it helps with taking parking off the residential and downtown parking, which will help residents and community businesses.

D.Trefethen discussed the concerns with leased parking spots, including rental units that use the leased spots. He feels these parking concerns are necessary to take into consideration.

Motion: F.Torr motioned to approve Item 3B with the conditions set forth by the Planning Department. D.Trefethen seconded. Vote: Unanimous approval.

Motion: D.Trefethen motioned to remove Item 3C off the table. G.Green seconded. Vote: Unanimous approval.

C.Parker stated the Planning Department finds that the three items requested under the Conditional Use Permit request are warranted in this case. Due to the shape of the lot, 75% lot coverage is not possible with a reasonably shaped building. The front setback of the rear building is acceptable because it is not located directly next to the street. The proposed 96 parking spaces is deemed to be adequate due to location of the project in the downtown, with good access to public transportation. The Planning Department recommends the Planning Board approve the Conditional Use Permit based on the findings outlined above.

Motion: L.Merullo motioned to approve with staff recommendations. G.Green seconded. Vote: Unanimous approval.

4. NEW BUSINESS



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- A. Consideration and acceptance of a Conditional Use Application for Michael Whitcher (Owner: Joe & Freida Klotz) Assessor's Map E, Lot 50-6, zoned R-40, located at 15 Pacific Drive. (to allow the location of a transformer, generator and turn around in the 50' buffer) (P10-44)

C.Parker noted the Planning Department has been notified that Liberty Mutual, which is across the river to this site, was not initially noticed. Applicant will be moving forward, with the awareness that Liberty Mutual may appeal.

Mike Whitcher represented the applicants. He discussed the history of the receipt of the Conditional Use permit for the driveway. PSNH has installed a transformer, but they did not realize the buffer zone turned in at that location due to the flags of boundaries line not being there. The generator is a necessity to the applicants, and was placed with the thoughts they were in line with the setbacks. They are asking to not relocate these items given the setbacks at this site. They have met with the Conservation Commission, and were approved to move forward to the Planning Board.

L.Merullo and M.Gasses discussed the wetland buffer zones in regards to the utilities. M.Gasses feels the City of Dover needs to mark out the buffer zones.

C.Parker stated the address of the location is Pacific Drive, not Nye Lane as written on the plat.

Motion: D.Trefethen motioned to accept the application. F.Torr seconded. Vote: Unanimous approval.

Public Hearing Opened-No one Spoke-Public Hearing Closed

C.Parker stated the applicant appeared before Conservation Commission on October 12, 2010 (minutes enclosed). The Conservation Commission voted (5 in favor, 1 opposed) to endorse the application with no conditions. The Wetland Protection District ordinance provides for Conditional Use Permits to allow impacts to wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This application meets these standards. The Planning Department recommends that the Conditional Use Permit be approved with no conditions.

L.Merullo and C.Parker discussed the application in regards to meeting Planning Board approval. Also, it was noted the above ground propane tank will not affect the district of the wetland buffer zone.

Motion: M.Gasses motioned to approve the application. G.Green seconded. Vote: Unanimous Approval.

- B. Consideration and acceptance of a Site Review of land for Kevin & Lydia Cooper, Assessor's Map H, Lot 33 & 33A, zoned B-4, located at 67 Knox Marsh Road. (two story, 25,368 sq. ft. of Mixed-Use Commercial Development) (P10-16)
- C. Consideration and acceptance of a Conditional Use Application for Kevin & Lydia Cooper, Assessor's Map H, Lot 33 & 33A, zoned B-4, located at 67 Knox Marsh Road. (to fill 3,520 sq. ft. of wetlands) (P10-15)

G.Green recused himself from the Board. He is an abutter to the owner/applicant. F.Torr noted his business relationship with the applicant/owner and feels there will be no conflict. L.Skinner sat in for G.Green.



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Dana Lynch, of Civilworks Engineering, represented the applicant. During the design process for this building they realized a need for more parking. He discussed the following: abutters to the property, the mixed zoning districts in the area, and the wetland coverage on the property. A lot line adjustment application will be brought before the Planning Board in November. The applicant is looking to add about an acre to the site, and an additional 3,000 sq. ft. will be transferred to the New Hampshire Department of Transportation (NHDOT) to facilitate improvements on Route 155. They have met and been endorsed by the Conservation Commission. The applicants are in agreement with the recommendations set forth by Conservation Commission. An Alteration of Terrain permit has been submitted to the NHDES. He discussed the following: architecture, zoning setback, wetland buffer, encroachments and green space. The building will be a mix of retail and office suites. He discussed the peak hours of traffic, traffic flow, and business hours for the proposed retail shops and offices. He further discussed the following: grading, drainage, the berm, utilities, sewer systems, lighting and the landscaping.

Kim Hazarvatan, Traffic Engineer with Tepp LLC, discussed the traffic study that was submitted with this project. (Copy on file) He noted the areas that he used for the basis of his analysis. This is a multi use site and there may be dual trips due to this use. They will be providing full road improvements, to maintain flow on Rt. 155 in a smooth manner, and will be providing a left turn into Trestle Lane.

L.Merullo asked what will be done for pedestrian traffic. K.Hazarvatan discussed the crosswalk recommendations and regulations. The decision of a crosswalk would be up to the NHDOT.

L.Merullo asked for alleviation on the concerns of majority parking in front of building, the use of pervious paving, and the safety conditions the dry cleaning facility will adhere to. C.Parker noted, in regards to pedestrian traffic, the City does not encourage crosswalks in this area due to safety concerns. The State is not in favor of pedestrian access across Rt.155. Pedestrian access is not encouraged on this road. Discussion ensued on pedestrian access.

The Chair and K.Hazarvatan discussed the trips counts in concerns to dual trips and pass by traffic.

Motion: L.Merullo motioned to accept the application. D.Trefethen seconded. Vote: Unanimous approval.

The Chair stated the application will be tabled this evening after the Public Hearing is recessed. The Planning Board will be scheduling a site walk. This application will be discussed further at the November 16, 2010 Planning Board Hearing.

Public Hearing Opened

Samantha Backus, President of the Board of Directors for the Village of Bellamy Commons, stated the Board is in disagreement with the findings ownership in the sewer. She noted her council will be challenging the status.

Ken Olsen, 15 Trestle Way, also on the Board of Directors for the association Village of Bellamy Commons, noted his concern with traffic safety. He also noted the following concerns: lack of notice of application, noise pollution, the hours of coffee shop, lighting and sewer ownership.



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Sandra Melino, of 24 Trestle Way, she noted her concern with pedestrian safety as a walker, and the safety of the left hand turn, and would like to know why traffic lights can not be installed. C.Parker discussed the State requirement that warrants traffic lights.

Pam Monroe, of 62 Trestle Way, submitted written comments to the Board (copy on file), and noted her concern with the lack of notice in regards to this proposal.

C.Parker stated a letter received from Martha Green, of 18 Footbridge Lane, and an email from a gentleman at 77 Knox Marsh Road. (Copy on file). The Chair cited a few comments from each of those correspondences.

Lynn Smith, of 30 Footbridge Lane, noted the following concerns on behalf of her neighbors: the lack of notice of the application, safety issues, the traffic lights and noise. She hopes all concerns will be thought of, and traffic light concerns be brought to the State.

Margaret Slauson, of 16 Trestle Way, noted her concern with the lack of traffic lights.

Bill Slauson, of 16 Trestle Way, noted his concern with safety in regards to traffic.

Brian Bell, of 70 Trestle Way, asked if public will be able to address the Planning Board after the site walk. The Chair discussed site walk is open to public, and public hearing will be reopened at the November 16th Planning Board Meeting.

Public Hearing Recessed

C.Parker noted the sewer line is public, and the notice for this hearing was the first notice that was sent out for the application. He noted the abutter notification process prior to the change from the Zoning Board of Adjustment (ZBA) about a year ago. The Planning Board changed the notification to include abutters within 200 ft, which included the condo owners. The Planning Department is willing to work with the applicant and abutters on any concerns. He recommends the Planning Board to table Items B & C, and to schedule a site walk on Saturday, November 6, 2010 at 9:30 am. Parking will be at driveway available on site.

M.Gasses noted the area in discussion has long been a commercial.

Motion: L.Skinner motioned to table Item B. L.Merullo seconded. Vote: Unanimous approval.

Motion: F.Torr motioned to accept the application for Conditional Use, Item C. L.Merullo seconded. Vote: Unanimous approval.

(The Planning Department has no comments for Item 3C)

Motion: D.Trefethen motioned to table Item 3C. F.Torr seconded. Vote: Unanimous approval.

D. Discussion and possible posting of proposed amendment to rezone Arch Street from RM-U to R-12.

C.Parker noted a review sheet, of area and use, handed out to the Planning Board. The sheet included the conformity of Arch Street in regards to frontage on the properties. He discussed the various units on the



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street, and noted 10 Arch Street is legally nonconforming. He would like to recommend the Board post the proposed amendment to start the public hearing process. Posting of this amendment will not preclude further talks, but will notify the residents that a public hearing will be heard November 16, 2010.

M.Gasses and C.Parker discussed the concern the conforming lots being turned into nonconforming, and the size of the existing lots. The lots, if approved for rezoning, would be legally nonconforming and will help resident's setbacks. Any commercial development will have to work with the Planning Board.

T.Clark and C.Parker confirmed that if amendment is posted tonight any application from this area will be postponed until decision of the rezoning is made. D.Trefethen stated every property has a list of permitted uses; when the zoning district changes the only effect to the property is the alteration to the permitted uses.

Motion: T.Clark motioned to post the proposed amendment. D.Trefethen seconded. Discussion ensued on the requirement of more information. If vote is passed public will be notified and will be able to give feedback. Vote: Unanimous approval.

5. STAFF COMMENTS

C.Parker noted the November Planning Board meeting will be held on the 16th due to the Holiday. There will be a joint workshop with the City Council on November 10, 2010. If a follow up meeting is necessary, in continuation from the joint workshop, a Planning Board Workshop will be scheduled on November 16, 2010, at 6 pm. He noted at the Joint Workshop he will be presenting and discussing the Capitol Improvements Program and the First Year Program.

The Planning Board will also have their quarterly public hearing; this hearing will regard any recommendations for land use from the public.

L.Merullo noted her concern with the abutters knowing their zoning.

D.Trefethen asked for the dates of the December Planning Board Meeting. C.Parker noted the dates are December 14, 2010 (due to the holiday).

The Board discussed the CIP booklet, which will be available to the Planning Board on December 5, 2010.

M.Gasses stated the Planning Board is invited to the Community Trail Grand Opening. The Grand Opening will be held on November 13, 2010 at 9:30 am.

6. COMMITTEE REPORTS

G.Green discussed the Stormwater Feasibility Study.

C.Parker discussed the agenda for the upcoming Button Up NH Energy Savings Workshop. The workshop will be held at the McConnell Center on November 15, 2010 at 6pm.

7. ADJOURNMENT

Motion: L.Merullo motioned to adjourn the meeting at 9:45 pm. D.Trefethen seconded. Vote: Unanimous approval.



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, 5 duplexes, 5 triplexes) in the Residential-Commercial Mixed Use Overlay District.

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

AGENDA ITEM #: 3-A

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: Revised Site Review plan

APPLICATION IS COMPLETE:

Planning Board voted to accept application on
September 28, 2010

NOTICES SENT: Public hearing continued
from September 28, 2010

PERMITS REQUIRED:

- NHDES Site Specific Permit

WAIVERS REQUESTED:

Original waiver request for reduced parking
spaces for triplex units has been withdrawn.

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. The CUP will not be issued until the Developer's Agreement is amended.

The Planning Board accepted the application on September 28, 2010 and conducted a site walk on October 12, 2010.

Consistency with Land Use Regulations

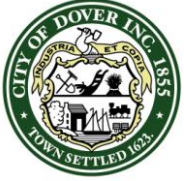
This project is located in a Residential-Commercial Mixed Use (RCM) Overlay District, which encourages a mixture of residential and non-residential uses in close proximity to each other. It also promotes diversity in the types of housing stock. This application meets these standards.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall revise the plan by adding the project number to the title block on all sheets.
4. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
5. The applicant shall the NH Department of Environmental Services Alteration of Terrain Permit number to the plan.
6. The applicant shall provide the lighting analysis to demonstrate that the proposed lighting for the congregate care parking lots complies with Chapter 149-14-E-2.
7. The applicant shall prepare a detailed narrative covering the services typically provided to elderly persons, including the provision of food service for the congregate care residents. This information shall be included in the amended Developer's Agreement.
8. The applicant shall prepare amendments to the Developer's Agreement to add new conditions subsequent and submit the document for review by the Planning Department, with consultation by the City Attorney on the proper form of the document.



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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)

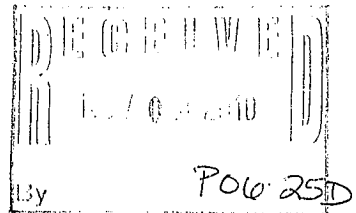
- The applicant shall provide the Planning Department with proof that the Environmental Protection Agency Notice of Intent has been filed.

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

- The new congregate care buildings shall pay the current impact fees in place at the time of building permit application.
- The new duplex and triplex units shall pay the current impact fees in place at the time of building permit application, except that the school impact fee shall be reduced to twenty percent of the school impact fee.
- Any new building shall be assessed the current water/sewer investment fees in place at the time of building permit application.
- Construction hours shall be limited to Monday-Friday 7am-6pm, Saturday 8am-5pm, No Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.
- A sign shall be erected on the site alerting those traveling the roadway that they are on a roadway that is not accepted or maintained by the City of Dover, and they travel at their own risk. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development prior to land disturbance.

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

- The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.



VC Dover Investments, LLC
48 Constitution Drive
Bedford, NH 03110
October 21, 2010

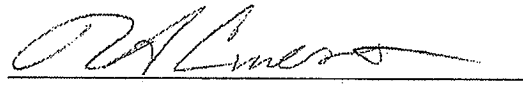
Mr. Christopher G. Parker
Planning Director
City of Dover
Dover, NH 03820

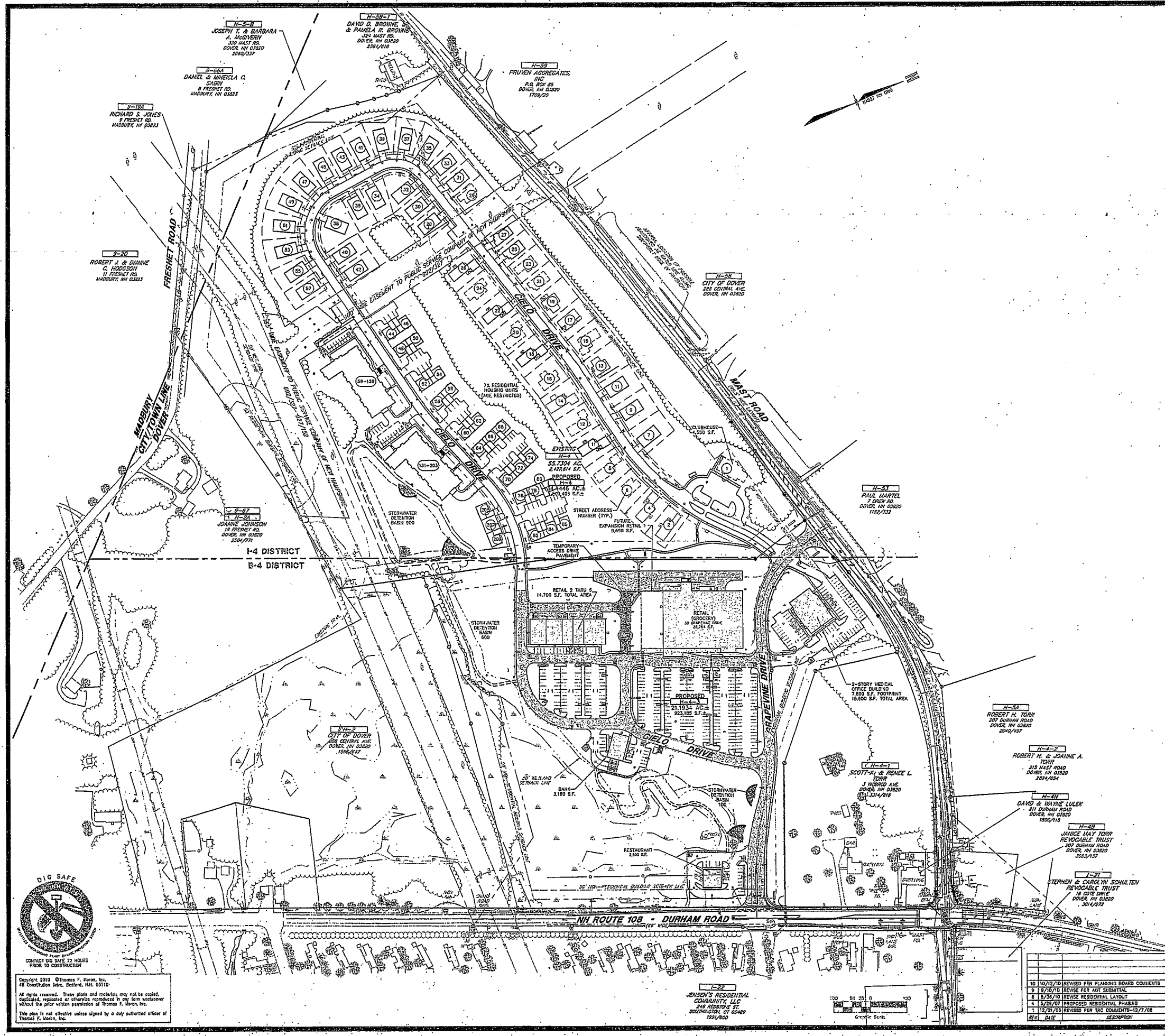
Re: Mast Road/Cielo Drive

Dear Mr. Parker:

This letter will confirm that VC Dover Investments, LLC, which was the applicant for the conditional use permit for the Mixed Use Development retail and residential projects at Mast Road and Cielo Drive, agrees to and is supportive of the change which Heron Bay Partners, LLC has proposed to the conditional use permit. I understand that site plan approval is scheduled to be considered by the Dover Planning Board on October 26, 2010. We support approval of both the amendment to the conditional use permit and the approval of the site plan.

Very truly yours,


Robert A. Cruess, Manager
VC Dover Investments, LLC



SITE NOTES

- OWNER OF RECORD OF MAP H LOT 4 HERON BAY PARTNERS, LLC 242 CENTRAL AVE DOVER, NH 03820
 DEED REFERENCE TO OLD H-4 IS BK. 872 PG. 160 & BK. 2033 PG. 567
 AREA OF OLD PARCEL H-4 = 25,793 ACRES OR 2,472,914 S.F.
 AREA OF NEW LOT H-4 = 34,618 ACRES OR 1,507,781 S.F.
 AREA OF NEW LOT H-3 = 21,034 ACRES OR 908,810 S.F.
 AREA OF EAST ROAD DEDICATION = 0.0229 ACRES OR 4,824 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 (1440 AGE RESTRICTED UNITS CONSISTING OF SINGLE FAMILY HOMES, DUPLEX AND CONDOPTESS CARE HOMES) WITH ASSOCIATED ROADS, DRIVEWAYS, UTILITIES, GRADING AND DRAINAGE.
 - THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. THORNTON INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIO SAFE AT 1-888-344-7233.
 - THE 58.7 ACRE TRACT, LOT H-4, IS LOCATED IN THE D-4 AND I-4 ZONING DISTRICTS. ALSO THE LOT IS IN THE RESIDENTIAL-COMMERCIAL MIXED USE OVERLAY DISTRICT. THE SECONDARY GROUNDWATER PROTECTION ZONE AND PORTION 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' |
| REAR | 75' |
| MAX. BUILDING HEIGHT: | 35' |
| MAX. LOT COVERAGE** | 33% |
- LAND IN DOVER I-4 DISTRICT
- | | |
|-------------------------|---------|
| MIN. LOT SIZE* | 5 ACRES |
| MIN. LOT FRONTAGE* | 400' |
| MIN. BUILDING SETBACKS: | |
| FRONT | 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 HIGH-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: | 35' |
| MIN. PERCENTAGE OF NON-RESIDENTIAL DEVELOPMENT: | 40% |
| MIN. OPEN SPACE FOR EXISTING TRACT ONLY** | 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. BUILDING FRONTAGE ON INTERNAL ROAD: | 40' |
| MIN. BUILDING SETBACKS: | |
| FRONT YARD | 20' |
| MAX. DISTANCE BETWEEN BUILDINGS: | 24' |
| MAX. PERCENTAGE OF RESIDENTIAL DEVELOPMENT: | 50% |
- LAND IN MAUDSLEY GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT
- | | |
|-------------------------|-------------|
| MIN. LOT SIZE: | 20,000 S.F. |
| MIN. LOT FRONTAGE: | 200' |
| MIN. BUILDING SETBACKS: | |
| FRONT | 50' |
| REAR | 15' |
| MAX. LOT COVERAGE: | 25% |
6. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:
- | | |
|------------|------------------------|
| SEWER: | MUNICIPAL |
| WATER: | MUNICIPAL |
| GAS: | NORTHERN UTILITIES |
| ELECTRIC: | VERMONT ELECTRIC |
| TELEPHONE: | VERMONT COMMUNICATIONS |
| CABLE: | COMCAST |
- PLEASE REFER TO LIST ON COVER SHEET FOR CONTACT INFORMATION.
7. THERE ARE 47 SINGLE FAMILY HOMES, 19 DUPLEX UNITS & 15 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 & CONCRETE CARE BUILDING.

RECEIVED
 OCT 12 2010
 BY _____



**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, 2008

JFM Civil Engineers, Surveyors, Land Surveyors, Landscape Architects

554 Union Street
 Manchester, NH 03104
 Phone: (603) 647-2242
 Fax: (603) 647-1716
 www.jfm-nh.com

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

46001.01 11/21/08 1927 SHEET 3 OF 47



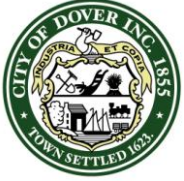
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 All Construction Plans, Bedford, NH, 03110

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

JENSEN'S RESIDENTIAL COMMUNITY, LLC
 216 REDBONE ST.
 SOUTHBORO, CT 06489
 193/800

REV.	DATE	DESCRIPTION	BY	CHK
10	10/12/10	REVISED PER PLANNING BOARD COMMENTS	WBL	NCO
9	9/10/10	REVISED FOR ADT SUBMITTAL	WBL	NCO
8	8/26/10	REVISED RESIDENTIAL LAYOUT	WBL	NCO
4	12/23/07	PROPOSED RESIDENTIAL PHASING	WBL	DLB
1	11/27/08	REVISED PER TRC COMMENTS-12/7/08	HRB	DLB



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-16

Application Type: Site Review
Applicant(s): Kevin & Lydia Cooper
Owner(s): Kevin & Lydia Cooper
Location: 67 Knox Marsh Road (Assessor's Map H, Lots 33 & 33A)

INTENT: Site Plan review for a Mixed Use Commercial building (Office, Retail, Fast Food with drive-thru, dry cleaner with drive-thru, & Restaurant)

LOTS/UNITS PROPOSED: 0

AGENDA ITEM #: 3-C

ACREAGE: 5.84 acres

ZONING DISTRICT:

Hotel/Retail District – B-4

EXISTING LAND USE:

Vacant Land

PROPOSED LAND USE:

Mixed Use Commercial building (Office, Retail, Fast Food with drive-thru, dry cleaner with drive-thru, & Restaurant)

SURROUNDING LAND USE:

Single family, multi-family residential, commercial, retail, industrial

ZBA ACTION: Granted Variance for restaurant drive-thru (10/15/09)

ATTACHMENT: Peer review of Traffic Study. *Please bring the application material from 10/26/10*

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- NHDES Alteration of Terrain Permit
- NHDOT Driveway Permit

WAIVERS REQUESTED:

None

Summary of Request and Background

The applicant has applied for Site Plan review for a Mixed Use Commercial building (Office, Retail, Fast Food with drive-thru, dry cleaner with drive-thru & Restaurant). This is a two-story building with a total of 25,368 sq. ft. There are 97 parking spaces proposed.

The applicant had a Traffic Impact and Access Study prepared by TEPP, LLC on October 18, 2010. A peer review of the study was performed by VHB, a consultant selected by the Planning Department. A copy of the peer review of the study, dated 10/26/10 is enclosed.

The Planning Board voted to accept the application on October 26, 2010 and conducted a site walk on November 6, 2010.

Consistency with Land Use Regulations

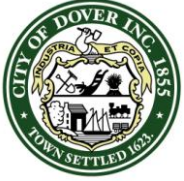
This project is located in the Hotel/Retail District (B-4), which encourages efficient and attractive commercial development on a larger scale along major highways outside of the downtown. This application meets these standards.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add the engineer's stamp and signature to all sheets of the plan.
4. The applicant shall revise the plan by adding a note stating the drive-in facilities will comply with the hours of operation standards in Chapter 149-15-G.
5. The applicant shall revise the plan by adding a note that only the portion of the sewer main up to PSMH1 will be public.
6. The applicant shall revise the plan to show a 30-foot wide utility easement to the City along the frontage of the property.
7. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
8. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-16

Application Type: Site Review
Applicant(s): Kevin & Lydia Cooper
Owner(s): Kevin & Lydia Cooper
Location: 67 Knox Marsh Road (Assessor's Map H, Lots 33 & 33A)

9. The applicant shall provide the Planning Department with a copy of the NH Department of Transportation Driveway Permit and add the permit number to the plan.
10. The applicant shall provide a copy of the final engineered plans for the road improvements to Knox Marsh Road to the Planning Department and the City Engineer.
11. The applicant shall provide the Planning Department with proof that the Environmental Protection Agency Notice of Intent has been filed.

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

12. The new buildings shall pay the current impact fees in place at the time of building permit application.
13. The new building shall be assessed the current water/sewer investment fees in place at the time of building permit application.
14. Construction hours shall be limited to Monday-Friday 7am-6pm, Saturday 8am-5pm, No Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

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

15. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
16. The applicant shall execute a sewer easement to the City for the sewer main from Knox Marsh Road to PSMH1.
17. The applicant shall execute a 30-foot wide utility easement to the City for future utilities along the frontage of the property.



Vanasse Hangen Brustlin, Inc.

Six Bedford Farms Drive, Suite 607
Bedford, New Hampshire 03110-6532
Telephone 603 644-0888
Fax 603 644-2385
www.vhb.com

Memorandum

To: Bruce Woodruff
City Planner/Zoning Administrator
City of Dover, NH
288 Central Avenue
Dover, NH 03820

Date: October 26, 2010

Project No.: 52116.00

From: Robin Bousa
Director of Transportation Systems

Re: Traffic Peer Review
Proposed Commercial Redevelopment
Knox Marsh Road, Dover, NH

Meredith Graham, P.E.
Traffic Engineer

As requested, Vanasse Hangen Brustlin, Inc. (VHB) has conducted a peer review of the Traffic Impact and Access Study - Proposed Commercial Redevelopment prepared by Transportation Engineering, Planning and Policy (TEPP LLC) dated October 18, 2010. The proposed 21,468 square foot (SF) commercial development is to be located on the north side of Knox Marsh Road (NH Route 155) across from the intersection of Trestle Way in Dover, NH.

In general, the methodologies, procedures, and assumptions in the October 2010 traffic report conform to guidelines published by the New Hampshire Department of Transportation (NH DOT) and other applicable industry standards including the City of Dover Traffic Impact Assessment and Analysis Standards. However, VHB offers the following comments for further consideration:

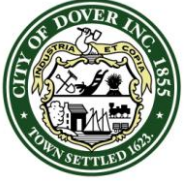
- > The traffic study indicates that the development includes approximately 21,468 SF of development composed of a donut shop, a high-turnover sit-down restaurant, a dry cleaner, general retail space, and office space. However, the attached plans indicate a 25,368 SF 2-story building. The size of the project should be confirmed to ensure trips are generated for the entire development program.
- > The applicant proposes to construct separate left/through and right-turn lanes for vehicles exiting the site; however, the proposed right-turn storage is coded in the analysis to accommodate only two vehicles (consistent with the site plan). As a result, on-site maximum queuing is calculated to be 185 feet (approximately 7 vehicles) during the weekday morning peak hour which will extend beyond the first parking lot drive aisle. Under this condition, the site driveway is projected to operate at LOS F with an average delay of 221 seconds per vehicle. The applicant should investigate if additional right-turn lane storage could be provided to improve operations for vehicles exiting the site.
- > Queue lengths were provided for the intersection of Knox Marsh Road at Trestle Way & proposed site driveway. However, no queuing was provided for the drive-through of the proposed donut shop. The applicant should provide an estimate of the anticipated drive-through queuing based on data collected at similar sites to demonstrate that the drive-through queue is not expected to interfere with on-site circulation or access to the site.

- The proposed on-site circulation with one-way patterns extending beyond the use of the drive-through is somewhat unconventional. On-site signage and pavement markings are proposed on the site plan to enforce the one-way movements. However, it is noted that the driveway is very wide upon entering the site and transitions into a 20 FT wide drive aisle that circulates through the center of the site and in front of the building. This proposed width and openness of pavement may encourage two-way traffic regardless of the proposed signage and striping. It is acknowledged that the 20 FT lane width in the front of the building is required by the Fire Department for a fire lane. However, the concern remains that the width, particularly upon entering the site and at the first parking lot driveway, may encourage two-way traffic.
- The applicant should provide a truck turning template for the largest anticipated truck movement entering, circulating through, and exiting the site.
- Knox Marsh Road (NH Route 155) is a recommended bicycle route in the Seacoast Region. The proposed conceptual intersection improvement plan reduces the existing paved shoulder on the north (site) side of Knox Marsh Road to approximately 2 FT on each side of the site driveway. It is recommended that a minimum shoulder width of 4 FT be maintained for bicycle use.

In addition, a review of the City's Traffic Impact Assessment and Analysis Standards reveals that the traffic report meets the "Standard Analysis Requirements", but does not meet two specific requirements of the "Advanced Analysis Requirements". These two items are:

- The study did not contain a Safety Analysis of the study area. The City's requirements call for an accident history for the most recent three years of data available. The City should determine if a safety study is necessary for this segment of Knox Marsh Road and its intersection with Trestle Way.
- The City's Advanced Analysis Requirements aim to achieve level of service (LOS) D operations for site and non-site traffic and request that mitigation measures be identified to achieve this level of operation. The traffic report indicates that the proposed site driveway will operate at LOS F during the weekday morning and evening peak hours upon the opening of the project. The applicant proposes to construct a right-turn lane for vehicles entering the site and a center left-turn lane on Knox Marsh Road to service traffic entering the site and Trestle Way. Although these improvements are marginally warranted based on volume demand, they will promote through-put efficiency along the mainline which is identified as a priority in the Advanced Analysis Requirements. However, these mainline improvements will not improve the site driveway level of service. Providing additional right-turn lane storage on the site driveway will help in reducing the delay and queue for vehicles exiting the site and perhaps improve the level of service. As stated previously herein, the applicant should investigate if additional right-turn lane storage could be provided to improve operations for vehicles exiting the site.

VHB appreciates the opportunity to assist the City in reviewing this project. If you have any questions on the comments provided herein, please feel free to contact us.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-15

Application Type: Conditional Use Permit
Applicant(s): Kevin & Lydia Cooper
Owner(s): Kevin & Lydia Cooper
Location: 67 Knox Marsh Road (Assessor's Map H, Lots 33 & 33A)

INTENT: Conditional Use Permit to fill in 3,580 square feet of wetlands and place grading within the wetland buffer for a Mixed Use Commercial building.

LOTS/UNITS PROPOSED: 0

AGENDA ITEM #: 3-D

ACREAGE: 5.84 acres

ZONING DISTRICT:
Hotel/Retail District – B-4

EXISTING LAND USE:
Vacant Land

PROPOSED LAND USE:
Mixed Use Commercial building (Office, Retail, Fast Food with drive-thru, dry cleaner with drive-thru, & Restaurant)

SURROUNDING LAND USE:
Single family, multi-family residential, commercial, retail, industrial

ZBA ACTION: Granted Variance for restaurant drive-thru (10/15/09)

ATTACHMENT: *Please bring the application material from 10/26/10*

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:
• City of Dover Conditional Use Permit

WAIVERS REQUESTED:
None

Summary of Request and Background

The applicant has applied for a Conditional Use Permit to fill in 3,580 square feet of wetlands and impact 5,901 square feet of wetland buffer with grading for a Mixed Use Commercial building.

The applicant appeared before Conservation Commission on July 10, 2006 and April 12, 2010. The Conservation Commission voted unanimously to endorse the application. On March 23, 2007, the NHDES issued a wetland permit for the project.

The Planning Board voted to accept the application on October 26, 2010 and conducted a site walk on November 6, 2010.

Consistency with Land Use Regulations

The Wetland Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends that the Conditional Use Permit be approved.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-17

Application Type: Minor Lot Line Adjustment
Applicant: Kevin & Lydia Cooper
Owner: Kevin & Lydia Cooper
Location: 67 Knox Marsh Road (Assessor's Map H, Lots 33 & 33A)

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

LOTS/UNITS PROPOSED: Two existing lots reconfigured

AGENDA ITEM #: 4-A

ACREAGE: 12.59 acres

ZONING DISTRICT: Hotel/Retail
District – B-4

EXISTING LAND USE: Vacant land and single family lot

PROPOSED LAND USE: Mixed Use Commercial building (Office, Retail, Fast Food with drive-thru, dry cleaner with drive-thru, & Restaurant)

SURROUNDING LAND USE: Single family, multi-family residential, commercial, retail, industrial

ZBA ACTION: Granted Variance for restaurant drive-thru (10/15/09)

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 two lots, with no change in the number of lots.

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 correct the abutter address for Map H, Lot 18.
5. The applicant shall prepare the proposed sewer easement deed in favor of the two abutting properties (Map H, Lots 33-D and 32-A-1) and submit the document for review by the Planning Department, with consultation by the City Attorney on the proper form of the document.



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>P10-3917</u>	Date Received:	_____
	Amount Paid:	<u>97.76</u>	Time Received:	_____

APPLICANT INFORMATION

Name of Applicant: Kevin Cooper Telephone # 767-9191

Address of Applicant: 85 Knox Marsh Road, Dover

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: _____

Address of Property: 67 Knox Marsh Road

Assessor's Map # H Lot(s) # 33

Property Deed: Book 2018 Page: 528

Zoning District(s) B-4 Overlay District(s) Wetland

Size of Existing Parcel (sq. ft.): 217,982 Size of Proposed Parcel (sq. ft.): 254,324
 (5.84 Ac.)

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: 67 Knox Marsh Road

Assessor's Map # H Lot(s) # 33A

Property Deed: Book 1153 Page: 299

Zoning District(s) B-4 Overlay District(s) -----

Size of Existing Parcel (sq. ft.): 330,492 Size of Proposed Parcel (sq. ft.): 291,231
 (6.59 Ac.)

[Use additional application form if more than two lots are being adjusted]

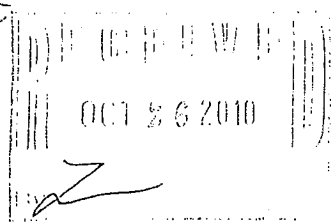
SURVEYOR INFORMATION

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

Address P.O. Box 681, 24 Chestnut Street, Dover, NH 03821 Telephone #: 742-0911

Professional License #: 661 E-mail address: _____

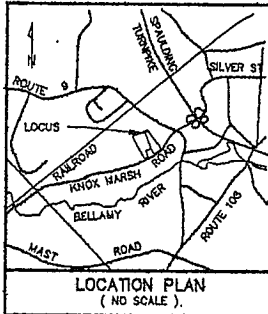
Lot line Adjustment



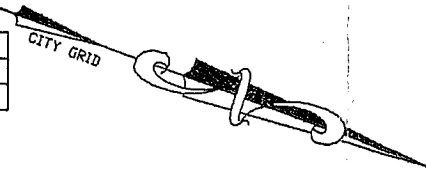
ABUTTERS LIST

Kevin Cooper
Knox Marsh Road, Dover
(updated 10-20-10)

<u>Tax Map</u>	<u>LotNo.</u>	<u>Name & Address</u>
H	18	Dover Bldg. Partners, LLC c/o Evergreen Management 17 Commerce Drive Bedford, NH 03110-7059
H	18-1	Prolim Development Corp. 114 Old Gage Hill Road Pelham, NH 03076
H	29-A	George Mitropoulos, Trustee George F. Mitropoulos Rev. Living Trust 315 Rochester Hill Road Rochester, NH 03867
H	32-A-1	Robert E. Sherwood 55 Knox Marsh Road Dover, NH 03820
H	33-A	Lydia Cooper 85 Knox Marsh Road Dover, NH 03820
H	33-B	Paul B. Rowe 81 Knox Marsh Road Dover, NH 03820
H	33-D	Karil S. Morin Sept 1 1982 Trust P.O. Box 2259, 77 Knox Marsh Road Dover, NH 03820



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	13°06'44"	1500.00	343.28	342.53	S48°10'55"W
C2	05°00'49"	1500.00	131.25	131.21	S60°33'52"W



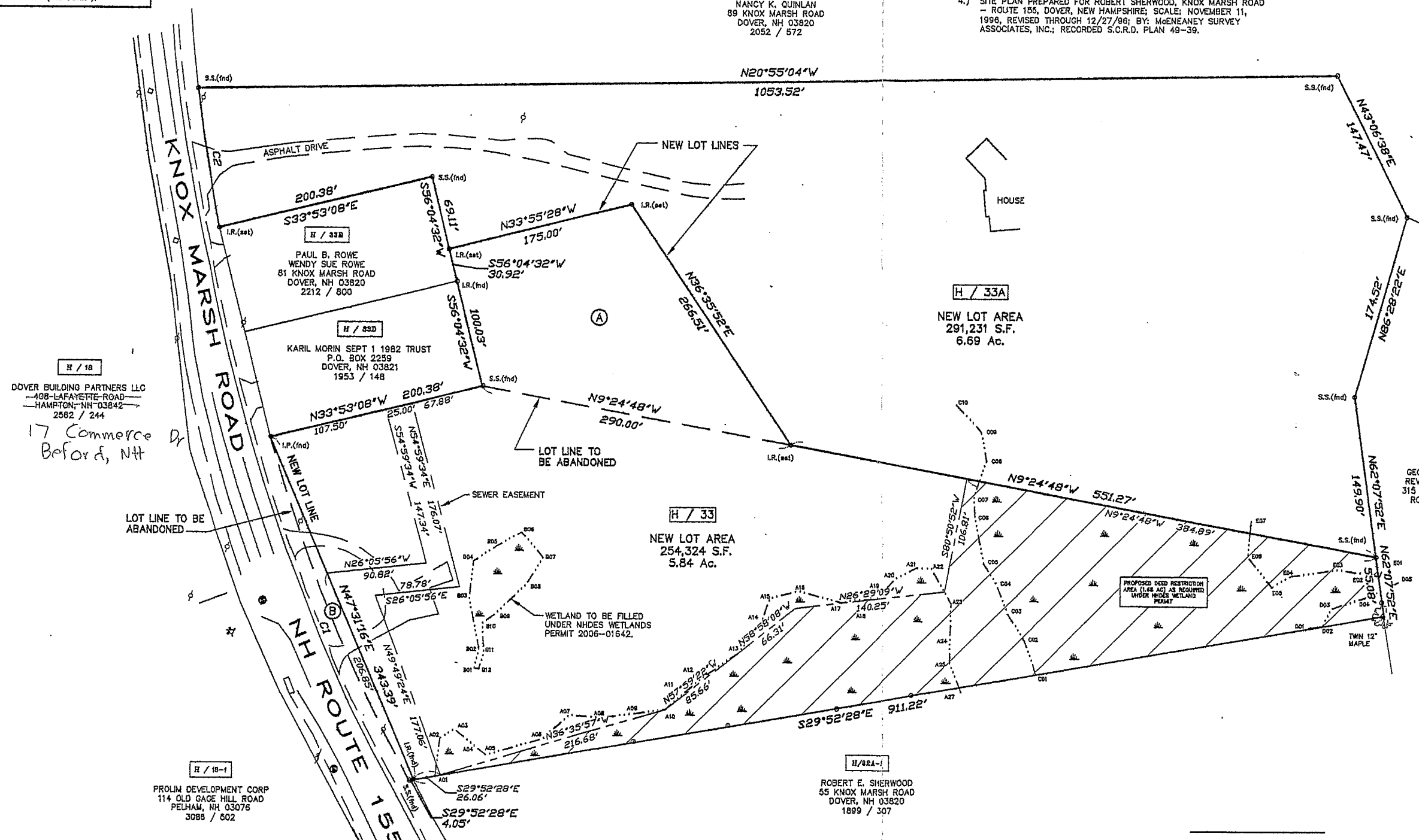
REFERENCE PLANS:

- 1.) PLAN OF SUBDIVISION, MARGUERITE WATKINS, KNOX MARSH ROAD, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: SEPTEMBER 1984; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 24A-114.
- 2.) RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM PROJECT NG-W-5125 (004), NH PROJECT NO. 10023A, NH RTE. 155 & 9; NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- 3.) LOT LINE ADJUSTMENT PLAN PREPARED FOR DENNIS QUINLAN AND RUTH SOUSANE, ROUTE 155 - KNOX MARSH ROAD, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: AUGUST 24, 1993, REVISED THROUGH 8/30/93; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 42-99.
- 4.) SITE PLAN PREPARED FOR ROBERT SHERWOOD, KNOX MARSH ROAD - ROUTE 155, DOVER, NEW HAMPSHIRE; SCALE: NOVEMBER 11, 1996, REVISED THROUGH 12/27/96; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 49-39.

NOTES:

- 1.) OWNER OF RECORD:
KEVIN R. COOPER
LYDIA A. COOPER
85 KNOX MARSH ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 2018, PAGE 528
H / 33
H / 33A S.C.R.D. VOLUME 1153, PAGE 289
- 2.) H / 33 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS B-4 (HOTEL / RETAIL DISTRICT).
- 4.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
MINIMUM LOT SIZE = 5 ACRES
MINIMUM FRONTAGE = 400 FEET
MAXIMUM LOT COVERAGE = 33 PERCENT
SETBACKS - PRINCIPAL BUILDING *
FRONT / ABUT A STREET = 75 FEET
SIDE = 75 FEET
REAR = 75 FEET
* BUILDINGS SHALL BE AT LEAST 150 FEET FROM ALL RESIDENTIAL STRUCTURES THAT EXIST ON THE DATE OF ENACTION OF THE B-4 ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT = 55 FEET
PARKING AREAS SHALL BE SET BACK AT LEAST 25 FEET FROM PROPERTY LINES.
- 5.) PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN
TRACT (A) - 39,261 S.F. IS TO BE ADDED TO PARCEL H/33
TRACT (B) - 2,920 S.F. IS TO BE ADDED TO THE NH ROUTE 155 RIGHT OF WAY

For Registry of Deeds Use



H / 18
DOVER BUILDING PARTNERS LLC
408-LAFAYETTE ROAD
HAMPTON, NH 03842
2582 / 244

H / 33B
PAUL B. ROWE
WENDY SUE ROWE
81 KNOX MARSH ROAD
DOVER, NH 03820
2212 / 800

H / 33D
KARIL MORIN SEPT 1 1982 TRUST
P.O. BOX 2239
DOVER, NH 03821
1953 / 148

H / 33
NEW LOT AREA
254,324 S.F.
5.84 Ac.

H / 33A
NEW LOT AREA
291,231 S.F.
6.69 Ac.

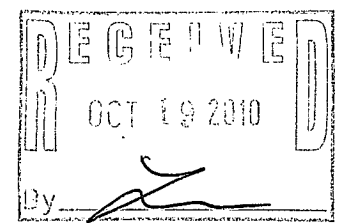
H / 28A
GEORGE F. MITROPOULOS
REVOCABLE LIVING TRUST
315 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
3410 / 150

H / 18-1
PROLAM DEVELOPMENT CORP
114 OLD GAGE HILL ROAD
PELHAM, NH 03076
3088 / 602

H / 28A-1
ROBERT E. SHERWOOD
55 KNOX MARSH ROAD
DOVER, NH 03820
1899 / 307

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

"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."



LOT LINE ADJUSTMENT AND RIGHT OF WAY RELOCATION PLAN
PREPARED FOR
KEVIN & LYDIA COOPER
TAX MAP "H", LOT Nos. 33 & 33A
NH ROUTE 155 - KNOX MARSH ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 10-17
DRAWN BY: R/JM FILE: CPK\1342\02-1342 LLADJ
SCALE: 1" = 50' DATE: OCTOBER 13, 2010



McNeaney Survey Associates, inc.
P.O. Box 881 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
10-1342	LL ADJ	08-4	37-76	

PROJECT NO. TYPE. FIELDBOOK & PAGES

For Registry of Deeds Use



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-47

Application Type: Conditional Use Permit
Applicant(s): Sawyer Mill Associates
Owner(s): Sawyer Mill Associates
Location: 1 Mill Street (Assessor's Map 16, Lot 13)

INTENT: To obtain a Conditional Use Permit to impact 144 square feet of riverbank in the Conservation District.

LOTS/UNITS PROPOSED: 0

AGENDA ITEM #: 4-C

ACREAGE: 11.8 acres

ZONING DISTRICT:
Medium Density Residential District - R-12

EXISTING LAND USE:
Multi-family residential

PROPOSED LAND USE:
Multi-family residential

SURROUNDING LAND USE:
Multi-family residential, commercial, and retail

ZBA ACTION: None

ATTACHMENT: Conditional Use application and shoreline repair plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- NHDES Wetlands Permit – Minimum Impact Expedited

WAIVERS REQUESTED:
None

Summary of Request and Background

The applicant has submitted a set of plans for review. The applicant wishes to impact 144 square feet of shoreland to install stone rip rap at the south end of the dam to stabilize 24 linear feet of riverbank. The work would be within the Conservation District.

The applicant appeared before the Conservation Commission on November 8, 2010. The Conservation Commission voted unanimously to endorse the application (Draft minutes attached).

Consistency with Land Use Regulations

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to conservation areas such as river banks if standards related to demonstration of need, avoidance, and minimization are met. This application meets these standards.

STAFF RECOMMENDATION:

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.



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

RECEIVED
NOV 01 2010
[Revision Date: August 16, 2010]

Office Use Only Project #: P10-47 Date Received: _____
Amount Paid: _____ Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: SAWYER MILL ASSOCIATES Telephone # 749-6208

Address of Applicant: 1 MILL ST., DOVER, NH 03824

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 1 MILL ST

Assessor's Map #: 16 Lot(s) #: 13

Zoning District(s): R-12 Overlay District(s): _____

Existing Use of Property: APARTMENTS

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- Conservation District RCM Use Overlay District I-1 District Uses
- Groundwater Protection Off-Street Parking and Loading
- Wetland Protection District Central Business District

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

SEE ATTACHED PROJECT NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES MINIMUM IMPACT EXPEDITED - UNDER REVIEW

Name of Professional That Prepared Plans: WATERFRONT ENGINEERS LLC

Address: 3 LINDA LANE, STRATHAM, NH 03885 Telephone #: 603-772-3706

Professional License #: NH PE #8344 E-mail address: dmellor@waterfrontengineers.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: Paul J. D'Onofrio Date: 11/1/10

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I hereby authorize members of the Dover Planning Board, Planning Department, Conservation Commission 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: Paul J. D'Onofrio Date: 11/1/10

Sawyer Mill Shoreline Repair

Dover Tax Map 16, Lot 13

Applicant/owner: Sawyer Mills Associates Inc.

Owner of Lots 13, 13B, and 13C

Abutters per City of Dover rules:

Assembled with assistance from the City of Dover Assessor's Office and Planning Department

Map/Lot

16-13A & 14	Holgate Limited Partnership 163 Central Ave Dover, NH 03820
16-10	Mallon, Karen Treasurer 18C Charles St. Dover, NH 03820
16-34 & 35	Holly & Kenneth Grossman 237 Scruton Pond Rd. Barrington, NH 03825-4025
16-6	Paul J & Edwina H Sevigny Trustees Sevigny Family Revocable Trust 19 Charles St. Dover, NH 03820
16-38	25 Charles St. LLC c/o Dover Agway 25 Charles St. Dover, NH
16-15-1	DRJ Crown Point Apartments LLC 242 Central Ave Dover, NH 03820
16-20-0	No owner, open space
16-20-3	Picnic Rivers Partners of Dover LLC 25 Mendum Ave Portsmouth, NH 03801
16-20-4	Timothy English 5 Walt Colby Drive Dover, NH 03820
I-7	Heads Up Real Estate Group LLC 3510 Lafayette Rd, Suite 4 Portsmouth, NH 03801

Sawyer Mill Associates
Mill St
Dover, NH 03824

Sawyer Mill Associates
1 Mill St
Dover, NH 03824

Sawyer Mill Associates
1 Mill St
Dover, NH 03824

David Vincent
19 Morgans Way
Barrington, NH 03825-3350

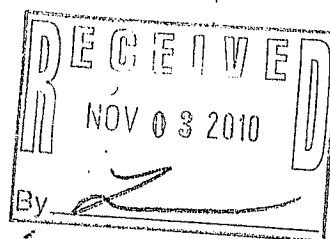
David Vincent
19 Morgans Way
Barrington, NH 03825-3350

David Vincent
19 Morgans Way
Barrington, NH 03825-3350

Waterfront Engineers
3 Linda Lane
Stratham, NH 03885

Waterfront Engineers
3 Linda Lane
Stratham, NH 03885

Waterfront Engineers
3 Linda Lane
Stratham, NH 03885



Sawyer Mill Shoreline Repair
Dover, New Hampshire

PROJECT NARRATIVE

PROJECT LOCATION

The project is located at the Sawyer Mill apartments in Dover, NH, Dover tax map 16, lot 13. The work involves adding stone riprap as a bank flood erosion repair at the south end of the lower dam, as ordered by the NH DES Dam Bureau in letter of deficiency dated Dec. 14. 2009.

PROJECT DESCRIPTION

The project involves localized stabilizing of shoreline bank soil at a small area adjacent to the south end of the lower dam crest. The proposed bank stabilization work covers 24 linear feet of bank, and the riprap work impacts 144 sf of developed CSPA buffer zone. This area has already been impacted by flood water erosion, resulting in the Dam Bureau order to restore the dam bank with riprap.

The proposed riprap will not alter stormwater runoff or increase impermeable area. The project site has been inspected by a certified wetland scientist who determined this is not a wetland area (see attached drawings). The DES Dam Bureau requires cutting of brush and trees on dam embankments, including this bank area, and there are no trees or brush at the proposed riprap area.

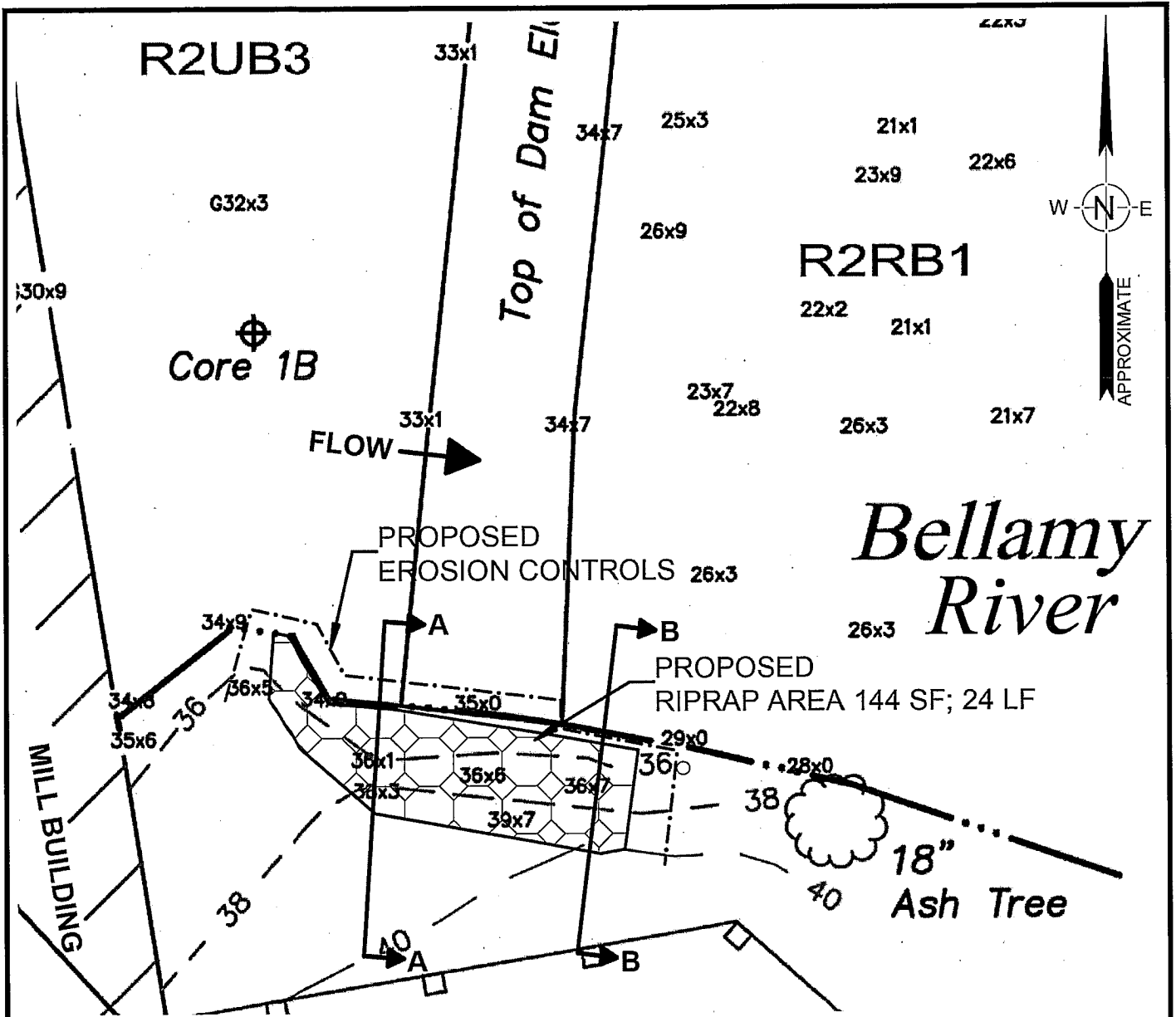
ALTERNATIVES CONSIDERED

The work proposed has been specifically ordered by the NH DES Dam Bureau in letter of deficiency dated Dec. 14. 2009, and thus the do-nothing alternative was not considered. Stone riprap is considered the best approach to stabilize the bank by both the DES Dam Bureau and DES Wetlands Bureau (a site visit was performed by Mr. David Price of the Wetlands Bureau during the summer of 2010).

CONSTRUCTION SEQUENCE

The proposed work is required by the Dam Bureau to be completed by the end of 2010. The work is expected to be performed with an excavator from land (parking lot and lawn area to the south of the lower dam) and this will require temporary removal of the existing fence. Erosion controls will be maintained during the work, including silt fencing and crushed stone. Any areas disturbed will be stabilized the same day, with at least crushed stone or riprap underlayer stone placed over exposed excavated soils.





NOTES:

1. PROPOSED RIPRAP SHALL CONSIST OF STONE BOULDERS MACHINE SET ON UNDERLAYER STONE AND NON-WOVEN GEOTEXTILE. VOIDS BETWEEN BOULDERS SHALL BE CHINKED WITH SMALLER WEDGE LIKE STONES TO FORM A DENSE STABLE STONE SLOPE.
2. RESTORE DISTURBED LAWN AREA IN KIND WITH SOD AND REPLACE FENCE REMOVED FOR CONSTRUCTION ACCESS.



RIPRAP PLAN

**WATERFRONT ENGINEERS
LLC**



3 LINDA LANE
STRATHAM, NH 03885
(603) 772-3706
www.waterfrontengineers.com

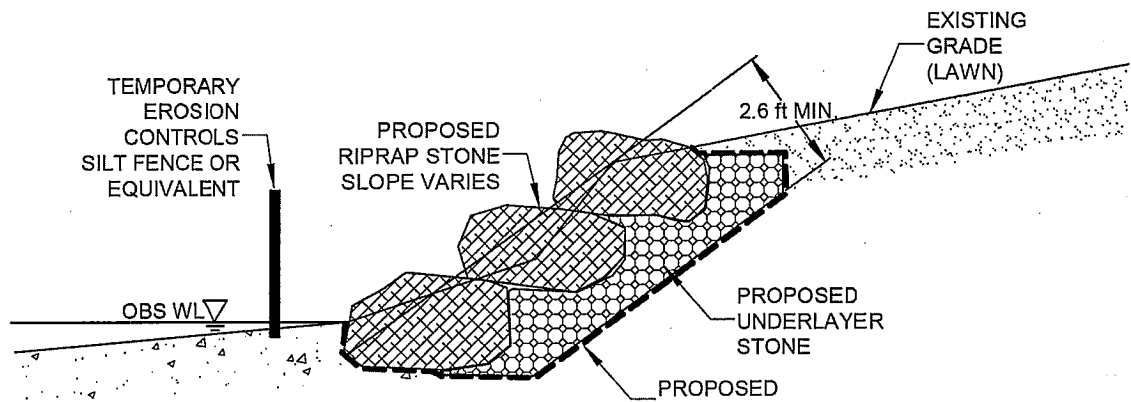
SHORELINE REPAIR

DOVER
NEW HAMPSHIRE
STRAFFORD COUNTY
BELLAMY RIVER

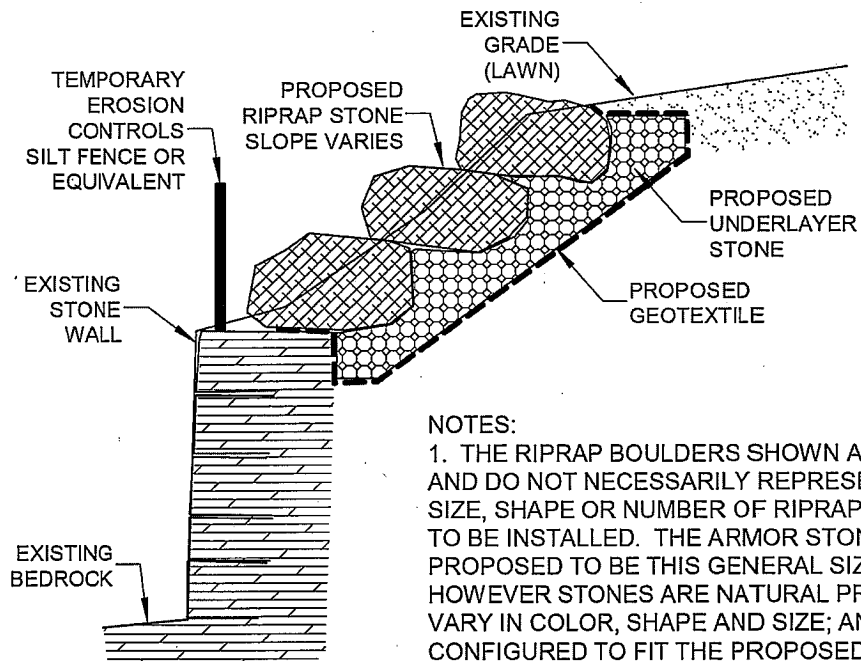
OWNER:
SAWYER MILL
ASSOC., INC.
1 Mill St.
Dover, NH 03824

OCT. 19, 2010

SHEET 3 OF 4



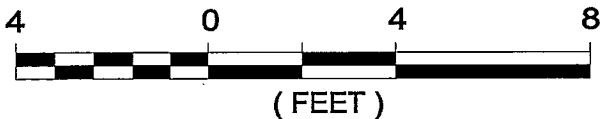
SECTION A-A



SECTION B-B

NOTES:

1. THE RIPRAP BOULDERS SHOWN ARE SCHEMATIC AND DO NOT NECESSARILY REPRESENT THE ACTUAL SIZE, SHAPE OR NUMBER OF RIPRAP ARMOR STONES TO BE INSTALLED. THE ARMOR STONES ARE PROPOSED TO BE THIS GENERAL SIZE AND SHAPE, HOWEVER STONES ARE NATURAL PRODUCTS AND WILL VARY IN COLOR, SHAPE AND SIZE; AND WILL BE CONFIGURED TO FIT THE PROPOSED REPAIR AREA.
2. RIPRAP CREST ELEVATION VARIES TO FOLLOW EXISTING GRADES.



SECTIONS

**WATERFRONT ENGINEERS
LLC**



www.waterfrontengineers.com

3 LINDA LANE
STRATHAM, NH 03885
(603) 772-3706

SHORELINE REPAIR

DOVER
NEW HAMPSHIRE
STRAFFORD COUNTY
BELLAMY RIVER

OWNER:
SAWYER MILL
ASSOC., INC.
1 Mill St.
Dover, NH 03824

OCT. 19, 2010

SHEET 4 OF 4



DEPARTMENT OF ENVIRONMENTAL SERVICES

WETLANDS BUREAU

29 Hazen Drive, PO Box 95

Concord, NH 03302-0095

Phone: (603) 271-2147 Fax: (603) 271-6588

website: www.des.nh.gov/wetlands Email: wetmail@des.nh.gov



Minimum Impact Expedited Application

INSTRUCTIONS: This document has three sections. Section One is the application form, to complete once you have read the other sections; Section Two is a checklist, to ensure you have assembled the appropriate documents. Section Three describes projects that meet the minimum impact criteria. Please review Section Three first to be sure you are submitting the correct application. * If your project meets the criteria for a minimum impact project as outlined in Section Three, then complete all items in Sections One and Two. Please type or print clearly.

* Other applications available from the DES Wetlands Bureau:

1) Notification Forms for Timber Harvesting for Forest Management, Trail Construction and Maintenance, and Seasonal Docks - Projects involving minimum impact timber harvesting for forest management purposes, trail construction or maintenance, or seasonal nontidal dock installation may be approved by notification using the appropriate notification form provided certain conditions are met.

2) Minimum Impact Agricultural Projects Application - Permits for minimum impact agricultural projects may be obtained by developing plans in conjunction with the appropriate County Conservation District and submitting this form.

3) Standard Dredge and Fill Application - Minor and Major impact projects (and some minimum impact projects) require this form.

SECTION ONE

1. Name of Owner: Sawyer Mill Apartments

2. Mailing Address: 1 Mill St, Dover, NH 03824

(603) 749-6208

Daytime Telephone Number

Sawyermill@comcast.net

Email

3. Location of

Proposed Project: 1 Mill St, Dover, NH, 03824
Street # Street/Road/Highway Town/City State Zip code

Tax Map Number: 16

Block/Lot Number: lot 13

4. Contractor or Agent: Duncan Mellor, PE Waterfront Engineers LLC
Name of Contact and Company Name (if any)

3 Linda Lane
Box # / Street

Stratham
Town/City

NH
State

03885
Zip code

(603) 772-3706

Daytime Telephone Number Fax Number

dmellor@waterfrontengineers.com

Email

5. Provide a brief description of your proposed project. Include the amount of proposed wetland impact (in square feet) and, if applicable, the amount of shoreline impact (in linear feet).

See attached project narrative

FOR INTERNAL USE ONLY

File Number: Initials:

Check date Check #: Amt.: Date received

6. Please explain the purpose of, or the need for, the proposed work and how it has been designed to minimize impacts within the DES Wetlands Bureau's jurisdiction:

See attached project narrative

7. Name of Waterbody, as listed on the U. S. Geological Survey topographic map:

Bellamy River

If not listed on the map, please check which of the following best applies to the area of proposed impacts:

unnamed lake or pond unnamed wetland unnamed stream unnamed tributary to _____

8. Please check the box(es) which best describe the area(s) in which work is proposed:

salt marsh tidal water sand dune 100 feet from highest observable tideline
 bog freshwater marsh swamp wet meadow
 perennial stream seasonal stream river lake or pond
 other (explain or describe area) River bank buffer zone

9. Length of shoreline frontage on the property (linear feet): No natural navigable shoreline

To determine the length of shoreline frontage, add the length of the natural navigable shoreline (which may be shown on the tax map) to the length of a straight line drawn between the two property boundaries at the shoreline edge, and divide by two. (Both lengths are measured at the normal high water line.)

REQUIRED SIGNATURES

10. Applicant (owner or authorized agent). My signature below certifies that: 1) I have notified all abutters of this proposed work by certified mail; 2) plans and application materials, in this and all subsequent submissions, are complete and accurate; 3) I am aware that the work I am proposing may require additional state, local or federal permits; 4) any structure which I am proposing to repair or replace was either previously permitted by the NH Wetlands Board or DES Wetlands Bureau or would be considered grandfathered (which is defined as having been in existence prior to permit authority under RSA 482-A:3, I or its predecessor statute RSA 483-A:1, I and has been installed in the same location, with the same dimensions, configuration, and construction type, and the structure has not been abandoned, which means the failure, for a period of 5 years, to maintain an existing structure in a condition so that it is functional and intact) (Env-Wt 101.01); and 5) by signing this application I authorize the municipal conservation to conduct a site walk of the project area.

Paul J. D'Onazio Paul J. D'Onazio 10/25/10
Signature of Owner or Authorized Agent Print name legibly Date

11. Conservation Commission. The signature below certifies that the municipal conservation commission has reviewed this application, and: 1) waives its right to intervene per RSA 482-A:11; 2) believes that the application and submitted plans accurately represent the proposed project; and 3) has no objection to permitting the proposed work. Conservation Commission is not required to sign. If Conservation Commission does not sign this statement for any reason, then the application shall not be eligible for expedited processing and shall be reviewed as a standard application.

Authorized Commission Signature Print name legibly Date

12. Town Clerk. I hereby certify that the applicant has filed five application forms, five detailed plans, and five USGS location maps with the town/city of _____ as required by Chapter 482-A:3 (amended 1991), and I have received and retained certified postal receipts (or copies) for all abutters identified by the applicant.

Signature of Town/City Clerk Print name legibly Date

IMPORTANT NOTE: The DES Wetlands Bureau is required to act on minimum impact applications meeting all criteria for expedited review within 30 days of DES's "Notice of Administrative Completeness." However, applicants are advised that work carried out before receiving a written permit issued by the DES Wetlands Bureau may not be covered under the federal Army Corps of Engineers State Programmatic General Permit (effective June 28, 2007) and therefore may be in violation of federal law.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, November 8, 2010
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill McCann (Chair), Marcia Gasses, Al Lobdell, Lauren Jacoby, Deborah Calabro, Jim Sorbello

STAFF PRESENT: Steve Bird (City Planner); Allan Krans (General Legal Counsel); Dean Peschel (Environmental Projects Manager)

The meeting was convened by the Chair at 5:30 PM.

1. APPROVAL OF THE PRIOR MINUTES

Sorbello moved to approve the April 12, 2010 and October 12, 2010 minutes as presented, Gasses seconded. Vote: Unanimous

Calabro arrived at 5:35 PM.

2. NEW BUSINESS

A. Informational update from Dean Peschel, City of Dover, on Tolend Road Landfill activity.

Peschel gave a history of the landfill and superfund. The agreed upon solution did not involve a cap, but did include a groundwater collection system. Soils in the ditch around the landfill are tested for arsenic levels. Soil has to be removed from the site and taken to the Turnkey landfill or a hazardous waster site depending on the contamination level. Work will begin this fall. A sewer line will be constructed from the landfill to the sewer line at Cornerstone Crossing. The crossing of the Cochecho River will include a pipe bridge with a pedestrian access.

B. NHDES Wetlands Bureau Permit by Notification for City of Dover, Assessors Map 23, Lot 15, zoned Central Business District, located at Henry Law Park, Henry Law Avenue. Replacement of a drainage pipe and repair of a retaining wall along the Cochecho River.

Dean Peschel was present to explain the application. This project involves repairing a drainage pipe and a retaining wall along the Cochecho River that were damaged during a rain storm. A new culvert will be installed after the pouring of a concrete wall. It is a minor impact, with most of the work involving restoring the retaining wall.

After a brief discussion, Gasses motioned to endorse the application. Sorbello seconded. Vote: Unanimous. The Chair signed the applications so that they could be filed with the City Clerk.

C. City of Dover Conditional Use Permit and NHDES Minimum Impact Expedited Permit for Sawyers Mill Associates (Agent: Duncan Mellor, Waterfront Engineers, LLC), Assessors Map 16, Lot 13, zoned R-12, located at 1 Mill Street.

Duncan Mellor was present to represent the applicant. Proposal is to impact 144 square feet of riverbank within the Conservation District for the installation of rip-rap stabilization at the south



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, November 8, 2010
Meeting Time: 5:30 pm

end of the dam. Repair is being ordered by the Dam Bureau, which doesn't allow vegetation. The repair has to be completed by the end of the year. The impact is 24 lineal feet of river bank.

Gasses motioned to endorse the application. Lobdell seconded. Vote: Unanimous. The Chair signed the applications so that they could be filed with the City Clerk.

3. REPORT FROM THE CHAIR – NONE

4. OLD BUSINESS – NONE

5. OTHER BUSINESS

A. Discussion of Conservation Commission Bylaws and RSA 91-A with General Legal Counsel.

Members were concerned that the sections on being Dover citizens and being a member of the Planning Board were proposed to be removed. Attorney Krans stated that he agreed with leaving those two items in. Bird will prepare a final version for distribution prior to the next meeting.

Attorney Krans gave a brief presentation on the right to know law and RSA 91-A and answered some general questions from members.

B. Discussion of request from Planning Director for review of land use regulations by Conservation Commission

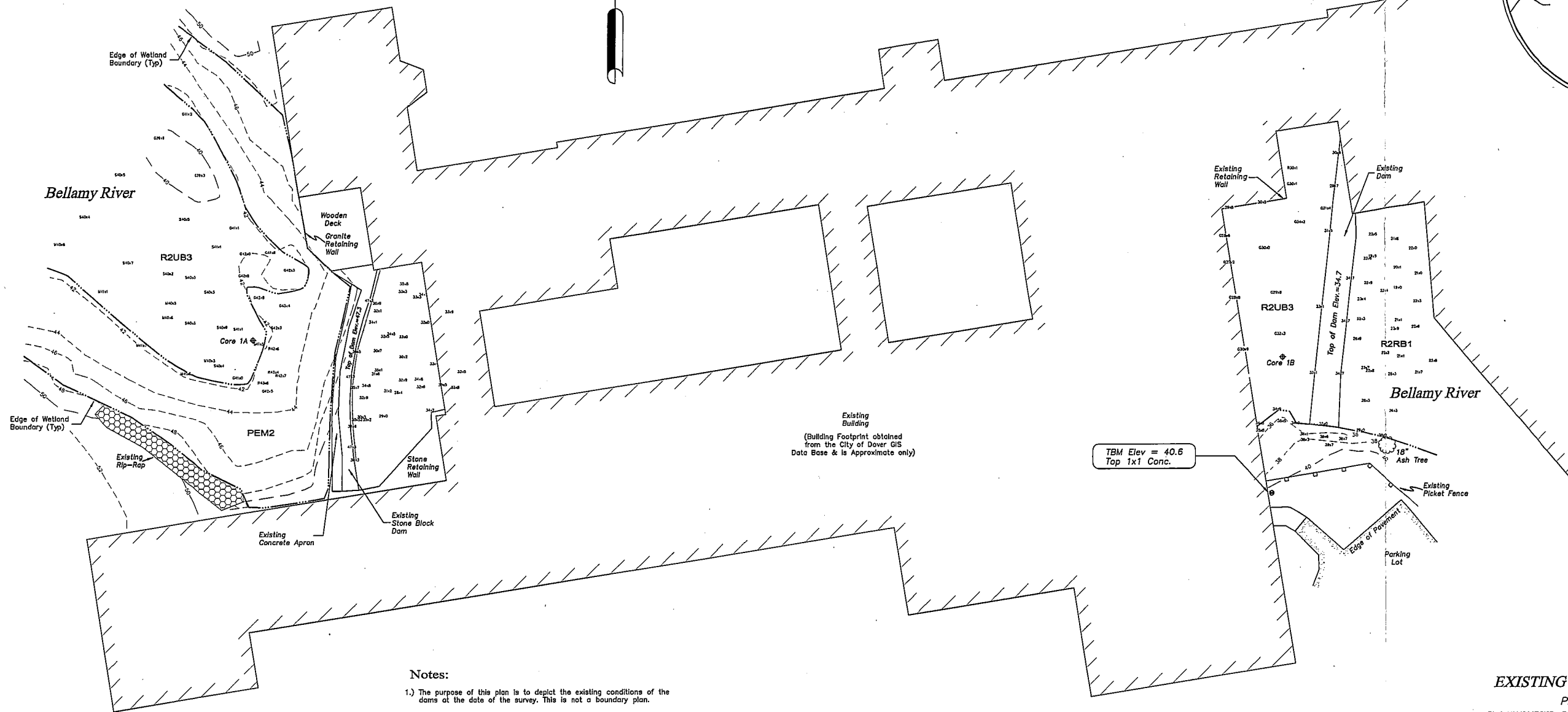
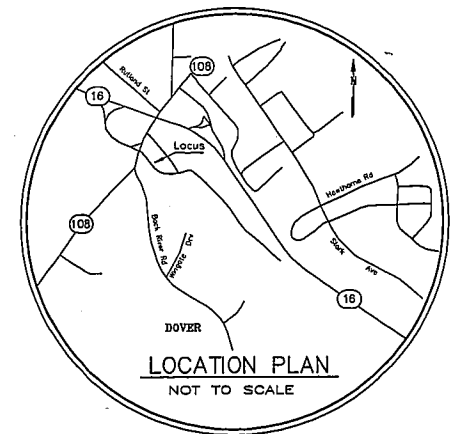
Bird distributed copies of the memo from the Planning Director, who is asking for input from land use board members on land use regulation changes. Members were asked to review the regulations and bring any ideas to the next meeting.

6. ADJOURNMENT

Lobdell motioned to adjourn at 6:37 PM. Jacoby seconded. Vote: Unanimous

Legend:

- 35x3 Spot Grade
- G36x3 Spot Grade in Gravel
- M36x3 Spot Grade in Mud
- R36x3 Spot Grade in Rocks
- S36x3 Spot Grade in Sand
- PEM2 Palustrine, freshwater, non persistent emergent.
- R2RB1 Riverine, lower perennial, bedrock bottom
- R2UB3 Riverine, lower perennial, unconsolidated mud bottom



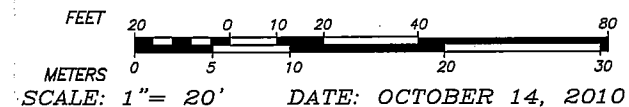
Existing Building
(Building Footprint obtained from the City of Dover GIS Data Base & is Approximate only)

TBM Elev = 40.6
Top 1x1 Conc.

Notes:

- 1.) The purpose of this plan is to depict the existing conditions of the dams at the date of the survey. This is not a boundary plan.
- 2.) Field Procedure: Topcon (GTS-226) Electronic Total Station Instrument with a Carlson Explorer II Data Collector, Performed August 2010.
- 3.) Parcel is shown as Lot 13 on the City of Dover Assessor's Map 16.
- 4.) The location of all underground utilities shown are approximate and are based upon a field survey and a compilation of plans of record or information provided by the utility company. David W. Vincent, LLS does not warrant nor guarantee the location of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233.
- 5.) Existing conditions represented on this plan are at the time of the field survey performed August, 2010. The contractor or design engineer shall notify David W. Vincent, LLS if any conditions are contrary to those depicted on this plan.
- 6.) The Horizontal Datum of this plan is based upon state plane NAD 83 coordinates utilizing Thales Trimble 3 GPS Units conducted on September 7, 2010. Vertical Datum based upon NGVD 1929 in US Feet.
- 7.) Waterfront Engineers personnel field located the spot shots located within the river and determined the sediment types. Contours located within the river are approximate and does not show all the high or low points since visibility in the river was obstructed by murky water.

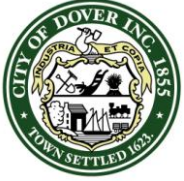
EXISTING CONDITIONS PLAN
PREPARED FOR
SAWYER MILL APARTMENTS
OF
TAX MAP 16/LOT 13
LOCATED AT
1 MILL STREET
COUNTY OF STRAFFORD
DOVER, NH



DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
19 MORGANS WAY
BARRINGTON, NH 03825-3350
TEL: (603) 664-5786
www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-46

Application Type: Minor Subdivision
Applicant: Peter & Susan Rousseau
Owner: Peter & Susan Rousseau
Location: McKone Lane, Henry Law Ave. & Back Road (Assessor's Map K, Lot 1)

INTENT: To subdivide an existing parcel on McKone Lane, Henry Law Avenue and Back Road into two lots.

LOTS/UNITS PROPOSED: 2 lots

AGENDA ITEM #: 4-D

ACREAGE: 28.39 acres

ZONING DISTRICT: Rural Density Residential District - R-40

EXISTING LAND USE:
Single family residential/agriculture

PROPOSED LAND USE: Single family residential/agriculture

SURROUNDING LAND USE:
Single family residential/agriculture

ZBA ACTION: None

ATTACHMENTS:
Minor subdivision plan and application

PERMITS REQUIRED:
• NHDES Subdivision Permit

WAIVERS REQUESTED: Request to not survey remainder of the lot across the street.

Summary of Request and Background

The applicant has submitted a set of plans asking to subdivide an existing lot into two lots. The new lot on McKone Lane would be 2.01 acres and would be serviced by an on-site well and septic system.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for minor subdivisions of existing lots. The plan is consistent with the purpose of the R-40 District, which is to provide for single family neighborhoods in the more rural areas, with larger lot sizes and homes served by on-site septic systems and wells. This plan is consistent with those regulations.

The applicant has requested a waiver to Chapter 155-28-F, which requires that the entire parcel be shown on the plan. The subject parcel is a large lot that is separated by McKone Lane and the portion north of the road is not changing. The area north of McKone Lane was surveyed on a plan prepared by Pohopek Surveying in 1988. The Planning Department supports the granting of the waiver for these reasons.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the minor subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing of Plat:

1. Add the owners' signature to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. Add the surveyor's stamp and signature to the plat.
4. The applicant shall revise the plat by adding the project number to the title block.
5. The approval includes the granting of the waiver requested for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 155-51-A have been met.
6. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
7. The applicant shall provide an updated Current Use Plan to the Assessor's Office.

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

8. Any new house shall be subject to the current impact fees in place at the time of building permit application.
9. The applicant shall submit \$2,500 to the City to pay for upgrades to McKone Lane.



City of Dover, New Hampshire SUBDIVISION APPLICATION

OK 1800

Revision Date: July 19, 2010
OCT 26 2010
By: [Signature]

Office Use Only Project #: P10-46 Date Received: _____
Amount Paid: 1800 Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: PETER + SUSAN ROUSSEAU Telephone # _____
Address of Applicant: 200 HENRY LAW AVENUE DOVER NH 03820
Name of Property Owner (if different from applicant): SAME Telephone # 742-3016
Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: MCKONE LANE (OFF HENRY LAW AVE)
Assessor's Map # K Lot(s) # 1-1
Zoning District(s) R-40 Overlay District(s) _____
Size of Parcel: _____ Property Deed: Book 1139 Page: 737
Existing Use of Property: FARMING/AGRICULTURAL

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): _____ Minor (3 or fewer lots): Open Space: _____
Existing Number of Lots: 1 Proposed Number of Lots: 2
City Water? ___Yes No How far is city water from the property? _____
City Sewer? ___Yes No How far is city sewer from the property? _____
Highway Access (check where applicable): City Street ___ State Highway
Estimated Length of Proposed Roads: N/A feet Public or Private Road? _____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) McEWANEY SURVEY ASSOCIATES, INC.
Address 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 742-0911
Professional License #: NH US 661 E-mail address: Kevin@surveynh.com

ENGINEER INFORMATION

N/A


Name of Engineer and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

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:  Date: 10/21/10

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

Signature of Agent: _____ Date: _____

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:  Date: 10/21/10

K / 1 (locus)	Peter Rousseau	Susan Rousseau	200 Henry Law Avenue	Dover	NH	03820
K / 1A	Raymond J. Martineau, Jr. Rev. Tr	Raymond J. Martineau, Jr., Trustee	P.O. Box 118	Dover	NH	03820
K / 1A-1, 1B	State of New Hampshire	Fish & Game Department	11 Hazen Drive	Concord	NH	03301
K / 1C	Nature Conservancy		22 Bridge Street, 4th Flr.	Concord	NH	03301
K / 10	Raymond J. Eagan		61 Back Road	Dover	NH	03820
K / 10A	Rebecca L. Cotter		67 Back Road	Dover	NH	03820
K / 9-1	Kyle A. Sandahl	Dianne Sandahl	75 Back Road	Dover	NH	03820
K / 8A	Thomas C. Mulligan	Frances A. Mulligan	89 Back Road	Dover	NH	03820
K / 6A	Garrison City Broadcasting	c/o WTSN	P.O. Box 400	Dover	NH	03820
K / 7-1	Robert F. & Ann B. Fredette Family	Robert F. & Anne B. Fredette, Tr.	109 Back Road	Dover	NH	03820
K / 7	Dimon Family Revocable Trust	Thomas L., Sr. & Pamela L. Dimon, Tr.	117 Back Road	Dover	NH	03820
K / 8	Frank A. Mulligan		81 Back Road	Dover	NH	03820
N / 21-2	William G. Seaward		152 Back Road	Dover	NH	03820
N / 19-1	Joel A. Bernier	Alicia N. Bernier	12 Falcon Drive	Dover	NH	03820
N / 19	Daniel W. Ayer Revocable Trust	Daniel W. Ayer, Trustee	160A Back Road	Dover	NH	03820
N / 19-5	Anthony P. Ayer		47 McCone Lane	Dover	NH	03820
21 / 26-48	Anne Marie Olsen	Robert A. Hayward	3 Mulligan Drive	Dover	NH	03820
21 / 26-41	Michael S. Capern	Donna J. Capern	1 Mulligan Drive	Dover	NH	03820
21 / 26-40	Nguyen Thi Nguyen	Ta Cai	209 Henry Law Avenue	Dover	NH	03820
21 / 26-38	Theodore S. Baker, Jr.	Katherine G. Baker	207 Henry Law Avenue	Dover	NH	03820
21 / 26-36	Judith A. Savignano		205 Henry Law Avenue	Dover	NH	03820
21 / 26-33	Derek Young	Dorothy E. Young	203 Henry Law Avenue	Dover	NH	03820
21 / 26-30	Catherine S. Schimmer		199 Henry Law Avenue	Dover	NH	03820
Easement	PSNH		P.O. Box 330	Manchester	NH	03105
Surveyor	McEneaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820
Wet Scientist	West Environmental, Inc.		48 Stevens Hill Road	Nottingham	NH	03290

N/19 - OPN Falcon DR. HOWEOWNERS ASSOC. 18 FALCON DRIVE DOVER NH 03820

Peter Rousseau
200 Henry Law Avenue
Dover, NH 03820

October 20, 2010

McEneaney Survey Associates, Inc.
24 Chestnut Street
Dover, NH 03820

Re: Henry Law Avenue ROW

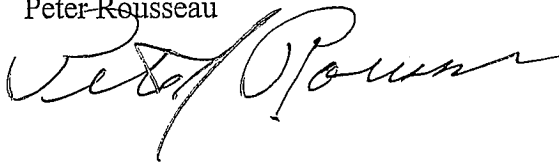
Kevin,

As you know, I have worked my land on Henry Law Avenue as an active farm for many, many years, and over the years the section on the easterly side of Henry Law Avenue, between McKone Lane and Back Road, was re-graded to the extent of covering over an existing stonewall, which was located behind the electric/telephone poles.

I have reviewed the stakes placed by your crew recently, and I feel it closely marks the location of the original stonewall.

Sincerely,

Peter Rousseau

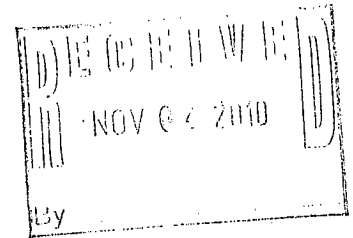
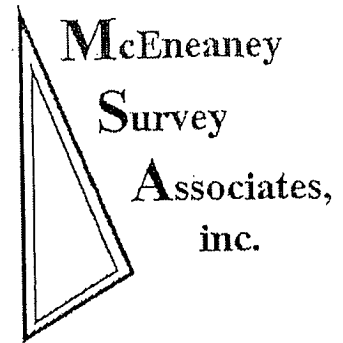
A handwritten signature in cursive script, appearing to read "Peter Rousseau", written in black ink.

October 29, 2010

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Dept.

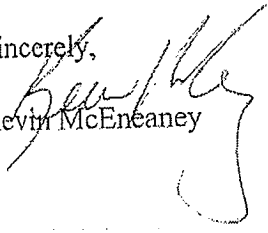
Re: Peter & Susan Rousseau
Subdivision Application: P10-46

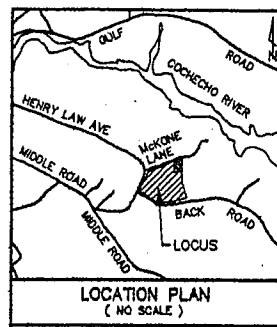


We are seeking a waiver from the Dover Subdivision Regulation 155-28F, which requires the entire parcel being subdivided to be shown, as McKone Lane dissects this property and a large portion of the parcel is located on the opposite side of the street from where the new lot is being created.

Thank you for your consideration of this request.

Sincerely,

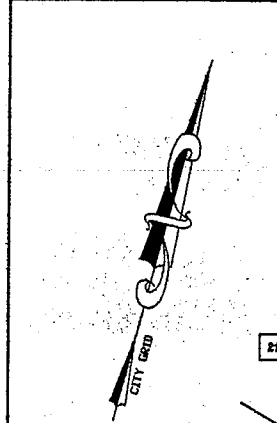

Kevin McEneaney



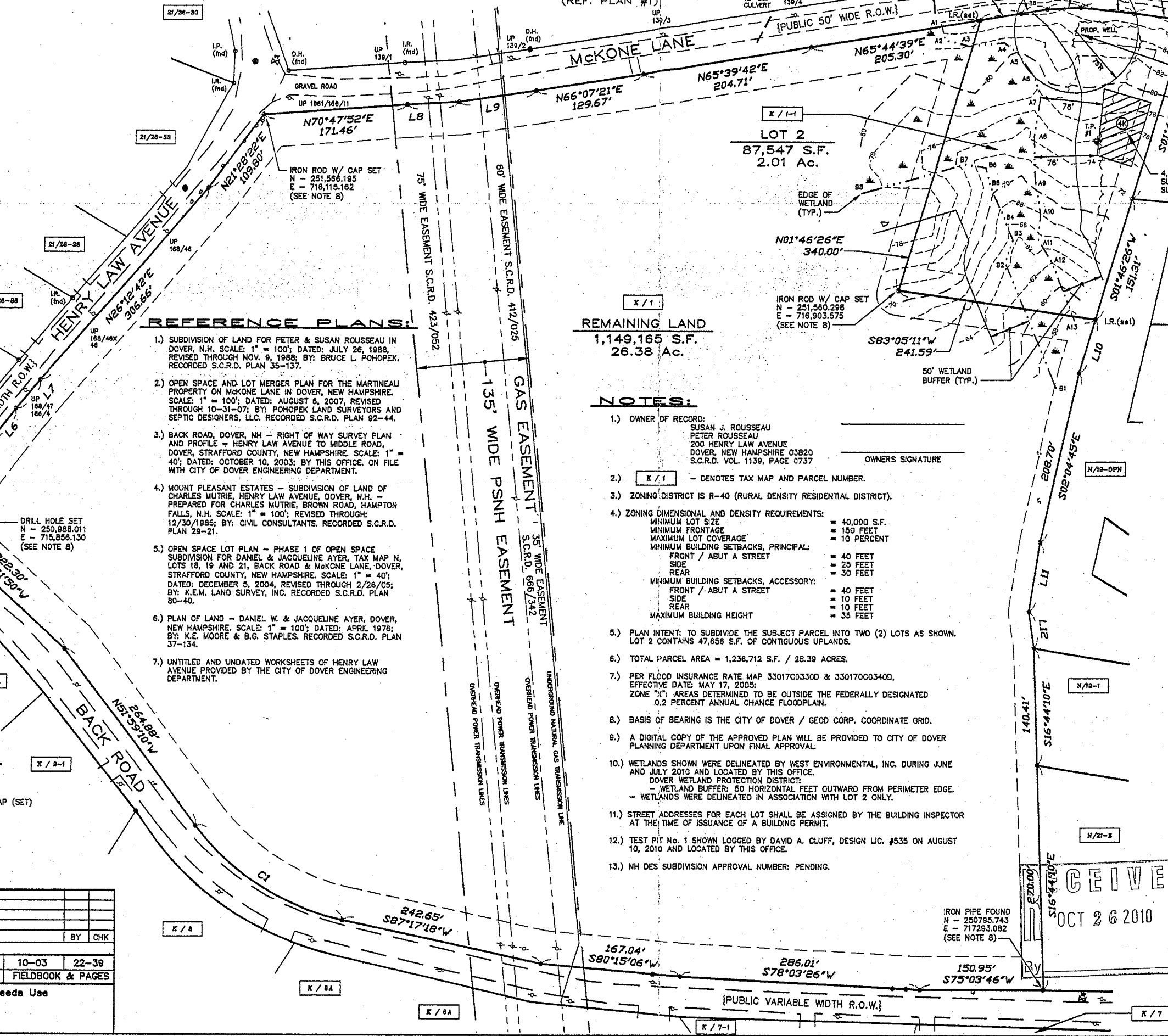
No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	40°43'31"	300.00	213.24	208.78	N72°20'56"W

OTHER LAND OF ROUSSEAU
28.8 Ac.
(REF. PLAN #1)

For Registry of Deeds Use



NO.	DATE	DESCRIPTION	BY	CHK
10-1899	SUBDIVISION	10-03	22-39	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



No.	Bearing	Distance
L1	N65°44'39"E	50.00'
L2	N65°44'39"E	32.60'
L3	N72°11'42"E	41.14'
L4	N81°28'35"E	63.79'
L5	N82°43'07"E	63.86'
L6	N22°43'43"E	45.79'
L7	N23°03'02"E	45.79'
L8	N71°55'59"E	62.16'
L9	N66°35'42"E	93.35'
L10	S01°46'26"W	67.62'
L11	S05°47'54"E	84.26'
L12	S23°18'24"E	44.24'

REFERENCE PLANS:

- SUBDIVISION OF LAND FOR PETER & SUSAN ROUSSEAU IN DOVER, N.H. SCALE: 1" = 100'; DATED: JULY 26, 1988, REVISED THROUGH NOV. 9, 1988; BY: BRUCE L. POHOPEK. RECORDED S.C.R.D. PLAN 35-137.
- OPEN SPACE AND LOT MERGER PLAN FOR THE MARTINEAU PROPERTY ON MCKONE LANE IN DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: AUGUST 6, 2007, REVISED THROUGH 10-31-07; BY: POHOPEK LAND SURVEYORS AND SEPTIC DESIGNERS, LLC. RECORDED S.C.R.D. PLAN 92-44.
- BACK ROAD, DOVER, NH - RIGHT OF WAY SURVEY PLAN AND PROFILE - HENRY LAW AVENUE TO MIDDLE ROAD, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: OCTOBER 10, 2003; BY THIS OFFICE. ON FILE WITH CITY OF DOVER ENGINEERING DEPARTMENT.
- MOUNT PLEASANT ESTATES - SUBDIVISION OF LAND OF CHARLES MUTRIE, HENRY LAW AVENUE, DOVER, N.H. - PREPARED FOR CHARLES MUTRIE, BROWN ROAD, HAMPTON FALLS, N.H. SCALE: 1" = 100'; REVISED THROUGH: 12/30/1985; BY: CIVIL CONSULTANTS. RECORDED S.C.R.D. PLAN 29-21.
- OPEN SPACE LOT PLAN - PHASE 1 OF OPEN SPACE SUBDIVISION FOR DANIEL & JACQUELINE AYER, TAX MAP N, LOTS 18, 19 AND 21, BACK ROAD & MCKONE LANE, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: DECEMBER 5, 2004, REVISED THROUGH 2/26/05; BY: K.E.M. LAND SURVEY, INC. RECORDED S.C.R.D. PLAN 80-40.
- PLAN OF LAND - DANIEL W. & JACQUELINE AYER, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: APRIL 1978; BY: K.E. MOORE & B.G. STAPLES. RECORDED S.C.R.D. PLAN 37-134.
- UNTITLED AND UNDATED WORKSHEETS OF HENRY LAW AVENUE PROVIDED BY THE CITY OF DOVER ENGINEERING DEPARTMENT.

REMAINING LAND
1,149,165 S.F.
26.38 Ac.

NOTES:

- OWNER OF RECORD:
SUSAN J. ROUSSEAU
PETER ROUSSEAU
200 HENRY LAW AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1139, PAGE 0737
- K / 1** - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-40 (RURAL DENSITY RESIDENTIAL DISTRICT).
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
MAXIMUM LOT COVERAGE = 10 PERCENT
MINIMUM BUILDING SETBACKS, PRINCIPAL:
FRONT / ABUT A STREET = 40 FEET
SIDE = 25 FEET
REAR = 30 FEET
MINIMUM BUILDING SETBACKS, ACCESSORY:
FRONT / ABUT A STREET = 40 FEET
SIDE = 10 FEET
REAR = 10 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN. LOT 2 CONTAINS 47,656 S.F. OF CONTIGUOUS UPLANDS.
- TOTAL PARCEL AREA = 1,236,712 S.F. / 28.39 ACRES.
- PER FLOOD INSURANCE RATE MAP 33017C03300 & 33017C03400, 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 THE CITY OF DOVER / GEOD CORP. COORDINATE GRID.
- 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 JUNE AND JULY 2010 AND LOCATED BY THIS OFFICE.
DOVER WETLAND PROTECTION DISTRICT:
- WETLAND BUFFER: 50 HORIZONTAL FEET OUTWARD FROM PERIMETER EDGE.
- WETLANDS WERE DELINEATED IN ASSOCIATION WITH LOT 2 ONLY.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- TEST PIT No. 1 SHOWN LOGGED BY DAVID A. CLUFF, DESIGN LIC. #535 ON AUGUST 10, 2010 AND LOCATED BY THIS OFFICE.
- NH DES SUBDIVISION APPROVAL NUMBER: PENDING.

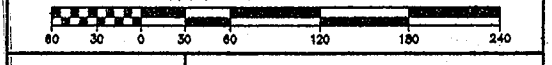
LIST OF ABUTTERS

MAP / LOT	OWNER NAMES	ADDRESS	BOOK / PAGE
21/28-30	CATHERINE S. SCHIRMER	199 HENRY LAW AVENUE DOVER, NH 03820	1986 / 0526
21/28-33	DEREK YOUNG DOROTHY E. YOUNG	203 BACK ROAD DOVER, NH 03820	2943 / 0324
21/28-38	JUDITH A. SAVIGNANO	205 HENRY LAW AVENUE DOVER, NH 03820	2128 / 0001
21/28-38	THEODORE S. BAKER, JR. KATHERINE G. BAKER	207 HENRY LAW AVENUE DOVER, NH 03820	1811 / 0351
21/28-40	NGUYEN THA NGUYEN TA CAI	209 HENRY LAW AVENUE DOVER, NH 03820	1323 / 0513
21/28-41	MICHAEL S. CAPERN DONNA L. CAPERN	1 MILLIGAN DRIVE DOVER, NH 03820	1615 / 0016
21/28-48	ANNE MARIE OLSEN ROBERT A. HAYWARD RAYMOND J. MARTINEAU, JR. TRUSTEE	2 MILLIGAN DRIVE DOVER, NH 03820 P.O. BOX 118 DOVER, NH 03821	3812 / 0288 3514 / 0847
K / 1A	RAYMOND J. MARTINEAU, JR. TRUSTEE	DOVER, NH 03821	3591 / 0636
K / 1A-1	STATE OF NEW HAMPSHIRE FISH AND GAME DEPT.	11 HAZEN DRIVE CONCORD, NH 03301	3561 / 0636
K / 1B	STATE OF NEW HAMPSHIRE FISH AND GAME DEPT.	11 HAZEN DRIVE CONCORD, NH 03301	3561 / 0636
K / 1C	NATURE CONSERVANCY	22 BRIDGE STREET, 4TH FLR. CONCORD, NH 03301	
K / 8A	GARRISON CITY BROADCASTING C/O WISN DIXON FAMILY REV. TRUST	P.O. BOX 400 DOVER, NH 03821 117 BACK ROAD DOVER, NH 03820	1096 / 0079 2690 / 0107
K / 7	THOMAS L. SR. & PAMELA L. DIXON, TRUSTEES	DOVER, NH 03820	
K / 7-1	ROBERT F. & ANN B. FREDETTE TRUSTEES	109 BACK ROAD DOVER, NH 03820	3421 / 0705
K / 8	FRANK A. MULLIGAN LINDA MULLIGAN	81 BACK ROAD DOVER, NH 03820	1085 / 0437
K / 8A	THOMAS C. MULLIGAN FRANCES A. MULLIGAN	89 BACK ROAD DOVER, NH 03820	1678 / 0033
K / 9-1	KYLE A. SANDAHL DIANNE SANDAHL	75 BACK ROAD DOVER, NH 03820	2558 / 0213
K / 10	RAYMOND J. EDGAN	81 BACK ROAD DOVER, NH 03820	1736 / 0396
K / 10A	REBECCA L. COTTER	67 BACK ROAD DOVER, NH 03820	2287 / 0244
N/19-0PN	FALCON DRIVE HOMEOWNERS ASSOCIATION	18 FALCON DRIVE DOVER, NH 03820	3860 / 232
N/19-1	JOEL A. BERNIER ALICIA N. BERNIER	12 FALCON DRIVE DOVER, NH 03820	3470 / 0719
N/19-5	ANTHONY P. AYER	47 MCKONE LANE DOVER, NH 03820	3870 / 0834
N/21-2	WILLIAM G. SEWARDS JEAN M. SEWARDS	152 BACK ROAD DOVER, NH 03820	2827 / 0541

"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."

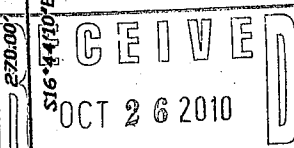
MINOR SUBDIVISION OF LAND
PREPARED FOR
SUSAN AND PETER ROUSSEAU
TAX MAP K, LOT No. 1
MCKONE LN, HENRY LAW AVE & BACK RD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 10-
DRAWN BY: RJM FILE: VR CP\1899\10-1899
SCALE: 1" = 60' DATE: OCTOBER 7, 2010



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

SURVEYING - PLANNING - CONSULTING



IRON PIPE FOUND
N = 250795.743
E = 717293.082
(SEE NOTE 8)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-48

Application Type: Minor Subdivision
Applicant: Cochecho Country Club
Owner: Cochecho Country Club
Location: 145 Gulf Road (Assessor's Map N, Lot 15)

INTENT: To subdivide an existing parcel on Gulf Road into two lots, with one being a Conservation lot.

LOTS/UNITS PROPOSED: 2 lots

AGENDA ITEM #: 4-E

ACREAGE: 79.75 acres

ZONING DISTRICT: Rural Density Residential District - R-40

EXISTING LAND USE:
Golf Course and Country Club

PROPOSED LAND USE: Golf Course and Country Club and one Conservation lot

SURROUNDING LAND USE:
Single family residential

ZBA ACTION: None

ATTACHMENTS:
Minor subdivision plan and application

PERMITS REQUIRED:
• NHDES Subdivision Permit

WAIVERS REQUESTED: Request to not survey remainder of the lot across the street.

Summary of Request and Background

The applicant has submitted a set of plans asking to subdivide an existing lot into two lots. The new Conservation lot along the Cochecho River would be 14.74 acres with no frontage on Gulf Road. The Conservation lot can only be used for conservation purposes.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for minor subdivisions of existing lots. A Conservation Lot is a permitted use in the R-40 District, per the amendments approved by the Planning Board and being considered by the City Council on December 8, 2010. This plan is consistent with those regulations.

The applicant has requested a waiver to Chapter 155-28-F, which requires that the entire parcel be shown on the plan. The subject parcel is a large lot that is separated by Gulf Road and the portion north of the road is not changing. The Planning Department supports the granting of the waiver for these reasons.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the minor subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plan.
2. Provide the Planning Department with a digital version of the plat.
3. Add the surveyor's stamp and signature to the plat.
4. The approval includes the granting of the waiver requested for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 155-51-A have been met.
5. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
6. The applicant shall provide an updated Current Use Plan to the Assessor's Office.
7. The applicant shall prepare the proposed access easement deed in favor of Map N, Lot 15-1 and submit the document for review by the Planning Department, with consultation by the City Attorney on the proper form of the document.
8. The Conservation Lot shall be transferred or sold only to a private nonprofit organization, which has as its purpose the preservation of open space, or to a public entity. The lot shall be used solely for the purpose of land conservation.



City of Dover, New Hampshire SUBDIVISION APPLICATION

RECEIVED
NOV 01 2010
By: [Signature]
[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>P10-48</u>	Date Received:	_____
	Amount Paid:	<u>370.00</u>	Time Received:	_____

APPLICANT AND OWNER INFORMATION

CR#
15934

Name of Applicant: COACHECO COUNTRY CLUB Telephone # _____

Address of Applicant: 145 GULF ROAD DOVER NH 03820

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 145 GULF ROAD

Assessor's Map # N Lot(s) # 15 (79.75 AC)

Zoning District(s) R-40 Overlay District(s) CONSERVATION DISTRICT

Size of Parcel: (N/5-1) 14.74 AC Property Deed: Book 781 Page: 279

Existing Use of Property: GOLF COURSE

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): _____ Minor (3 or fewer lots): Open Space: _____

Existing Number of Lots: 1 Proposed Number of Lots: 2

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

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

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

Estimated Length of Proposed Roads: N/A feet Public or Private Road? _____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATES

Address 2A CHESTNUT STREET DOVER NH 03820 Telephone #: 742-0911

Professional License #: NH LLS 661 E-mail address: Kevin@surveynh.com

ENGINEER INFORMATION

N/A

Name of Engineer and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

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: _____ Date: _____

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

Signature of Agent: Daniel D. Palmer Director Date: 11-1-10

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: Daniel D. Palmer Director Date: 11-1-10

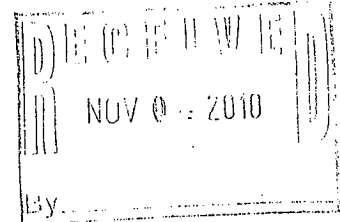
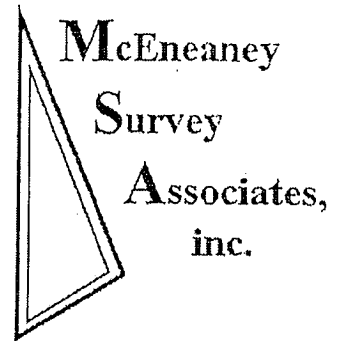
N / 8A	Cocheco Waters, LLC			25 Portland Avenue, #2	Dover	NH	03820
N / 8A-1	Michelle Kurtz	James Kurtz		220 Gulf Road	Dover	NH	03820
N / 8B, K / 1C	The Nature Conservancy			22 Bridge Street, 4th Floor	Concord	NH	03301
N / 11	Robert Carter	Margaret Carter		210 Gulf Road	Dover	NH	03820
N / 12B	Patricia Demers Revocable Trust	Patricia & Robert Demers, Trustees		358 Gulf Road	Dover	NH	03820
N / 12B-1	Robert Demers	Monique Demers		189 Gulf Road	Dover	NH	03820
N / 13	John Janetos			104 Gulf Road	Dover	NH	03820
N / 13B	Norma Tibbett	Dahn Tibbett		20 Clark Lane	Marshfield	MA	02050
N / 13F	Jahn H. Janetos	Susan G. Janetos		28 Waterloo Circle	Dover	NH	03820
N / 14A	Edward Townsend	Sarah Townsend		117 Gulf Road	Dover	NH	03820
N / 14J	James Brown	Deborah Brown		15 Fairway Drive	Dover	NH	03820
N / 14K	21 Fairway Drive, LLC			21 Fairway Drive	Dover	NH	03820
N / 14S	Oak Bluff Realty, LLC			242 Central Avenue	Dover	NH	03820
N / 14T	Cynthia A. Bouman Revocable Trust	Cynthia A. Bouman, Trustee		19 Fairway Drive	Dover	NH	03820
N / 15	Locus			145 Gulf Road	Dover	NH	03820
N / 16	Cochecho Country Club <i>Applicants</i>	Nancy Wood		277 Gulf Road	Dover	NH	03820
N / 18	Daniel & Jacqueline Ayer Revocable Trust	Daniel & Jacqueline Ayer, Trustees		160A Back Road	Dover	NH	03820
N / 18-1, 18-3	State of New Hampshire	Fish & Game Department		11 Hazen Drive	Concord	NH	03301
K / 1A-1, 1B, 2							
K / 1A	Raymond J. Martineau, Jr. Revocable Trust	Raymond J. Martineau, Jr., Trustee		P.O. Box 118	Dover	NH	03821
Surveyor	McEneaney Survey Associates, Inc.			24 Chestnut Street	Dover	NH	03820

November 1, 2010

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Dept.

Re: Cochecho Country Club
Subdivision Application: P10-48



We are seeking a waiver from the Dover Subdivision Regulation 155-28F, which requires the entire parcel being subdivided to be shown, as Gulf Road dissects this property and a large portion of the parcel is located on the opposite side of the street from where the new lot is being created.

Thank you for your consideration of this request.

Sincerely,

Kevin McEneaney

COMPARISON OF FY '12-'17 CIP PROJECTS TO MASTER PLAN RECOMMENDATIONS

11/12/2010

CIP Project	FY '12 Amount	Chapter and Page				Notes	Priority in M.P.
		Comm. Facility & Utility	Transportation	Land Use	Recreation		
GENERAL GOVERNMENT							
Capital Reserve-Infrastructure & Equip.	\$500,000	1				Objective #3	High
Cemetery Improvements	FY '16	48				Recommendation #1 is related to the offices and recommendation #4 seeks a study of cemetery space	Low
Downtown Infrastructure Improvements	FY '16			49			Medium
Cemetery Chapel Restoration	FY '17	48					Medium
City Hall Elevator Atrium	FY '17	36					Low
City Hall Tower Maintenance	FY '17	36					Low
POLICE							
Police Vehicle Replacement	\$90,000	45				Recommendation #2 covers general vehicle replacement	High
Dispatch Radio Replacement	FY '13					No Reference	
Police Facility - Design & Construction	FY '14	21				Recommendation #1	High
FIRE & RESCUE							
Ambulance Purchase	\$155,000	14				Not specifically mentioned but covered under recommendation #7, which calls for a vehicle replacement program.	Medium
Hydraulic Extraction Equipment	FY' 13					No Reference	N/A
So End Station Generator Replacement	FY' 13	13				Recommendation #6	Medium
Fire Apparatus Replacement	FY '14	14				Recommendation #7	High
Bunker Gear Replacement	FY' 15					No Reference	N/A
Breathing Apparatus Replacement	FY' 15					No Reference	N/A
Cardiac Monitor Replacement	FY' 16	14				No Reference	N/A
Repaving South End Station Ramp	FY' 16					No Reference	N/A
Staff Vehicle Replacement	FY' 16	14				Not specifically mentioned but covered under recommendation #7, which calls for a vehicle replacement program.	N/A
Command Vehicle Replacement	FY' 17	14				Recommendation #7	N/A
Central and South End Station Roof Replace.	FY' 17					No Reference	N/A
COMMUNITY SERVICES - PUBLIC WORKS							
PW Heavy Equipment	\$200,000	45				Recommendation #2 covers general vehicle replacement	High
General Streets & Sidewalks Improvements	\$1,800,000		28 & 30			Several Recommendations	High
General Bridge Improvements	\$100,000		30			Recommendation #2	High
Bridge Improvements - Route 108	FY '15		30 & 32			No specific fix listed	N/A

COMPARISON OF FY '12-'17 CIP PROJECTS TO MASTER PLAN RECOMMENDATIONS

11/12/2010

CIP Project	FY '12 Amount	Chapter and Page				Notes	Priority in M.P.
		Comm. Facility & Utility	Transportation	Land Use	Recreation		
Bridge Repl - County Farm over Cochecho River	FY' 16		11,16,21,30 & 35			Recommendation #6	Medium
TIP - Washington and Arch - Local Share	\$5,000		9			Several recommendations cover this	High
TIP - FasTrans - Local Share	\$90,000		9			Several recommendations cover this	High
TIP - Replace Oak Street RR Bridge	FY '17		9			Several recommendations cover this	High
Drainage System Impr	\$150,000	70				Recommendations #1, #5, and #10 all support drainage system improvements	Medium
Bridge Replacement - Whittier Street	\$4,000,000		30			Bridges-para. 2 (federal funds share obtained)	High
TIP - Central Avenue Signal Coordination	\$206,000						
Traffic Calming Devices Belknap/Cushing Area	FY '14						
Downtown Upper Square Traffic Improvements	FY '15		58			Related to improving safety at crosswalks	Low
Central Ave Corridor Long Hill Road Signal	FY '17						Low
Street Recon - Applevale Area	\$1,000,000		24 & 28			recommend. to follow Road Manage. System	Medium
Street Improve. - Tolend/Watson Road	\$2,500,000		24 & 28			recommend. to follow Road Manage. System	Medium
Street Reconstruction - Atlantic Ave	\$200,000		24 & 28			recommend. to follow Road Manage. System	Medium
Street Reconstruction - Pineview & Pearson	\$400,000		24 & 28			recommend. to follow Road Manage. System	Medium
Street Recon - Piscataqua/Rabbit	FY '13		24 & 28			recommend. to follow Road Manage. System	Medium
Street Recon - Nelson St	FY '13		24 & 28			recommend. to follow Road Manage. System	Medium
Street Impr & Sidewalk - Mast Rd/Spruce Ln	FY '13		24 & 28			recommend. to follow Road Manage. System	Medium
Street Reconstruction - Roberts	FY '14		24& 28			recommend. to follow Road Manage. System	Medium
Street Reconstruction - Lisa Beth Drive and Cir	FY '14		24 & 28			recommend. to follow Road Manage. System	Medium
Street Recon - Oak/Ham/Ela	FY '15		24 & 28			recommend. to follow Road Manage. System	Medium
Street Reconstruction - Silver St	FY '15		22 & 25			Listed as a major reconstruction need	Medium
Street Reconstruction - Richardson Drive	FY '15		24 & 28			recommend. to follow Road Manage. System	Medium
Street Reconstruction - Henry Law Final Phase	FY '15		25 & Rizzo			Listed as a major reconstruction need	High
Street Reconstruction - Broadway	FY '16		25			Listed as a major reconstruction need	High
Street Reconstruction - Tanglewood Dr	FY '16		24 & 28			recommend. to follow Road Manage. System	Medium
Street Reconstruction - Union Street	FY '16		24 & 28			recommend. to follow Road Manage. System	Medium
Drainage Old Colony Road	FY '16	69				Catch basin maintenance is supported generally	Low
Street Reconstruction - Floral Ave	FY' 16		24 & 28			recommend. to follow Road Manage. System	High
EMS Computer Software Upgrade	FY '17					No Recommendation	N/A
CULTURE & RECREATION							
Cap Reserve Park/Playground Improvements	\$75,000				33	Recommendation for improving singage and safety	High
Indoor Pool Lighting & Sauna Replacement	FY '13				49	Recommendation for maintenance	Medium
Indoor Pool Roof Replacement	FY '15				49	Recommendation for maintenance	High
Park Improvements - Maglaras	FY '13				46	Recommendation to evaluate needs after Riverfront	Medium
Park Improvements - Maglaras Waterfront	FY '14				46	Recommendation for maintenance and upkeep	Medium
Park Improvements - Guppy Field	FY '14				44	Softball and Volleyball reconstruction	Medium
Park Improvements - Henry Law	FY '14				45	Recommendation for maintenance	High
Skatepark Relocation	FY '13				44	Recommendation to evaluate needs after Riverfront	Low

COMPARISON OF FY '12-'17 CIP PROJECTS TO MASTER PLAN RECOMMENDATIONS

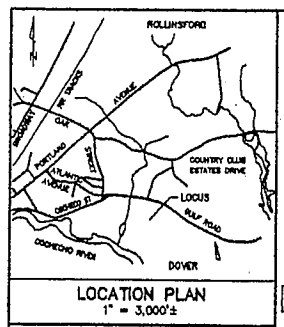
11/12/2010

CIP Project	FY '12 Amount	Chapter and Page				Notes	Priority in M.P.
		Comm. Facility & Utility	Transportation	Land Use	Recreation		
Cochecho River Dredge - Com. Boat House	\$10,000					No Recommendation	N/A
Pedestrian Bridge Relocation	FY '13					No Recommendation	N/A
Henry Law Park Riverwalk Improvements	FY '13				45	Recommendation for maintenance	Medium
Park Improvements - Amanda Howard Park	FY '15				42	Recommendation for maintenance	Medium
Bellamy Park Multipurpose Building	FY '17				43	Recommendation for maintenance	Medium
Arena Locker Room and Foster Rink Improve	FY '16				49	Recommendation for maintenance	High
Dunaway Field Turf Replacement	FY '15				47	Recommendation for maintenance	High
Jenny Thompson Pool Enclosure	FY '16				49	Recommendation for maintenance	Medium
Jenny Thompson Pool Bathhouse	\$65,000				49	Recommendation for maintenance	High
PUBLIC LIBRARY							
Books and Collections	\$128,745					No Specific Reference	N/A
Central Air Conditioning	FY '17	32				Notation that lack of AC is a detriment to services	Low
Self Checkout Workstations	FY '13					No Specific Reference	N/A
Library Automation System (split City/School)	FY '14					No Specific Reference	N/A
EDUCATION							
Garrison Elementary School Renovations	\$3,800,000	28				Recommendation #2	Medium
Dover High School Improvements	FY '14	28				Recommendation #3	Low
SPECIAL REVENUE FUNDS							
Rizzo - Downtown Parking Facility	FY '15		Rizzo-125			Downtown/Riverfront Traffic & Parking Study	High
Rizzo - Parking Deck Design - School St.	FY '15		Rizzo-125			Downtown/Riverfront Traffic & Parking Study	Medium
COMMUNITY SERVICES - WATER FUND							
Transfer to Capital Reserve	\$450,000	57				Recommendation # 9	Medium
Water Meter Replacement	\$75,000	57				Recommendation #9	Medium
Water Treatment Plant and Well Equip	\$75,000	57				Recommendation #9	Medium
Water Exploration	\$100,000	57		6-9		Recommendation #6	Medium
Wellhead Protection	\$100,000	57				Recommendation # 6 and #7	High
Water Main Replacements - Main Street	FY '17	88				Included in list of water line capacity problems	Low
Water Main Repl - Silver St	FY '17	87				Included in list of water line capacity problems	Low
Water Pressure Improvements - North End	\$2,000,000	52				Refers to Dover Utilities Commission recommendation	High
Water Main Repl - Oak/Ham	FY '15	87				Included in list of water line capacity problems	Low
Water Main Repl - Ela/Rose/Coolidge Area	FY '17	87				Included in list of water line capacity problems	Low
Water Main Repl - Nelson St	FY '13	88				Included in list of water line capacity problems	Low
Water Main - Long Hill Loop	FY '16	56 & 57				Recommendation #5 generally supports water main replacement	High
COMMUNITY SERVICES - SEWER FUND							
Transfer to Capital Reserve	\$400,000	66				Recommendation #4	High
Pump Station Equipment Replace-Maint	\$75,000	65 & 66				Recommendation #4	High

COMPARISON OF FY '12-'17 CIP PROJECTS TO MASTER PLAN RECOMMENDATIONS

11/12/2010

CIP Project	FY '12 Amount	Chapter and Page				Notes	Priority in M.P.
		Comm. Facility & Utility	Transportation	Land Use	Recreation		
Inflow/Infiltration Mitigation	\$250,000	66				Recommendation #2	High
Sewer Main - Henry Law Avenue	FY '14	66				Recommendation #1 supports sewer line upgrades	Medium
WWTP - Evaluation NPDES Permit	FY '13	63				Supports upgrade of WWTP	High
Pump Station Upgrade - Varney Brook	FY '16	65				Supports pump station upgrades	Medium
		66					
Sewer Main - Ela Street Area	FY '14	66				Recommendation #1 supports sewer line upgrades	Medium
Sewer Main - Nelson Street	FY '13	66 & 91				Recommendation #1 supports sewer line upgrades and listed in Table E	Low
Sewer Main Replacement Design	\$100,000	66				Recommendation #1 supports sewer line upgrades	Medium
General Sewer Repacement	FY '15	66				Recommendation #1 supports sewer line upgrades	Low
Sludge Dewatering Equipment Upgrade	\$4,000,000	66				Recommendation # 4 supports infrastructure upgrades	High
Sewer Main - Floral Ave	FY '16	66				Recommendation #1 supports sewer line upgrades	Medium
Leighton Way Pump Station Replacement	FY '16	66				Recommendation # 3 supports pump st. upgrades	Medium
Force Main Charles St. Pump Station	FY '16	66				Recommendation #1 supports sewer line upgrades	Medium



LOCATION PLAN
1" = 3,000'

No.	Bearing	Distance
L37	S59°24'09"W	106.09'
L38	S07°30'16"E	43.20'
L39	N32°41'58"W	74.46'
L40	N89°35'57"W	133.74'
L41	S88°47'58"W	45.83'
L42	N28°44'34"E	121.58'
L43	N24°56'21"E	91.02'
L44	N20°21'49"E	102.87'
L45	N20°39'47"E	95.27'
L46	N15°59'30"E	96.36'
L47	N18°15'43"E	144.49'
L48	N24°31'24"E	83.68'
L49	N16°14'06"E	29.77'
L50	N04°38'21"E	82.63'
L51	N15°08'50"E	56.24'
L52	S21°44'04"W	29.55'
L53	S19°32'21"W	87.55'
L54	S18°19'37"W	99.67'
L55	N08°23'31"E	103.61'
L56	S18°19'20"W	89.64'
L57	N88°51'14"W	10.56'
L58	N88°51'14"W	11.50'
L59	S25°20'44"W	18.42'
L60	S03°39'15"E	10.57'
L61	S36°58'59"W	43.98'
L62	S00°30'07"E	52.08'
L63	S23°21'22"W	21.37'
L64	S23°21'22"W	22.84'
L65	S84°35'50"W	73.54'
L66	S04°48'48"E	54.10'
L67	S66°04'21"E	34.31'
L68	S05°31'00"E	68.73'
L69	S10°25'35"E	121.13'
L70	S43°23'38"E	65.10'
L71	S19°57'12"W	106.83'

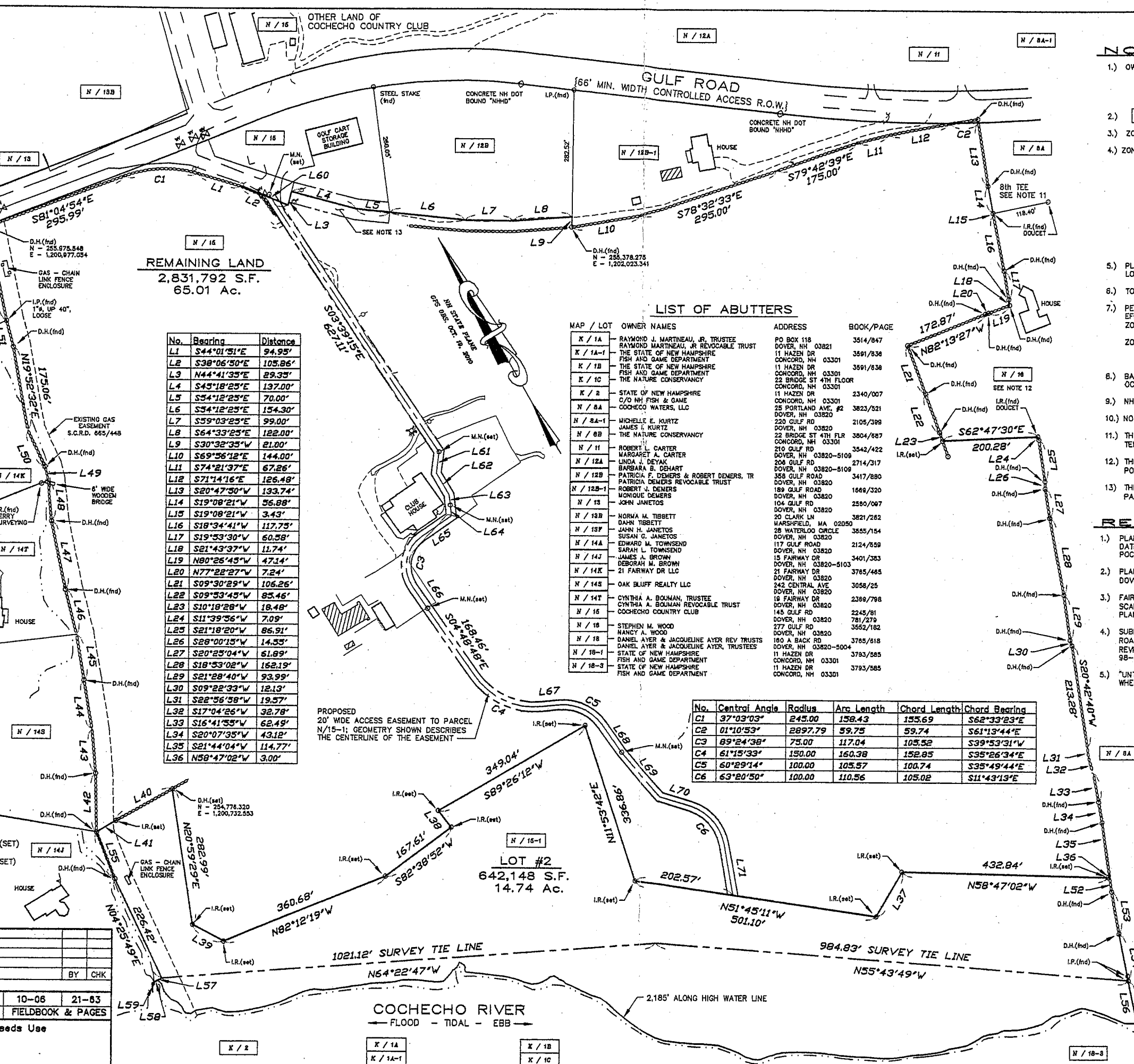
LEGEND

I.P.(fnd) - IRON PIPE (FOUND)
 I.R.(fnd) - IRON ROD (FOUND)
 D.H.(fnd) - DRILL HOLE (FOUND)
 I.R.(set) - IRON ROD W/ I.D. CAP (SET)
 D.H.(set) - DRILL HOLE (SET)
 M.N.(set) - MAGNETIC NAIL "MAG" (SET)

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
10-337		SUBDIVISION	10-06	21-63
PROJECT NO		TYPE	FIELDBOOK & PAGES	

For Registry of Deeds Use



REMAINING LAND
2,831,792 S.F.
65.01 Ac.

No.	Bearing	Distance
L1	S44°01'51"E	94.95'
L2	S38°06'50"E	105.86'
L3	N44°41'35"E	29.35'
L4	S45°18'25"E	137.00'
L5	S54°12'25"E	70.00'
L6	S34°12'25"E	154.30'
L7	S59°03'25"E	99.00'
L8	S64°33'25"E	122.00'
L9	S30°32'35"W	21.00'
L10	S69°56'12"E	144.00'
L11	S74°21'37"E	67.26'
L12	S71°14'16"E	126.48'
L13	S20°47'30"W	133.74'
L14	S19°08'21"W	56.88'
L15	S19°08'21"W	3.43'
L16	S18°34'41"W	117.75'
L17	S19°53'30"W	60.58'
L18	S21°43'37"W	11.74'
L19	N80°26'45"W	47.14'
L20	N77°28'27"W	7.24'
L21	S09°30'29"W	106.26'
L22	S09°53'45"W	85.46'
L23	S10°18'28"W	18.48'
L24	S11°39'56"W	7.09'
L25	S21°18'20"W	86.91'
L26	S28°00'15"W	14.55'
L27	S20°25'04"W	61.89'
L28	S18°53'02"W	162.19'
L29	S21°28'40"W	93.99'
L30	S09°22'33"W	12.13'
L31	S22°56'58"W	19.57'
L32	S17°04'26"W	32.78'
L33	S16°41'53"W	62.49'
L34	S20°07'35"W	43.12'
L35	S21°44'04"W	114.77'
L36	N58°47'02"W	3.00'

PROPOSED
20' WIDE ACCESS EASEMENT TO PARCEL N/15-1; GEOMETRY SHOWN DESCRIBES THE CENTERLINE OF THE EASEMENT

LIST OF ABUTTERS

MAP / LOT	OWNER NAMES	ADDRESS	BOOK/PAGE
K / 1A	RAYMOND J. MARTINEAU, JR. TRUSTEE	PO BOX 118	3514/847
K / 1A-1	THE STATE OF NEW HAMPSHIRE	11 HAZEN DR	3591/838
K / 1B	FISH AND GAME DEPARTMENT	CONCORD, NH 03301	3591/838
K / 1C	THE STATE OF NEW HAMPSHIRE	11 HAZEN DR	3591/838
K / 1C	FISH AND GAME DEPARTMENT	CONCORD, NH 03301	3591/838
K / 2	THE NATURE CONSERVANCY	22 BRIDGE ST 4TH FLOOR	2340/007
N / 8A	STATE OF NEW HAMPSHIRE	CONCORD, NH 03301	3825/521
N / 8A-1	C/O NH FISH & GAME	25 PORTLAND AVE, #2	2105/398
N / 8A-1	COCHECHO WATERS, LLC	DOVER, NH 03820	3825/521
N / 8A-1	MICHELLE E. KURTZ	DOVER, NH 03820	2105/398
N / 8B	JAMES I. KURTZ	220 GULF RD	3820/007
N / 8B-1	THE NATURE CONSERVANCY	CONCORD, NH 03301	3804/687
N / 11	ROBERT L. CARTER	210 GULF RD	3820/007
N / 12A	MARGARET A. CARTER	DOVER, NH 03820-5109	2714/317
N / 12B	LINDA I. DEYAK	206 GULF RD	2714/317
N / 12B	BARBARA B. DEHART	DOVER, NH 03820-5109	3417/880
N / 12B	PATRICIA F. DEMERS & ROBERT DEMERS, TR	358 GULF ROAD	3417/880
N / 12B-1	ROBERT J. DEMERS	DOVER, NH 03820	1868/320
N / 13	WOLIQUE DEMERS	DOVER, NH 03820	2580/067
N / 13	JOHN JANETOS	104 GULF RD	DOVER, NH 03820
N / 13B	NORMA M. TIBBETT	20 CLARK LN	3821/282
N / 13B	DAWN TIBBETT	WARFIELD, MA 02060	3821/282
N / 13F	JAHN H. JANETOS	28 WATERLOO CIRCLE	3555/154
N / 14A	SUSAN G. JANETOS	DOVER, NH 03820	3555/154
N / 14A	EDWARD M. TOWNSEND	117 GULF ROAD	2124/859
N / 14J	SARAH L. TOWNSEND	DOVER, NH 03820	2124/859
N / 14K	JAMES A. BROWN	15 FARWAY DR	3401/383
N / 14K	DEBORAH M. BROWN	DOVER, NH 03820-5103	3785/465
N / 14K	21 FARWAY DR LLC	DOVER, NH 03820	3785/465
N / 14S	OAK BLUFF REALTY LLC	DOVER, NH 03820	3058/25
N / 14T	CYNTHIA A. BOUHAN, TRUSTEE	19 FARWAY DR	2388/798
N / 14T	CYNTHIA A. BOUHAN REVOCABLE TRUST	DOVER, NH 03820	2388/798
N / 15	COCHECHO COUNTRY CLUB	145 GULF RD	2245/91
N / 15		DOVER, NH 03820	781/279
N / 15		DOVER, NH 03820	3552/182
N / 15	STEPHEN M. WOOD	277 GULF RD	DOVER, NH 03820
N / 15	NANCY A. WOOD	DOVER, NH 03820	3785/618
N / 15-1	DANIEL AYER & JACQUELINE AYER REV TRUSTS	180 A BACK RD	DOVER, NH 03820-5004
N / 15-1	DANIEL AYER & JACQUELINE AYER, TRUSTEES	DOVER, NH 03820-5004	3793/885
N / 15-1	STATE OF NEW HAMPSHIRE	11 HAZEN DR	3793/885
N / 15-1	FISH AND GAME DEPARTMENT	CONCORD, NH 03301	3793/885
N / 15-1	STATE OF NEW HAMPSHIRE	11 HAZEN DR	3793/885
N / 15-1	FISH AND GAME DEPARTMENT	CONCORD, NH 03301	3793/885

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	37°03'03"	245.00	158.43	155.69	S62°33'23"E
C2	01°10'53"	2897.79	59.75	59.74	S61°13'44"E
C3	89°24'38"	75.00	117.04	105.52	S39°53'31"W
C4	61°15'33"	150.00	160.38	152.85	S35°26'34"E
C5	60°29'14"	100.00	105.57	100.74	S35°49'44"E
C6	63°20'50"	100.00	110.56	105.02	S11°43'13"E

NOTES:

- OWNER OF RECORD:
COCHECHO COUNTRY CLUB, INC.
145 GULF ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL 781, PAGE 279
- N / 15 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-40 (RURAL DENSITY RESIDENTIAL DISTRICT).
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
MINIMUM LOT COVERAGE = 10 PERCENT
MINIMUM BUILDING SETBACKS, PRINCIPAL:
FRONT / ABUT A STREET = 40 FEET
SIDE = 25 FEET
REAR = 30 FEET
MINIMUM BUILDING SETBACKS, ACCESSORY:
FRONT / ABUT A STREET = 40 FEET
SIDE = 10 FEET
REAR = 10 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN. LOT 2 IS TO BE CONSIDERED UNDER CONSERVATION SUBDIVISION REGULATIONS.
- TOTAL PARCEL AREA = 3,473,940 S.F. / 79.75 ACRES.
- PER FLOOD INSURANCE RATE MAP 33017003300, EFFECTIVE DATE: MAY 17, 2005:
ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
ZONE "A": SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD (THOSE AREAS DIRECTLY ADJACENT TO THE COCHECHO RIVER)
- BASIS OF BEARING IS NH STATE PLANE COORDINATE GRID, BY GPS OBSERVATION OCTOBER 19, 2010.
- NH DES SUBDIVISION APPROVAL NUMBER: PENDING.
- NO WETLANDS WERE DELINEATED FOR THE SUBJECT PARCEL.
- THE COCHECHO COUNTRY CLUB CURRENTLY USES THIS AREA FOR THE 8th HOLE TEE WITH PERMISSION OF THE OWNER OF PARCEL N/8A.
- THE COCHECHO COUNTRY CLUB HAS THE RIGHT TO RETRIEVE GOLF BALLS FROM A PORTION OF PARCEL N/15 PER S.C.R.D. BOOK 3552, PAGE 182.
- THE COCHECHO COUNTRY CLUB LAND IS SUBJECT TO A RIGHT OF WAY TO PARCEL N/12B PER S.C.R.D. BOOK 840, PAGE 11.

REFERENCE PLANS:

- PLAN OF LOTS ROGER J. GARDNER, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: NOV. 1967; BY: G.L. DAVIS & ASSOCIATES, RECORDED S.C.R.D. PLAN 47, POCKET 2, FOLDER 14.
- PLAN OF RIGHT OF WAY ROGER J. GARDNER TO COCHECHO COUNTRY CLUB, INC., DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JUNE 1986.
- FAIRWAY MEADOWS SUBDIVISION PLAN FOR ROHE PENNINGTON, DOVER, N.H. SCALE: 1" = 50'; DATED: DEC. 12, 1984; BY: EMERY ENGINEERING, S.C.R.D. PLAN 24A-196.
- SUBDIVISION PLAN OF MONTGOMERY CHILDS LAND FOR STEPHEN WOOD, GULF ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: NOV. 2, 2009, REVISED THROUGH 1/4/10; BY: DOUCET SURVEY, INC. RECORDED S.C.R.D. PLAN 98-84.
- "UNTITLED PLAN" - SURVEYED OCT., 1935; SCALE: 1" = 20'; BY: W.S. WHEELER, C.E. RECORDED S.C.R.D. PLAN 33, POCKET 2, FOLDER 15.

"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."

CONSERVATION SUBDIVISION OF LAND
 PREPARED FOR
COCHECHO COUNTRY CLUB, INC.
 TAX MAP N, LOT No. 15
GULF ROAD
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 10-48
 DRAWN BY: RJM FILE: VR CP 337/10-337 NAD83
 SCALE: 1" = 100' DATE: NOVEMBER 1, 2010

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