



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, December 21, 2010**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- December 7, 2010 Regular Meeting Minutes

3. OLD BUSINESS

- Consideration 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.
- Consideration and vote on 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.

4. NEW BUSINESS

- 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)
- Public Hearing to solicit comments on any impacts to historic resources related to the proposed demolition of a single family dwelling located at 28 Union Street, Map 20, Lot 88, zoned RM-U, to create additional parking spaces (approximately 10) for the Dover Housing Authority.*
- Consideration and acceptance of a Minor Lot Line Adjustment of land for Edward Hayes (Owner: Woodwind Farms LLC), Assessor's Map N, Lots 8 and 8-1-10, zoned R-40, located at 287 Gulf Road. *(P10-52)
- Consideration and acceptance of a Major Subdivision of land for Edward Hayes (Owner: Woodwind Farms LLC), Assessor's Map N, Lot 8, zoned R-40, located at 287 Gulf Road. (5 lots) *(P10-51)
- Consideration and acceptance of a Minor Lot Line Adjustment of land for Paula Forbes and MPJ Development, LLC, Assessor's Map E, Lots 50-1, 50-2 and 50-3, zoned R-40, located at Pacific Drive. *(P10-53)
- Consideration and possible vote on revised Planning Board Bylaws and Rules.

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
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, December 7, 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), Gary Green (Alternate)

MEMBERS NOT PRESENT: John Swartzendruber, Jake Forget (Alternate)

STAFF PRESENT: Steve Bird (City Planner), Lisa Ertle (Recording Secretary)

Gary Green sat in for John Swartzendruber. The Chair called the meeting to order at 7:00 pm.

1. CITIZENS' FORUM

Nobody Spoke.

2. APPROVAL OF THE PRIOR MINUTES

- November 10, 2010 Joint Workshop Meeting Minutes
- November 16, 2010 Regular Meeting Minutes

Motion: D.Trefethen motioned to approve the November 10, 2010 Joint Workshop Meeting Minutes and the November 16, 2010 Regular Meeting Minutes. D.Andolina seconded. Corrections for typos were noted for the November 16, 2010 meeting minutes. Vote: Unanimous approval.

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.

F.Torr recused himself as an abutter to this application. L.Skinner sat in for the Vice Chair.

Public Hearing Opened

Catherine Vanderweil, of 20 Arch Street, spoke on behalf of residents who support the zoning change. She noted their concerns regarding the aging street, the streets sewer infrastructure and the impact to Woodman Park Elementary School. They would like to see the preservation of this neighborhood kept.

Mike Tierney, Attorney at Law, represented Salmons Fall Holdings. They are the property owners of 46 and 48 Arch Street. He discussed the clients concerns from a letter that was submitted to the Planning Board Members. (Copy on file) T.Clark and M.Tierney confirmed that Salmon Fall Holdings recently closed on this property.

Peter Driscoll, of 41 Arch Street, is in favor of the petition. He discussed his concerns with the impact of the school district that multi-family units may add.

Robert Carroll, of 17 Arch Street, is in favor of the application. He noted his concerns of the impact of traffic in regards to a Traffic Study Report that was conducted in 2010. (Copy in File)



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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

David Ferguson, of 16 Arch Street, concurs with the statement from Cathy Vanderweil.

Peggy Jalbert, owner of property on 10 Arch Street, in favor of the request. She discussed her concerns.

Patti Driscoll, of 41 Arch Street, concurs with the statements of residents in favor of rezoning.

Janet Perry, of 37 Arch Street, asked the Board to consider the rezoning. She discussed her concerns to the character of the street, the impact of increased traffic and overcrowding of schools.

Nancy Bryant, of 7 Arch Street, spoke on in favor of the request on behalf of her mother and father, Lonnie and Don Bryant. She feels that the unique character of Arch Streets needs to be preserved.

Jane Sherwood, of 43 Arch Street, noted she is in support of this being a single family neighborhood.

Dennis Magliozzi, of 28 West Concord Street, noted he is in favor of the rezoning.

Nancy Carroll, of 17 Arch Street, concurs with the other residents in favor of the rezoning.

Henry Brandt, owner of property on 40 Arch Street, discussed the following: his opinions of the proposals that have been brought forward for Arch Street, the concerns of the residents that have spoken, and the impacts to the conforming and non-conforming lots.

Joseph Jalbert, owner of property on 10 Arch Street, stated he would like to see further development stopped.

Larry Tatro, of 2 Arch Street, is in support of the rezoning. He noted his concern if rezoning is not passed.

Mark Jones, owner of 16 Arch Street, spoke against the petition on behalf of himself and his wife Suzanne Jones. He discussed the documents he submitted to the Planning Board. (Copy in file)

Peter Loughlin, Attorney at Law, represented Jack Buckley and a number of residents on Arch Street. He discussed the documents of representation that was handed out to the Planning Board members. (Copy in file)

Mark Jones noted his contention with the testimony from Peter Loughlin.

Jack Buckley, 36 Arch Street, is in support of the rezoning. He discussed his concerns regarding a property owner on Arch Street, and asked the Board members vote on the petition tonight.

George Sherwood, of 43 Arch Street, is in support the zoning change.

Public Hearing Closed

S.Bird addressed the Board with procedural recommendations in regards to this public hearing. He discussed the supporting factors from the City Planning Director, Christopher Parker. The Planning



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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

Department suggests the Board deliberate to take into consideration whether time is needed to think about the evidence presented, or whether to vote tonight.

M.Gasses noted her concerns with making the lots more non-conforming if the rezoning is passed. She would like to know if there will be any wetland delineation. She also discussed her concerns in regards to the school system. S.Bird noted the Planning Department has not received any plans in regards to wetland delineation, and further discussed the wetland area that is located on vacant property on Arch Street.

D.Trefethen stated he feels this is the best time to consider rezoning because there is no proposal before the Planning Department.

L.Merullo noted her concern with prolonging the application. She is favor of the citizen's request to rezone.

G.Green and S.Bird discussed the dwelling units that are permitted in the RM-U and R-12 district.

M.Gasses discussed her concerns with the zoning lines on this street. She suggests looking into redrawing the lines.

D.Trefethen and S.Bird discussed the Planning Boards purview to redraw the lines, and the various actions that need to take place before the consideration of redrawing the lines can happen.

D.Trefethen discussed the criteria needed for a Special Exception application to be granted from the Zoning Board of Adjustment.

M.Gasses noted her concern of future homeowners if the rezoning gets passed.

The Chair gave recommendations to the Planning Board members in regards to proceeding with this application. Discussion ensued on the redrawing of the zoning lines.

Motion: L.Merullo motioned to table until the December 21, 2010 meeting. D.White seconded. Vote: 4-5. Motion to table failed. L.Skinner, M.Gasses, D.Trefethen, D.Andolina, R.Cole (Chair) voted against the motion. The Chair rescinded his vote; he is not ready to take action. Discussion ensued on the motion and the suggestion of redrawing the lines. The Chair suggested referring to the Planning Department and the petitioners. **Motion:** M.Gasses motioned to refer the matter to the Planning Department and the petitioners, and will appoint a sub committee to work on this. D.Trefethen seconded. Vote: Unanimous approval.

The Chair asked the petitioners to contact the Planning Department for coordination on this plan.

The Chair called for a recess at 8:15 pm, resumed at 8:20 pm.

The Vice Chair took his seat.

- B. Consideration and vote on proposed Capital Improvements Program (CIP) FY 2012 – FY 2017. The CIP can be found on the City Web Site at www.dover.nh.gov/planspec_out.htm?id=Capital.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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

The Chair noted the Director of Recreation and representatives of the school department are present, and advised the Board that changes have been made.

Public Hearing Opened

S.Bird noted the Planning Department suggests that the Board not make any final determinations tonight, and to take time to compare the changes. He discussed the changes that reflected the Recreation and School departments.

The Chair discussed his concerns with the CIP.

Gary Bannon, Director of the Recreation Department, noted the changes to the Recreation Department reflect revisions recommended from the City Council. These changes come from recent discussions from the City Council and City Manager. The Chair noted these changes fall in to the purview of the Master Plan and is what the Planning Board is here to consider.

The Chair, G.Bannon and Laurie Verville (Business Manager for the Dover Schools) discussed the Dunaway Field Turf Replacement.

L.Merullo noted her concern with the proposed projects for the Jenny Thompson Pool. L.Merullo and G.Bannon discussed these concerns.

D.Trefethen and G.Bannon discussed the Capital Reserve-Park/Playground Improvements, under Culture and Recreation.

Jean Briggs Badger, Superintendent of the Dover Schools, along with Laurie Verville and Dr. Carol Mebert (Chair of the School Board) represented the Dover School Department. J.Briggs Badger discussed the changes that were made to the education projects for the Garrison Elementary School and the Dover High School.

D.Trefethen and J.Briggs Badger discussed the Dover High School funding timeline. She feels they need to proceed with the timeline and discussed their plans for moving forward.

L.Merullo and L.Verville discussed the Garrison Elementary School. L.Merullo noted her concern with the school projects.

The Chair and J.Briggs Badger clarified the total funding needed for the proposed Education project.

F.Torr and J.Briggs Badger discussed the Education projects. She noted the total project funding that is proposed should be sufficient for renovations.

Public Hearing Closed

4. NEW BUSINESS

- A. 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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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

Cross Road, by Tay Tav Partnership, LLC, Assessor's Map B, Lots 18, 26-34, 39-47, zoned R-40. (P05-13) (18 lots)

This item will not be heard this evening, and is rescheduled to be heard at the December 21, 2010 Planning Board Meeting.

5. STAFF COMMENTS

S.Bird discussed the By Laws and Rules handout that was given to the Board Members. He noted that this will be discussed and hopefully voted on at the December 21, 2010 Planning Board Meeting.

He also noted the 2011 Meeting Schedule is available.

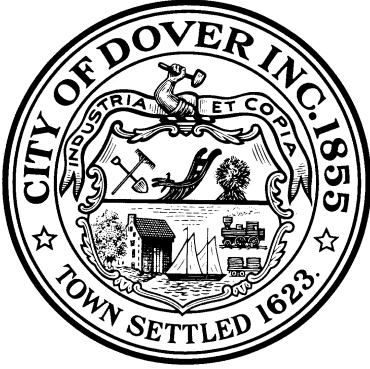
6. COMMITTEE REPORTS

The Chair appointed M.Gasses and D.Trefethen to sit on an Advisory Committee for the Arch Street petition.

The Chair will not be standing for reelection of Chair for 2011. The position for Chair and Vice Chair will be elected upon at the first Planning Board Meeting in January.

7. ADJOURNMENT

Motion: M.Gasses motioned to adjourn the meeting at 9:09 pm. L.Merullo seconded. Vote: Unanimous approval.



City of Dover

New Hampshire

Proposed
Capital Improvements Program
Fiscal Years 2012 - 2017

Revised Tables December 8, 2010
For City Councilors

City Manager J. Michael Joyal, Jr.

Capital Improvements Program - FY2012-2017

Net Financial Impact to Property Tax and User Fee Rates

Debt and Operating Budget Financed Projects

Revised Dec 8, 2010

Estimated Property Tax Rate Change						
City	2012	2013	2014	2015	2016	2017
Operating Bdgt	0.49	0.08	(0.05)	(0.03)	-	0.04
Debt Financed	(0.02)	0.01	0.34	0.20	0.03	(0.11)
Change by Year	0.47	0.09	0.29	0.17	0.03	(0.07)
% Chng Comb	2.23%	0.37%	1.19%	0.69%	0.12%	-0.27%
School						
Operating Bdgt	-	-	-	-	-	-
Debt Financed	-	-	0.03	0.21	0.42	0.33
Change by Year	-	-	0.03	0.21	0.42	0.33
% Chng Comb	0.00%	0.00%	0.12%	0.85%	1.68%	1.30%
Combined						
Operating Bdgt	0.49	0.08	(0.05)	(0.03)	-	0.04
Debt Financed	(0.02)	0.01	0.37	0.41	0.45	0.22
Change by Year	0.47	0.09	0.32	0.38	0.45	0.26
% Chng Comb	2.23%	0.37%	1.32%	1.54%	1.80%	1.02%
Est. Tax Rate	24.22	24.31	24.63	25.01	25.46	25.72
<i>Estimated Rate reflects the impact of the CIP only.</i>						
<i>Amounts represent annual change to Tax Rate based on FY11 of \$23.75 per \$1,000 of assessed value. % Change reflects the annual change to the total rate.</i>						

Water & Sewer User Fee Rate Change						
Water	2012	2013	2014	2015	2016	2017
Operating Bdgt	0.07	-	-	-	-	-
Debt Financed	0.23	0.03	0.06	(0.06)	0.01	0.02
Change by Year	0.30	0.03	0.06	(0.06)	0.01	0.02
% Chng Comb	3.34%	0.31%	0.61%	-0.59%	0.10%	0.20%
Water Rate	4.23	4.26	4.32	4.26	4.27	4.29
Sewer						
Operating Bdgt	(0.04)	-	-	-	-	-
Debt Financed	0.34	0.25	0.27	(0.12)	0.13	0.11
Change by Year	0.30	0.25	0.27	(0.12)	0.13	0.11
% Chng Comb	3.34%	2.61%	2.74%	-1.18%	1.30%	1.08%
Sewer Rate	5.34	5.59	5.86	5.74	5.87	5.98
Combined						
Operating Bdgt	0.03	-	-	-	-	-
Debt Financed	0.57	0.28	0.33	(0.18)	0.14	0.13
Change by Year	0.60	0.28	0.33	(0.18)	0.14	0.13
% Chng Comb	6.69%	2.93%	3.35%	-1.77%	1.40%	1.28%
Combined Rate	9.57	9.85	10.18	10.00	10.14	10.27
<i>Estimated Rate reflects the impact of the CIP only. Other budget adjustments will vary rate.</i>						
<i>Amounts represent annual change to User Fees. Fees apply to 100 CF of water consumption.</i>						
<i>FY11 Water Fee - \$3.93 Sewer Fee - \$5.04 Combined - \$8.97</i>						
<i>100 Cubic Feet = 748 Gallons</i>						
Combined cost/gallon	\$0.013	\$0.013	\$0.014	\$0.013	\$0.014	\$0.014

Capital Improvements Program - FY2012-2017
Debt Limits - Statutory and City Policy Levels

Revised Dec 8, 2010

City Estimated Legal Debt Limits			
FY End	Statutory 3.0% EAV	Policy 65% of State	Outstanding Debt
2011	83,067,093	53,993,610	36,313,248
2012	84,963,420	55,226,223	38,105,331
2013	85,803,399	55,772,209	52,740,154
2014	86,651,777	56,323,655	50,890,560
2015	87,508,640	56,880,616	51,038,390
2016	88,374,071	57,443,146	55,199,546
2017	89,248,154	58,011,300	52,505,969

School Estimated Legal Debt Limits			
FY End	Statutory 7.0% EAV	Policy 15% of State	Outstanding Debt
2011	193,823,217	29,073,483	28,640,814
2012	198,247,979	29,737,197	28,452,119
2013	200,207,931	30,031,190	28,199,874
2014	202,187,480	30,328,122	42,871,634
2015	204,186,827	30,628,024	54,419,834
2016	206,206,165	30,930,925	60,342,202
2017	208,245,692	31,236,854	55,960,884

Water Estimated Legal Debt Limits			
FY End	Statutory 10% EAV	Policy 5% of State	Outstanding Debt
2011	276,890,310	13,844,516	14,334,000
2012	283,211,399	14,160,570	13,238,000
2013	286,011,331	14,300,567	12,109,667
2014	288,839,257	14,441,963	11,458,334
2015	291,695,467	14,584,773	11,523,834
2016	294,580,236	14,729,012	12,904,334
2017	297,493,846	14,874,692	11,666,334

Net Sewer Estimated Legal Debt Limits			
FY End	Statutory Exempt	Policy 1.5% EAV	Outstanding Debt
2011	None	41,533,546	13,487,404
2012	None	42,481,710	14,253,152
2013	None	42,901,700	17,249,884
2014	None	43,325,889	19,423,071
2015	None	43,754,320	18,278,807
2016	None	44,187,035	16,875,701
2017	None	44,624,077	15,288,293

DBIDA Estimated Legal Debt Limits*			
FY End	Statutory Flat Amount	Policy None	Outstanding Debt**
2011	5,000,000	None	1,959,773
2012	5,000,000	None	1,723,909
2013	5,000,000	None	1,548,300
2014	5,000,000	None	1,467,626
2015	5,000,000	None	1,381,550
2016	5,000,000	None	0
2017	5,000,000	None	0

Exempt from Limits & Total Debt			
FY End	Exempt From Legal	Exempt from Policy	Total Debt O/S
2011	27,276,685	13,789,281	108,524,520
2012	27,153,771	12,900,619	108,673,131
2013	28,420,348	11,170,464	123,018,343
2014	31,315,258	11,892,187	138,003,412
2015	39,503,835	21,225,028	157,867,443
2016	38,793,252	21,917,551	167,239,334
2017	35,677,002	20,388,709	155,810,189

* Limit only applies to old debt. New debt issued without limits.
 ** Includes debt issued without limit

2012 Debt Retirement by Department/Function	
Department/Function	Amount
City	4,052,997
School	2,488,695
Total General Fund	6,541,692
Special Revenue Funds	245,000
Water Fund	946,000
Sewer Fund	1,789,500
DBIDA	70,864
Total All Funds	9,593,055

Summary By Financing Source

Source	Fiscal Year						Total
	2012	2013	2014	2015	2016	2017	
Debt Financed							
City Departments	2,400,000	5,400,000	16,765,000	4,460,000	4,725,000	8,968,500	42,718,500
School Department	-	2,300,000	2,300,000	17,300,000	15,000,000	10,000,000	46,900,000
Total General Fund	2,400,000	7,700,000	19,065,000	21,760,000	19,725,000	18,968,500	89,618,500
Special Revenue	-	-	-	10,300,000	2,100,000	-	12,400,000
Water Fund	2,000,000	50,000	-	475,000	1,200,000	2,575,000	6,300,000
Sewer Fund	4,000,000	3,050,000	3,250,000	3,650,000	500,000	250,000	14,700,000
Total Other Funds	6,000,000	3,100,000	3,250,000	14,425,000	3,800,000	2,825,000	33,400,000
Total Debt Financed	8,400,000	10,800,000	22,315,000	36,185,000	23,525,000	21,793,500	123,018,500
Operating Budget Financed							
City Departments	2,723,745	2,935,707	2,805,373	2,732,901	2,736,138	2,834,472	16,768,336
School Department	-	-	-	-	-	-	-
Total General Fund	2,723,745	2,935,707	2,805,373	2,732,901	2,736,138	2,834,472	16,768,336
Special Revenue	-	-	-	-	-	-	-
Water Fund	600,000	600,000	600,000	600,000	600,000	600,000	3,600,000
Sewer Fund	475,000	475,000	475,000	475,000	475,000	475,000	2,850,000
Arena Fund	-	-	-	-	-	-	-
Total Other Funds	1,075,000	1,075,000	1,075,000	1,075,000	1,075,000	1,075,000	6,450,000
Total Oper Budget Financed	3,798,745	4,010,707	3,880,373	3,807,901	3,811,138	3,909,472	23,218,336
Reserve Fund Financed							
City Departments	841,000	517,000	793,000	864,784	587,652	903,264	4,506,700
School Department	-	600,000	-	-	-	-	600,000
Total General Fund	841,000	1,117,000	793,000	864,784	587,652	903,264	5,106,700
Special Revenue	-	-	-	-	-	-	-
Water Fund	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Sewer Fund	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
Total Other Funds	450,000	450,000	450,000	450,000	450,000	450,000	2,700,000
Total Reserve Fund Financed	1,291,000	1,567,000	1,243,000	1,314,784	1,037,652	1,353,264	7,806,700
Grant Financed							
City Departments	3,245,000	-	-	-	280,768	1,946,644	5,472,412
School Department	-	-	-	-	-	-	-
Total General Fund	3,245,000	-	-	-	280,768	1,946,644	5,472,412
Special Revenue	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-
Total Other Funds	-	-	-	-	-	-	-
Total Grant Financed	3,245,000	-	-	-	280,768	1,946,644	5,472,412
Existing Funds Financed							
City Departments	67,500	45,000	67,500	45,000	67,500	45,000	337,500
School Department	-	-	-	-	-	-	-
Total General Fund	67,500	45,000	67,500	45,000	67,500	45,000	337,500
Special Revenue	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-
Total Other Funds	-	-	-	-	-	-	-
Total Existing Funds Financed	67,500	45,000	67,500	45,000	67,500	45,000	337,500
All Financing Sources							
City Departments	9,277,245	8,897,707	20,430,873	8,102,685	8,397,058	14,697,880	69,803,448
School Department	-	2,900,000	2,300,000	17,300,000	15,000,000	10,000,000	47,500,000
Total General Fund	9,277,245	11,797,707	22,730,873	25,402,685	23,397,058	24,697,880	117,303,448
Special Revenue	-	-	-	10,300,000	2,100,000	-	12,400,000
Water Fund	2,800,000	850,000	800,000	1,275,000	2,000,000	3,375,000	11,100,000
Sewer Fund	4,725,000	3,775,000	3,975,000	4,375,000	1,225,000	975,000	19,050,000
Arena Fund	-	-	-	-	-	-	-
Total Other Funds	7,525,000	4,625,000	4,775,000	15,950,000	5,325,000	4,350,000	42,550,000
Total All Financing Sources	16,802,245	16,422,707	27,505,873	41,352,685	28,722,058	29,047,880	159,853,448

This page intentionally left blank

Capital Improvements Program - FY2012-2017

Proposed

REVISED Dec 8, 2010

All Projects

PROJECT DESCRIPTION	Fiscal Year					2016	2017	Total	Finance Method
	2012	2013	2014	2015	2015				
GENERAL GOVERNMENT									
Capital Reserve - Infrastructure & Equip	500,000	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000	OB
Cemetery Improvements						550,000		550,000	DF
Cemetery Chapel Restoration							150,000	150,000	DF
City Hall Elevator Atrium							50,000	50,000	RF
City Hall Tower Maintenance							100,000	100,000	DF
TOTAL GENERAL GOVT.	500,000	500,000	500,000	500,000	1,050,000	800,000		3,850,000	
POLICE									
Police Vehicle Replacement	112,500	90,000	112,500	90,000	112,500	90,000		607,500	OB
Dispatch Radio Replacement		115,000						115,000	OB
Police Facility - Design & Construction			13,000,000					13,000,000	DF
TOTAL POLICE	112,500	205,000	13,112,500	90,000	112,500	90,000		13,722,500	
FIRE & RESCUE									
Ambulance Replacement	155,000						176,603	331,603	RF
Hydraulic Extrication Equipment Replacement		35,000						35,000	RF
South End Station Generator Replacement		52,000						52,000	RF
Fire Pumper Replacement			468,000					468,000	RF
Bunker Gear Replacement				135,200				135,200	RF
Breathing Apparatus Replacement				259,584				259,584	RF
Cardiac Monitor & Defibrillators Replacement					84,228			84,228	RF
South End Station Ramp Replacement					46,232			46,232	RF
Staff Vehicle Replacement					42,000			42,000	RF
Command Vehicle Replacement						50,000		50,000	RF
Central & South End Station Roof Replacements						60,000		60,000	RF
TOTAL FIRE & RESCUE	155,000	87,000	468,000	394,784	172,460	286,603		1,563,847	
COMMUNITY SERVICES - PUBLIC WORKS									
PW Heavy Equipment	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000	RF
General Streets & Sidewalk Improvements	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	10,800,000	OB
Bridge Improvements	100,000	100,000	100,000	100,000	100,000	100,000	100,000	600,000	OB
Bridge Replacement - Route 108						200,000		200,000	DF
Bridge Replacement County Farm							250,000	250,000	DF
TIP - Rehab Washington St & Arch St Bridge	50,000							50,000	RF/GR
TIP - FasTrans - Dover Public Transit	90,000	125,000	125,000	140,000	145,000	145,000	145,000	770,000	RF
TIP - Replace Oak Street Railroad Bridge						350,960	2,433,305	2,784,265	RF/DF/GR
Drainage System Improvements	150,000	150,000	150,000	150,000	150,000	150,000	150,000	900,000	OB
Bridge Replacement Whittier St	4,000,000							4,000,000	DF/GR
Central Ave Corridor Signalization	206,000							206,000	RF
Traffic Calming Devices - Belknap, Cushing			59,615					59,615	OB
Downtown Upper Square Traffic Improvments				200,000			550,000	750,000	DF
Central Ave Corridor Long Hill Road Signalization						115,000		115,000	DF
Street Recon - Applevale Area	1,000,000							1,000,000	DF
Street Reconstruction - Tolend Road		2,500,000	2,500,000					5,000,000	DF
Street Reconstruction - Atlantic Ave	200,000	1,800,000						2,000,000	DF
Street Recon - Pineview Dr. & Pearson Dr.	400,000							400,000	DF
Street Recon - Piscataqua/Rabbit Rd		200,000		1,500,000				1,700,000	DF
Street Recon - Nelson St		50,000		425,000				475,000	DF
Street Impr & Sidewalk - Mast Rd/Spruce Ln		850,000						850,000	DF
Street Reconstruction - Roberts Road			65,000		500,000			565,000	DF
Street Recon - Lisa Beth Drive & Circle			650,000					650,000	DF
Street Recon - Oak/Ham/ Ela Area				500,000		1,600,000		2,100,000	DF
Street Reconstruction - Silver St				400,000		3,000,000		3,400,000	DF
Street Recon - Richardson Drive				475,000				475,000	DF
Street Reconstruction - Henry Law Final Phase				850,000				850,000	DF
Street Reconstruction - Broadway						300,000		300,000	DF
Street Recon - Tanglewood Dr						335,000		335,000	DF
Street Reconstruction - Union Street						225,000		225,000	DF
Drainage - Old Colony Road		70,000						70,000	OB
Street Recon - Floral Avenue						50,000		50,000	DF
EMS Computer Software Upgrade							20,000	20,000	OB
TOTAL COMM SERV - PW	8,196,000	7,845,000	5,649,615	6,740,000	4,470,960	10,248,305		43,149,880	
CULTURE & RECREATION									
Capital Reserve - Park/Playground Improvements							75,000	75,000	OB
Indoor Pool Lighting					150,000			150,000	DF
Indoor Pool Roof Replacement				110,000				110,000	DF
Park Improvements - Maglaras Park						1,800,000		1,800,000	DF
Park Improvements - Guppey Field			550,000					550,000	DF

Capital Improvements Program - FY2012-2017

Proposed

REVISED Dec 8, 2010

All Projects

PROJECT DESCRIPTION	Fiscal Year						Total	Finance Method
	2012	2013	2014	2015	2016	2017		
Park Improvements - Henry Law Park		105,000					105,000	RF
Park Improvements - Amanda Howard				130,000			130,000	RF
Arena Locker Room & Foster Rink Improvements						185,000	185,000	DF
Dunaway Field Turf Replacement (Split with DHS)					500,000		500,000	DF
Jenny Thompson Pool Enclosure						2,750,000	2,750,000	DF
Jenny Thompson Pool Bathhouse	185,000						185,000	RF
TOTAL CULTURE & RECREATION	185,000	105,000	550,000	240,000	2,450,000	3,010,000	6,540,000	
PUBLIC LIBRARY								
Books and Collections	128,745	131,707	134,758	137,901	141,138	144,472	818,721	OB
Air Conditioning System						118,500	118,500	DF
Self Checkout Workstations		24,000					24,000	OB
Library Automation System (split City/School)			16,000				16,000	OB
TOTAL PUBLIC LIBRARY	128,745	155,707	150,758	137,901	141,138	262,972	977,221	
TOTAL CITY DEPARTMENTS	9,277,245	8,897,707	20,430,873	8,102,685	8,397,058	14,697,880	69,803,448	
EDUCATION								
Garrison Elementary School Improvements		2,900,000	2,300,000	2,300,000			7,500,000	DF/RF
High School & Regional Career Tech Improvmnts			0	15,000,000	15,000,000	10,000,000	40,000,000	DF
TOTAL EDUCATION	0	2,900,000	2,300,000	17,300,000	15,000,000	10,000,000	47,500,000	
TOTAL GENERAL FUND	9,277,245	11,797,707	22,730,873	25,402,685	23,397,058	24,697,880	117,303,448	
SPECIAL REVENUE FUNDS								
Rizzo - Downtown Parking Facility				10,000,000			10,000,000	DF
Rizzo - Parking Deck - School St.				300,000	2,100,000		2,400,000	DF
TOTAL SPECIAL REVENUE FUNDS	0	0	0	10,300,000	2,100,000	0	12,400,000	
COMMUNITY SERVICES - WATER FUND								
Transfer to Capital Reserve	450,000	450,000	450,000	450,000	450,000	450,000	2,700,000	OB
Water Meter Replacement	75,000	75,000	75,000	75,000	75,000	75,000	450,000	OB
Water Treatment Plant & Well Equipment	75,000	75,000	75,000	75,000	75,000	75,000	450,000	OB
Water Exploration	100,000	100,000	100,000	100,000	100,000	100,000	600,000	RF
Wellhead Protection	100,000	100,000	100,000	100,000	100,000	100,000	600,000	RF
Water Main Repl - Main St./Washington St.						100,000	100,000	DF
Water Main Repl - Silver St				150,000		850,000	1,000,000	DF
Water Pressure Improvements - North End	2,000,000						2,000,000	DF
Water Main Repl - Oak/Ham				125,000		750,000	875,000	DF
Water Main Repl - Ela/Rose/Coolidge Area						875,000	875,000	DF
Water Main Repl - Nelson Street		50,000		200,000			250,000	DF
Water Main - Long Hill Loop					1,200,000		1,200,000	DF
TOTAL WATER FUND	2,800,000	850,000	800,000	1,275,000	2,000,000	3,375,000	11,100,000	
COMMUNITY SERVICES - SEWER FUND								
Transfer to Capital Reserve	400,000	400,000	400,000	400,000	400,000	400,000	2,400,000	OB
Pump Station Equipment Replace-Maint.	75,000	75,000	75,000	75,000	75,000	75,000	450,000	OB
Inflow/Infiltration Study/Mitigation	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000	RF
Sewer Main - Henry Law Ave			200,000				200,000	DF
WWTP - Facility Upgrade		3,000,000	3,000,000	3,000,000			9,000,000	DF
Pump Station Upgrade - Varney Brook					50,000		50,000	DF
Sewer Main - Ela Area			50,000			250,000	300,000	DF
Sewer Main - Nelson Street		50,000		150,000			200,000	DF
Sludge Dewatering Equipment Upgrade	4,000,000						4,000,000	DF
General Sewer Replacements				500,000			500,000	DF
Sewer Main - Floral Ave					50,000		50,000	DF
Leighton Way Pump Station Replacement					325,000		325,000	DF
Force Main Charles St. Pump Station					75,000		75,000	DF
TOTAL SEWER FUND	4,725,000	3,775,000	3,975,000	4,375,000	1,225,000	975,000	19,050,000	
TOTAL OTHER FUNDS	7,525,000	4,625,000	4,775,000	5,650,000	3,225,000	4,350,000	30,150,000	
TOTAL ALL PROJECTS	16,802,245	16,422,707	27,505,873	41,352,685	28,722,058	29,047,880	159,853,448	

Capital Improvements Program - FY2012-2017

Revised Dec 8, 2010

Debt Financed Portion

PROJECT DESCRIPTION	Fiscal Year					Total	Amort
	2012	2013	2014	2015	2016		
GENERAL GOVERNMENT							
Cemetery Improvements					550,000	550,000	20
Cemetery Chapel Restoration						150,000	20
City Hall Tower Maintenance						100,000	15
TOTAL GENERAL GOVT	0	0	0	0	550,000	250,000	800,000
POLICE							
Police Facility - Design & Construction			13,000,000			13,000,000	20
TOTAL POLICE	0	0	13,000,000	0	0	0	13,000,000
FIRE & RESCUE							
TOTAL FIRE & RESCUE	0	0	0	0	0	0	0
COMMUNITY SERVICES - PUBLIC WORKS							
Bridge Improvements - Rte 108					200,000	200,000	20
Bridge Repl - County Farm over Cochecho						250,000	20
Bridge Replacement - Whittier Street	800,000					800,000	20
TIP - Replace Oak Street Railroad Bridge						265,000	20
Downtown Upper Square Traffic Improvements				200,000		550,000	15
Street Reconstruction - Floral Avenue					50,000	50,000	15
Street Reconstruction - Silver Street				400,000		3,000,000	20
Street Reconstruction - Tolend Road		2,500,000	2,500,000			5,000,000	20
Street Reconstruction - Atlantic Ave	200,000	1,800,000				2,000,000	20
Street Reconstruction - Richardson Drive				475,000		475,000	20
Street Reconstruction - Pineview & Pearson	400,000					400,000	20
Street Reconstruction - Roberts			65,000		500,000	565,000	20
Street Reconstruction - Tanglewood Drive					335,000	335,000	20
Street Reconstruction - Lisa Beth Drive & Circle			650,000			650,000	20
Street Reconstruction - Broadway					300,000	300,000	20
Street Reconstruction - Oak/Ham/ Ela Area				500,000		1,600,000	20
Street Reconstruction - Applevale Area	1,000,000					1,000,000	20
Street Reconstruction - Piscataqua/Rabbit Rd		200,000		1,500,000		1,700,000	20
Street Reconstruction - Nelson St		50,000		425,000		475,000	20
Street Impr & Sidewalk - Mast Rd/Spruce Ln		850,000				850,000	20
Central Ave Corridor Long Hill Road Signalization					115,000	115,000	20
Street Reconstruction - Union Street					225,000	225,000	20
Street Reconstruction - Henry Law Final Phase				850,000		850,000	20
TOTAL COMM SERV - PW	2,400,000	5,400,000	3,215,000	4,350,000	1,725,000	5,665,000	22,755,000
CULTURE & RECREATION							
Indoor Pool Lighting					150,000	150,000	20
Park Improvements - Maglaras					1,800,000	1,800,000	20
Park Improvements - Guppey Field			550,000			550,000	15
Indoor Pool Roof Replacement				110,000		110,000	20
Arena Locker Room & Foster Rink Improvements						185,000	20
Dunaway Field Turf Replacement (Split with DHS)					500,000	500,000	15
Jenny Thompson Pool Enclosure						2,750,000	20
TOTAL CULTURE & RECREATION	0	0	550,000	110,000	2,450,000	2,935,000	6,045,000

Capital Improvements Program - FY2012-2017

Revised Dec 8, 2010

Debt Financed Portion

PROJECT DESCRIPTION	Fiscal Year						Total	Amort
	2012	2013	2014	2015	2016	2017		
PUBLIC LIBRARY								
Air Conditioning System						118,500	118,500	15
TOTAL PUBLIC LIBRARY	0	0	0	0	0	118,500	118,500	
TOTAL CITY DEPARTMENTS	2,400,000	5,400,000	16,765,000	4,460,000	4,725,000	8,968,500	42,718,500	
EDUCATION								
Garrison Elementary School Improvements		2,300,000	2,300,000	2,300,000			6,900,000	20
High School & Regional Career Tech Improvmts				15,000,000	15,000,000	10,000,000	40,000,000	20
TOTAL EDUCATION	0	2,300,000	2,300,000	17,300,000	15,000,000	10,000,000	46,900,000	
TOTAL GENERAL FUND	2,400,000	7,700,000	19,065,000	21,760,000	19,725,000	18,968,500	89,618,500	
SPECIAL REVENUE FUNDS								
Rizzo - Downtown Parking Facility				10,000,000			10,000,000	20
Rizzo - Parking Deck - School St				300,000	2,100,000		2,400,000	20
TOTAL SPECIAL REVENUE FUNDS	0	0	0	10,300,000	2,100,000	0	12,400,000	
COMMUNITY SERVICES - WATER FUND								
Water Main Repl - Main St./Washington St.						100,000	100,000	15
Water Main Repl - Silver St				150,000		850,000	1,000,000	20
Water Pressure Improvements - North End	2,000,000						2,000,000	20
Water Main Repl - Oak/Ham				125,000		750,000	875,000	15
Water Main Repl - Ela/Rose/Coolidge Area						875,000	875,000	15
Water Main Repl - Nelson Street		50,000		200,000			250,000	15
Water Main - Long Hill Loop					1,200,000		1,200,000	15
TOTAL WATER FUND	2,000,000	50,000	0	475,000	1,200,000	2,575,000	6,300,000	
COMMUNITY SERVICES - SEWER FUND								
Sewer Main - Henry Law Avenue			200,000				200,000	15
WWTP - Facility Upgrade		3,000,000	3,000,000	3,000,000			9,000,000	20
Pump Station Upgrade Varney Brook					50,000		50,000	15
Sewer Main - Ela Area			50,000			250,000	300,000	15
Sewer Main - Nelson Street		50,000		150,000			200,000	15
Sludge Dewatering Equipment Upgrade	4,000,000						4,000,000	20
General Sewer Replacements				500,000			500,000	15
Sewer Main - Floral Avenue					50,000		50,000	15
Leighton Way Pump Station Replacement					325,000		325,000	20
Force Main Charles St. Pump Station					75,000		75,000	15
TOTAL SEWER FUND	4,000,000	3,050,000	3,250,000	3,650,000	500,000	250,000	14,700,000	
TOTAL OTHER FUNDS	6,000,000	3,100,000	3,250,000	14,425,000	3,800,000	2,825,000	33,400,000	
TOTAL DEBT FINANCED	8,400,000	10,800,000	22,315,000	36,185,000	23,525,000	21,793,500	123,018,500	

Capital Improvements Program - FY2012-2017

Revised Dec 8, 2010

Operating Budget Financed Portion

PROJECT DESCRIPTION	Fiscal Year						Total
	2012	2013	2014	2015	2016	2017	
GENERAL GOVERNMENT							
Capital Reserve - Infrastructure & Equip	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
TOTAL GENERAL GOV'T	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
POLICE							
Police Vehicle Replacement	45,000	45,000	45,000	45,000	45,000	45,000	270,000
Dispatch Radio Replacement		115,000					115,000
TOTAL POLICE	45,000	160,000	45,000	45,000	45,000	45,000	385,000
FIRE & RESCUE							
TOTAL FIRE & RESCUE	0	0	0	0	0	0	0
COMMUNITY SERVICES - PUBLIC WORKS							
General Streets & Sidewalk Improvements	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	10,800,000
Bridge Improvements	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Drainage System Improvements	150,000	150,000	150,000	150,000	150,000	150,000	900,000
Traffic Calming Devices - Belknap, Cushing			59,615				59,615
Drainage - Old Colony Road		70,000					70,000
EMS Computer Software Upgrade						20,000	20,000
TOTAL COMM SERV - PW	2,050,000	2,120,000	2,109,615	2,050,000	2,050,000	2,070,000	12,449,615
CULTURE & RECREATION							
Capital Reserve Park/Playground Improvements	0	0	0	0	0	75,000	75,000
TOTAL CULTURE & RECREATION	0	0	0	0	0	75,000	75,000
PUBLIC LIBRARY							
Books and Collections	128,745	131,707	134,758	137,901	141,138	144,472	818,721
Self Checkout Workstations		24,000					24,000
Computer Server Replacement (split City/Sch)			16,000				16,000
TOTAL PUBLIC LIBRARY	128,745	155,707	150,758	137,901	141,138	144,472	858,721
TOTAL CITY DEPARTMENTS	2,723,745	2,935,707	2,805,373	2,732,901	2,736,138	2,834,472	16,768,336
EDUCATION							
TOTAL EDUCATION	0	0	0	0	0	0	0
TOTAL GENERAL FUND	2,723,745	2,935,707	2,805,373	2,732,901	2,736,138	2,834,472	16,768,336
COMMUNITY SERVICES - WATER FUND							
Transfer to Capital Reserve	450,000	450,000	450,000	450,000	450,000	450,000	2,700,000
Water Meter Replacement	75,000	75,000	75,000	75,000	75,000	75,000	450,000
Water Treatment Plant & Well Equipment	75,000	75,000	75,000	75,000	75,000	75,000	450,000
TOTAL WATER FUND	600,000	600,000	600,000	600,000	600,000	600,000	3,600,000
COMMUNITY SERVICES - SEWER FUND							
Transfer to Capital Reserve	400,000	400,000	400,000	400,000	400,000	400,000	2,400,000
Pump Station Equipment Replace-Maint.	75,000	75,000	75,000	75,000	75,000	75,000	450,000
TOTAL SEWER FUND	475,000	475,000	475,000	475,000	475,000	475,000	2,850,000
TOTAL OTHER FUNDS	1,075,000	1,075,000	1,075,000	1,075,000	1,075,000	1,075,000	6,450,000
TOTAL ALL FUNDS	3,798,745	4,010,707	3,880,373	3,807,901	3,811,138	3,909,472	23,218,336

Reserve Financed Portion

PROJECT DESCRIPTION	Fiscal Year						Total
	2012	2013	2014	2015	2016	2017	
GENERAL FUND RESERVE							
City Hall Elevator Atrium						50,000	50,000
Ambulance Replacement	155,000					176,603	331,603
Hydraulic Extrication Equipment Replacement		35,000					35,000
South End Station Generator Replacement		52,000					52,000
Fire Pumper Replacement			468,000				468,000
Bunker Gear Replacement				135,200			135,200
Breathing Apparatus Replacement				259,584			259,584
Cardiac Monitor & Defibrillators Replacement					84,228		84,228
South End Station Ramp Replacement					46,232		46,232
Staff Vehicle Replacement					42,000		42,000
Command Vehicle Replacement						50,000	50,000
Central & South End Station Roof Replacements						60,000	60,000
Public Works Heavy Equipment	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Total General Fund Reserved Financed	355,000	287,000	668,000	594,784	372,460	536,603	2,813,847
CEMETERY MAINTENANCE RESERVE							
Total Cemetery Maintenance Reserve	0	0	0	0	0	0	0
TRANSPORTATION RESERVE							
TIP - Rehab Washington St & Arch St Bridge	5,000						5,000
TIP - FasTrans - Dover Public Transit	90,000	125,000	125,000	140,000	145,000	145,000	770,000
TIP - Replace Oak Street Railroad Bridge					70,192	221,661	291,853
Central Avenue Corridor Signalization	206,000						206,000
Total Transportation Reserved Financed	301,000	125,000	125,000	140,000	215,192	366,661	1,272,853
PARK IMPROVEMENTS RESERVE							
Park Improvements - Henry Law Park		105,000					105,000
Park Improvements - Amanda Howard				130,000			130,000
Jenny Thompson Pool Bathhouse	185,000						185,000
Total Park Improvements Reserve	185,000	105,000	0	130,000	0	0	420,000
SCHOOL FACILITY RESERVE							
Garrison Elementary School Improvements		600,000					600,000
Total School Facility Reserved Financed	0	600,000	0	0	0	0	600,000
Total General Fund Reserved Financed	841,000	1,117,000	793,000	864,784	587,652	903,264	5,106,700
WATER FUND CAPITAL RESERVE							
Water Exploration	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Wellhead Protection	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Total Water Fund	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
SEWER FUND CAPITAL RESERVE							
Inflow/Infiltration Mitigation	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
Total Sewer Fund	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
TOTAL RESERVE FUNDS	1,291,000	1,567,000	1,243,000	1,314,784	1,037,652	1,353,264	7,806,700

Capital Improvements Program - FY2012-2017

Revised Dec 8, 2010

Grant Financed Portion

PROJECT DESCRIPTION	Fiscal Year						Total
	2012	2013	2014	2015	2016	2017	
POLICE							
Total Police	0	0	0	0	0	0	0
COMMUNITY SERVICES - PUBLIC WORKS							
TIP - Rehab Washington St & Arch St Bridge	45,000						45,000
TIP - Replace Oak Street Railroad Bridge					280,768	1,946,644	2,227,412
Bridge Replacement Whittier Street	3,200,000						3,200,000
Total Public Works	3,245,000	0	0	0	280,768	1,946,644	5,472,412
CULTURE & RECREATION							
None							0
Total Culture & Recreation	0	0	0	0	0	0	0
TOTAL GRANT FINANCED - CITY	3,245,000	0	0	0	280,768	1,946,644	5,472,412

Existing Funds Portion

PROJECT DESCRIPTION	Fiscal Year						Total
	2012	2013	2014	2015	2016	2017	
GENERAL GOVERNMENT							
Total General Government	0	0	0	0	0	0	0
POLICE							
Vehicles - Police Details Special Revenue Fund	67,500	45,000	67,500	45,000	67,500	45,000	337,500
Total Police	67,500	45,000	67,500	45,000	67,500	45,000	337,500
COMMUNITY SERVICES - PUBLIC WORKS							
Total Public Works	0	0	0	0	0	0	0
CULTURE & RECREATION							
Total Culture & Recreation	0	0	0	0	0	0	0
SPECIAL REVENUE							
Total Special Revenue	0	0	0	0	0	0	0
COMMUNITY SERVICES - WATER FUND							
Total Water Fund	0	0	0	0	0	0	0
COMMUNITY SERVICES - SEWER FUND							
Total Sewer Fund	0	0	0	0	0	0	0
TOTAL EXISTING FUNDS FINANCED	67,500	45,000	67,500	45,000	67,500	45,000	337,500

Capital Improvements Program - FY2012-2017

Revised Dec 8, 2010

Revenues of Debt Financed Projects

() indicate increases in revenues or decreases to costs.

PROJECT DESCRIPTION	Fiscal Year								Total
	2012	2013	2014	2015	2016	2017	2018	2019	
GENERAL FUND DEPARTMENTS									
None	-	-	-	-	-	-	-	-	-
Total City	-	-	-	-	-	-	-	-	-
School:									
State Building Aid	-	(34,500)	(69,000)	(328,500)	(553,500)	(553,500)	(928,500)	(928,500)	(3,396,000)
Total School	-	(34,500)	(69,000)	(328,500)	(553,500)	(553,500)	(928,500)	(928,500)	(3,396,000)
Total General Fund	-	(34,500)	(69,000)	(328,500)	(553,500)	(553,500)	(928,500)	(928,500)	(3,396,000)
COMMUNITY SERVICES-WATER FUND									
None	-	-	-	-	-	-	-	-	-
Total Water Fund	-	-	-	-	-	-	-	-	-
COMMUNITY SERVICES-SEWER FUND									
None	-	-	-	-	-	-	-	-	-
Total Sewer Fund	-	-	-	-	-	-	-	-	-
TOTAL REVENUE - DEBT FINANCED	-	(34,500)	(69,000)	(328,500)	(553,500)	(553,500)	(928,500)	(928,500)	(3,396,000)

Changes to Operating Budget

PROJECT DESCRIPTION	Fiscal Year								Total
	2012	2013	2014	2015	2016	2017	2018	2019	
GENERAL FUND CITY DEPARTMENTS									
Total General Fund City Departments	-	-	-	-	-	-	-	-	-
EDUCATION									
Total Education	-	-	-	-	-	-	-	-	-
Total General Fund	-	-	-	-	-	-	-	-	-
COMMUNITY SERVICES-WATER FUND									
Total Water Fund	-	-	-	-	-	-	-	-	-
COMMUNITY SERVICES-SEWER FUND									
Total Sewer Fund	-	-	-	-	-	-	-	-	-
TOTAL CHANGES TO OPER BGTS	-	-	-	-	-	-	-	-	-

Total Revenue of Projects & Changes to Operating Budgets

PROJECT DESCRIPTION	Fiscal Year								Total
	2012	2013	2014	2015	2016	2017	2018	2019	
GENERAL FUND DEPARTMENTS									
City	-	-	-	-	-	-	-	-	-
School	-	(34,500)	(69,000)	(328,500)	(553,500)	(553,500)	(928,500)	(928,500)	(3,396,000)
Total General Fund	-	(34,500)	(69,000)	(328,500)	(553,500)	(553,500)	(928,500)	(928,500)	(3,396,000)
COMMUNITY SERVICES-WATER FUND									
	-	-	-	-	-	-	-	-	-
COMMUNITY SERVICES-SEWER FUND									
	-	-	-	-	-	-	-	-	-
Total Enterprise Funds	-	-	-	-	-	-	-	-	-
TOTAL OPERATING BUDGET IMPACT	-	(34,500)	(69,000)	(328,500)	(553,500)	(553,500)	(928,500)	(928,500)	(3,396,000)

Trust Reserve Funds**Projected Balances**

DESCRIPTION	Fiscal Year					
	2012	2013	2014	2015	2016	2017
General Fund Reserve						
Beginning Balance	100	145,100	358,463	191,359	97,054	224,836
Fund Transfers In	500,000	500,000	500,000	500,000	500,000	500,000
Other Income						
Investment Income	0	363	896	478	243	562
Other Use						
CIP Transfers Out	(355,000)	(287,000)	(668,000)	(594,784)	(372,460)	(536,603)
Ending Balance	145,100	358,463	191,359	97,054	224,836	188,795
Parks Improvements Reserve						
Beginning Balance	282	283	20,283	145,334	140,697	266,049
Fund Transfers In	-	-	-	-	-	75,000
Other Income	185,000	125,000	125,000	125,000	125,000	
Investment Income	1	1	51	363	352	665
Other Use						
CIP Transfers Out	(185,000)	(105,000)	-	(130,000)	-	-
Ending Balance	283	20,283	145,334	140,697	266,049	341,714
Cemetery Maintenance Reserve						
Beginning Balance	51,229	57,557	63,901	70,260	76,636	83,028
Fund Transfers In	-	-	-	-	-	-
Other Income	6,200	6,200	6,200	6,200	6,200	6,200
Investment Income	128	144	160	176	192	208
Other Use						
CIP Transfers Out	-	-	-	-	-	-
Ending Balance	57,557	63,901	70,260	76,636	83,028	89,435
Transportation Reserve						
Beginning Balance	429,539	269,613	285,287	301,000	301,753	227,315
Fund Transfers In						
Other Income	140,000	140,000	140,000	140,000	140,000	140,000
Investment Income	1,074	674	713	753	754	568
Other Use						
CIP Transfers Out	(301,000)	(125,000)	(125,000)	(140,000)	(215,192)	(366,661)
Ending Balance	269,613	285,287	301,000	301,753	227,315	1,223
Police Facilities Reserve						
Beginning Balance	14,167	20,203	26,253	32,319	38,400	44,496
Fund Transfers In						
Other Income	6,000	6,000	6,000	6,000	6,000	6,000
Investment Income	35	51	66	81	96	111
Other Use						
CIP Transfers Out	-	-	-	-	-	-
Ending Balance	20,203	26,253	32,319	38,400	44,496	50,607
Fire & Rescue Facilities Reserve						
Beginning Balance	26,862	38,929	51,027	63,154	75,312	87,500
Fund Transfers In						
Other Income	12,000	12,000	12,000	12,000	12,000	12,000
Investment Income	67	97	128	158	188	219
Other Use						
CIP Transfers Out	-	-	-	-	-	-
Ending Balance	38,929	51,027	63,154	75,312	87,500	99,719

Trust Reserve Funds**Projected Balances**

DESCRIPTION	Fiscal Year					
	2012	2013	2014	2015	2016	2017
Recreation Facilities Reserve						
Beginning Balance	47,591	67,710	87,879	108,099	128,369	148,690
Fund Transfers In						
Other Income	20,000	20,000	20,000	20,000	20,000	20,000
Investment Income	119	169	220	270	321	372
Other Use						
CIP Transfers Out	-	-	-	-	-	-
Ending Balance	67,710	87,879	108,099	128,369	148,690	169,062
Arena Improvements Reserve						
Beginning Balance	51,745	61,874	72,029	82,209	92,414	102,645
Fund Transfers In						
Other Income	10,000	10,000	10,000	10,000	10,000	10,000
Investment Income	129	155	180	206	231	257
Other Use						
CIP Transfers Out	-	-	-	-	-	-
Ending Balance	61,874	72,029	82,209	92,414	102,645	112,902
School Facility Reserve						
Beginning Balance	631,212	757,790	284,685	410,397	536,422	662,764
Fund Transfers In	-	-	-	-	-	-
Other Income	125,000	125,000	125,000	125,000	125,000	125,000
Investment Income	1,578	1,894	712	1,026	1,341	1,657
Other Use						
CIP Transfers Out	-	(600,000)	-	-	-	-
Ending Balance	757,790	284,685	410,397	536,422	662,764	789,420
Water Fund Cap Reserve						
Beginning Balance	2,202,122	2,482,627	2,763,834	3,045,744	3,328,358	3,611,679
Fund Transfers In	450,000	450,000	450,000	450,000	450,000	450,000
Other Income	25,000	25,000	25,000	25,000	25,000	25,000
Investment Income	5,505	6,207	6,910	7,614	8,321	9,029
Other Use						
CIP Transfers Out	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
Ending Balance	2,482,627	2,763,834	3,045,744	3,328,358	3,611,679	3,895,708
Sewer Fund Cap Reserve						
Beginning Balance	453,121	674,254	895,940	1,118,180	1,340,975	1,564,327
Fund Transfers In	400,000	400,000	400,000	400,000	400,000	400,000
Other Income	70,000	70,000	70,000	70,000	70,000	70,000
Investment Income	1,133	1,686	2,240	2,795	3,352	3,911
Other Use						
CIP Transfers Out	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)
Ending Balance	674,254	895,940	1,118,180	1,340,975	1,564,327	1,788,238

DOVER TRANSPORTATION IMPROVEMENTS PROGRAM

NHDOT Project No.	Facility Route or System	Project Description	Funding Source	FY '12	FY '13	FY '14	FY '15	FY '16	FY '17	Previously Committed Funds (included in total)	Estimated Total Project Cost	Construction Start	Project Remarks	
None	All Signalized Intersections as a managed system for communication and control using MarcNX software	Signalization Upgrade, Coordination and Management Software Implementation-Phase II	Federal:	\$0								FY12	This is the final phase in a three part project.	
			State:	\$0										
			Local:	\$190,180										
			Other:											
			Total:	\$190,180										
			Activity:	I										
13509	Downtown/urban core area	High Frequency Downtown Hybrid Checkpoint Demand Response Transit Service-FASTRANS	Federal:	\$90,750	\$83,334	\$83,334	\$93,334	\$93,334	\$96,667		\$1,394,000	On-going Operation	FY'12 is final CMAQ grant year. Funding beyond 3 yr grant period is approx. 60% match w/ Federal FTA 5307 funds. County contribution beyond FY'12 requires re-approval.	
			State:			\$0								Cmaq grant period only
			Local:	\$90,000	\$125,000	\$125,000	\$140,000	\$140,000	\$145,000		\$318,500			
			SRPC:	\$30,000										
			Total:	\$210,750	\$208,334	\$208,334	\$233,334	\$233,334	\$241,667		\$1,472,500			\$1,382,500
			Activity:	O	O	O	O	O	O		see transit report			
13796	Washington Street	Rehab bridge over B & M Railroad under Washington St at Arch St.	Federal:	\$40,000							\$560,000	FY12	State 10 year plan. Match is 10% City, 10% State, 80% federal. Next step is Council approval of municipal agreement w/state, then engineering design	
			State:	\$5,000							\$70,000			
			Local:	\$5,000							\$70,000			
			Other:											
			Total:	\$50,000							\$700,000			\$750,000
			Activity:	PE, C										
None	Oak St Bridge over B & M mainline railroad	Replace Oak St. bridge over railroad due to functional deficiency and safety concerns. Bridge aid project with 80% federal, 10% state, 10% City matches	Federal:	\$0				\$280,768	\$1,946,644			FY17-18	This project is contained in the State Ten Year Plan Long-Range Element. Most of physical bridge location in Rollinsford	
			State:	\$0				\$35,960	\$243,330					
			Local:	\$0				\$35,960	\$243,330					
			Other:											
			Total:	\$0				\$352,688	\$2,433,304		\$2,784,265			
			Activity:				PE	C						
None	Intersection of Long Hill Road and Old Rochester Road	Signalization and hardwire coordination of subject intersection with Long Hill Rd/NH Rte 108 signalized Intersection	Federal:	\$0				\$92,000	\$372,480			FY18	Signal warrants were exceeded once adjacent intersection was signalized. FHWA CMAQ or STP application has not been submitted yet.	
			State:	\$0										
			Local:	\$0				\$23,000	\$93,120					
			Other:											
			Total:	\$0				\$115,000	\$465,600		\$580,600			
			Activity:				PE							
TIPCI12-17.doc Draft version 10/18/10	TOTALS		NON LOCAL:	\$135,750	\$83,334	\$83,334	\$93,334	\$502,062	\$2,659,121		\$2,024,000	\$5,580,935	SIX YEAR TOTALS	
			LOCAL:	\$315,180	\$125,000	\$125,000	\$140,000	\$198,960	\$481,450		\$388,500	\$1,774,090		
			TOTAL:	\$450,930	\$208,334	\$208,334	\$233,334	\$701,022	\$3,140,571		\$2,412,500	\$7,355,025		

NOTE: ALL FISCAL YEARS EXPRESSED IN THIS TABLE ARE CITY YEARS RUNNING FROM JULY 1 TO JUNE 30. OTHER TIP DOCUMENTS USE FEDERAL FISCAL YEARS RUNNING FROM OCTOBER 1 TO SEPTEMBER 30. NO FEDERAL FUNDS FROM GRANT PROGRAMS SHALL BE AVAILABLE UNTIL OCTOBER 1 OF EACH



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P05-13

Application Type: One Year Extension and Amendments for Major Subdivision
Applicant: Tay Tav Partnership LLC
Owner: Tay Tav Partnership LLC
Location: Cornerstone Dr./Meeting House Way (Assessor's Map B, Lots 18 - 26-34, 39-47)

INTENT: The applicant has requested a second one-year time extension for the subdivision and requested amendments to the conditions of approval.

LOTS/UNITS PROPOSED: 18 new lots were approved in 2005

AGENDA ITEM #: 4-A

FILE: P05-13

APPLICANT(S): Tay Tav Partnership, LLC

OWNER(S): Tay Tav Partnership, LLC

LOCATION: Cornerstone Dr. & Meetinghouse Way, (Assessors Map B, Lots 18-26-34 & 39-47)

ACREAGE: 48.11 acres

ZONING DISTRICT: R-40 Rural residential

EXISTING LAND USE: Single Family Houses

PROPOSED LAND USE: Single family homes

SURROUNDING LAND USE: Single Family residential

ZBA ACTION: N/A

ATTACHMENTS: Extension request letter

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

The Subdivision Regulations (Chapter 155-24) require all site improvements in a subdivision to be constructed within 4 years of final approval, unless the Planning Board grants a one year time extension. This subdivision was approved by the on 4/12/05 and the plans were signed by the Planning Board Chair on 7/28/05. The Planning Board granted an extension on August 25, 2009 that expired on July 28, 2010. The applicant has submitted a request for a second extension and to amend the conditions of approval related to four items (see enclosed letter dated 11/23/10):

1. To change the method of marking wetlands from granite bounds to metal signs on wooden stakes.
2. To amend note #20 on sheet #A2 to allow the applicant to pay an agreed upon amount of money to the homeowners association in lieu of paving existing streets.
3. To eliminate note #24 on sheet A2 which required a drainage swale on lot #47.
4. To eliminate the 30-foot wide utility easement through the open space.

The Planning Department recommends that the previously approved subdivision be amended with the following conditions:

Conditions to Be Met Prior to Release of Surety to Applicant:

1. The original Planning Board conditions of approval from April 12, 2005 remain in place, as applicable.
2. The granite bounds to delineate the wetland boundaries shall be replaced by metal signs on wooden stakes, if permission from NHDES is obtained.
3. The applicant shall pay an agreed upon amount of money to the homeowners association in lieu of paving existing streets.
4. The applicant shall eliminate the swale on lot #47 with the understanding that when site work is complete all water drainage will be routed into the required drainage area.
5. The requirement for the 30-foot wide utility easement through the open space is eliminated.
6. The project approval is extended until July 28, 2011.

TayTav Partnership LLC

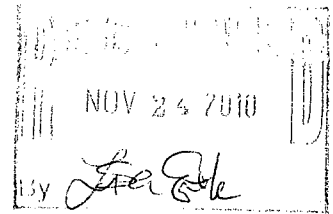
PO Box 444

Derry, NH 03038

City of Dover

Planning Department

November 23, 2010



As per your request, I am sending this letter with request for waivers and or changes at the scheduled planning board meeting in regards to the approved plan for Cornerstone crossing.

The changes I am requesting are as follows:

1. The required Granite bounds for the wetland delineation be changed to an agreed upon metal sign (A2 note 7). I have called DES and expect that they will confirm our suspicion that this was not their specific requirement but a typographical error when the plans were prepared and submitted.
2. To allow Taytav to pay an agreed upon cash settlement in lieu of the required 1" top coat of asphalt directly to the homeowners association (A2 note 20).
3. To eliminate the drainage swale on lot 47 with the understanding that when that site work is complete all water drainage will be routed into the required drainage area (A2 note 24).
4. To eliminate the 30' utility easement through the open space (A2 note 14). This appears to be a note that was added due to the initial common septic design. It is not believed to be needed due to the use of public sewer.

This will leave the following three issues open:

1. Utility Easement deed - I have contacted an attorney and hope to have this completed prior to the planning board meeting in December.
2. As built plans – We are working with Kevin from McEaney Survey and expect to have those delivered and completed before the December planning board hearing.
3. Pinning the lots – Kevin from McEaney Survey has agreed to have these complete by December 3rd.

Should you have any questions or concerns I may be reached at 432-2531 extension 111. Thank you for your time and consideration on these matters.

Respectfully,

Bradley N. Benson, Manager

Easy Peel[®] Labels
Use Avery[®] Template 5160[®]

SULLIVAN TIMOTHY J
1 NICHOLAS CIRCLE
DOVER, NH 03820

CHOUINARD RICHARD & MARGARET
10 MEETINGHOUSE WAY
DOVER, NH 03820-6010

WENTWORTH EILEEN E
11 MEETINGHOUSE WAY
DOVER, NH 03820

OLECH JENNIFER L & CHARLES
12 JACKSON BROOK TERRACE
DOVER, NH 03820

DOW JEFFREY SCOTT & MARGARET
13 NICHOLAS CR
DOVER, NH 03820


WEEDEN ALFRED W & NANCY
144 COUNTY FARM CROSSROADS
DOVER, NH 03820

NASUTI ANTHONY J SR & BARBARA
17 NICHOLAS CR
DOVER, NH 03820

MADDEN KEITH & TRACEY
190 COUNTY FARM CROSS ROAD
DOVER, NH 03820

GOWEN BONNIE & JAMES
206 COUNTY FARM CROSS RD
DOVER, NH 03820

RADZEVICH AMBER & LYLDESTROM
BENJAMIN
26 CORNERSTONE DR
DOVER, NH 03820

▲  Bend along line to
expose Pop-Up Edge™

BARTER ANDREW & KATIE
10 CORNERSTONE DR
DOVER, NH 03820

ROYER RAYMOND & MARLENE
TRUSTEES
108 COUNTY FARM CROSS ROAD
DOVER, NH 03820

REED-CARGILL MATTHEW &
DANIELLE
11 NICHOLAS CR
DOVER, NH 03820

MITCHELL TRAVIS S & PATTISON
HEATHER
120 COUNTY FARM CROSS RD
DOVER, NH 03820

MARKEL JAMES C & JUDITH
132 COUNTY FARM CROSS RD
DOVER, NH 03820-6006

STOUT DAVID & KRISTEN
15 JACKSON BROOK TERRACE
DOVER, NH 03820-6009

DUNN WENDI P & CHARLES
180 COUNTY FARM CROSS RD
DOVER, NH 03820

SCHUMMRICK ROBERT G
2 CORNERSTONE DRIVE
DOVER, NH 03820

HASKELL CURTIS & WESTON
CHRISTINE
22 CORNERSTONE DR
DOVER, NH 03820

LATOURE ERIC JOHN
28 CORNERSTONE DR
DOVER, NH 03820

F05-13

 AVERY[®] 5160[®]

FARRELL GEORGE & CHISLING
SHANNA
10 JACKSON BROOK TR
DOVER, NH 03820

OLECH CHARLES
11 JACKSON BROOK TERRACE
DOVER, NH 03820

STEWART RONALD & JANE
12 CORNERSTONE DR
DOVER, NH 03820

SCOVILL BRYAN & DIANA
13 JACKSON BROOK TERRACE
DOVER, NH 03820

BERRIDGE DANIEL C
138 COUNTY FARM CROSS RD
DOVER, NH 03820

ULASKIEWICZ MICHAEL J & JEANINE
15 NICHOLAS CR
DOVER, NH 03820

BELLIVEAU JON P
19 NICHOLAS CIRCLE
DOVER, NH 03820

HOLDERBAUM PAUL & ELIZABETH
2 JACKSON BROOK TR
DOVER, NH 03820

PAOLINI DAVID
242 CENTRAL AVE
DOVER, NH 03820

STRAFFORD COUNTY
288 CENTRAL AVE
DOVER, NH 03820

Étiquettes faciles à peler
Utilisez le gabarit AVERY[®] 5160[®]

▲
Sens de
chargement

Repliez à la hachure afin de
révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

Easy Peel® Labels
Use Avery® Template 5160®

BENINCASA ROBERT & LORI
3 JACKSON BROOK TR
DOVER, NH 03820


KING SEAN & MEGAN
34 CORNERSTONE DR
DOVER, NH 03820

NOONAN SARA & DANIEL
4 JACKSON BROOK TERRACE
DOVER, NH 03820-6009

HOFFMAN JOSHUA & O BLENES
MARISSA
6 MEETINGHOUSE WAY
DOVER, NH 03820

MCCARTHY JOHN & PAT
8 CORNERSTONE DR
DOVER, NH 03820

MERKLEY MARY B
98 COUNTY FARM CROSS ROAD
DOVER, NH 03820

▲ Feed Paper  Bend along line to
expose Pop-Up Edge™

ANDERSON THOMAS & LINDA
3 NICHOLAS CIRCLE
DOVER, NH 03820

KINSMAN ERIC & DEANNA
38 CORNERSTONE DR
DOVER, NH 03820-6012

ALTY JOSEPH E & RUTHAN
5 JACKSON BROOK TR
DOVER, NH 03820

DOBROV SIDNEY & MARY
7 JACKSON BROOK TERRACE
DOVER, NH 03820

GAGNON ROBERT &
9 JACKSON BROOK TR
DOVER, NH 03820-6009

TAYTAV PARTNERSHIP LLC
PO BOX 444
DERRY, NH 03038

 **AVERY® 5160®**

SETTELE DOUGLAS & AMY
31 CORNERSTONE DR
DOVER, NH 03820

TURCOTTE STEVEN & HEIDI JO
4 CORNERSTONE DRIVE
DOVER, NH 03820

GIBBS MICHAEL & REBECCA
5 NICHOLAS CIRCLE
DOVER, NH 03820

GIBBONS PAUL & SCHWEIZER
CHRISTINE
7 NICHOLAS CR
DOVER, NH 03820

EASTEP KATHRYN M
9 NICHOLAS CR
DOVER, NH 03820

DAHLGREN BRIAN E REVOCABLE
TRUST
PO BOX 97
CENTER STRAFFORD, NH 03815

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

▲
Sens de
chargement

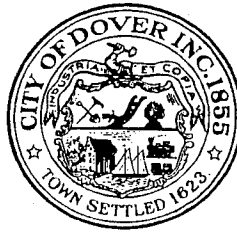
Repliez à la hachure afin de
révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

STEVEN J. STANCEL

Director

steve.stancel@ci.dover.nh.us



288 Central Avenue
Dover, New Hampshire 03820-4169

(603) 516-6008

Fax: (603) 516-6007

www.ci.dover.nh.us

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

April 21, 2005

Tay Tav Partnership, LLC
11 Macintosh Drive
Lodonderry, NH 03053

RE: Plan entitled **Cornerstone Crossing Revised Subdivision Plan for: Taytav Partnership LLC** – Assessor's Map 18, Lot Nos. 26-34, 39-47, zoned R-40, located on Cornerstone Crossing/County Farm Cross Rd. – Planning File P05-13

Gentlemen:

Please be advised that the Dover Planning Board, on Tuesday, April 12, 2005, voted to approve the above referenced plan and Conditional Use Permit. The approval of this plan will supersede the previous approval. The conditions of approval are as follows:

1. Add the owners' signatures to the plat.
2. Provide the Planning Department with a copy of the NH Wetlands Bureau permit and add the permit number to the plan.
3. Revise the plat by adding to note #39 that new homes constructed shall be part of the existing homeowners association and provisions be made differentiating responsibilities of septic vs. non-septic owners.
4. The utility (sewer) easement along the railroad bed should be finalized and have provisions to be turned over to the City of Dover after construction acceptance. The City would also entertain maintaining the trunk line through Cornerstone to County Farm Cross Rd. with the appropriate easements.
5. Revise the plat to show the gas main from the previous plan.
6. Revise the plat to extend the outfall by catch basin #6 to the 142 contour line.
7. Revise the plat by correcting sheet D2 to show:
 - a. Outside drops are required on drops over 2 feet. (no inside drops)
 - b. Crushed stone is required bedding for sewer pipe.
 - c. The City requires a full brick invert with no filler.
8. The engineer should increase the separation between the sewer main and buildings.
9. Revise the plat so that on sheet U2 the plan and profile orientation match.
10. Revise the plat by amending sheet U2 to show an insulated pipe where the cover over the sewer main is less than 4 feet.

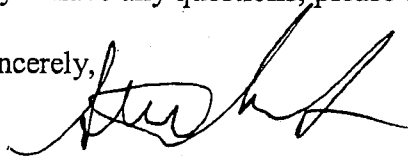
April 20, 2005

11. Revise the plan by adding the berm and the landscaping per the previously approved plan.
12. Comments from Dave White, PE, Assistant City Engineer, dated 4/12/05 as follows:
 - a. The sewer easement should be relabeled 'utility easement'.
 - b. The sewer easement should run to the corner of map B lot 18B, then along the property line to map B lot 18A.
 - c. An alternative route to County Farm Cross Rd. would be from SMH 2, up Cornerstone Drive to the intersection of County Farm Cross Rd. This would require an easement from the association to the City for its use and construction.
 - d. Delete Note 40 on sheet A2.
 - e. Change note 41 on sheet A2 to read "The City of Dover to maintain the sewer trunk line along the railroad bed and through Cornerstone Crossing within the easement after construction acceptance."
 - f. Change note 42 to read "The utility easement is to be turned over to the City of Dover ..."
 - g. The sewer main from SMH 2 to SMH 2 A and SMH 2B should be lowered to obtain 5 feet of cover instead of using insulation.

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

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

Sincerely,



Steven Stancel, Director
Planning and Community Development

SS/jdf

Cc: Building Inspection Office
Engineering Office
Joseph Coronati, Jones & Beach

DOVER HOUSING AUTHORITY

62 Whittier Street
Dover, New Hampshire 03820-2994

12/5/2010

NOTICE OF PLANNING BOARD PUBLIC HEARING 28 Union Street Demolition

The Planning Board will be conducting a public hearing on the Dover Housing Authority's proposed demolition of a single family home located at 28 Union Street Dover, NH and creation of additional parking spaces for the Union Court housing complex.

You are receiving this notice since you own a property in the general vicinity of the Union Street property. The New Hampshire Office of Historic Preservation requested that the Dover Housing Authority inform residents of the area of the proposed demolition and solicit their comments about the Union Street property and the potential effect that it may have on a potential historic district. The individual property (28 Union St) has been deemed not eligible individually for the National Registry of Historic Places.

The Public Hearing will be held at Dover City Hall, 288 Central Ave. Dover, NH 03820 in the City Council Chambers on Tuesday, December 21, 2010 starting at 7:00 PM

All residents are encouraged to attend and express their views on this matter and any effect they feel the demolition of this property may have on a proposed historic district.



PLANNING BOARD - STAFF MEMO FILE #P10-52

Application Type: Minor Lot Line Adjustment
Applicant: Edward Hayes
Owner: Woodwind Farms LLC
Location: 287 Gulf Road (Assessor's Map N, Lots 8 & 8-1-10)

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

LOTS/UNITS PROPOSED: Two existing lots reconfigured

AGENDA ITEM #: 4-C

ACREAGE: 25.94 acres

ZONING DISTRICT: Rural Residential District - R-40

EXISTING LAND USE: House Lot and Lot with stables

PROPOSED LAND USE: House Lot and Lot with stables

SURROUNDING LAND USE: Single family residential

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted an application requesting approval of a lot line adjustment plan to reconfigure lot lines between 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 add the Planning File #P10-52 to the title block.
5. The applicant shall revise the plat by deleting the Planning Board signature block.
6. The applicant shall revise the plat by adding the Strafford County Registry of Deeds plan number for reference plan #2.



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 1, 2010]

Office Use Only	Project #: <u>P10-52</u>	Date Received: _____
	Amount Paid: <u>\$420.00</u>	Time Received: _____

OK # 3441

APPLICANT INFORMATION

Name of Applicant: Edward R. Hayes Telephone # 603-436-0879

Address of Applicant: 105 Bartlett Street, Portsmouth, NH 03801

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1ST Property Owner (if different from applicant): Woodwind Farms, LLC Telephone # 603-742-8900

Address of 1ST Property Owner: 287 Gulf Road, Dover, NH 03820

Address of Property: 287 Gulf Road, Dover, NH 03820

Assessor's Map # N Lot(s) # 8

Property Deed: Book 2409 Page: 684

Zoning District(s) R40 Rural Residential Overlay District(s) Wetlands Protection District

Size of Existing Parcel (sq. ft.): 462,200 +/- Size of Proposed Parcel (sq.ft.) 394,700 +/-

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2ND Property Owner (if different from applicant): Woodwind Farms, LLC Telephone # 603-742-8900

Address of 2ND Property Owner: 287 Gulf Road, Dover, NH 03820

Address of Property: 287 Gulf Road, Dover, NH 03820

Assessor's Map # N Lot(s) # 8-1-10

Property Deed: Book 2409 Page: 684

Zoning District(s) R40 Rural Residential Overlay District(s) Wetlands Protection District

Size of Existing Parcel (sq. ft.): 668,402 Size of Proposed Parcel (sq.ft.) 725,934

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

SURVEYOR INFORMATION

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

Address 102 Kent Place, Newmarket, NH 03857 Telephone #: 603-659-6560

Professional License #: 824 E-mail address: email@doucetsurvey.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 First Property Owner: [Handwritten Signature] Date: 12/3/10

Signature of Second Property Owner: [Handwritten Signature] Date: 12/3/10

Signature of Applicant (if different from owner): E.R. Hayes Date: 2 Dec. 2010

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: [Handwritten Signature] Date: 12/3/10

ABUTTERS LIST
LOT LINE ADJUSTMENT APPLICATION – HAYES/WOODWIND FARMS
287 GULF ROAD
DSI 3159

TAX MAP N, LOT 8, 8-1-10, 8-1,
8-1-4, 8-1-9, 8-1-3, 8-1-2
WOODWIND FARM, LLC
287 GULF ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2409, PAGE 684

TAX MAP N, LOT 8-2
DAVID & KAREN DELLA PENTA
32 WISTREIA DRIVE
DOVER, NH 03820-5110
S.C.R.D. BOOK 3169, PAGE 175

TAX MAP N, LOT 8-1-1
LINDA GORMAN 2006 REV. TRUST
LINDA M. GORMAN TRUSTEE
26 SADDLE TRAIL DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 3696, PAGE 492

TAX MAP N, LOT 8A-4
DONALD W. REED
1032 MANITOU PARK ROAD
TOWER, MN 55790
S.C.R.D. BOOK 2314, PAGE 619

TAX MAP N, LOT 6
DAVID K. BAMFORD
466 CENTRAL AVENUE, SUITE 12
DOVER, NH 03820
S.C.R.D. BOOK 2081, PAGE 773

TAX MAP N, LOT 8A-6
MARGARET M. GABRIEL REV. TRUST
270 GULF ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2205, PAGE 654

TAX MAP N, LOT 8A-7
DANIEL G. GABRIEL REV. TRUST
270 GULF ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2367, PAGE 581

TAX MAP N, LOT 8A-5
CHARLES J. REED
262 GULF ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2174, PAGE 125

TAX MAP N, LOT 8-3
DOVER NARROWS
660 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 3873, PAGE 692

TAX MAP N, LOT 8-3-1
BENT FAMILY TRUST
JOHN & LINDA BENT TRUSTEES
18 WISTERIA DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 3644, PAGE 987

TAX MAP N, LOT 8-3-2
RICHARD E. CONLEY 2003 REV. TRUST
RICHARD E. CONLEY TRUSTEE
24 WISTERIA DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 3553, PAGE 842

TAX MAP N, LOT 7
MICHAEL SCAMMELL &
ROSEMARY NOSSIFF REV. TRUST
MICHAEL SCAMMELL &
ROSEMARY NOSSIFF TRUSTEES
605 W. 133RD STREET, APT. 32
NEW YORK, NY 10025-7989

TAX MAP N, LOT 2-1
MARTIN, DEBORAH & JULIO H.
QUINTANAR
15 THREE RIVERS FARM ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2168, PAGE 1.

TAX MAP N, LOT 2
TWEEN RIVERS FARM, LLC
41 THREE RIVERS FARM ROAD
DOVER, NH 03820
S.C.R.D. BOOK 3613, PAGE 27

ABUTTERS LIST
LOT LINE ADJUSTMENT APPLICATION – HAYES/WOODWIND FARMS
287 GULF ROAD
DSI 3159

TAX MAP N, LOT 3A
ALEX & ANNE MACKIN KRIEGER
75 MORAIN STREET
JAMAICA PLAIN, MA 02130
S.C.R.D. BOOK 3836, PAGE 614

TAX MAP N, LOT 3
EDWARD & KATHLEEN EAGAN REV. TRUST
EDWARD & KATHLEEN EAGAN TRUSTEES
3 BEECH ROAD
DOVER, NH 03820
S.C.R.D. BOOK 3827, PAGE 631

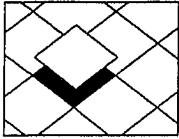
TAX MAP N, LOT 4
THREE RIVERS FARM IRR. SEC. TRUST
DANIAL W. SKLAR TRUSTEE
161 PORTLAND AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 2072, PAGE 287

TAX MAP N, LOT 8-1-6
JEREMIAH F. GAGE REV. LIVING TRUST
BRENNAN MIA KASARA GAGE REV.
LIVING TRUST
74 SADDLE TRAIL DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 3622, PAGE 32

TAX MAP N, LOT 8-1-7 & 8-1-8
BENJAMIN & VICTORIA AUGER
255 PORTSMOUTH AVENUE
GREENLAND, NH 03840
S.C.R.D. BOOK 3868, PAGE 856

ADMINISTRATIVE ABUTTERS:

DOUCET SURVEY, INC.
102 KENT PLACE
NEWMARKET, NH 03857



DOUCET[®]
SURVEY^{INC}

Serving your Professional Land Surveying & Mapping Needs ®

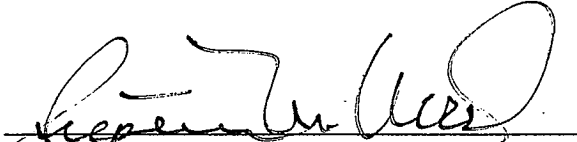
William J. Doucet, PLS, President*
Steven V. Michaud, LLS, V.P. **
John F. Kaiser, LLS
Jeffrey A. Goldknopf, PLS ***
*Also Licensed in MA & ME
**Also Licensed in VT & RI
***Also Licensed in ME

December 2, 2010

Planning Board
City of Dover
288 Central Avenue
Dover, NH 03820-4169

RE: Lot Line Adjustment Application
Edward R. Hayes / Woodward Farms, LLC – 287 Gulf Road
Tax Map N, Lot 8 & Lot 8-1-10
DSI Project #3159

Please be advised that we have authorized Doucet Survey, Inc. to represent our interests in the matter of this Lot Line Adjustment Application in front of the Planning Board as needed.


Woodward Farms, LLC

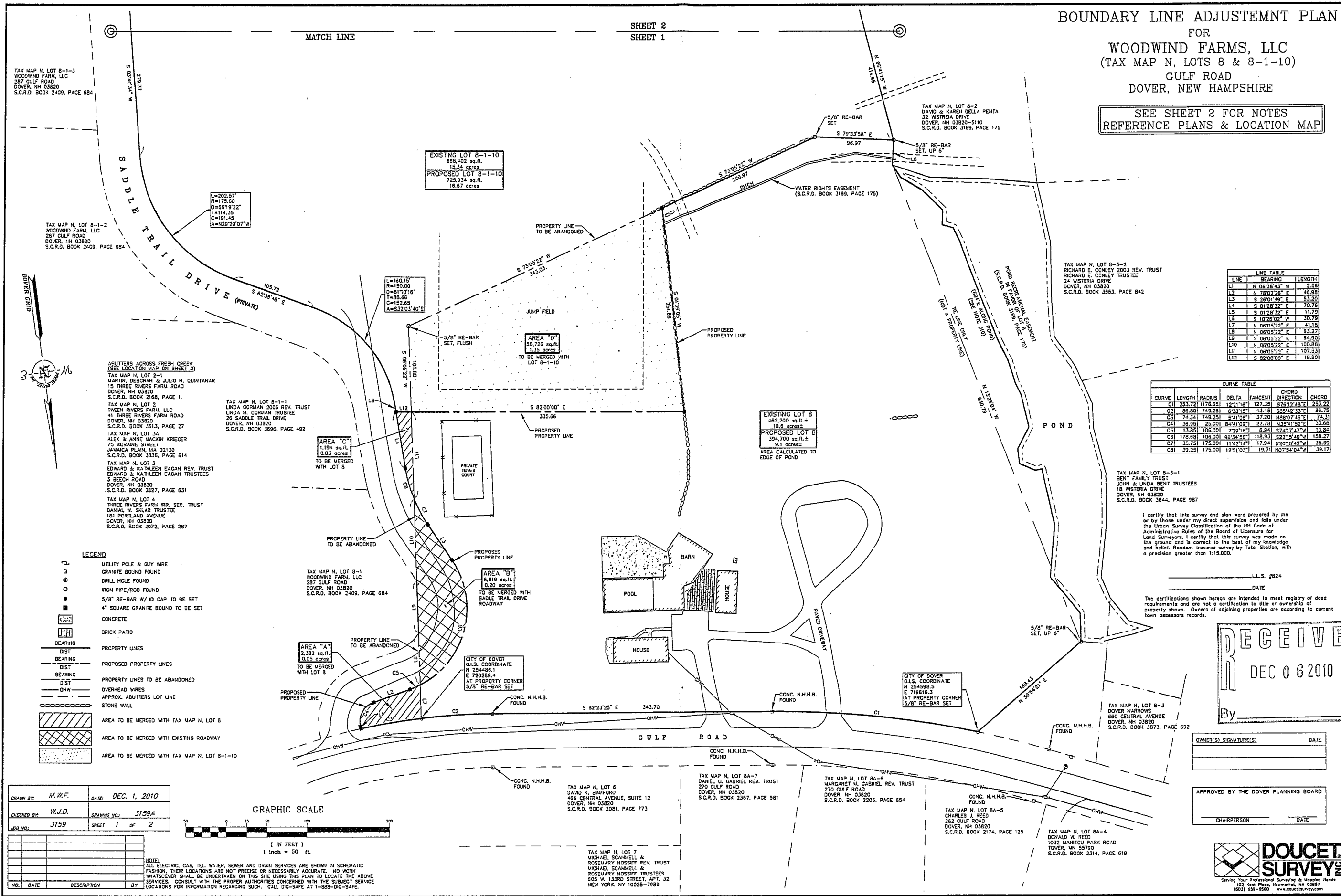
12/3/10

Date

BOUNDARY LINE ADJUSTMENT PLAN
FOR
WOODWIND FARMS, LLC
(TAX MAP N, LOTS 8 & 8-1-10)
GULF ROAD
DOVER, NEW HAMPSHIRE

SEE SHEET 2 FOR NOTES
REFERENCE PLANS & LOCATION MAP

SHEET 2
SHEET 1



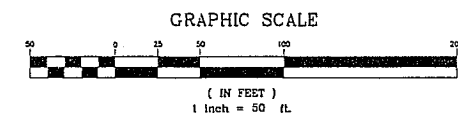
LINE TABLE

LINE	BEARING	LENGTH
L1	N 08°38'43" W	2.58
L2	N 78°02'28" E	46.98
L3	S 26°01'49" E	53.20
L4	S 01°28'32" E	70.76
L5	S 01°28'32" E	11.79
L6	S 10°26'02" W	30.79
L7	N 08°05'22" E	41.18
L8	N 08°05'22" E	63.27
L9	N 08°05'22" E	64.90
L10	N 08°05'22" E	100.88
L11	N 08°05'22" E	107.53
L12	S 82°00'00" E	18.80

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD
C1	253.72	1178.65	127°11'18"	127.15	S76°12'48" E	253.22
C2	86.80	749.25	6°38'15"	43.45	S85°42'13" E	86.75
C3	74.34	749.25	5°11'06"	37.90	N88°07'48" E	74.31
C4	36.95	25.00	84°11'09"	22.78	N33°41'52" E	33.68
C5	13.85	106.00	7°29'18"	6.94	S74°17'47" W	13.84
C6	178.68	106.00	98°14'56"	118.93	S22°15'40" W	158.27
C7	35.75	175.00	11°42'14"	17.94	N20°10'42" W	35.69
C8	39.25	175.00	12°51'03"	19.71	N07°54'04" W	39.17

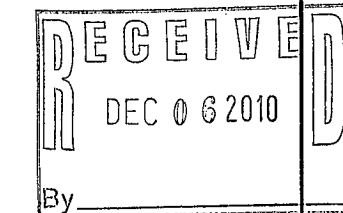
- LEGEND
- UTILITY POLE & GUY WIRE
 - ⊙ GRANITE BOUND FOUND
 - ⊙ DRILL HOLE FOUND
 - IRON PIPE/ROD FOUND
 - 5/8" RE-BAR W/ ID CAP TO BE SET
 - 4" SQUARE GRANITE BOUND TO BE SET
 - CONCRETE
 - BRICK PATIO
 - BEARING
 - DIST
 - PROPOSED PROPERTY LINES
 - PROPERTY LINES TO BE ABANDONED
 - OVERHEAD WIRES
 - APPROX. ABUTTERS LOT LINE
 - STONE WALL
 - AREA TO BE MERGED WITH TAX MAP N, LOT 8
 - AREA TO BE MERGED WITH EXISTING ROADWAY
 - AREA TO BE MERGED WITH TAX MAP N, LOT 8-1-10



DRAWN BY	M.W.F.	DATE	DEC. 1, 2010
CHECKED BY	W.J.D.	DRAWING NO.	3159A
DWG NO.	3159	SHEET	1 OF 2

NOTE:
ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL 910-SAFE AT 1-888-DIG-SAFE.

I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.



OWNER(S) SIGNATURE(S) _____ DATE _____

APPROVED BY THE DOVER PLANNING BOARD
CHAIRPERSON _____ DATE _____





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-51

Application Type: Subdivision
Applicant: Edward Hayes
Owner: Woodwind Farms LLC
Location: 287 Gulf Road (Assessor's Map N, Lot 8)

INTENT: To subdivide a 9.1 acre lot on Gulf Road into five lots.

LOTS/UNITS PROPOSED: Five lots all with frontage on Gulf Road.

AGENDA ITEM #: 4-D

ACREAGE: 9.1 acres

ZONING DISTRICT: Rural Density Residential District - R-40

EXISTING LAND USE: House Lot

PROPOSED LAND USE: Five Single Family House Lots

SURROUNDING LAND USE: Single family residential

ZBA ACTION: None

ATTACHMENTS: Subdivision plan and application

- PERMITS REQUIRED: NH Department of Environmental Services Subdivision Permit, NHDOT Driveway Permit

WAIVERS REQUESTED: Request to waive the requirement that a major subdivision be done as an Open Space Subdivision and to allow five lots to share one driveway.

Summary of Request and Background

The applicant has submitted a set of plans showing the subdivision of the existing lot into five lots. All five of the lots would access Gulf Road via a shared driveway. Each lot would have a septic system and on-site well.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for 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 155-7-A, which requires that subdivisions of four or more lots in the R-40 District be designed as Open Space Subdivisions. The existing lot has enough frontage so that no new road is needed to create frontage for five lots and the lot sizes are well in excess of the minimum required. Also the applicant is asking to have five lots share one driveway to reduce the number of curb cuts on Gulf Road. The Planning Department supports the granting of the waivers for these reasons.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the 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 applicant shall revise sheet #3 to indicate the lot area of each lot that is outside the Conservation District, per Chapter 170-27-D.
6. The approval includes the granting of the two waivers 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.
7. 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.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-51

Application Type: Subdivision
Applicant: Edward Hayes
Owner: Woodwind Farms LLC
Location: 287 Gulf Road (Assessor's Map N, Lot 8)

8. 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 plat.
 9. The applicant shall provide an updated Current Use Plan to the Assessor's Office.
 10. The applicant shall prepare the proposed shared driveway easement deed and submit the document for review by the Planning Department, with consultation by the City Attorney on the proper form of the document.
 11. The lot line adjustment plat (P10-52) shall be recorded prior to the subdivision plat.
- Conditions to Be Met Prior to Issuance of a Building Permit:**
12. Any new house shall be subject to the current impact fees in place at the time of building permit application.



**City of Dover, New Hampshire
SUBDIVISION APPLICATION**

RECEIVED
CITY OF DOVER
[Signature]
[Revision Date: July 1.9, 2010]

Office Use Only	Project #: <u>P10-51</u>	Date Received: _____
	Amount Paid: <u>938.00</u>	Time Received: _____

OK # 3442

APPLICANT AND OWNER INFORMATION

Name of Applicant: Edward R. Hayes Telephone # 603-436-0879

Address of Applicant: 105 Bartlett Street, Portsmouth, NH 03801

Name of Property Owner (if different from applicant): Woodwind Farms, LLC Telephone # 603-742-8900

Address of Property Owner: 287 Gulf Road, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 287 Gulf Road, Dover, NH 03820

Assessor's Map # N Lot(s) # 8

Zoning District(s) R40 Rural Residential Overlay District(s) Wetlands Protection District

Size of Parcel: 394,700 Sq. Ft +/- or 9.1 Acres +/- Property Deed: Book 2409 Page: 684

Existing Use of Property: Residential

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): 5 Minor (3 or fewer lots): _____ Open Space: _____

Existing Number of Lots: 1 Proposed Number of Lots: 5

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

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

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

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

SURVEYOR INFORMATION

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

Address 102 Kent Place, Newmarket, NH 03857 Telephone #: 603-659-6560

Professional License #: 824 E-mail address: email@doucetsurvey.com

ENGINEER INFORMATION

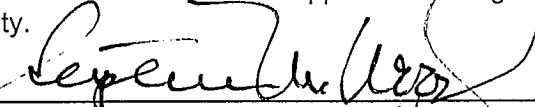
Name of Engineer and Company (Licensed in N.H.) _____

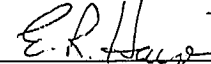
Address _____ Telephone #: _____

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.

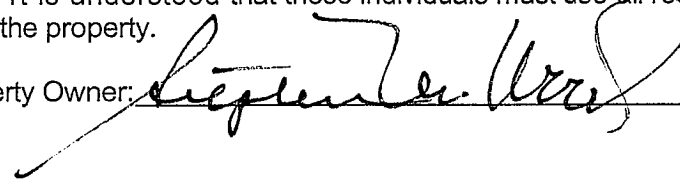
Signature of Property Owner:  Date: 12/3/10

Signature of Applicant (if different from owner):  Date: 2 DEC 2010

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: 12/3/10

**CITY OF DOVER SUBDIVISION
LIST OF ABUTTERS**

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the subdivision application.

ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly across the street or stream from the land under consideration by the Planning Board. For a condominium or other collective form of ownership, abutter means the officers of the collective or association. (See additional requirement below)

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
N	8	WOODWIND FARM LLC	287 GULF RD, DOVER NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
EDWARD R. HAYES		105 BARTLETT ST, PORTSMOUTH, NH 03801

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS
WILLIAM DOUCET	DOUCET SURVEY INC	102 KENT PL - NEW MARKET, NH 03857

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS

See attached

If a condominium association is an abutter to a major and/or open space subdivision, add below all owners of individual units that are located within two hundred (200) feet of the common property line for notification by first class mail.

UNIT #	OWNER (S) OF RECORD	MAILING ADDRESS

ABUTTERS LIST
SUBDIVISION APPLICATION – HAYES/WOODWIND FARMS
287 GULF ROAD
DSI 3159

TAX MAP N, LOT 8, 8-1-10, 8-1,
8-1-4, 8-1-9, 8-1-3, 8-1-2
WOODWIND FARM, LLC
287 GULF ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2409, PAGE 684

TAX MAP N, LOT 8-2
DAVID & KAREN DELLA PENTA
32 WISTREIA DRIVE
DOVER, NH 03820-5110
S.C.R.D. BOOK 3169, PAGE 175

TAX MAP N, LOT 8-1-1
LINDA GORMAN 2006 REV. TRUST
LINDA M. GORMAN TRUSTEE
26 SADDLE TRAIL DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 3696, PAGE 492

TAX MAP N, LOT 8A-4
DONALD W. REED
1032 MANITOU PARK ROAD
TOWER, MN 55790
S.C.R.D. BOOK 2314, PAGE 619

TAX MAP N, LOT 6
DAVID K. BAMFORD
466 CENTRAL AVENUE, SUITE 12
DOVER, NH 03820
S.C.R.D. BOOK 2081, PAGE 773

TAX MAP N, LOT 8A-6
MARGARET M. GABRIEL REV. TRUST
270 GULF ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2205, PAGE 654

TAX MAP N, LOT 8A-7
DANIEL G. GABRIEL REV. TRUST
270 GULF ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2367, PAGE 581

TAX MAP N, LOT 8A-5
CHARLES J. REED
262 GULF ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2174, PAGE 125

TAX MAP N, LOT 8-3
DOVER NARROWS
660 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 3873, PAGE 692

TAX MAP N, LOT 8-3-1
BENT FAMILY TRUST
JOHN & LINDA BENT TRUSTEES
18 WISTERIA DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 3644, PAGE 987

TAX MAP N, LOT 8-3-2
RICHARD E. CONLEY 2003 REV. TRUST
RICHARD E. CONLEY TRUSTEE
24 WISTERIA DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 3553, PAGE 842

TAX MAP N, LOT 7
MICHAEL SCAMMELL &
ROSEMARY NOSSIFF REV. TRUST
MICHAEL SCAMMELL &
ROSEMARY NOSSIFF TRUSTEES
605 W. 133RD STREET, APT. 32
NEW YORK. NY 10025-7989

TAX MAP N, LOT 8-1-6
JEREMIAH F. GAGE REV. LIVING TRUST
BRENNAN MIA KASARA GAGE REV.
LIVING TRUST
74 SADDLE TRAIL DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 3622, PAGE 32

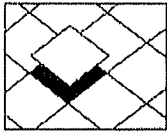
TAX MAP N, LOT 8-1-7 & 8-1-8
BENJAMIN & VICTORIA AUGER
255 PORTSMOUTH AVENUE
GREENLAND, NH 03840
S.C.R.D. BOOK 3868, PAGE 856

ABUTTERS LIST
SUBDIVISION APPLICATION – HAYES/WOODWIND FARMS
287 GULF ROAD
DSI 3159

ADMINISTRATIVE ABUTTERS:

DOUCET SURVEY, INC.
102 KENT PLACE
NEWMARKET, NH 03857

GZA GEOENVIRONMENTAL, INC.
202 KENT PLACE
NEWMARKET, NH 03857



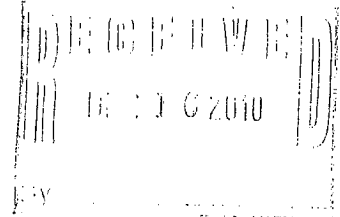
DOUCET[®]
SURVEY^{INC}

Serving your Professional Land Surveying & Mapping Needs ®

William J. Doucet, PLS, President*
Steven V. Michaud, LLS, V.P. **
John F. Kaiser, LLS
Jeffrey A. Goldknopf, PLS ***
*Also Licensed in MA & ME
**Also Licensed in VT & RI
***Also Licensed in ME

December 3, 2010

Planning Board
City of Dover
288 Central Avenue
Dover, NH 03820-4169



RE: Tide Water Farms Subdivision land of Woodwind Farms, LLC
Tax Map N, Lot 8
DSI Project #3159

REQUEST FOR WAIVERS

A wavier of the following regulations is hereby requested.

Section 155-22A(1)

Due to the size of the proposed lots and that no new frontage is be created, a waiver is be requested from the above open space subdivision requirement.

Section 155-48 & 155-60 (Definition of Private Road)

We are requesting a fifth driveway off the proposed Captain Flagg Drive as we will be utilizing what is the existing driveway to proposed lot #5. The developer plans to use as much of the existing driveway as possible when constructing Captain Flagg Drive.

3159PBWave.doc12-16-10

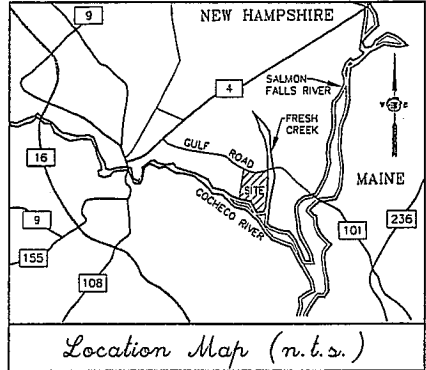


- NOTES:**
1. REFERENCE: TAX MAP N, LOT 8.
 2. TOTAL PARCEL AREA: LOT 8 304,700 SQ. FT. OR 9.1 ACRES (AREA CALCULATED TO EDGE OF POND)
 3. OWNER OF RECORD: WOODWIND FARMS LLC, 287 GULF ROAD, DOVER, NH 03820, S.C.R.D. BOOK 2409 PAGE 684
 4. ZONE: R40 (RURAL RESIDENTIAL)
- MINIMUM REQUIREMENTS:**
- | | |
|----------------------|----------------|
| MIN. LOT SIZE | 40,000 Sq. Ft. |
| MIN. FRONTAGE | 150' |
| MIN. FRONT SETBACK | 40' |
| MIN. REAR SETBACK | 30' |
| MIN. SIDE SETBACK | 25' |
| MAX. COVERAGE OF LOT | 10% |
| MAX. HEIGHT | 35' |
- OVERLAPPING DISTRICTS:**
- WETLAND PROTECTION DISTRICT—ALL AREAS OF WETLANDS AS DEFINED BY NEW HAMPSHIRE ADMINISTRATIVE RULE WT 101.88 (CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, 1987)
- ALL CONSTRUCTION ALTERING THE SURFACE CONFIGURATION OF THE LAND SHALL BE SET BACK 50' FROM A WETLANDS PROTECTION DISTRICT.
 - NO SEPTIC TANKS OR LEACH FIELDS WITHIN 75' OF ANY WETLAND PROTECTION DISTRICT.
5. FIELD SURVEY PERFORMED BY J.A.G. & M.W.F. ON 09/20/2010 USING A GEODIMETER 600 PRO WITH A TDS RANGER DATA COLLECTOR AND BY J.R.B. & P.K.W. ON 12/03/10 USING A LEICA TCRA 1105 AND BY J.C.C. & P.K.H. ON 12/04/10 USING A LEICA TCRA 1105. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARES ANALYSIS.
 6. FLOOD HAZARD ZONE "X" PER FIRM MAP #33017C0330D, DATED 5/17/05.
 7. VERTICAL DATUM BASED ON NGVD 29.
 8. JURISDICTIONAL WETLANDS DELINEATED BY N.H. SOILS CONSULTANTS, INC. DURING SEPTEMBER AND OCTOBER 2000 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1. TEST PITS PERFORMED BY OZA GEOENVIRONMENTAL, INC. DURING NOVEMBER 2010.
 9. BASIS OF BEARING IS THE CITY OF DOVER GIS SYSTEM STATIONS 121-125, WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION, AND VERTICAL DATUM.
 10. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
 11. THE INTENT OF THIS PLAN IS TO PORTRAY THE DEVELOPMENT OF THE SUBJECT PARCEL INTO A FIVE (5) LOT SUBDIVISION THAT WILL SUPPORT FIVE (5) INDIVIDUAL SINGLE FAMILY HOMES.
 12. STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 13. ALL LOTS SHALL BE SERVED BY INDIVIDUAL WELLS & SEPTIC SYSTEMS.
 14. NHDES SUBDIVISION APPROVAL # (PENDING).
 15. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 16. SOIL TYPES ON SUBJECT PARCEL WERE OBTAINED FROM THE U.S.D.A. S.C.S. "SOILS SURVEY OF STRAFFORD COUNTY" 65B-BUXTON Silt LOAM, 3-1% SLOPES
 17. LOTS 1-4 SHALL ACCESS FROM PROPOSED SHARED DRIVEWAY IDENTIFIED HEREON AS CAPT. FLAGG DRIVE. LOT 5 SHALL ONLY ACCESS FROM SADDLE TRAIL DRIVE.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	151.00	1176.65	271°10'	75.60	573.32	150.90
C2	102.72	1176.65	9°00'08"	51.39	579.53	102.68
C3	6.58	749.25	0°30'11"	3.29	582.31	6.58
C4	80.22	749.25	6°08'04"	40.15	585.57	80.18
C5	74.34	749.25	8°41'06"	37.20	589.07	74.31
C6	36.95	25.00	82°41'09"	22.78	439.41	33.68
C7	192.58	106.00	104°05'02"	135.88	526°00'42"	187.15
C8	75.02	175.00	24°33'37"	38.09	513°45'00"	74.44

LINE	BEARING	LENGTH
L1	S 82°23'25" E	48.23
L2	S 82°23'25" E	151.00
L3	S 82°23'25" E	144.42
L4	N 68°38'43" W	2.56
L5	N 72°02'28" E	46.88
L6	S 26°01'49" E	53.20
L7	S 01°28'32" E	70.76
L8	S 10°26'02" W	30.79
L9	N 23°59'18" W	39.00
L10	N 37°33'15" E	10.4
L11	S 90°00'00" E	10.4
L12	S 07°36'35" W	9.99
L13	N 82°42'07" W	130.23
L14	S 07°36'35" W	20.01
L15	N 82°31'00" W	204.35
L16	S 07°36'35" W	29.95
L17	S 29°23'49" W	187.58

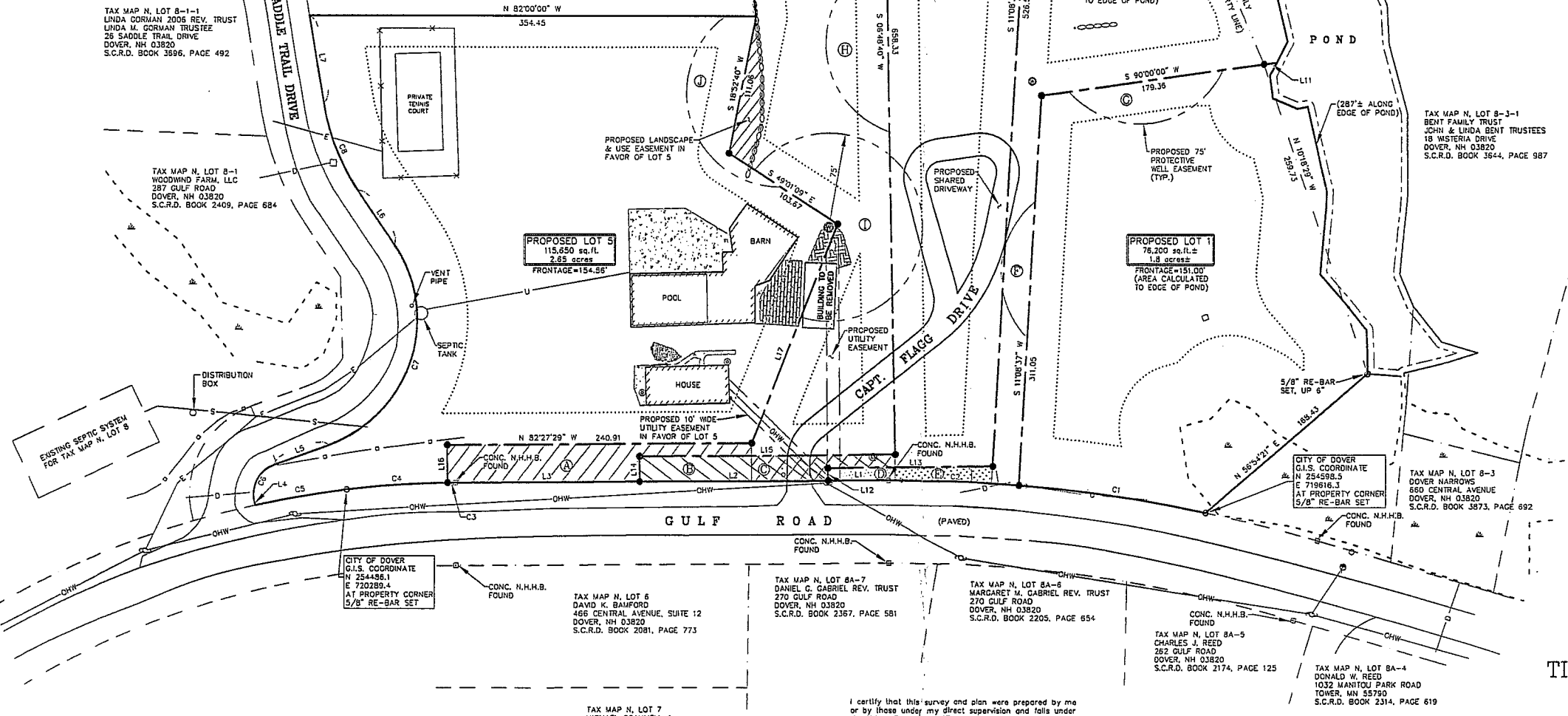
- REFERENCE PLANS:**
1. "OPEN SPACE SUBDIVISION (WITH COMMERCIAL COMPONENT) FOR WOODWIND FARMS, LLC, TAX MAP N, LOT 8-1, GULF ROAD DOVER, BY DOUCET SURVEY, INC. DATED JULY 17, 2007, S.C.R.D. PLAN #93-55.
 2. "BOUNDARY LINE ADJUSTMENT PLAN FOR WOODWIND FARMS, LLC, TAX MAP N, LOTS 8 & 8-1, GULF ROAD DOVER," BY DOUCET SURVEY, INC. DATED DECEMBER 10, 2004.
 3. "OPEN SPACE SUBDIVISION FOR WOODWIND FARMS, LLC, TAX MAP N, LOT 8-3, GULF ROAD DOVER," BY DOUCET SURVEY, INC. DATED MARCH 25, 2005, S.C.R.D. PLAN #82-28.
 4. "MINOR SUBDIVISION OF LAND FOR WOODWIND FARMS, LLC, TAX MAP N, LOT 8, GULF ROAD DOVER," BY DOUCET SURVEY, INC. DATED DECEMBER 10, 2004, S.C.R.D. PLAN #79-36.
 5. "MINOR SUBDIVISION OF LAND FOR ACORN ASSOCIATES, XIX, LTD. GULF ROAD, DOVER, NH," DATED OCTOBER 30, 2000, BY DOUCET SURVEY, INC. S.C.R.D. PLAN #61-18 & 61-19.
 6. "BOUNDARY LINE ADJUSTMENT PLAN FOR WOODWIND FARMS, LLC, TAX MAP N, LOTS 8 & 8-1-10, GULF ROAD DOVER," BY DOUCET SURVEY, INC. DATED DECEMBER 1, 2010.



PROPOSED EASEMENT IDENTIFICATION TABLE

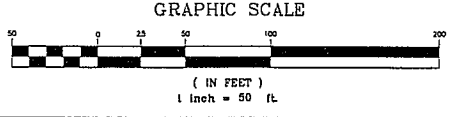
- | | |
|-----|---|
| (A) | PROPOSED EXCLUSIVE USE EASEMENT IN FAVOR OF LOT 5 |
| (B) | PROPOSED EXCLUSIVE USE EASEMENT IN FAVOR OF LOT 5 |
| (C) | PROPOSED EXCLUSIVE USE EASEMENT IN FAVOR OF LOT 4 |
| (D) | PROPOSED EXCLUSIVE USE EASEMENT IN FAVOR OF LOT 4 |
| (E) | PROPOSED EXCLUSIVE USE EASEMENT IN FAVOR OF LOT 3 |
| (F) | PROPOSED EXCLUSIVE USE EASEMENT IN FAVOR OF LOT 3 |
| (G) | PROPOSED WELL PROTECTION EASEMENT IN FAVOR OF LOT 1 |
| (H) | PROPOSED WELL PROTECTION EASEMENT IN FAVOR OF LOT 2 |
| (I) | PROPOSED WELL PROTECTION EASEMENT IN FAVOR OF LOT 3 |
| (J) | PROPOSED WELL PROTECTION EASEMENT IN FAVOR OF LOT 5 |
| (K) | PROPOSED WELL PROTECTION EASEMENT IN FAVOR OF LOT 4 |
- NOTE: ALL PROTECTIVE WELL EASEMENTS ARE 75' FROM THE WELL AS CONSTRUCTED.

- LEGEND**
- UTILITY POLE & GUY WIRE
 - CRANITE BOUND FOUND
 - DRILL HOLE FOUND
 - IRON PIPE/ROD FOUND
 - 5/8" RE-BAR W/ ID CAP TO BE SET
 - CATCH BASIN
 - JURISDICTIONAL WETLAND SYMBOL
 - CONCRETE
 - BRICK PATIO
 - LANDSCAPED AREA
 - LEDGE OUTCROP
 - WELL
 - MANHOLE
 - TYP.
 - EDGE OF PAVEMENT
 - BEARING
 - PROPERTY LINES
 - PROPOSED PROPERTY LINES
 - STOCKADE FENCE
 - CHAINLINK FENCE
 - OVERHEAD WIRES
 - SEWER LINE
 - DRAIN LINE
 - UNDERGROUND UTILITIES
 - UNDERGROUND ELECTRIC LINE
 - APPROX. ABUTTERS LOT LINE
 - EASEMENT LINE
 - STONE WALL
 - BUILDING SETBACK LINE
 - EDGE OF JURISDICTIONAL WETLAND (SEE NOTE #8)



NO.	DATE	DESCRIPTION	BY

NOTE:
ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.



I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

OWNER(S) SIGNATURE(S)	DATE

APPROVED BY THE DOVER PLANNING BOARD	DATE
CHAIRPERSON	

TIDE WATER FARMS SUBDIVISION
LAND OF
WOODWIND FARMS, LLC
(TAX MAP N, LOT 8)
GULF ROAD
DOVER, NEW HAMPSHIRE

DRAWN BY: M.W.F.	DATE: DEC. 1, 2010
CHECKED BY: W.J.D.	DRAWING NO.: J159B
APP. NO.: J159B	SHEET 1 OF 3

