



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA -REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, February 22, 2011**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 25, 2011 Regular Meeting Minutes.
- February 8, 2011 Workshop Meeting Minutes.

3. OLD BUSINESS

- A. Pursuant to NH RSA 674:4 & 675:6, a public hearing on the 2011 Addendum to the Land Use Chapter of the Master Plan focusing on Economic Development. The Addendum is available for viewing on the City's web site under Current Reports.
- B. Consideration and acceptance of a Citizen Petition for Joanne Johnson, Assessor's Map H, Lot 2A, to rezone 9.49 acres of land from Hotel/Retail (B-4) and Assembly & Office (I-4) to Rural Residential (R-40), located at 56 Freshet Road. *(11-03)
- C. Consideration and possible vote of a request for a 90-day extension for John & Caroline McGlone, Assessor's Map I, Lot 124, zoned R-40, located at 25 Piscataqua Road (P09-16A) (5 lots) previously approved on 8/24/10. (An Administrative 90 day extension was granted on 11/16/10 to expire on 2/24/11).

4. NEW BUSINESS

- A. Public Hearing to hear Community Development Block Grant (CDBG) funding requests for Fiscal Year 2011/2012. All applicants for CDBG funding will be given the opportunity to present their application to the Board.
- B. Consideration and acceptance of an Open Space Subdivision of land for Changing Places, LLC. (Owner: Temple Israel of Dover Inc.), Assessor's Map A, Lot 45A-2, zoned R-40, located at 515 Sixth Street. (7 lots) *(P10-50)
- C. Consideration and acceptance of a Minor Subdivision of land for JNM Realty, Assessor's Map K, Lot 20, located at 54 Dover Point Road. (2 lots) *(P11-07)
- D. Consideration and possible vote on an amendment to a previously approved (7/22/2008 & 5/11/2010) Site Plan for JNM Realty Trust, Assessor's Map K, Lot 20, zoned B-3, located at 54 Dover Point Rd. *(P08-15B)
- E. Consideration and acceptance of a Minor Subdivision of land for Fortuna North, LLC., Assessor's Map D, Lot 17-C, located at Indian Brook Drive, Sixth Street and Members Way. (2 lots) *(P11-08)
- F. Consideration and acceptance of a Minor Lot Line Adjustment of land for Graystone Builders (Owners: MPJ Development & Mikula Family Trust), Assessor's Map E, Lot 50-1 and 52B, located at Pacific Drive. *(P11-09)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board.

Persons with questions or wishing to see the plans are invited to visit the Planning Office, weekdays from 8:00 am to 4:00 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at www.dover.nh.gov/planhome.html. Follow us on Twitter @DoverNHPlanning and find us on Facebook at www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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Meeting Date: **Tuesday, January 25, 2011**
Meeting Time: **7:00 pm**

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

Members Not Present: John Swartzendruber, Ron Cole

Staff Present: Christopher Parker (Planning Director), Lisa Ertle (Recording Secretary)

The Chair called the meeting to order at 7 pm.

The Chair noted New Business Item 4F has been withdrawn.

1. CITIZENS' FORUM-NO ONE SPOKE.

2. APPROVAL OF THE PRIOR MINUTES

- January 11, 2011 Regular Meeting Minutes

Motion: D.Andolina motioned to approve the January 11, 2011 Meeting Minutes. G.Green seconded.
Vote: Unanimous approval.

3. OLD BUSINESS

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

Motion: L.Merullo motioned to remove the application from the table. D.Trefethen seconded. Vote: Unanimous approval.

Motion: L.Merullo motioned to re-open the Public Hearing. F.Torr seconded. Vote: Unanimous approval.

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

C.Parker stated Mr. and Mrs. Allen are proposing to build a single family house on the lot in order to reach the location where they desire to build the house. They need to put in a driveway which is off Pacific Drive. This driveway was originally 20 ft. and has been reduced to 14 ft. in width, lessening the encroachments in the Conservation District. A Conditional Use Permit is necessary because of the Conservation District encroachments. The site plan approval is required because it exceeds one acre in disturbance, thus triggering site review regulations.

The Planning Department recommends the approval of the conditional use permit with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.

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

3. The applicant shall complete the tree restoration per the plan dated November 8, 2010 as prepared by Berry Surveying and Engineering no later than May 31, 2011, and notify the Zoning Administrator so that an inspection can be done.



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4. To insure that the planted trees survive after being planted, the applicant shall set up a required follow-up inspection by the Zoning Administrator one year after that initial inspection.
5. The applicant shall post an acceptable form of surety to cover the tree restoration if construction of the driveway or house begins within one year of the inspection in condition #3.
6. Change duplicated note #14, found on the Site Plan, to note #15.

C.Parker noted this lot is not viable for further subdivision; this is a single family lot.

L.Merullo and C.Parker discussed the slope impact for the proposed driveway.

Chris Berry, of Berry Surveying and Engineering, representing the applicants, discussed the slope impacts in regards to the Conservation District. He stated the New Hampshire Department of Environmental Services (NHDES) and the City Engineer to review an open bottom culvert, to reduce impact, and this has been implemented into the plans.

L.Merullo and C.Parker discussed concerns regarding tree cutting.

D.Andolina and C.Parker discussed concerns of tree restoration. D.Andolina suggested a revision to Condition #4 on the Site Plan staff recommendations to specify one year from initial inspection.

D.Andolina and C.Parker confirmed that Condition #5 on the Site Plan staff recommendations ensures bonding of tree restoration.

G.Green and C.Berry discussed the concerns of the durability of the driveway, whether the applicant chooses either dirt or paved.

Motion: F.Torr motioned to approve with staff conditions. C.Parker asked F.Torr if his motion included the revision noted from D.Andolina to include one year from the initial inspection, and to include a Recommendation #6 to change note #14 to note #15, as suggested from T.Clark. F.Torr made a motion to approve as amended. D.White seconded.

D.Trefethen noted he will not support the motion for three reasons: Personally the granting of a conditional use application is primarily used for lots that there is no other choice on, and he does not believe this is true in this situation; the lot is useable without creating the crossing. There is no evidence presented that shows the house can not be built on the other side of the brook that would not require a crossing; there is nothing gained, from his perspective, in siting a house on the far side of the brook from a standpoint of the user and the usage of the land. For these reasons he will not be supporting the land. Vote: 4-5 motion failed (D.Trefethen, D.Andolina, L.Merullo, T.Clark, and G.Green voted against)

Motion: D.Trefethen motioned to deny the application for the three reasons stated earlier. D.Andolina seconded. Vote: 6-3 application denied. (F.Torr, D.White, J.Forget voted against)

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

C.Berry chose to withdraw their Site Review application.

4. NEW BUSINESS



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DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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- A. Introduction of the 2011 Addendum to the Land Use Chapter of the Master Plan focusing on Economic Development. The Addendum is available for viewing on the City's web site under Current Reports.

C.Parker discussed the Addendum of the Economic Development will be added in the 2011 Land Use Chapter of the Master Plan.

D.Barufaldi, Economic Development Director, commended C.Parker for his work on integrating the Economic Development portion into the Land Use Chapter. He briefed the Planning Board members on portions outlined in the addendum.

L.Merullo and D.Barufaldi discussed her concern with the "review residential property abutting non-residentially zoned land for inclusion in the adjacent non-residential zone" portion, as written, from the Short Term Recommendations. They further discussed the recommendation of a hotel/conference center, and the areas projected for Economic Development Activity.

L.Merullo commended D.Barufaldi for his work as the Economic Director, and stated she is in support of him becoming a permanent staff position with the Dover Business and Industrial Development (DBIDA).

C.Parker noted his support of D.Barufaldi advocating development opportunities and exploring knowledge based industries.

G.Green stated his appreciation for the work that has been done through DBIDA, and the collaborative work of Dan Barufaldi (Economic Director); and C.Parker (Planning Director).

The Chair asked for a motion to post for a Public Hearing on February 22, 2011.

Motion: G.Green motioned to post for a Public Hearing on February 22, 2011. D.Andolina seconded.
Vote: Unanimous approval.

- B. Consideration and acceptance of a Site Review of land for McDonalds c/o Bohler Engineering Assessor's Map 38, Lot 21 & 23F, zoned B-3, located at 912 Central Avenue. (raze and rebuild of the existing McDonald's restaurant) (P11-01)

John Kucisch, of Bohler Engineering, represented the applicants. The applicants would like to rebuild the existing McDonald's restaurant. They will be pushing the building back to meet with Zoning compliance of front setback. Green space will be added to the front of the lot, and parking spaces will be reduced to meet standard requirements. The drive-thru will have side by side ordering stations and a recirculation point in front of the building, which will be a benefit to the drive-thru service. Upon suggestion a stormwater drainage system has been added to the rear of the building to promote infiltration of groundwater. The lightning is over the required wattage level amount, and the applicants are asking for a waiver to accept the lighting levels as they are. J.Kucisch noted the applicants concern of the large investment for new lighting if waiver is not granted.

Motion: L.Merullo motioned to accept the application. F.Torr seconded
Vote: Unanimous approval.

Public Hearing Opened-Nobody Spoke-Public Hearing Closed



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C.Parker noted the applicant has applied for Site Plan review to demolish the existing McDonalds and rebuild a 4,665 square foot fast food restaurant with 110 seats and a double drive-thru. There are 67 parking spaces proposed.

The applicant appeared before TRC on January 6, 2011 (TRC Notes enclosed).

The applicant has applied for two waivers, one to lighting levels and one to the requirement to do a standard traffic impact assessment and analysis. Since there are two new light poles proposed to the site, the Planning Department does not support the lighting waiver. Since this is a replacement of an existing restaurant and there are less parking spaces and increased vehicle queuing space, the Planning Department supports the traffic analysis waiver.

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall prepare a Lot Merger Form for the Chair's signature and recording at the Registry of Deeds Office.
4. The applicant shall revise sheet C-4 of the plan to designate employee parking spaces in the southern parking lot.
5. The approval includes the granting of the requested waivers for the requirement for a traffic analysis and exceeding the lighting standards for the reasons stated by the applicant. The Board finds that the criteria of Chapter 149-19-A have been met.
6. The applicant shall revise the lighting plan to comply with Chapter 149-14-E-2.
7. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
8. The applicant shall revise the plan so that all drainage pipes have a minimum of 2.5 feet of cover, preferably 3 feet.
9. The applicant shall revise the plan to add hoods and deep sumps to catch basins B, 1, 2, 4, and 5.
10. The applicant shall revise sheet #C-9 of the plan to replace the hydro seeded area with maintenance free landscaping on the northerly re-graded hillside due to issues with mowing on a slope.

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

11. The new buildings shall pay the current impact fees in place at the time of building permit application.
12. Construction hours shall be limited to Monday-Friday 7am-6pm, Saturday and Sunday 8am-5pm. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

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

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

D.Trefethen, C.Parker, and J.Kucisch, and T.Clark discussed the lighting levels. T.Clark noted he would be in support of accepting a lighting waiver.



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The Chair asked for motion on the lighting waiver requested. C.Parker noted they would need to adjust the conditions to adjust waivers as submitted; however Condition #7 would not be required at that point.

L.Merullo and J.Kucisch discussed the landscaping, and projected timeline. The applicants are hoping for a 90 day timeline.

G.Green and J.Kucisch discussed the use of the ordering stations and drive-thru.

Motion: T.Clark motioned to approve the submitted site plan with the elimination of Condition #7, and the granting of both waivers. F.Torr seconded. Vote: Unanimous approval.

- C. Consideration and acceptance of a Conditional Use Permit for Paul & Bonnie Lamson, Assessor's Map 7, Lot 13B, located at 33A Boston Harbor Road. (demo & replace existing residence) (P11-02)

Robert Prokop, Wetland Scientist with Wetland Consulting Services, represented the applicants. The applicants would like to demo the existing structure to build a new structure in the same footprint. The new deck will be smaller, in order to meet compliance of the Shoreland Protection Act. Their property abuts Little Bay, and the banking to the bay is eroding. The applicants would like to stabilize the bank with rip rap; an application has been submitted to the Wetlands Bureau. The applicants would like to build a seasonal dock, which consists of a ramp with a floating dock; an application for this is pending with the Shoreland Protection Agency. The Conservation Commission approved the applicant's application, with the recommendation of erosion control. The applicant has met this request, and has submitted a revised plan indicating the use of silt fencing. (Copy in file) The applicants are further planning to implement a planting area, and garage 100 ft. from the wetland area.

Motion: G.Green motioned to accept the application. D.Andolina seconded. Vote: Unanimous approval.

Public Hearing Opened-Nobody Spoke-Public Hearing Closed

C.Parker noted the applicant is looking to remove and rebuild a structure in the Shoreland Conservation District, additionally they are looking to add rip rap to stabilize the shore. The impact would be 330 square foot dock system and 320 square feet within the Conservation Commission.

The applicant appeared before the Conservation Commission on January 10, 2011. The Commission voted to endorse the application with one condition. (See enclosed conservation Commission minutes.)

The Planning Department recommends that the Planning Board approve the conditional use permit with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

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

Discussion took place regarding the bank erosion and the restoration that is proposed for this area.

D.White and R.Prokop confirmed that City water and sewer is utilized on the property.



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M.Gasses noted her concerns with the existing structure in regards to the shoreline.

Motion: D.Trefethen motioned to approve with staff recommendations. G.Green seconded. Vote: Unanimous approval.

- D. Consideration and acceptance of a Citizen Petition for Joanne Johnson, Assessor's Map H, Lot 2A, to rezone 9.49 acres of land from Hotel/Retail (B-4) and Assembly & Office (I-4) to Rural Residential (R-40), located at 56 Freshet Road. (11-03)

James Schulte, Attorney at Law, represented the applicants. He noted Freshet Road is almost entirely in the town of Madbury. The City rezoned this area, due to the addition of Hannaford and Arbor Woods. The rezoning incurred the Zoning districts of B4 and I4 to run through her property. The applicants would like to build residential housing on her 9 acres of property; however in her current zoning she can not do this. He noted this application will be back for a Public Hearing with the Planning Board, and if the Planning Board approves the petition this will be sent to the City Council for review.

D.Trefethen and J.Schulte discussed the boundary lines of her property. It was noted that any future development will have to come before the Planning Board. The petition is asking to wrap the I4 and B4 Zoning district around the edge of the applicant's property. Discussion ensued on the abutting neighbors, and the overlay of commercial districts into residential area.

Motion: D.White motioned to table the application. D.Andolina seconded Vote: Unanimous approval.

- E. Consideration and acceptance of a Minor Lot Line Adjustment of land for Margaret McDaniel 2010 Revocable Trust and City of Dover, Assessor's Map L, Lot 37, located at 141 Spur Road. (P11-04)

Kevin McEneaney, McEneaney Survey and Associates, represented the applicant. This is a lot line adjustment between Spur Road and the City of Dover, which is located on an old railway bed. In this area the frontage is extra wide, compared to frontage in other residential neighborhoods. They are looking to add a section of land 18 ft. wide 100 ft. long to the McDaniel lot to create a new right of way line, which will alleviate encroachment. This will have to go before the City Council for their approval.

Motion: T.Clark motioned to accept the application. G.Green seconded. Vote: Unanimous approval.

Public Hearing Opened-Nobody Spoke-Public Hearing Closed

C.Parker noted the Planning Department recommends approval of 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. Provide a digital version of the plat to the Planning Office.
3. The applicant shall add the Planning File number to the title block of the plat.
4. This approval is contingent on obtaining approval from the Dover City Council for conveyance of the city-owned right-of-way.

Motion: D.Andolina motioned to approve with staff conditions. G.Green seconded. Vote: Unanimous approval.



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- F. Consideration and acceptance of a waiver request (reduced setback) for Eric Kinsman, 38 Cornerstone Drive, Assessor's Map B, Lot 18-39, zoned R-40, located at 38 Cornerstone Drive. (P11-05)

This item has been withdrawn.

5. STAFF COMMENTS

C.Parker discussed the new folder system that was suggested by D.Andolina.

C.Parker discussed a public notification looking for Volunteers of citizens to sit on a committee to help with updating the Master Plan. He has also been in contact with Open Lands Committee and Conservation Committee for volunteers. M.Gasses asked for Planning Board members to consider volunteering to serve on this committee. She appointed Tom Fargo, Barbara Lehocky, Bill McCann, Ann Kotlus; this will allow Steve Bird to move forward with the plans for this committee. Two citizens are needed to sit on this committee.

M.Gasses noted S.Bird will be in attendance at the February 8, 2011 Planning Board Meeting. He will be presenting the grant that called for an inventory of all the open space and conserved land that is protected by the City of Dover.

6. COMMITTEE REPORTS

No reports.

7. ADJOURNMENT

Motion: L.Merullo motioned to adjourn the meeting at 8:54 pm. F.Torr seconded. Vote: Unanimous approval.



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DOVER PLANNING BOARD – MINUTES

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Meeting Date: **Tuesday, February 08, 2011**
Meeting Time: **7:00 pm**

Members Present: Marcia Gasses (Chair), Frank Torr (Vice Chair), Don Andolina, John Swartzendruber, Linda Merullo, Ron Cole, Dean Trefethen, Dave White, Lee Skinner (Alternate)

Members Not Present: Tom Clark, Gary Green (Alternate), Jake Forget (Alternate)

Staff Present: Christopher Parker (Planning Director), Steven Bird (City Planner), Michele Alexander (Sustainability Coordinator)

The Chair called the meeting to order at 7:00 pm.

1. THE DEVELOPMENT OF A COMPREHENSIVE SUSTAINABILITY PLAN FOR DOVER.

M.Alexander introduced herself and the idea of a sustainability plan to the Board. M.Alexander discussed the efforts and framework that have taken place prior to her coming onboard, and discussed the goals and objectives of the plan. Additionally, she discussed the interaction planned with City employees, and with the Community, through the Energy Advisory Committee, and finally she discussed the resources she plans to use to complete the project.

C.Parker discussed the origins of the project, and discussed the City Council and City Manager's inclusion of sustainability as a goal for this Council and an expectation of the City Manager.

2. DISCUSSION/REVIEW OF THE CONSERVATION LANDS AUDIT AND ONLINE INVENTORY AS PREPARED BY KANE & INGRAHAM CONSERVATION CONSULTANTS UNDER THE PISCATAQUA REGION ESTUARIES PARTNERSHIP (PREP) GRANT PROGRAM.

S.Bird discussed the history of the Open Lands Committee, and the origin of the project. He discussed the PREP grant that was used to fund the project as well as the funding for the local match (Conservation Funds and Staff time). Additionally, S.Bird discussed:

- Project methodology
- Goals and objectives
- Acreage of preserved/conserved land (3,098 out of approximately 15,000)
- Discussed the spectrum of land in preservation/conservation
- Outcomes/uses of this data.

Discussion focused on conservation efforts and the utilization of the data.

3. STAFF COMMENTS

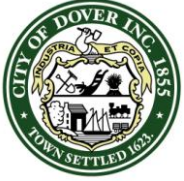
C.Parker spoke to the intention of holding workshops.

4. COMMITTEE REPORTS

M.Gasses appointed Lee Skinner, Sam Chouinard and John Valyo to the Conservation & Open Space Steering Committee, with L.Skinner as chair.

5. ADJOURNMENT

Motion: L.Merullo motioned to adjourn the meeting at 7:36 pm. L.Skinner seconded. Vote: Unanimous approval.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-50

Application Type: Site Review
Applicant(s): Changing Places, LLC
Owner(s): Temple Israel of Dover, Inc.
Location: 515 Sixth Street (Assessor's Map A, Lot 45A-2)

INTENT: To subdivide a 30.2 acre lot on Sixth Street into five house lots, one open space lot and one lot for the temple.

LOTS/UNITS PROPOSED: 5 house lots, 1 open space lot and 1 lot for the temple.

AGENDA ITEM #: 4-B

ACREAGE: 30.2 acres

ZONING DISTRICT:
Rural Residential District – R-40

EXISTING LAND USE:
Temple

PROPOSED LAND USE:
Temple and five Single Family House Lots

SURROUNDING LAND USE:
Single family residential

ZBA ACTION: None

ATTACHMENT: Subdivision plan, application, TRC notes, and Traffic Study

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to allow a 20 foot wide proposed road when the requirement is 24 feet.
- Waiver to Recreation impact fee of \$1,184 per single family house in exchange for off-site facility improvements as provided for in Chapter 170-28.7-F

Summary of Request and Background

The applicant has submitted plans showing an Open Space Subdivision of the existing lot into five house lots, one open space lot and one lot containing the temple. Each lot would be serviced by municipal sewer and water. The existing driveway is proposed to be a public road.

The applicant has had a Traffic Assessment Memorandum prepared by TEPP, LLC on January 5, 2011. A copy of the memorandum is enclosed.

The applicant appeared before TRC on December 16, 2010 and January 6, 2011 (TRC notes attached).

Consistency with Land Use Regulations

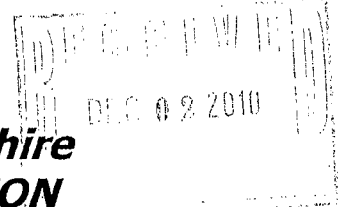
This project is located in the Rural Residential District (R-40), which encourages open space developments for major subdivisions, with reduced lot sizes in return for the permanent preservation of open space. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application until the March 22nd meeting and schedule a site walk.



City of Dover, New Hampshire SUBDIVISION APPLICATION



[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>P10-50</u>	Date Received:	<u>12/2/10</u>
	Amount Paid:	<u>\$ 1152.00</u>	Time Received:	_____

CE# 7262

APPLICANT AND OWNER INFORMATION

Name of Applicant: Changing Places, LLC Telephone # (978) 375-3153

Address of Applicant: 42J Dover Point Road, Dover, NH 03820

Name of Property Owner (if different from applicant): _____ Telephone # _____
Temple Israel of Dover, Inc.

Address of Property Owner: 515 Sixth Street, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 515 Sixth Street

Assessor's Map # A Lot(s) # 45A-2

Zoning District(s) R40 Overlay District(s) Wetland, Conservation

Size of Parcel: 30.225 acres Property Deed: Book 2674 Page: 333

Existing Use of Property: Church/Temple

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 7

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

City Sewer? X Yes ___ No How far is city sewer from the property? at property frontage

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

Estimated Length of Proposed Roads: 0* feet Public or Private Road? Public

*Reuse existing driveway for City Street

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell
Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell
Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107

Professional License #: 9903 E-mail address: rjs@tritech.com

SIGNATURES

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

Signature of Property Owner: *Cecile Hodson, Pres. Temple Israel of Dover* Date: 12-2-10

Signature of Applicant (if different from owner): *J. O'Neil* Date: 12-2-10

Signature of Agent: *[Signature], PRESIDENT* Date: 12-2-10

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: *Cecile Hodson - President* Date: 12-2-10
Temple Israel of Dover

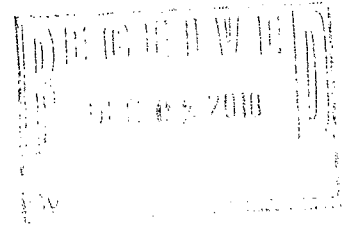
Abutters List
Open Space Subdivision

Olive Meadow

Tax Map A, Lot 45-A2
515 Sixth Street
Dover, New Hampshire

Job No. 10137

Page 1 of 3



Abutters:

Map A, Lot 45	Jeffrey W. Bean & Anne M. Bean 517 Sixth Street Dover, NH 03820
Map A, Lot 45-A9	William W. Fenniman Jr. & Donna M. Fenniman 11 Foxtail Ridge Dover, NH 03820
Map A, Lot 45-A10	Edith H. Mitchell 9 Foxtail Ridge Dover, NH 03820
Map A, Lot 46	Glenna Drake Dale Drake 513 Sixth Street Dover, NH 03820
Map A, Lot 47-A1	Fred M. Conroy & Shasheen M. Conroy 505 Sixth Street Dover, NH 03820
Map A, Lot 47-7	Timothy F. Burns & Carolyn A. Burns 6 Reyners Brook Dover, NH 03820
Map A, Lot 47-9	Sandra J. Keller & David A. Keller 8 Reyners Brook Dover, NH 03820
Map A, Lot 47-11	Stephen & Jean Calculator 10 Reyners Brook Dover, NH 03820
Map A, Lot 47-13	Antonio L. Giannchini & Elizabeth S. Giannchini 12 Reyners Brook Dover, NH 03820

Abutters List

Open Space Subdivision

Olive Meadow

Tax Map A, Lot 45-A2

515 Sixth Street

Dover, New Hampshire

Job No. 10137

Page 2 of 3

Map A, Lot 47-15	Christopher & Judith Turner Revocable Trust Christopher & Judith Turner, Trustees 14 Reyners Brook Dover, NH 03820
Map A, Lot 47-17	William & Carol Urmston 16 Reyners Brook Dover, NH 03820
Map A, Lot 47-19	Laura L. Wirth 18 Reyners Brook Dover, NH 03820
Map A, Lot 47-21	Rosemary A. Pixley Revocable Trust Rosemary A. Pixley, Trustee 20 Reyners Brook Dover, NH 03820
Map A, Lot 47-23	James M. McKenna 22 Reyners Brook Dover, NH 03820
Map A, Lot 47-29	Steven V. Brown & Janet W. Campbell Revocable Trust Janet W. Campbell, Trustee 30 Reyners Brook Dover, NH 03820
Map A, Lot 51-9	Christine A. Estes 240 Long Hill Road Dover, NH 03820
Map A, Lot 52	Roger D. Corriveau & Heidi J. Corriveau 49 Sandy Lane Dover, NH 03820
Map A, Lot 52L	Deborah C. Garland 216 Long Hill Road Dover, NH 03820
Map B, Lot 2	Russell F. Rogers 512 Sixth Street Dover, NH 03820
Map B, Lot 2C	Keneth C. Durell & Donna M. Durell 508 Upper Sixth Street Dover, NH 03820

Abutters List

Open Space Subdivision

Olive Meadow

Tax Map A, Lot 45-A2

515 Sixth Street

Dover, New Hampshire

Job No. 10137

Page 3 of 3

Owner:

Map A, Lot 45-A2

Temple Israel of Dover, Incorporated

PO Box 254

Dover, NH 03820

Applicant:

Changing Places, LLC

42J Dover Point Road

Dover, NH 03820

Agent:

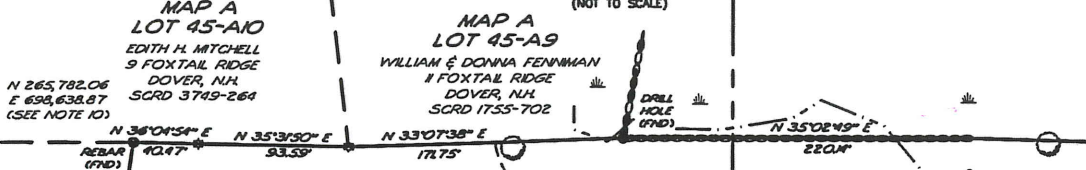
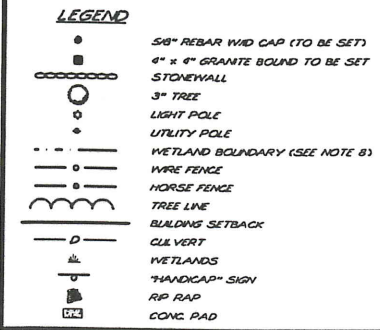
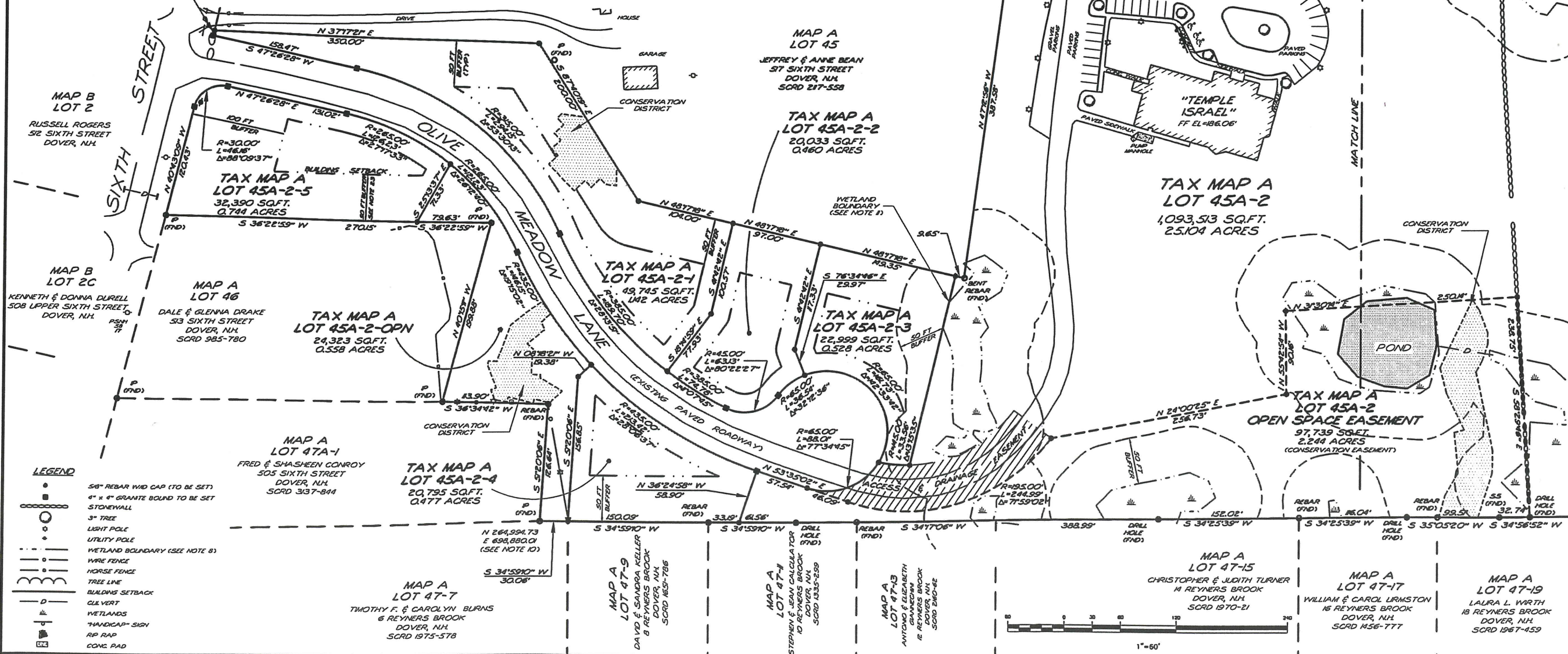
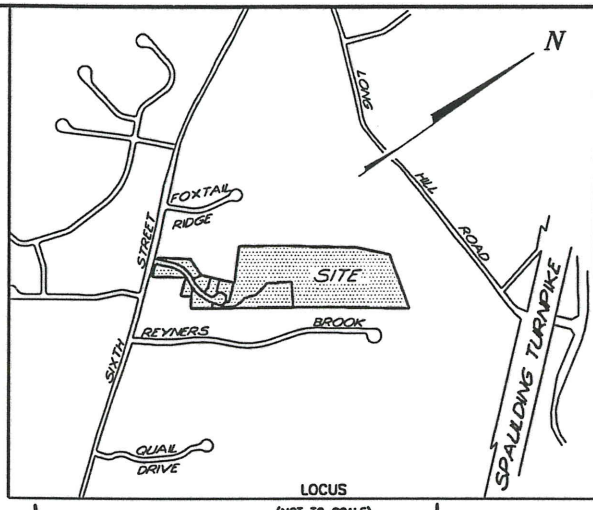
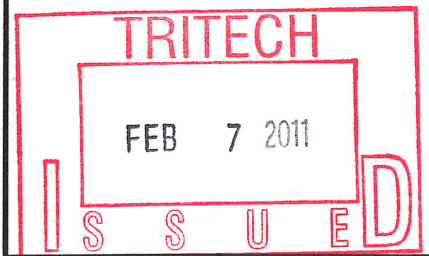
Tritech Engineering Corporation

755 Central Avenue

Dover, NH 03820

NOTES

- INTENT: TO SUBDIVIDE DOVER TAX MAP A LOT 45A-2 INTO AN 7 LOT OPEN SPACE SUBDIVISION, WITH THE EXISTING TEMPLE, 5 SINGLE FAMILY RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS.
- CURRENT OWNER OF RECORD: TEMPLE ISRAEL OF DOVER, INC.
P.O. BOX 254
DOVER, N.H. 03820
- SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- TOTAL LOT AREA: 1,318,601 SQ.FT. - 30.225 ACRES
- TAX MAP A LOT 45A-2
- PROJECT DEED REFERENCE: SCRD BOOK 2674 PAGE 333
- PROJECT PLAN REFERENCE:
SUBDIVISION PLAN
PREPARED FOR
QUADRANT DEVELOPMENT CO.
DOVER, N.H.
T.F. MORAN, INC.
MARCH 1, 1988 SCRD 30A-121
PLAN OF LOTS A&B
RICHARD J. & ELAINE N. DAY
DOVER, NEW HAMPSHIRE
R. W. McCRONE
MAY 1976 SCRD 17-41
PROPOSED MINOR SUBDIVISION
LAND OF L.E.R. TRUST,
LINDA E. ROSSETTI, TRUSTEE
SIXTH STREET
DOVER, N.H.
BERRY SURVEYING & ENGINEERING
MARCH 10, 1988 SCRD 34-142
EXISTING CONDITIONS PLAN
TEMPLE ISRAEL
SIXTH STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 16, 2003
SUBDIVISION OF LAND
PREPARED FOR DANIEL GABRIEL
SIXTH STREET
DOVER, NEW HAMPSHIRE
MEENEANEY SURVEY ASSOCIATES
FEBRUARY 17, 1993 SCRD 42-22
SUBDIVISION PLAN
ALBERT & CHRISTINE ESTES
AND NANCY HUSON MOLL
LONG HILL ROAD EXT.
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 26, 2000 SCRD 83-39
SUBDIVISION OF LAND
PREPARED FOR ALBERT ESTES
LONGHILL ROAD
DOVER, NEW HAMPSHIRE
MEENEANEY SURVEY ASSOCIATES
DECEMBER 5, 1994 SCRD 47-5
"AS-BUILT" PLAN
TEMPLE ISRAEL
SIXTH STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
NOVEMBER 24, 2004
- ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 30 FT
MAX. LOT COVERAGE: 10 %
MAX. BLD HEIGHT: 35 FT
OPEN SPACE
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 10 FT
EXISTING ROADS: 100 FT
EXISTING STRUCTURES: 100 FT
EXTERNAL BOUNDARIES: 50 FT
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 37,000, AND WAS ACCOMPLISHED USING A SOKKIA SET3100 TOTAL STATION, DURING THE MONTH OF DECEMBER, 2002.
- BASIS OF BEARING: DOVER GIS STATIONS 189 AND 190 WERE OCCUPIED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.
- DURING THE MONTH OF SEPTEMBER, 2010 MICHAEL MARINO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #163, CONDUCTED AN ON-SITE WETLAND DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-22.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO POORLY DRAINED SOILS WERE FOUND.
- SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 03300, MAP No. 33017C03100, DATE: 5-17-2005).
- LOTS TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- PLANS T-1, T-2, Y-1, S-2, S-3 & C-1 THROUGH C-3 ARE ALSO PART OF THIS APPROVAL.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- * OPEN SPACE REQUIRED: 6 LOTS x 20,000 SQ.FT. = 120,000 SQ.FT.
* TOTAL OPEN SPACE PROVIDED: 122,862 SQ.FT.
* UPLAND OPEN SPACE REQUIRED: 60,000 SQ.FT.
* UPLAND OPEN SPACE PROVIDED: 103,634 SQ.FT.
- SUBJECT PARCEL MAY BE SUBJECT TO RIGHT-OF-WAY AS DESCRIBED IN SCRD 383/28, LOCATION UNKNOWN.
- WETLAND BUFFER MARKERS TO BE SET ON LOT 45A-2-3.
- THERE WILL BE NO FURTHER SUBDIVISION PERMITTED UNDER THE CURRENT ZONING ORDINANCES.
- A SIGN WILL BE POSTED ON-SITE THAT IDENTIFIES DEVELOPER AND CONTRACTOR CONTACT INFORMATION.
- FIFTY FOOT BUFFER SHALL COMPLY WITH CITY OF DOVER CODE 155-22. F.A.



MAP A LOT 45
JEFFREY & ANNE BEAN
57 SIXTH STREET
DOVER, NH
SCRD 217-558

TAX MAP A LOT 45A-2-2
20,033 SQ.FT.
0.460 ACRES

TAX MAP A LOT 45A-2
1,093,513 SQ.FT.
25.104 ACRES

TAX MAP A LOT 45A-2-5
32,390 SQ.FT.
0.744 ACRES

TAX MAP A LOT 45A-2-1
49,715 SQ.FT.
1.142 ACRES

TAX MAP A LOT 45A-2-3
22,989 SQ.FT.
0.528 ACRES

TAX MAP A LOT 45A-2-OPN
24,323 SQ.FT.
0.558 ACRES

TAX MAP A LOT 45A-2-4
20,795 SQ.FT.
0.477 ACRES

MAP A LOT 47A-1
FRED & SHASHEEN CONROY
505 SIXTH STREET
DOVER, NH
SCRD 313-844

MAP A LOT 47-7
TIMOTHY F. & CAROLYN BURNS
6 REYNERS BROOK
DOVER, NH
SCRD 1975-578

MAP A LOT 47-9
DAVID & SANDRA KELLER
8 REYNERS BROOK
DOVER, NH
SCRD 1631-766

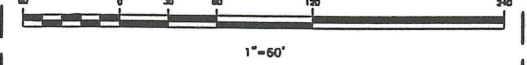
MAP A LOT 47-15
STEPHEN & DEAN CALCOLLATOR
10 REYNERS BROOK
DOVER, NH
SCRD 1335-559

MAP A LOT 47-17
ANTONIO & ELIZABETH
16 REYNERS BROOK
DOVER, NH
SCRD 2100-42

MAP A LOT 47-15
CHRISTOPHER & JUDITH TURNER
14 REYNERS BROOK
DOVER, NH
SCRD 1970-21

MAP A LOT 47-17
WILLIAM & CAROL LARMISTON
16 REYNERS BROOK
DOVER, NH
SCRD 1456-777

MAP A LOT 47-19
LAURA L. WIRTH
18 REYNERS BROOK
DOVER, NH
SCRD 1967-459



TRITECH ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03800
TELEPHONE 603 748 8707
FAX 603 748 9690

REVISIONS

DATE	DESCRIPTION
12-23-10	REVISION PER TRC COMMENTS
2-07-11	GENERAL REVISIONS

OPEN SPACE SUBDIVISION PLAN
OLIVE MEADOW
515 SIXTH STREET
DOVER, NEW HAMPSHIRE
DECEMBER 2, 2010
JOB No. 10317
SCALE: 1" = 60'

S-1
(PI0-50)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-07

Application Type:	Minor Subdivision
Applicant:	JNM Realty
Owner:	JNM Realty
Location:	54 Dover Point Road (Assessor's Map K, Lot 20)

INTENT: To subdivide an existing parcel on Dover Point Road into two lots.

LOTS/UNITS PROPOSED: Two lots

AGENDA ITEM #: 4-C

ACREAGE: 1.58 acres

ZONING DISTRICT: Thoroughfare Business District – B-3 and Rural Density Residential District - R-40

EXISTING LAND USE: Multi-family units

PROPOSED LAND USE: Multi-family residential and office building

SURROUNDING LAND USE: Single family residential, multi-family residential, cemetery, and manufactured housing park.

ZBA ACTION: Special Exception granted in 2007; Variances for reduced lot frontage and per dwelling unit density were granted by ZBA on 5/20/10.

ATTACHMENTS: Subdivision Plan and application

PERMITS REQUIRED:
None

WAIVERS REQUESTED:
None

Summary of Request and Background

The applicant has submitted a set of plans asking to subdivide an existing lot into two lots. Each lot would be serviced by municipal sewer and water.

The Planning Board conditionally approved the Site Plan in 2008 that included two five unit multi-family buildings behind a mixed use structure with commercial on the first floor and two residential units above. On May 11, 2010, the Planning Board approved an amended plan that removed the pervious pavement and changed the timing of the payment of investment fees.

In May of 2010, the applicant applied for and received two variances from the Zoning Board of Adjustment to allow the lot to be subdivided into two parcels to separate the office building from the residential units.

Consistency with Land Use Regulations

The project is located primarily in the Thoroughfare Business District – B-3, which allows for both commercial and residential uses along major highways. The ZBA granted variances to allow the lots to be created with reduced frontage and more density than zoning permits.

STAFF RECOMMENDATION:

The Department recommends that the subdivision plan be approved with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the plan number to the title block.



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>PH-07</u>	Date Received:	<u>2/7/11</u>
	Amount Paid:	<u>\$250.00</u>	Time Received:	

OK# 1153 OK# 1157 # 8800

APPLICANT AND OWNER INFORMATION

Name of Applicant: JNH REALTY TRUST Telephone # 603-781-1636
 Address of Applicant: 15 BIRCHWOOD LAKE, DOVER, NH 03820
 Name of Property Owner (if different from applicant): JNH REALTY Telephone # SAME.
 Address of Property Owner: SAME

PROPERTY INFORMATION

Address of Property: 54 DOVER POINT ROAD
 Assessor's Map # K Lot(s) # 20
 Zoning District(s) B-3 + R-40 Overlay District(s) CONSERVATION.
 Size of Parcel: 68,767 SF / 1.58A Property Deed: Book 3757 Page: 149
 Existing Use of Property: COMMERCIAL / RESIDENTIAL

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): Minor (3 or fewer lots): X Open Space:
 Existing Number of Lots: 12 Proposed Number of Lots: 12
 City Water? X Yes No How far is city water from the property? OUT FRONT
 City Sewer? X Yes No How far is city sewer from the property? TO SITE.
 Highway Access (check where applicable): City Street X State Highway
 Estimated Length of Proposed Roads: 341.30' feet Public or Private Road? INSTALLED

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) BERRY SURVEYING + ENG / DAVID BERRY
 Address 335 SECOND CROWN POINT ROAD Telephone #: 332-2863
 Professional License #: 328 E-mail address: CBERRY@METROCAST.NET
CHRIS BERRY PROJECT MANAGER

h.s 328 PE 1088

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) DAVID BERRY (1088)

Address SAME. Telephone #: _____

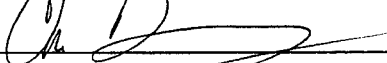
Professional License #: _____ E-mail address: _____

SIGNATURES

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

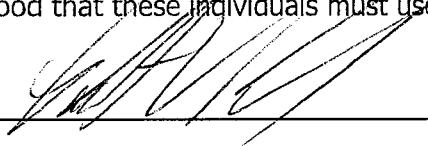
Signature of Property Owner: _____ Date: _____

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

Signature of Agent:  Date: 2-6-2011

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: _____

Ertle, Lisa

From: Chris Berry [crberry@metrocast.net]
Sent: Friday, February 11, 2011 2:46 PM
To: Ertle, Lisa
Subject: ABUTTERS LIST FOR SITE REVIEW REVISION.doc

ABUTTERS LIST
 JNM Realty Trust

ID
1157
98.00

Applicant: JNM Realty Trust

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

Tax Map-Lot # Name Address Town

Owner of Project Lot:

K-20 JNM Realty Trust 15 Brairwood Ln. Dover, NH 03820

Legal Abutters to Project Lot:

K-19	Varney Brook Lands	340 Central Ave, STE 202	Dover, NH 03820
K-21	Doverbrook LLC	306 Dahlia Dr.	Wayland, MA 01778
K-22a	Michael Comeau	50 Dover Point Rd.	Dover, NH 03820
K-22b	Christopher W. Lara & Leigh-Anne Sapienza	48 1/2 Dover Point Rd.	Dover, NH 03820
K-22	Paolini Brothers Development	15 Briarwood Lane	Dover, NH 03820
K-39	Roman Catholic Bishop of Manchester	577 Central Ave.	Dover, NH 03820
M-6	Kevin R. Cooper Jr.	P.O BOX 2213	Dover, NH 03820
	Johnston, Albert	PO Box 1466	Dover, NH 03820
M-6a	Robert W. Grund	60 Dover Point Rd	Dover, NH 03820
M-7	Marjorie E. & Thomas G. Comisky	62 Dover Point Rd	Dover, NH 03820
M-8	Roman Catholic Bishop Of Manchester	150 Central Ave.	Dover, NH 03820
M-131	Ervin & Kathleen Hessefort	51 Toftree Ln	Dover, NH 03820
M-132	Jeffrey D. & Ellen L. Forget	53 Toftree Ln	Dover, NH 03820
M-133	Wanda Lou Hoffman	55 Toftree Ln	Dover, NH 03820

PLAN REFERENCE

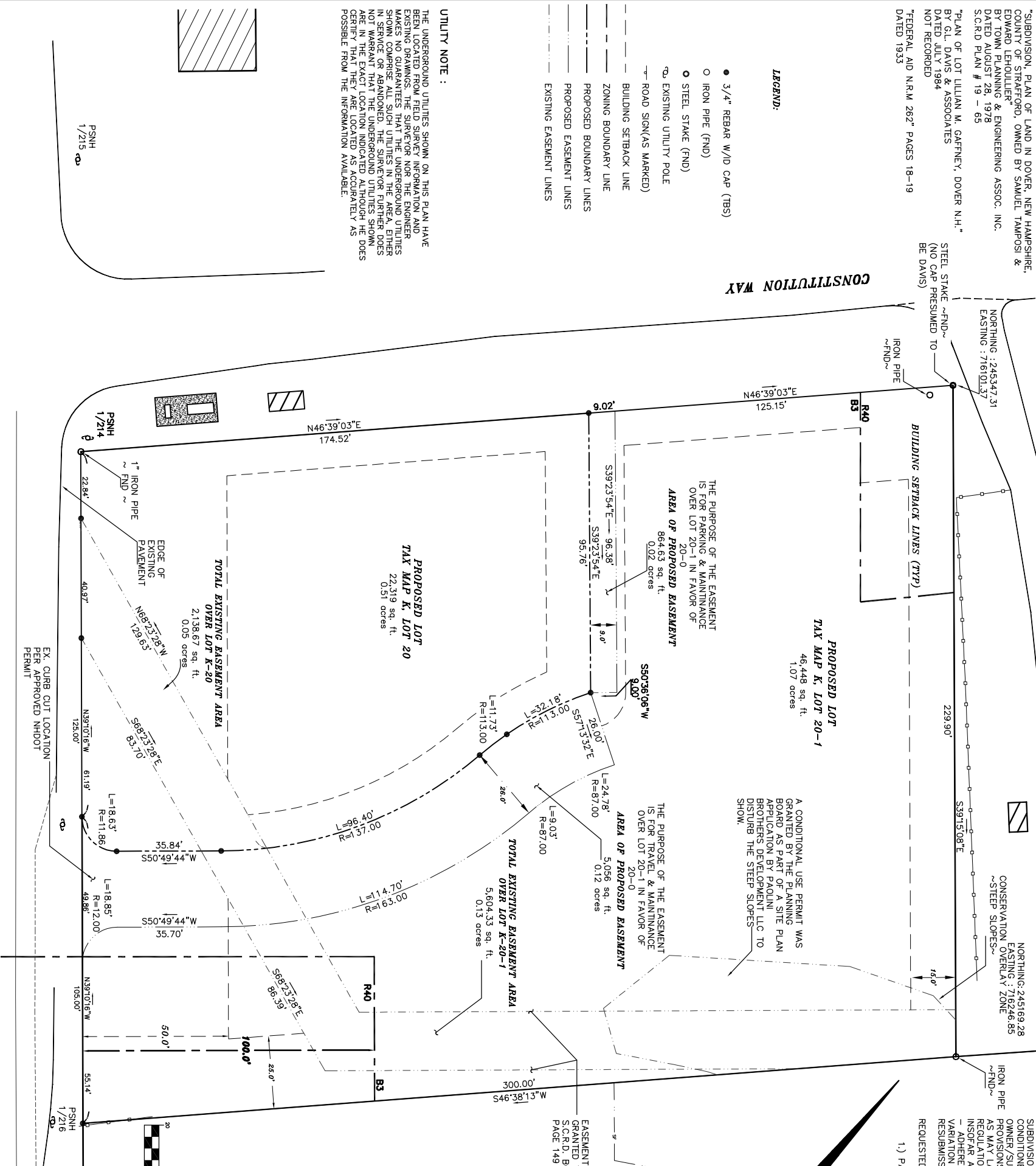
"SUBDIVISION, PLAN OF LAND IN DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD, OWNED BY SAMUEL TAMPOSI & EDWARD LEHOLLIER",
 BY TOWN PLANNING & ENGINEERING ASSOC. INC.
 DATED AUGUST 28, 1978
 S.C.R.D. PLAN # 19 - 65
 "PLAN OF LOT LILLIAN M. GAFFNEY, DOVER N.H."
 BY G.L. DAVIS & ASSOCIATES
 DATED JULY 1984
 NOT RECORDED
 "FEDERAL AID N.R.M. 262" PAGES 18-19
 DATED 1935

LEGEND:

- 3/4" REBAR W/D CAP (TBS)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- EXISTING UTILITY POLE
- ROAD SIGN/AS MARKED)
- BUILDING SETBACK LINE
- ZONING BOUNDARY LINE
- PROPOSED BOUNDARY LINES
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES

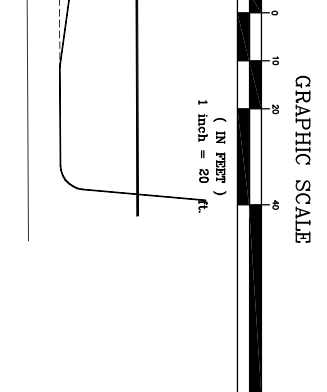
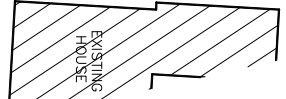
UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN OR UNDEVELOPED ARE THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.



WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVISION/ DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT DOVER LAND SUBDIVISION REGULATIONS. THE DATE OF APPROVAL, UNLESS OTHERWISE INDICATED, IS THE DATE OF APPROVAL. THE SUBDIVISION APPROVAL IS CONDITIONED ON THE SUBDIVISION APPROVAL. VARIATION FROM THE APPROVED PLAN WILL REQUIRE A REQUESTED WAIVERS :

1.) PAVEMENT WITHIN 5' OF EX. AND PRO. LOT LINES



NOTES:

- 1.) OWNER: JMW REALTY TRUST
 15 BIRKWOOD BLANE
 DOVER, N.H. 03829
- 2.) TAX MAP K, LOT 20
- 3.) LOT AREA: 68,767 Sq.Ft., 1.58 Ac.
- 4.) S.C.R.D. BOOK 3757, PAGE 149
 EASEMENT FROM FORBET TO PAOLINI BROTHERS DEVELOPMENT BOOK 3628, PAGE 940
 EASEMENT FROM COOPER TO PAOLINI BROTHERS DEVELOPMENT BOOK 3628, PAGE 938
- 5.) ZONING: PRIMARY B-3
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330145, MAP# - 3301700340D, DATED: MAY 17, 2005
- 7.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING ON 4/12/06, WITH AN ERROR OF CLOSURE OF 1 IN 88,950
- 8.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 9.) CITY WATER AND SEWER IS AVAILABLE TO ALL LOTS. A SEWER EASEMENT HAS BEEN OBTAINED FROM TAX MAP M2, LOTS M-6 & M-132 TO ALLOW CITY SEWER TO BE AVAILABLE TO THE SITE.
- 10.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE.
- 11.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPROducible MEDIUM AND WITH A GROUND FORMATION RISK STATEMENT. THE GROUND FORMATION RISK STATEMENT SHALL BE PREPARED AND OBTAINED FROM A LICENSED GEOTECHNICAL ENGINEER AND OBTAINED FROM A LICENSED GEOTECHNICAL ENGINEER.
- 12.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 13.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- 14.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 15.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, SCHEDULING, AND SCHEDULING OF EROSION CONTROL MEASURES. SCHEDULING SHALL BE BASED ON RATE FOR DISTURBED AREAS, RATES OF LAND TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 16.) 5-27-2010 A VARIANCE TO ARTICLE IV, SECTION 170-12B TO SUBDIVIDE A PARCEL CREATING A LOT WITH APPROXIMATELY 100' FRONTAGE, WHERE 125' FRONTAGE IS REQUIRED AND SECTION 170-12.A TO ALLOW THE 12 PREVIOUSLY APPROVED RESIDENTIAL UNITS TO BE LOCATED ON THE SECOND LOT, WHICH WILL CONTAIN APPROXIMATELY 46,000 sq.ft., AREA, LESS THEN THE REQUIRED AREA WITH THE FOLLOWING CONDITIONS:
 DEVELOPMENT SHALL BE LIMITED TO TWO STORES IN HEIGHT AND NO RESIDENTIAL DEVELOPMENT SHALL BE PERMITTED.
 2.) APPLICANT RETURNS TO THE TRC AND PLANNING FOR SITE REVIEW AND CREATE NECESSARY EASEMENTS.
 3.) PLAN WILL BE AS PRESENTED (IE NO SUBSTANTIAL CHANGE FROM PREVIOUSLY APPROVED DEVELOPMENT PLAN) WITH THE CAVEAT THAT THE RESIDENTIAL UNITS 11 & 12 MAY BE MOVED.
- 17.) A SPECIAL EXCEPTION WAS GRANTED BY THE DOVER ZONING BOARD TO ALLOW RESIDENTIAL DEVELOPMENT WITHIN THE B3 ZONE. CASE #Z 07-05, DATED 5-17-07
- 18.) APPROVAL OF THIS PLAN INCLUDES THE GRANTING OF A WAIVER FOR PAVEMENT WITHIN FIVE FEET OF A PROPERTY LINE. SEE CORRESPONDING SITE PLAN REVISION.
- 19.) AS OF THE DATE OF THIS PLAN THERE ARE CONSTRUCTION ITEMS WHICH ARE COMPLETED ON SITE. ONE RESIDENTIAL BUILDING, ENTRANCE ROAD / PARKING AREAS AND ALL UTILITIES HAVE BEEN INSTALLED.

"SUBDIVISION PLAN"

REVISION	DATE	DESCRIPTION
		PROPOSED SUBDIVISION PLAN

FOR
 JMW REALTY TRUST
 DOVER POINT ROAD
 DOVER, N.H.
 TAX MAP K, LOT 20

BERRY SURVEYING & ENGINEERING
 148 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : JANUARY 31, 2011
 FILE NO. : DB 2006 - 057 SUB

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, - 1 : 10,000 -

DAVID A. BERRY RLS 328 DATE

STATE OF NEW HAMPSHIRE
 LICENSED LAND SURVEYOR
 NO. 328
 DAVID A. BERRY
 SIGNATURE

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

NT&T 686

NT&T 687

PSNH 1/2155

NT&T 366



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P08-15B

Application Type:	Amendment to Approved Site Plan
Applicant:	JNM Realty
Owner:	JNM Realty
Location:	54 Dover Point Road (Assessor's Map K, Lot 20)

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

LOTS/UNITS PROPOSED: No Change

AGENDA ITEM #: 4-D

ACREAGE: 1.58 acres

ZONING DISTRICT: Thoroughfare Business District – B-3 and Rural Density Residential District - R-40

EXISTING LAND USE: Multi-family units

PROPOSED LAND USE: Multi-family residential and office building

SURROUNDING LAND USE: Single family residential, multi-family residential, cemetery, and manufactured housing park.

ZBA ACTION: Special Exception granted in 2007; Variances for reduced lot frontage and per dwelling unit density were granted by ZBA on 5/20/10.

ATTACHMENTS: Revised Site Plan and cover letter

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

None

WAIVERS REQUESTED:

Waiver to the requirement that pavement be a minimum of five feet from a property line.

Summary of Request and Background

The applicant has submitted a set of plans asking to amend a previously approved site plan, with no increase in the number of units, but an increase in the number of bedrooms to 35 total.

The Planning Board conditionally approved the Site Plan in 2008 that included two five unit multi-family buildings behind a mixed use structure with commercial on the first floor and two residential units above. On May 11, 2010, the Planning Board approved an amended plan that removed the pervious pavement and changed the timing of the payment of investment fees.

In May of 2010, the applicant applied for and received two variances from the Zoning Board of Adjustment to allow the lot to be subdivided into two parcels to separate the office building from the residential units. There is a separate application on the agenda for the subdivision. The primary change to the site plan is to relocate the two residential units that were in the top floor of the office building to a separate two unit building on the residential lot being created. The applicant is also asking to retain existing vegetation in two locations instead of planting new landscaping and increase the total number of bedrooms to 35.

Waiver Request

The applicant has requested a waiver to Chapter 149-15-C, which requires all paving to be a minimum of five feet from a side property line. As the written request indicates, the applicant owns both parcels and there are no impacts on abutters.

Consistency with Land Use Regulations

The project is located primarily in the Thoroughfare Business District – B-3, which allows for both commercial and residential uses along major highways. The Planning Board has previously approved this development. This application still meets these standards.

STAFF RECOMMENDATION:

The Department recommends that the amended plan be approved with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add the engineer's stamp and signature to the plan sheets.
4. The applicant shall add the plan number to the title block.

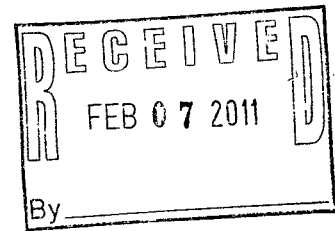
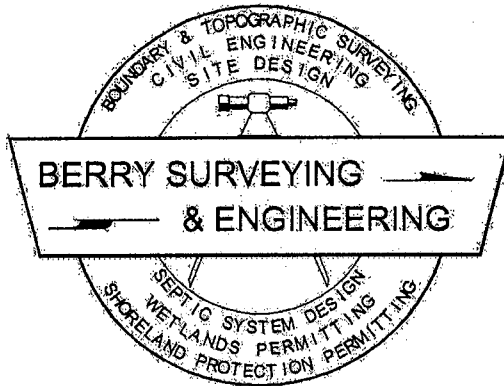


CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P08-15B

Application Type:	Amendment to Approved Site Plan
Applicant:	JNM Realty
Owner:	JNM Realty
Location:	54 Dover Point Road (Assessor's Map K, Lot 20)

5. The applicant shall revise the plan to remove the note for units #11 and #12 that would allow parking spaces to be removed if front steps were added.
6. The applicant shall revise the landscaping plan to label the existing vegetation that shall be retained.
7. The approval includes the granting of the requested waiver to allow pavement closer than five feet to a lot line for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 149-19-A have been met.



City of Dover Planning Board
Attn: Christopher Parker AICP,
Director of Planning & Community Development
288 Central Ave
Dover, NH 03820

January 31, 2011

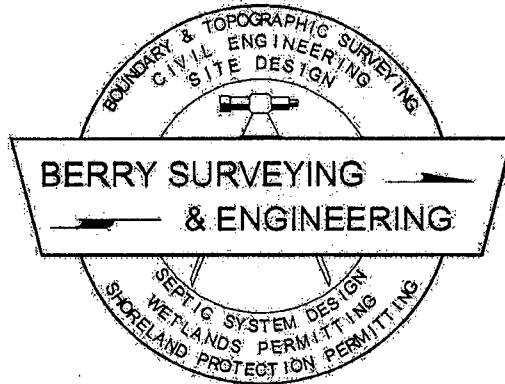
RE: Proposed Minor Subdivision
JNM Realty Trust
Centennial Place / 54 Dover Point Road
Dover, NH

Madam Chair Person and Members of the Dover Planning Board,

On behalf of JNM Realty Trust, Berry Surveying & Engineering is submitting a request for revision to a previously approved site plan. As can be found in a corresponding two lot minor subdivision, JNM Realty Trust wishes to separate the commercial use of the application from the residential use of the application by subdividing the parcel in two and relocating two residential units.

Two residential units were previously approved in the third floor of the commercial building, but are now proposed to be placed adjacent to Parking Lot "C" as one free standing building. We have provided a proposed sewer connection to the building and have added notations to the plans concerning storm water direction in the vicinity of the new building. The applicant has installed two water services in the general location shown on the plans provided. It should be noted that if the applicant wishes to place front steps at the entry to the buildings, one or two parking spaces will be lost. This however does not decrease the parking provided below that which is required.

Parking lines are shown on the revised plans, but are proposed to be installed only at the applicant discretion. This only pertains to the parking shown in the residential areas, and parking lines are still required to be installed per the revised plans in commercial areas.



We are requesting a revision to the approved landscaping plans. Previously a row of Norway Spruce were proposed along the Northern boundary line along with a row of Arborvitae along the Eastern boundary. The design intent assumed that the applicant would remove all of the vegetation along the boundary line, and these plantings would replace any buffering already enjoyed. The applicants have not removed vegetation in these areas, and therefore the plantings are not required. In addition, there were plantings shown in the location where the proposed building is now placed, which have now been removed.

Lastly, we have revised the bedroom calculations for the overall project. The applicant is proposing that some of the units be three bedrooms, where two bedrooms were approved previously. The open space calculation previously provided, allowed for 3500 Sq.Ft., which allows all but one unit to be three bedrooms.

Thank you for your time and consideration to this matter.

Berry Surveying & Engineering

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

PARKING CALCULATIONS:

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

PROPOSED 12 RESIDENTIAL UNITS
 24 SPACES REQUIRED FOR EVERY UNIT
 24 SPACES FOR RESIDENTIAL PROVIDED
 2 ACCESSIBLE SPACES ARE PROVIDED BOTH ARE VAN ACCESSIBLE

PARKING LOT "A" IS FOR OFFICE BUILDING EXCLUSIVELY
 PARKING LOT "B" IS FOR MIXED USE AS NOTED
 PARKING LOT "C" IS FOR RESIDENTIAL ONLY

RESIDENTIAL DENSITY CALCULATIONS

B-3 ZONE: MULTIFAMILY ALLOWED BY SPECIAL EXCEPTION PROVIDED THAT THERE EXISTS 5,000SQ.FT. PER PROPOSED UNIT.
 TOTAL AREA WITHIN B-3 ZONE = 61,166.76
 61,166.76 / 5,000.00 = 12.23 UNITS
 12 UNITS PROPOSED

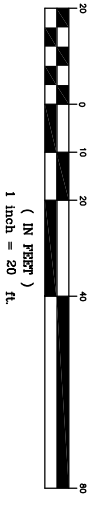
170-15A OPEN SPACE:
 EACH UNIT WILL HAVE THREE BEDROOMS EXCEPT ONE WHICH WILL BE DEFINED BY THE DEVELOPER.
 100SQ.FT. x 35 BEDROOMS = 3,500SQ.FT. REQUIRED OPEN SPACE

LEGEND:

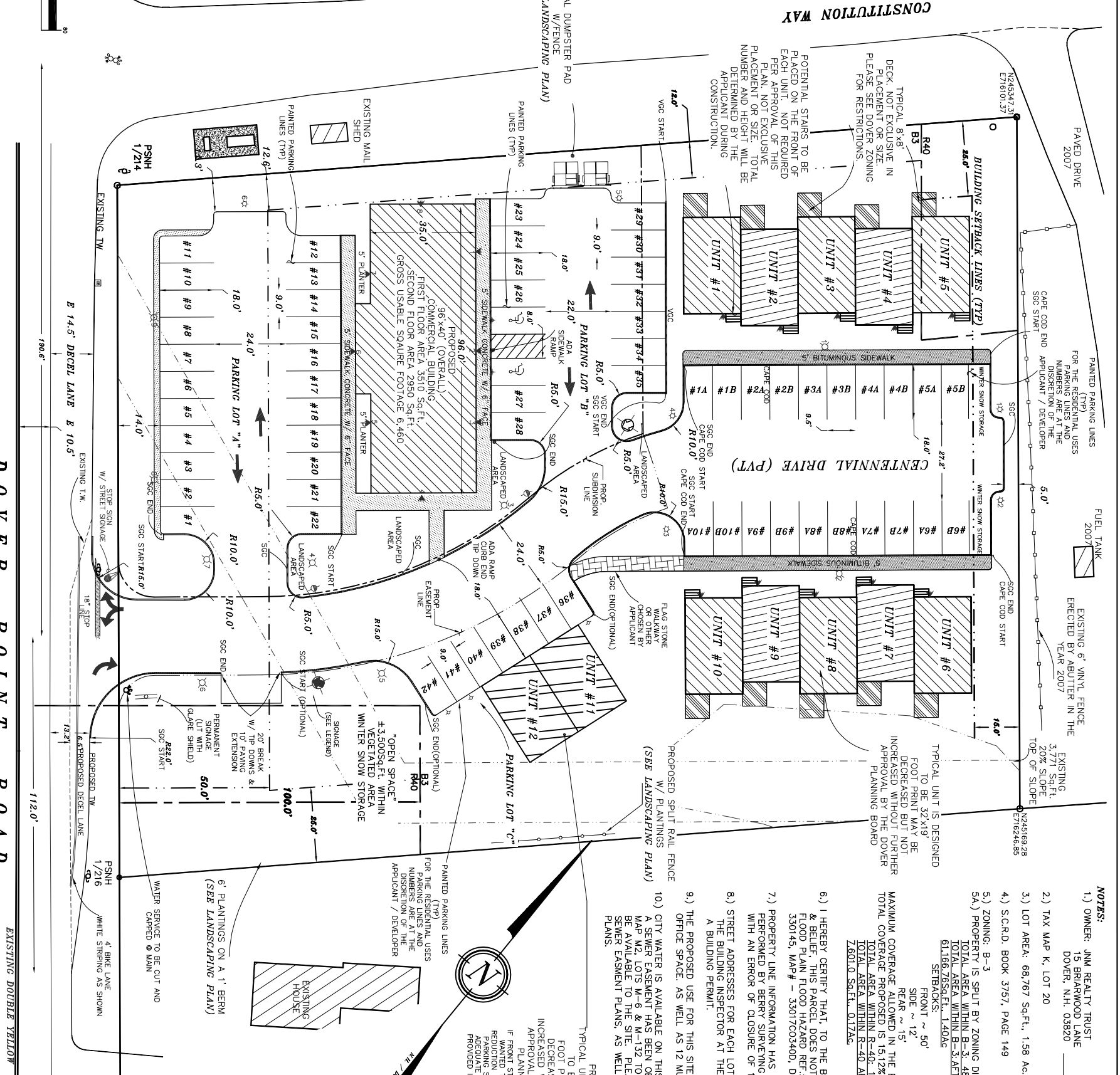
- EXISTING UTILITY POLE
 - EXISTING WATER SHUT OFF
 - EXISTING GAS VALVE
 - EXISTING HYDRANT
 - ROAD SIGN(S) MARKED
 - EXISTING CATCH BASIN
 - BUILDING SETBACK LINE
 - ZONING BOUNDARY LINE
 - PROPOSED SUBDIVISION LINE
 - PROPOSED EASEMENT LINE
- ACCESSIBLE SIGNAGE (ARROW INDICATES SIGN FACEMENT.) TO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

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

GRAPHIC SCALE



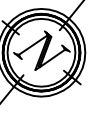
SOILS DATA:
 WGA ~ WINDSOR LOAMY SAND, 0-3% SLOPES
 SHEET 28 OF STRAFFORD COUNTY SOIL SURVEY
 SEE SEPARATE SHEET



NOTES:

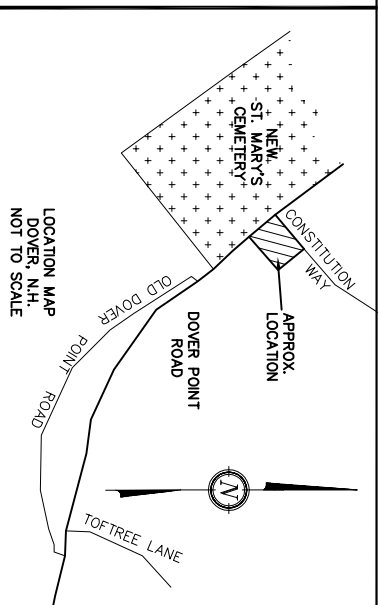
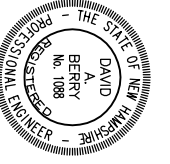
- 1) OWNER: JNM REALTY TRUST
 151 BIRKWOOD DRIVE
 DOVER, N.H. 03820
- 2) TAX MAP K, LOT 20
- 3) LOT AREA: 68,367 Sq.Ft., 1.58 Ac.
- 4) S.C.R.D. BOOK 3757, PAGE 149
- 5) ZONING: B-3
- 5A.) PROPERTY IS SPLIT BY ZONING DISTRICTS.
 TOTAL AREA WITHIN B-3: 48,859 SQ.FT., 1.12 AC.
 TOTAL AREA WITHIN B-3 AFTER 170-10E
 61,166.76 SQ.FT., 1.40 AC
 SETBACKS:
 FRONT ~ 50'
 REAR ~ 12'
 SIDE ~ 15'
- 6) MAXIMUM COVERAGE ALLOWED IN THE B-3 ZONE IS 50%
 TOTAL COVERAGE PROPOSED IS 15.12%
 TOTAL AREA WITHIN R-40: 19,908 SQ.FT., 0.455 AC.
 TOTAL AREA WITHIN R-40 AFTER 170-10E
 7,801.0 SQ.FT., 0.177 AC.

- 7) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING ON 4-12-06, WITH AN ERROR OF CLOSURE OF 1 IN 68,950.
- 8) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 9) THE PROPOSED USE FOR THIS SITE IS PROFESSIONAL OFFICE SPACE, AS WELL AS 12 MULTI FAMILY CONDOMINIUM UNITS.
- 10) CITY WATER IS AVAILABLE ON THIS SITE. A SEWER EASEMENT HAS BEEN OBTAINED FROM TAX MAP M2, LOTS M-6 & M-132 TO ALLOW CITY SEWER TO BE AVAILABLE TO THE SITE. PLEASE FIND ENCLOSED SEWER EASEMENT PLANS, AS WELL AS SEWER DESIGN PLANS.
- 11) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWERLINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE.
- 12) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 13) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 14) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- 15) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 16) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 17) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, HEREINAFTER REFERRED TO AS THE CITY OF DOVER STANDARD SPECIFICATIONS.
- 18) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 19) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- 20) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- 21) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 22) A SPECIAL EXCEPTION WAS GRANTED BY THE DOVER ZONING BOARD TO ALLOW RESIDENTIAL DEVELOPMENT WITHIN THE B3 ZONE. CASE #Z 07-05, DATED 5-17-07
- 23) 5-27-2010 A VARIANCE TO ARTICLE IV, SECTION 170-12-B TO SUBDIVIDE A PARCEL CREATING A LOT WITH APPROXIMATELY 100' FRONTAGE, WHERE 125' FRONTAGE IS REQUIRED, AND SECTION 170-12-A TO ALLOW THE 12 PREVIOUSLY APPROVED RESIDENTIAL UNITS TO BE LOCATED ON THE SECOND LOT, WHICH WILL CONTAIN APPROXIMATELY 46,000 Sq.Ft., AREA, LESS THEN THE REQUIRED AREA WITH THE FOLLOWING CONDITIONS:
 1) COMMERCIAL BUILDING BE LIMITED TO TWO STORIES IN HEIGHT AND NO RESIDENTIAL DEVELOPMENT BE ALLOWED.
 2) APPLICANT RETURNS TO THE TRC AND PLANNING FOR SITE REVIEW AND CREATE NECESSARY EASEMENTS.
 3) PLAN WILL BE AS PRESENTED (IE NO SUBSTANTIAL CHANGE FROM PREVIOUSLY APPROVED DEVELOPMENT PLAN) WITH THE CAVEAT THAT THE RESIDENTIAL UNITS 11 & 12 MAY BE MOVED.



SITE PLAN REVISION

REVISION	DATE	DESCRIPTION
PROPOSED SITE PLAN REVISIONS		
FOR JNM REALTY TRUST DOVER POINT ROAD DOVER, N.H. TAX MAP K, LOT 20		
BERRY & ENGINEERING SURVEYING		
335 SECOND CROWN POINT RD. BARRINGTON, N.H. 332-2863		
SCALE : 1 IN. EQUALS 20 FT.		
DATE : JANUARY 31, 2011		
FILE NO. : DB 2006 - 057 SITE REV.		



STATE OF NEW HAMPSHIRE
 DAVID BERRY
 LICENSED PROFESSIONAL ENGINEER
 No. 1088

STATE OF NEW HAMPSHIRE
 DAVID BERRY
 LICENSED LAND SURVEYOR
 No. 1088

DATE : JANUARY 31, 2011
 FILE NO. : DB 2006 - 057 SITE REV.

NT&T 686

NT&T 687

PSNH 1/2155

NT&T 366



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-08

Application Type: Minor Subdivision
Applicant: Fortuna North, LLC
Owner: Fortuna North, LLC
Location: Indian Brook Drive, Sixth St. and Members Way (Assessor's Map D, Lot 17-C)

INTENT: To subdivide an existing parcel on Indian Brook Drive, Sixth Street and Members Way into two lots.

LOTS/UNITS PROPOSED: Two lots

AGENDA ITEM #: 4-E

ACREAGE: 14.833 acres

ZONING DISTRICT: Hotel/Retail District – B-4

EXISTING LAND USE: Wentworth-Douglass Medical Office Building

PROPOSED LAND USE: Non-residential

SURROUNDING LAND USE: Single family residential, commercial, office buildings, and Park and Ride lot

ZBA ACTION: None

ATTACHMENTS: Subdivision 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 a set of plans asking to subdivide an existing lot into two lots. Each lot would be serviced by municipal sewer and water.

Consistency with Land Use Regulations

The project is located in the Hotel/Retail District – B-4, which allows for large scale commercial development along major highways. This subdivision creates a new five acre lot which is consistent with the requirements for the district.

STAFF RECOMMENDATION:

The Department recommends that the subdivision plan be approved with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the plan number to the title block.
4. The applicant shall add the surveyor's stamp and signature to the plat.
5. The applicant shall add the minimum building setback lines and wetland buffer setback lines to the proposed lot.
6. The applicant shall revise note #12 to explain requirements were modified by the Transfer of Development Rights.



City of Dover, New Hampshire SUBDIVISION APPLICATION

RECEIVED
DEC 17 2011
[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>71-08</u>	Date Received:	<u>2/7/11</u>
	Amount Paid:	<u>\$ 291.00</u>	Time Received:	

CE# 1307

APPLICANT AND OWNER INFORMATION

Name of Applicant: Fortuna North, LLC Telephone # _____

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

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

Address of Property Owner: Same

PROPERTY INFORMATION

Address of Property: Indian Brook Drive, Sixth Street, and Members Way

Assessor's Map # D Lot(s) # 17C

Zoning District(s) B-4 Overlay District(s) Wetlands Protection District Transfer Development Rights Ordinance

Size of Parcel: 14.833 acres Property Deed: Book 3501 Page: 47-53

Existing Use of Property: Office Building & Vacant Land

SUBDIVISION INFORMATION

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

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

City Water? X Yes ___ No How far is city water from the property? At Property

City Sewer? X Yes ___ No How far is city sewer from the property? On Property

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

Estimated Length of Proposed Roads: 0 feet Public or Private Road? N/A

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell
Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION


Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell
Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

Signature of Property Owner:  Date: 2/7/11

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 2/7/11

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell
Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107


Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: , PRESIDENT Date: 02/07/2011

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: _____

Abutters List

Subdivision of Land

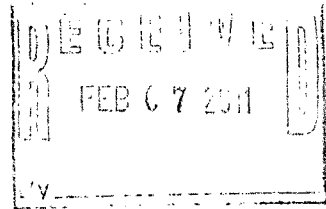
Fortuna North, LLC

Tax Map D, Lot 17C

Indian Brook Drive, Sixth Street, and Members Way
Dover, New Hampshire

Job No. 06127

Page 1 of 1



Abutters

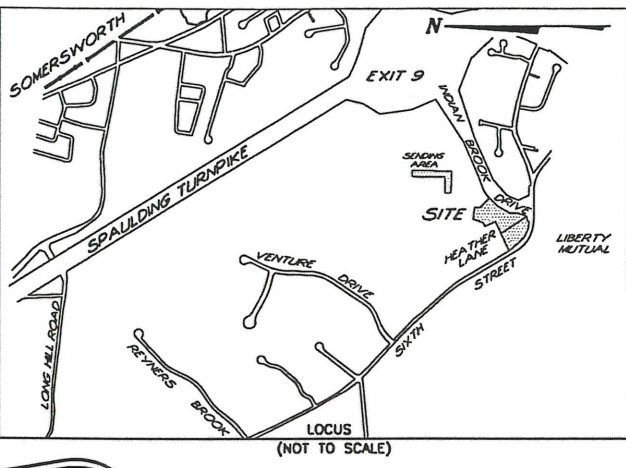
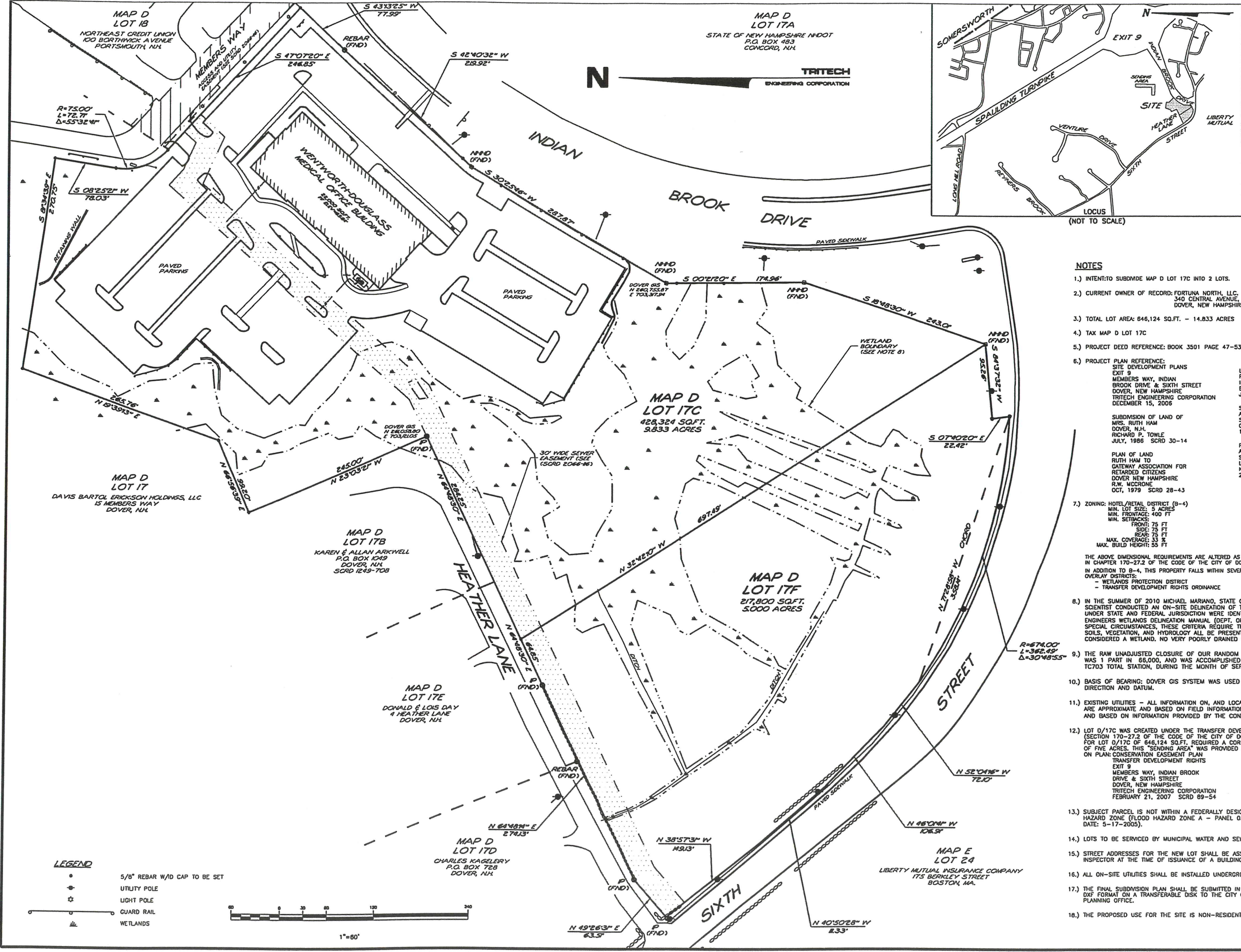
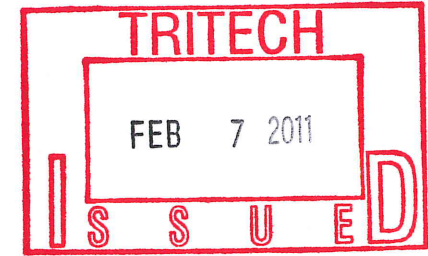
Map D, Lot 17	Davis, Bartol, Erickson Holdings LLC 15 Members Way Dover, NH 03820
Map D, Lot 17A	State of NH DOT PO Box 483 Concord, NH 03302
Map D, Lot 17B	Allan & Karen Arkwell PO Box 1049 Dover, NH 03820
Map D, Lot 17D	Charles Kageleiry PO Box 728 Dover, NH 03820
Map D, Lot 17E	Donald & Lois Day 4 Heather Lane Dover, NH 03820
Map D, Lot 18	Northeast Credit Union 100 Borthwick Avenue Portsmouth, NH 03801
Map D, Lot 18-4	State of NH PO Box 483 Concord, NH 03302
Map E, Lot 24	Liberty Mututal Insurance Company Attn: Joanne Bragg 175 Berkeley Street MS 03L Boston, MA 02116

Owner/Applicant

Map D, Lot 17C	Fortuna North, LLC 340 Central Avenue Ste 202 Dover, NH 03820
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Agent:

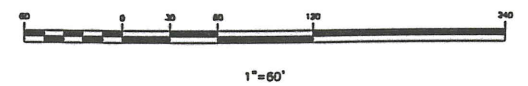
Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820



- NOTES**
- INTENT TO SUBDIVIDE MAP D LOT 17C INTO 2 LOTS.
 - CURRENT OWNER OF RECORD: FORTUNA NORTH, LLC, 340 CENTRAL AVENUE, SUITE 202, DOVER, NEW HAMPSHIRE
 - TOTAL LOT AREA: 846,124 SQ.FT. - 14.833 ACRES
 - TAX MAP D LOT 17C
 - PROJECT DEED REFERENCE: BOOK 3501 PAGE 47-53
 - PROJECT PLAN REFERENCE:
 - SITE DEVELOPMENT PLANS EXIT 9 MEMBERS WAY, INDIAN BROOK DRIVE & SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION DECEMBER 15, 2006
 - LOT LINE ADJUSTMENT FOR SIXTH STREET R.O.W. IN DOVER, N.H. BRUCE L. POHDEK JUNE 25, 1990 SCRD 32A-6
 - SUBMISSION OF LAND OF ALLAN & KAREN ARKWELL SIXTH STREET DOVER, N.H. CIVIL CONSULTANTS 1-27-87 SCRD 31-115
 - PLANS OF PROPOSED ALTERATIONS TO DOVER/SOMERSWORTH INTERCHANGE L.S. 1824(3) N.H. PROJECT NO. P-2223 2-26-78 STATE OF NH DPW
 - ZONING: HOTEL/RETAIL DISTRICT (B-4) MIN. LOT SIZE: 5 ACRES MIN. FRONTAGE: 400 FT MIN. SETBACKS: FRONT: 75 FT SIDE: 75 FT REAR: 75 FT MAX. COVERAGE: 53 % MAX. BUILD HEIGHT: 55 FT

THE ABOVE DIMENSIONAL REQUIREMENTS ARE ALTERED AS SPECIFIED IN CHAPTER 170-27.2 OF THE CODE OF THE CITY OF DOVER. IN ADDITION TO B-4, THIS PROPERTY FALLS WITHIN SEVERAL ZONING OVERLAY DISTRICTS: - WETLANDS PROTECTION DISTRICT - TRANSFER DEVELOPMENT RIGHTS ORDINANCE
 - IN THE SUMMER OF 2010 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST CONDUCTED AN ON-SITE DELINEATION OF THE SUBJECT PARCEL. WETLANDS UNDER STATE AND FEDERAL JURISDICTION WERE IDENTIFIED BASED ON THE CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY 1987). EXCEPT IN SPECIAL CIRCUMSTANCES, THESE CRITERIA REQUIRE THAT INDICATORS OF WETLAND SOILS, VEGETATION, AND HYDROLOGY ALL BE PRESENT FOR AN AREA TO BE CONSIDERED A WETLAND. NO VERY POORLY DRAINED SOILS WERE FOUND.
 - THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 65,000, AND WAS ACCOMPLISHED USING A LEICA TC703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2006.
 - BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION, DIRECTION AND DATUM.
 - EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION, AVAILABLE PLANS, AND BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.
 - LOT D/17C WAS CREATED UNDER THE TRANSFER DEVELOPMENT RIGHTS ORDINANCE (SECTION 170-27.2 OF THE CODE OF THE CITY OF DOVER) THE "RECEIVING AREA" FOR LOT D/17C OF 646,124 SQ.FT. REQUIRED A CORRESPONDING "SENDING AREA" OF FIVE ACRES. THIS "SENDING AREA" WAS PROVIDED AS "SENDING AREA D/17C" ON PLAN: CONSERVATION EASEMENT PLAN TRANSFER DEVELOPMENT RIGHTS EXIT 9 MEMBERS WAY, INDIAN BROOK DRIVE & SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION FEBRUARY 21, 2007 SCRD 89-54
 - SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 03300, MAP NO. 33017C03100, DATE: 5-17-2005).
 - LOTS TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
 - STREET ADDRESSES FOR THE NEW LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING OFFICE.
 - THE PROPOSED USE FOR THE SITE IS NON-RESIDENTIAL.

- LEGEND**
- 5/8" REBAR W/ID CAP TO BE SET
 - UTILITY POLE
 - LIGHT POLE
 - GUARD RAIL
 - WETLANDS



TRITECH
ENGINEERING CORPORATION

780 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 8600

REVISIONS	DATE	DESCRIPTION

SUBDIVISION PLAN
FORTUNA NORTH, LLC.
INDIAN BROOK DRIVE,
SIXTH STREET AND
MEMBERS WAY
DOVER, NEW HAMPSHIRE
FEBRUARY 7, 2011 JOB NO. 06127
SCALE: 1" = 60'

SHEET NO.
S-1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-09

Application Type:	Minor Lot Line Adjustment
Applicant:	Graystone Builders
Owner:	MPJ Development LLC& Mikula Family Trust
Location:	Pacific Drive and Upper Factory Road (Assessor's Map E, Lots 50-1 & 52-B)

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-F

ACREAGE: 0.88 acres

ZONING DISTRICT: Rural Residential District – R-40

EXISTING LAND USE: One vacant single family house lot and one single family house

PROPOSED LAND USE: Two single family house lots

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 a set of plans that would adjust the lot lines between the two lots, transferring 1,561 square feet to lot 52B. There is 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 signatures to the plat.
2. The applicant shall provide a digital version of the plat to the Planning Office.
3. The applicant shall add the surveyor's stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File #P11-09 to the title block.
5. The plan can not be recorded until Plan #P10-53 is recorded.



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

RECEIVED
FEB 07 2011
[Revision Date: July 19, 2010]

Office Use Only Project #: 211-09 Date Received: _____
Amount Paid: \$340 Time Received: _____
CK#4398

APPLICANT INFORMATION

Name of Applicant: GRAYSTONE BUILDERS Telephone # 978-9099
Address of Applicant: 38 BEAKWOOD DRIVE, STRAFFORD, NH 03884

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): MSP DEVELOPMENT Telephone # 604-5577
Address of 1st Property Owner: 254 DRAKE HILL ROAD, STRAFFORD, NH 03884
Address of Property: PACIFIC DRIVE

Assessor's Map # E Lot(s) # 50-1

Property Deed: Book 3115 Page: 723

Zoning District(s) R40 Overlay District(s) OPEN SPACE

Size of Existing Parcel (sq. ft.): 26,342 Size of Proposed Parcel (sq. ft.): 24,781

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): MIKOLA FAMILY Telephone # 742-9427
Address of 2nd Property Owner: 52 UPPER FACTORY ROAD, DOWER, NH
Address of Property: _____

Assessor's Map # E Lot(s) # 52B

Property Deed: Book 3115 Page: 723

Zoning District(s) R40 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 12,316 ± SF Size of Proposed Parcel (sq. ft.): ± 13,877 SF

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) BERRY SURVEYING + ENG.

Address 335 SECOND CROWN POINT RD Telephone #: 332-2863

Professional License #: 328 E-mail address: CBERRY@METROCAST.NET

SIGNATURES

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

Robert E. Miller 2/7/2011

Signature of First Property Owner: Linda M. Miller Date: 2/7/2011

Signature of Second Property Owner: [Signature] Date: 2/7/2011

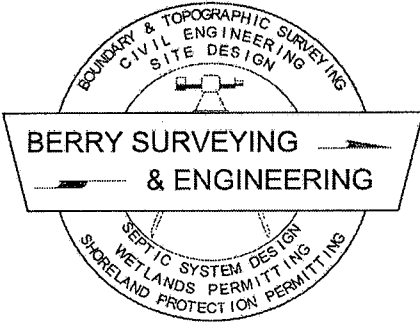
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: [Signature] 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: [Signature] AGENT Date: 2-6-2011



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 7, 2011

Abutters List

Owner of Record

Tax Map E, Lot 50-1

Book 3403, Page 224

Current Owner

MPJ Development LLC
254 Drake Hill Road
Strafford, NH 03884-0069

Tax Map E, Lot 52B

Book 3115, Page 723

Current Owner

Mikula Family Trust
52 Upper Factory Road
Dover, NH 03820

Applicant

Graystone Builders
38 Beachwood Drive
Strafford, NH 03884

Abutters

Tax Map E, Lot 50-2

Book 3403, Page 224

MPJ Development LLC
254 Drake Hill Road
Strafford, NH 03884-0069

Tax Map E, Lot 50-4

Book 3403, Page 224

MPJ Development LLC
254 Drake Hill Road
Strafford, NH 03884-0069

Tax Map E, Lot 50-6

Book 3857, Page 144

Klotz, Joseph H & Frieda D
15 Pacific Drive
Dover, NH 03820

Tax Map E, Lot 52 Book 848, Page 232

Nye, James & Judith
48 Upper Factory Road
Dover, NH 03820

Tax Map E, Lot 53 Book A, Page 8257

Burke, Arthur E
2 Union Street
Dover, NH 03820

Tax Map E, Lot 57-D Book 3688, Page 996

Arnold J & Family Revocable Trust
C/O Arnold, Joseph IV & Linda Trustees
47 Upper Factory Road
Dover, NH 03820

Tax Map E, Lot 57-F Book 1324, Page 322

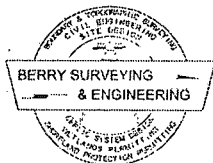
Labrie, Craig B
59 Upper Factory Road
Dover, NH 03820

Professionals:

Kenneth A. Berry, LLS
David A. Berry, P.E., LLS
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form completely and submit to the Department of Development Services by the application deadline. I certify that the names and addresses listed above have been verified against the City Of Dover database on February 7, 2011.

Applicant or Agent signature: _____

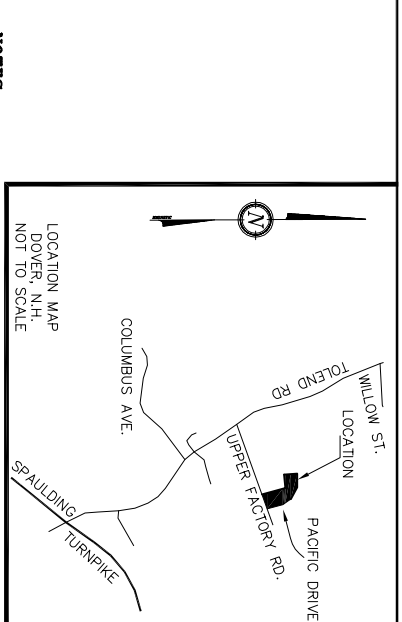
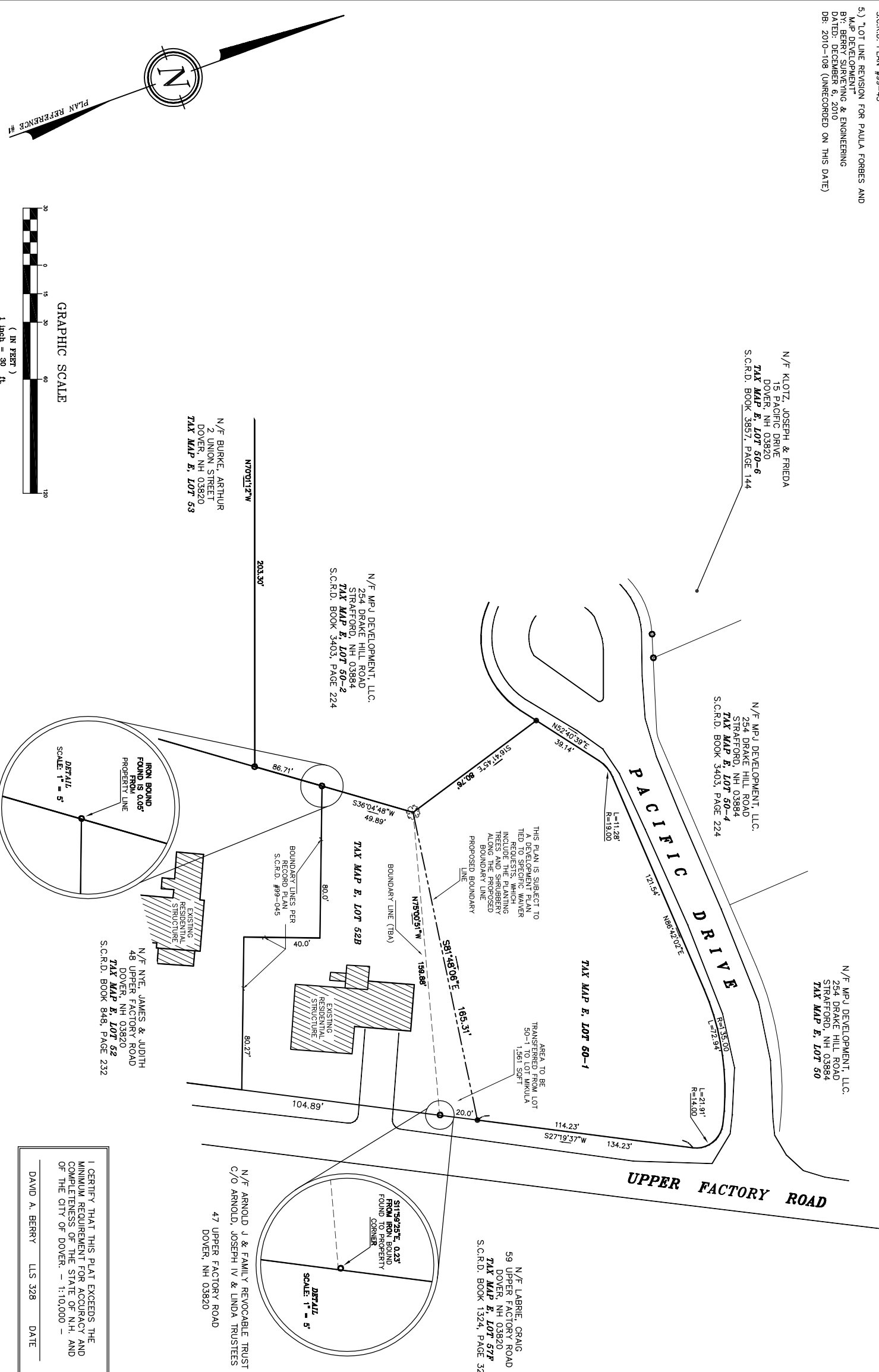


BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

PLAN REFERENCES:

- 1) "PROPOSED LOT LINE ADJUSTMENT, FOR: GARY & CAROL ALLEN, TOLAND ROAD & PACIFIC LANDING, DOVER, NH.; TAX MAP E, LOT 48B" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 25, 2009 S.C.R.D. PLAN #98-100
- 2) "AMENDED SUBDIVISION PLAN, PACIFIC LANDING, DOVER, NH. UPPER FACTORY ROAD, DOVER, NH. MAP #99-92" BY: TRITECH ENG. CORP. DATED: OCTOBER 21, 2009 S.C.R.D. PLAN #99-92
- 3) "OPEN SPACE SUBDIVISION PLAN, PACIFIC LANDING, UPPER FACTORY ROAD, DOVER, NEW HAMPSHIRE" BY: TRITECH ENG. CORP. DATED: DECEMBER 23, 2005 S.C.R.D. PLAN #89-33
- 4) "BOUNDARY PLAN JAMES & JUDITH NYE UPPER FACTORY ROAD, DOVER, NH." BY: TRITECH ENG. CORP. DATED: DECEMBER 3, 2008 S.C.R.D. PLAN #99-45
- 5) "LOT LINE REVISION FOR PAULA FORBES AND MAP DEVELOPMENT" BY: BERRY SURVEYING & ENGINEERING DATED: DECEMBER 6, 2010 DB: 2010-108 (UNRECORDED ON THIS DATE)

- LEGEND:**
- 3/4" REBAR W/ID CAP(TO BE SET)
 - IRON BOUND(END)
 - IRON BAR(END)
 - MAPLE TREE WITH INGROWN AXLE(END)
 - BOUNDARY TREE TO BE ABANDONED
 - PROPOSED BOUNDARY LINE



NOTES :

- 1) THE INTENT OF THIS PLAN IS TO REVISE THE LOT LINES OF TAX MAP E, LOTS 50-1 & TAX MAP E, LOT 52B TRANSFERRING 1,561 SQ.FT. TO MIKULA FAMILY TRUST
- 2) OWNER OF RECORD: MIKULA FAMILY TRUST
52 UPPER FACTORY ROAD
DOVER, NH 03820
- 3) THE LOTS ARE SHOWN AS LOTS 50-1, LOT 52B, ON MAP E OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- 4) TAX MAP E, LOT 50-1 CURRENTLY CONTAINS 26,342 SQ.FT., 0.60 AC. OF LAND, AND WILL BE REVISED TO CONTAIN 23,817 SQ.FT., 0.57 AC. OF LAND. THE TOTAL AREA OF LAND, 17,959 SQ.FT., 0.28 AC. OF LAND, AND WILL BE REVISED TO CONTAIN APPROXIMATELY 13,877 SQ.FT., 0.32 AC.
- 5) TITLE REFERENCE FOR THE LOT 52B IS THE STRAFFORD COUNTY REGISTRY OF DEEDS (S.C.R.D.) BOOK 3115, PAGE 723 AND LOT 50-1 IS S.C.R.D. BOOK 3403, PAGE 224.
- 6) ZONING REQUIREMENTS: R40 ZONE
MINIMUM LOT SIZE: 40,000 SQ.FT.
MINIMUM FRONTAGE: 150'
SETBACKS: FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
- 7) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 8) ALL LOTS WILL BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEM.
- 9) A STREET ADDRESS FOR ALL LOTS SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 10) THE PROPOSED USE FOR THE LOTS IS SINGLE FAMILY.
- 11) PROPERTY LINE INFORMATION WAS OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN NOVEMBER, 2010 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000 & RECORD PLANS
- 12) NO PORTION OF THE SUBJECT PARCEL(S) IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA, COMMUNITY #350145, MAP #35017003100, DATED MAY, 2005.
- 13) BASIS OF BEARING IS PLAN REFERENCE #1.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF NH, AND OF THE CITY OF DOVER, - 1:10,000 -

DAVID A. BERRY ULS 328 DATE

REVISION	DATE	DESCRIPTION

LOT LINE ADJUSTMENT
LAND OF MIKULA FAMILY TRUST & MPJ DEVELOPMENT, LLC
PACIFIC DRIVE & UPPER FACTORY ROAD
DOVER, NH
TAX MAP E, LOTS 52B & 50-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : FEBRUARY 6, 2011
FILE NO. : DB 2010 - 108A

