



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

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

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- February 22, 2011 Regular Meeting Minutes.
- March 8, 2011 Workshop Minutes.

3. OLD BUSINESS

- A. Discussion and possible vote on Community Development Block Grant (CDBG) funding requests for Fiscal Year 2011/2012.
- B. Consideration and possible vote on 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 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)
- D. 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. (7 lots) *(P10-51)
- E. Consideration and possible vote of a request for a 90-day extension for Gary Goodspeed, Assessor's Map G, Lots 14A & 15, zoned R-12, located at 346 & 350 Washington Street. Previously approved on 9/28/2010. (An Administrative 90 day extension was granted on 12/14/2010 to expire on 3/28/2011)*(P10-41)

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment of land for Graystone Builders (Owners: MPJ Development & Mikula Family Trust), Assessor's Map E, Lots 50-1 and 52B, zoned R-40, located at Pacific Drive and 52 Upper Factory Road. *(P11-09)
- B. Consideration and acceptance of a Waiver Request for Graystone Builders (Owner: MPJ Development), Assessor's Map E, Lots 50-1 and 50-2, zoned R-40, located at Pacific Drive. *(P11-10)
- C. Consideration and acceptance of a Minor Lot Line Adjustment of land for Michael P and Robin Patenaude and Daniel W. Ayer, Assessor's Map N, Lots 19-4 and 19, zoned R-40, located at Falcon Drive. *(P11-11)
- D. Consideration and acceptance of a Minor Lot Line Adjustment of land for Gaye and Michael Dean, Assessor's Map 38, Lots 32 and 32-1, zoned R-12, located at 4A Smith Well Road. *(P11-12)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

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

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



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

Members Not Present: John Swartzendruber, Dave White, Don Andolina, and Ron Cole

Staff Present: Christopher Parker (Planning Director), Jean Glidden (Recording Secretary), Michele Alexander (Recording Secretary)

The Chair called the meeting to order at 7:00 pm. The Chair announced J.Forget sitting for J.Swartzendruber, G.Green sitting for D.Andolina, and L.Skinner sitting for D.White.

The Chair announced that item 4F located on Pacific Drive has been tabled.

1. CITIZENS' FORUM

No one spoke.

2. APPROVAL OF THE PRIOR MINUTES

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

Motion: D.Trefethen motioned to approve the January 25, 2011 Regular Meeting minutes, and February 8, 2011 Workshop minutes. F.Torr seconded. L.Merrullo requested clarification on Jan. 25th minutes. C.Parker clarified. Vote: Unanimous Approval (U/A).

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.

Public Hearing Open. No one spoke. Public Hearing Closed.

C.Parker noted Board could vote to accept the Addendum at this time.

Motion: Discussion opened by L.Merullo ensued regarding Addendum page 10 "review residential property abutting non-residentially zoned land for inclusion in the adjacent non-residential zone." L.Merrullo made a motion to remove the statement from Addendum. L.Skinner seconded the motion. Motion failed 1-7.

Motion: J.Green made a motion to amend the Land Use Chapter by adding the Addendum. F.Torr seconded motion. Vote: U/A

- 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)

Attorney, Jim Schulte, representing Joanne Johnson, spoke. Two issues raised. 1. Abutter has not responded to requests for feedback on re-zoning. 2. Context of property defined by neighboring Madbury. Attorney requesting public hearing on March 22nd, 2011.



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Motion: G.Green made motion to remove from the table. L.Merrullo seconded. Vote: U/A.

M.Gasses questioned commercial uses. C.Parker provided several examples. L.Skinner suggested further discussion should be held until item has been posted and after the public hearing.

G. Green clarified with Attorney Schulte location as 18 Freshet Road, previously 56 Freshet. Re-numbering by Post Office.

Motion: Motion to post petition to March 22, 2011 meeting by L.Merrullo. L.Skinner seconded. Vote: Motion carries 5/3.

- 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).

C.Parker explained that due to relocation needs and other processes in place, the McGlones have not been able to meet all of the conditions of approval. They have asked for a 90 day extension for their project. The Planning Department recommends approval of the 90 day extension.

L.Skinner questioned number of times extension has been granted and typical process for time extensions. C. Parker explained considerations for extensions.

Motion: D.Trefethen made the motion to extend. Seconded by T.Clark. Vote: U/A.

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.

Welfare Security Deposits: \$15,000 Request

Leena Nichols, Director, spoke. Needs of organization: Funds for security deposits for low-income persons.

Community Partners: \$19,420 Request

G.Green recused himself in a potential conflict of interest.

Michele Donovan, Program Director of Community Support Program, spoke. Needs of organization: Funds for security deposits for affordable housing.

Cross Roads House: \$10,000 Request

Chris Sterndale, Executive Director spoke. Needs of organization: Funds for increased operating costs.

Seymour Osman Community Center: \$9,046 Request

Thad Mandsager, Executive Director, spoke. Needs of organization: Funds for Quantum Program serving teens with Arts Education and Career Skills & Development.



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AIDS Response: \$15,000 Request

Richard Wagner, Executive Director, spoke. Needs of organization: Funds to provide case management and support services to persons living with HIV/AIDS.

A Safe Place: \$3,300 Request

Lisa LeBlanc, Director of Client Services, spoke. Needs of organization: Funds for Domestic Abuse Direct Services and Shelter.

Homeless Center for Strafford County: \$8,500 Request

Susan Ford, Executive Director, spoke. Needs of organization: Funds needed for operating costs.

Big Brothers/Big Sisters of Greater Seacoast: \$5,000 Request

Tawnee Walling, Executive Director spoke. Needs of organization: Funds for mentoring programs for children.

Sexual Assault Support Services: \$5,000 Request

Lisa LeBlanc, From a Safe Place, spoke. Filling in for Cathy Beebe. Read Statement. Needs of organization: Funds for crisis intervention and support.

Court Appointed Special Advocates: \$2,500 Request

Amanda Flitter, Development Assistant, spoke. Needs of organization: Funds for Guardians ad Litem for local abused children in NH court system.

HUB Family Services: \$5,000 Request

No one present from organization.

Lifewise Community Projects: \$5,000 Request

Bruce Montville, Executive Director, spoke. Needs of organization: Funds for volunteer mentors for Dover youth. New program request.

My Friend's Place/MFP Transitional Housing: \$12,000 Request

Robert O'Connell, Executive Director spoke. Needs of organization: Funds for improvements to the shelter and the transitional housing program.

Administration, Rehabilitation, Public Facilities and Economic Development:

My Friend's Place: \$8,150.00 Request

See above request by Robert O'Connell.

Community Action Weatherization: \$25,000 Request

Betsey Andrews Parker, Executive Director, spoke. Needs of organization: Funds for weatherization measures for low-income housing.

McConnell Center: \$210,000 Request

Gary Bannon, McConnell Center Administrator and Director of Dover Recreation, spoke. Needs of organization: Funds for public meeting space.



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Our House for Girls: \$8,194.00 Request

No one present from organization.

Dover Children's Center: \$30,950 Request

No one present from organization.

Easter Seals: \$50,000 Request

No one present from organization.

Avis Goodwin Community Health: \$50,000.00

No one present from organization.

Recess at 8:45pm. Resumed at 8:52 pm

- 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)

M.Gasses recused herself due to potential conflict of interest.

Attorney Jim Schulte represented the applicant Changing Places. Requesting waiver from the 24 foot wide road requirement for six lot subdivisions for the existing 20 foot wide road previously built to City standards which will serve the Temple and five new residential lots – and which will become City maintained road. Also, requesting waiver of sidewalk installation and recreation fees in lieu of that they will be constructing parking area at the trailhead at Watson Rd. Two Open Space lots under conservation easements will be held by Temple Israel.

T.Clark questioned why this should be a public road. Attorney Schulte said for City maintenance and makes sites more sellable.

D.Trefethen questioned TRC review discussion of Bean driveway. Were the Bean's asked to 'move driveway at their expense or your expense?' Attorney Schulte deferred the question to Bob Stowell.

B.Stowell, Tritech Engineering. Explained sheets: new subdivision will utilize existing infrastructure of Temple.

T. Clark asked if it was built to city specs at that time. He asked about the parking expansion.

B.Stowell said the intent at the time had not been a city street. Parking is not being designed or constructed at this point. C.Parker clarified a condition of approval could detail future parking need process before plan is signed. Abutters are concerned as well. The reason why staff approved w/condition of the 20 ft wide roadway is caveat of no parking on the street.

L.Skinner discussed trip generation study completed with peak period of five residential lots and Temple activity shown that they do not coincide.

C.Parker said you need to think of the Temple as a destination use, it is a use that is controlled, access wise. Suggested the applicant's traffic engineer could be requested for the next meeting.

D.Trefethen questioned the Bean driveway. John O'Neill approached the podium. Worked with the abutters and Bean does not want the driveway changed. D.Trefethen said when he read the TRC notes, his interpretation is a strong suggestion and request to move the driveway and he questioned how the question was asked to Bean. John O'Neill said that he could ask him and receive an answer.



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C.Parker added comments. D.Trefethen questioned snow. C.Parker said that the safety vehicles with the plowing, does provide passage. T.Clark questioned whether to accept with this curb cut configuration. C.Parker to confirm. L.Merullo stated that when they brought up the discussion of combining driveways in TRC there was not a consensus to combine the driveways.

Motion: G.Green made motion to accept. L.Merullo seconded. Vote: U/A

Public Hearing Open

Dale Drake, abutter 515 Sixth Street, stated that he went to both TRC meetings and reviewed the application in the Planning office. Waiver request causes concern due to Temple traffic. Concerns with the traffic study voiced. The waiver request fails to take in to account functions at the Temple and curves and sharp downhill. Drake states a 24 ft wide would be good here with a sidewalk. Other concerns expressed: right of way, utilities, roadbase meeting current requirements, the landscape plan, deed restrictions with Temple property, TRC deed restriction language was not submitted, residences close to the buffer and several residences close to the buffer should be marked and clear to the potential buyers.

Jeff Bean, 517 Sixth Street, stated concerns with snow removal, church goes in his driveway, event parking.

Fred Conroy, 505 Sixth Street. stated that he is concerned with safety. Father of three young children and does not go down this road for that reason. He asked that they do not grant the waiver request.

Dave Keeler, 8 Reyners Brook Drive, stated his issues with this development: Temple verbal agreement was not to develop the land, needs sidewalks, small lots concerning, snow removal, water drainage in property, effect on aquifer, decreased property value with a proposed house directly behind his home, privacy, buffers, existing roads and infrastructure. Does not want this project to go forward.

F.Torr recessed public hearing.

C.Parker will seek to address concerns and suggests tabling for site walk prior to March 22nd meeting to discuss waiver request and give direction to the applicant by the March 22nd meeting. Site walk to be scheduled.

L.Merullo recalled TRC sidewalk conversation with C.Parker, and expressed concern with traffic that she supports having a sidewalk.

The Planning Department recommends the Planning Board table the application until the March 22nd meeting and schedule a site walk for Saturday, February 26th at 9:00 am. C.Parker asked that the buffers be identified for the first couple of lots and ROW centerline be noted. Meet at the Temple.

Motion: L.Merullo made the motion to table the application. D.Trefethen seconded. Vote: U/A

Site walks are open for the public to attend.

M.Gasses resumed her seat on the Board as Chair.

- 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)

J.Forget recused himself.

Attorney Jim Schulte representing the applicants. Zoning Board imposed that plan return to Planning Board for approval of site plan changes. Requesting two waivers: Requesting to be relieved of the



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landscaping on the back units as existing plantings will remain. The other waiver request: waiver of five foot set back for pavement on two lots.

C.Berry, Berry Surveying and Engineering, stated that in regards to the size of the units because of various easements and utilities this placement of the structure is restricted on size. Berry noted NHDOT had a drainage easement which influenced possibilities on site plan.

C.Berry fielded questions from the Board regarding the commercial building size, landscaping for parking screening, and storm water.

Motion: D.Trefethen made motion to accept application. L.Skinner seconded. Vote: U/A

Public Hearing Open. No One Spoke. Public Hearing Closed

C.Parker confirmed for the Board that 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, and that the 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.

The Planning 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.

D.Trefethen asked C.Parker to clarify regarding developers having issues with mortgages when combine commercial and residential which our zoning regulations require.

M.Gasses expressed concern with adding units while not providing amenities for children.

C.Parker noted B-3 Zone high density.

Motion: F.Torr approved with staff recommendations. L.Merullo seconded. Vote: U/A

- 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)

C.Berry Surveying and Engineering stated that the majority of the units they would add are three bedroom, the structure does not change, same townhouse units as in other places. C.Parker questioned if they adjusted the parking. C. Berry noted they did not check. M.Gasses questioned quality of living in this type of development for small children.

Board discussed parking. C. Parker noted parking needs would be addressed.



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Motion: G.Green made the motion to accept. L.Merullo seconded. Vote: U/A

Public Hearing Open. No One Spoke. Public Hearing Closed

C.Parker confirmed that 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, and discussed the approval history of the project.

C.Parker explained that 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.

The Planning 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.
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 and add a note that said landscaping shall not be disturbed and deed restriction be in place.
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.
8. The applicant shall indicate that residential users may park on the non-residential lot for overflow. Cross-access easement deeds shall be submitted.
9. The applicant shall remove the note allowing the parking lot to be not stripped on the residential lot.

Motion: L.Merullo made the motion to approve with staff recommendations. L.Skinner seconded. Vote: U/A

J.Forget resumed his seat on the Board.

- 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)

Chad Kageliery stated he is looking to subdivide 14.83 acres with a five acre lot that will have frontage on Sixth Street. No site development plans at this point for his project, but would like to set the table to attract a commercial component.

D.Trefethen asked about why he is limiting to five acres. Kageliery said that in the lease agreement with the tenant in the existing building he reserved right to carve out five acres. L.Merullo asked about the frontage on Sixth Street and driveway access. Kageliery said he is not here for site plan, he is here



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for a subdivision. He said he is here to establish boundaries. Kageliery said he will pursue DES permit. G.Green clarified sewer easement with Kageliery.

Motion: T.Clark made the motion to accept application. F.Torr seconded. Vote U/A

Public Hearing Open. No One Spoke. Public Hearing Closed

C.Parker confirmed for the Board that 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 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.

Motion: F.Torr made the motion to accept the application with conditions set forth by Planning Department. T.Clark seconded. Vote: U/A

5. STAFF COMMENTS

C.Parker handed out Land Use amendments to the Board and explained that they will be reviewed in full at the Board of the March 8th workshop, after the CDBG portion of the workshop.

6. COMMITTEE REPORTS

M.Gasses appointed Dorothy Wagner to Conservation and Open Space Master Plan committee.

L.Skinner said that the committee had their first meeting and provided update. Committee will meet third Thursday of every month.

7. ADJOURNMENT

Motion: L.Merullo motioned to adjourn the meeting at 11:01 pm. G.Green seconded. Vote: U/A



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Meeting Time: **7:00 pm**

Members Present: Marcia Gasses (Chair), Frank Torr (Vice Chair), Don Andolina, John Swartzendruber, Ron Cole, Dave White, Lee Skinner (Alternate) Tom Clark, Gary Green (Alternate)

Members Not Present: Linda Merullo, Dean Trefethen, Jake Forget (Alternate)

Staff Present: Christopher Parker (Planning Director)

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

Alternates Green and Skinner sat at vacant seats.

1. DISCUSSION REGARDING: Community Development Block Grant (CDBG) funding requests for Fiscal Year 2011/2012.

M.Gasses read comments submitted by D.Trefethen.

C.Parker handed out the current recommendations of staff to the Board. In describing the recommendations, Parker explained the funding formula and the limitations or caps placed upon each of the areas. Parker also explained the information regarding the 63% cuts the US House of Representatives has passed for the CDBG Program.

M.Gasses discussed the need to support the prevention programs.

R.Cole supported the staff recommendations.

L.Skinner discussed potentially reduced allocations.

M.Gasses read comments submitted by L.Merullo.

2. DISCUSSION REGARDING: Proposed zoning, subdivision, site review amendments distributed on February 22, 2011.

C.Parker reviewed the nine Site Review Regulation changes. They include clarifying the application section, the Technical Review Committee and inserting pervious pavement requirements. Discussion regarding pervious surface regulation ensued.

C.Parker reviewed the 20 Subdivision Regulation changes. The changes include engineering clarifications and private vs public roadways standards. Discussion regarding street name requirements and catch basins ensued.

C.Parker reviewed the five Zoning amendments proposed. These changes rezone three residential areas (to residential), create regulations to allow LED lit signs, and modernize gas station regulations. Discussion regarding the LED signs and setback changes ensued.

3. ADJOURNMENT

Motion: L.Skinner motioned to adjourn the meeting at 8:36 pm. D.Andolina seconded. Vote: UA.



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 #: 3-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: Revised Subdivision plan and recreation impact fee waiver application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Notices were sent for February 22, 2011 meeting

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- 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 Planning Board accepted the application on February 22, 2011 and held a site walk on February 26, 2011.

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.

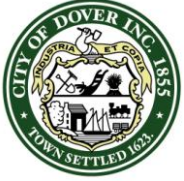
STAFF RECOMMENDATION:

The Planning Department supports the request for a waiver to allow the road pavement to be reduced from 24 feet to 20 feet because the applicant has agreed to prohibit on street parking and the proposed number of lots is just one more the limit for 20 feet of pavement.

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final 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 surveyor's and engineer's stamps and signature to the appropriate sheets.
4. The applicant shall revise sheet C-1 to add station markings to the roadway plan.
5. The applicant shall submit proposed Homeowner's Association Documents, addressing cul-de-sac maintenance, open space conservation easement and 50-foot and 100-foot buffers remaining in their natural state, including preservation of perimeter landscaping. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on the proper form of the documents.
6. The applicant shall submit proposed access and drainage easement documents in favor of Temple Israel. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on the proper form of the documents.



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)

- 7. The applicant shall contribute \$4,204 to the Community Services Vehicle Capital Fund.
- 8. The applicant and owner shall submit a narrative describing how parking on the revised Temple Israel lot will be evaluated annually to determine if overflow parking is needed. The Director of Planning will review and sign off.
- 9. The applicant shall revise the plan to include six white pines to be planted on lot A-45A-2-4.
- 10. The applicant shall revise the plan to indicate that all street lights shall be solar powered.

Conditions to Be Met by the Applicant Prior to Any Land Clearing:

- 11. The applicant shall have the surveyor stake the 50-foot no cut buffer on lots 1-5 and the 100-foot no-cut buffer on lot 5. This shall be checked and approved by the Building Official and City Engineer. Sample deed language shall be submitted for review by the Planning Department documenting no cut/disturb requirements to future lot owners.
- 12. The applicant shall stake the 50-foot wetlands buffers on lot 3 per Chapter 170-27.1-D-1-c.
- 13. The recreation impact fee of \$1,184 per single family house is waived per Chapter 170-28.7-F, in exchange for the proposed improvements to the Community Trail Watson Road Trailhead parking and gate system. This waiver is subject to the consent of the City Council.
- 14. A sign shall be erected on the site alerting those traveling the roadway that they are on a roadway that is not accepted or maintained by the City of Dover, and they travel at their own risk. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development prior to land disturbance.

- 15. Construction hours shall be limited to Monday-Friday 7am-6pm, Saturday 8am-5pm, No Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

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

- 16. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application, except as set forth in condition #13.
- 17. The Temple Israel sign shall be relocated to lot 45A-2.
- 18. All trees to be planted in 50 foot buffers shall be installed.
- 19. The Watson Road Trailhead parking and gate system shall be completed by the applicant.
- 20. A letter of credit shall be established with the City Engineer for all site work.

Conditions to Be Met Prior to Issuance of each Certificate of Occupancy Permit:

- 21. Confirmation that purchasers of the homes are aware that there are no cut/no disturb and/or wetlands buffer on lots shall be provided to the Planning Department.

Conditions to Be Met Prior to Issuance of the First Certificate of Occupancy Permit:

- 22. The applicant shall submit documentation that a Homeowner's Association has been formed.

Conditions to Be Met Prior to Issuance of the Final Certificate of Occupancy Permit:

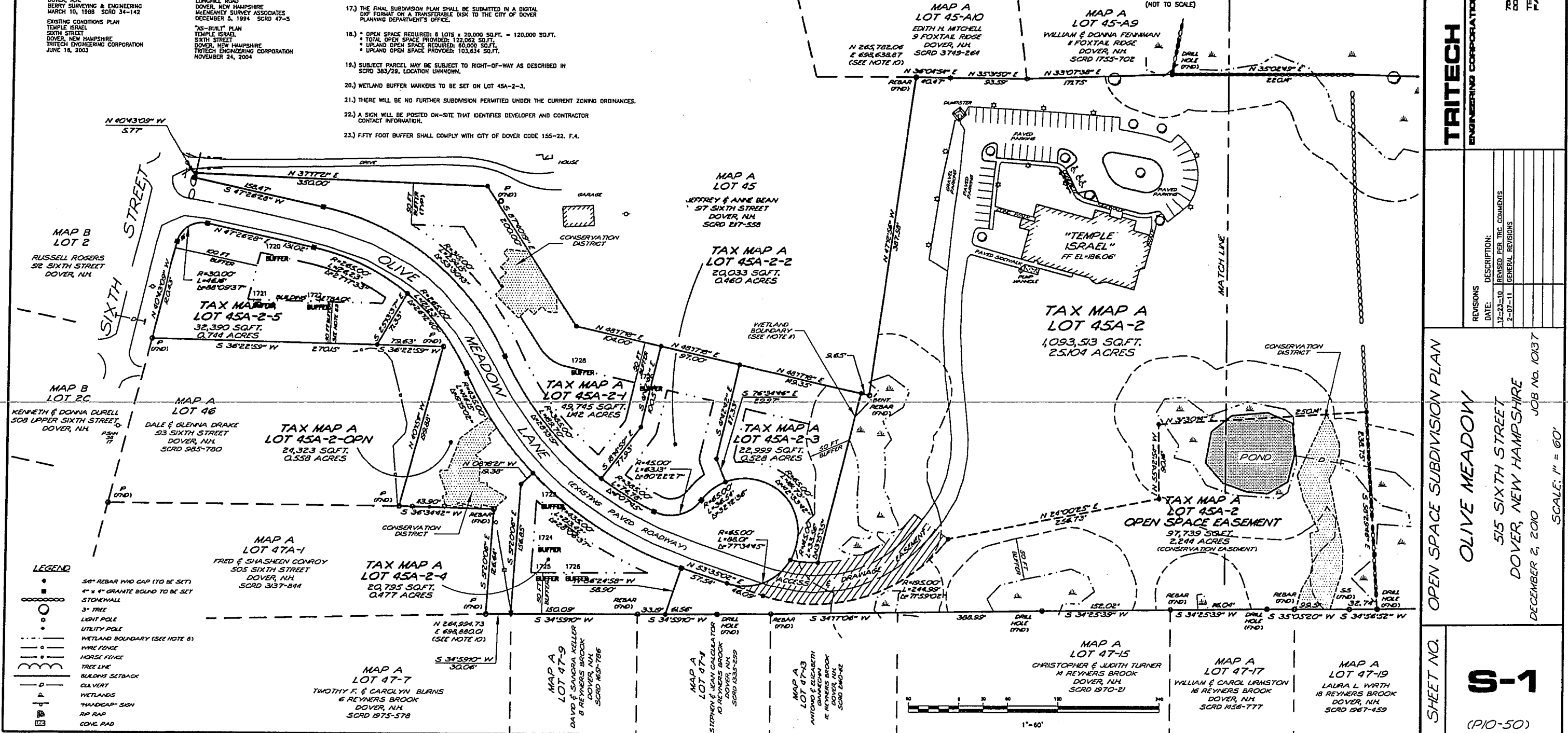
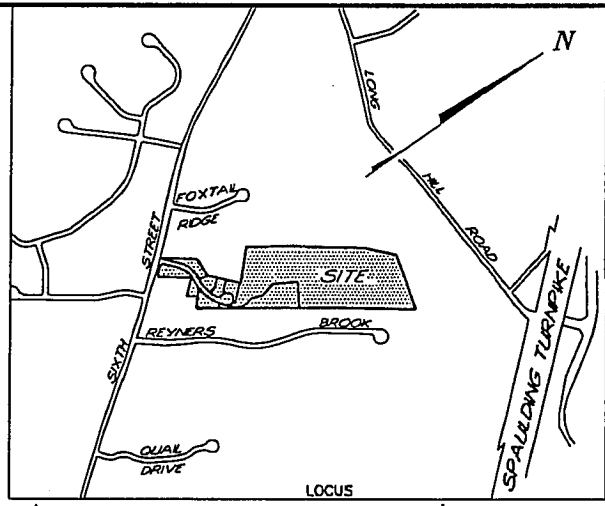
- 23. The applicant and owner shall submit a subsequent review evaluating the need for overflow parking on the revised Temple Israel lot. This report will be furnished annually by the owner to the Home Owners Association and Planning Department documenting parking needs on the Temple parcel.
- 24. Any remaining street trees shall be planted.

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

SIGNATURE _____
- SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- TOTAL LOT AREA: 1,316,601 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. & CLARE N. DAY DOVER, NEW HAMPSHIRE R. W. MCGRONE MAY 1976 SCRD 17-41
PROPOSED MINOR SUBDIVISION LAND OF L.E.R. TRUST LINDA E. ROSSITTI, 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 MCKENNEY SURVEY ASSOCIATES FEBRUARY 17, 1993 SCRD 42-22
SUBDIVISION PLAN ALBERT & CHRISTINE ESTES AND NANCY HURON MULL LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JUNE 26, 2000 SCRD 63-39
SUBDIVISION OF LAND PREPARED FOR ALBERT ESTES LONGHILL ROAD DOVER, NEW HAMPSHIRE MCKENNEY SURVEY ASSOCIATES DECEMBER 9, 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: 20 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 188 AND 190 WERE OCCUPIED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.
- DURING THE MONTH OF SEPTEMBER, 2010 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #181, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) 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. 33017CD3100, 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: 122,062 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 383/29, 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.

TRITECH
MAR 9 2011
ISSUED



TRITECH
ENGINEERING CORPORATION

760 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03801
TELEPHONE 603 742 8007
FAX 603 742 8930

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. 10137
SCALE: 1" = 60'

S-1
(P10-50)



CITY OF DOVER

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 #: 3-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: None

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.

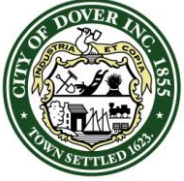
The Planning Board opened a public hearing on this application on December 21, 2010, tabled the application, but did not vote to accept the application.

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 the Planning Board accept the application, reopen the public hearing, and then table the application until the April 26th meeting.



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 seven lots.

LOTS/UNITS PROPOSED: Seven single family house lots with open space

AGENDA ITEM #: 3-D

ACREAGE: 9.1 acres

ZONING DISTRICT: Rural Density Residential District - R-40

EXISTING LAND USE: House Lot

PROPOSED LAND USE: Seven Single Family House Lots

SURROUNDING LAND USE: Single family residential

ZBA ACTION: None

ATTACHMENTS: Revised subdivision plan and traffic assessment

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Notices by certified mail were sent again for this meeting

PERMITS REQUIRED:

- NH Department of Environmental Services Subdivision Permit
- NHDOT Driveway Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a revised set of plans showing the subdivision of the existing lot into seven lots. A new roadway is proposed that would provide access to all lots. Each lot would have a septic system and on-site well.

The Planning Board opened a public hearing on this application on December 21, 2010, tabled the application, but did not vote to accept the application.

Since that time the subdivision design has changed substantially. It is now an open space subdivision with seven lots and a proposed roadway that would provide access to all lots.

The applicant has had a Traffic Impact and Access Study prepared by TEPP, LLC on March 3, 2011. A copy of the study is enclosed.

The applicant appeared before TRC on March 17, 2011 (TRC notes attached).

Consistency with Land Use Regulations

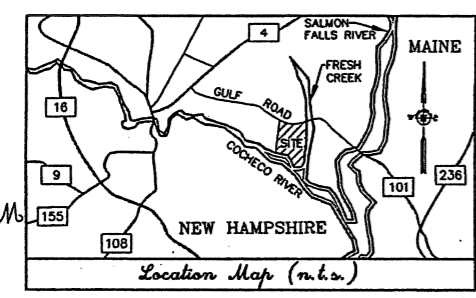
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. The plan is consistent with the purpose of the R-40 District, which is to provide for single family neighborhoods in the more rural areas, with larger lot sizes and homes served by on-site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

STAFF RECOMMENDATION:

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

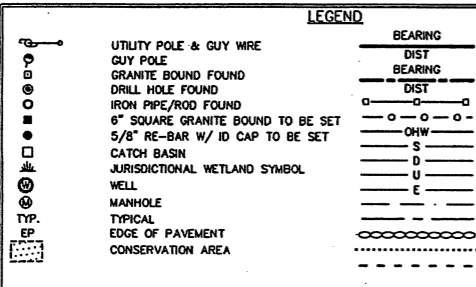
TRITECH

MAR 17 2011

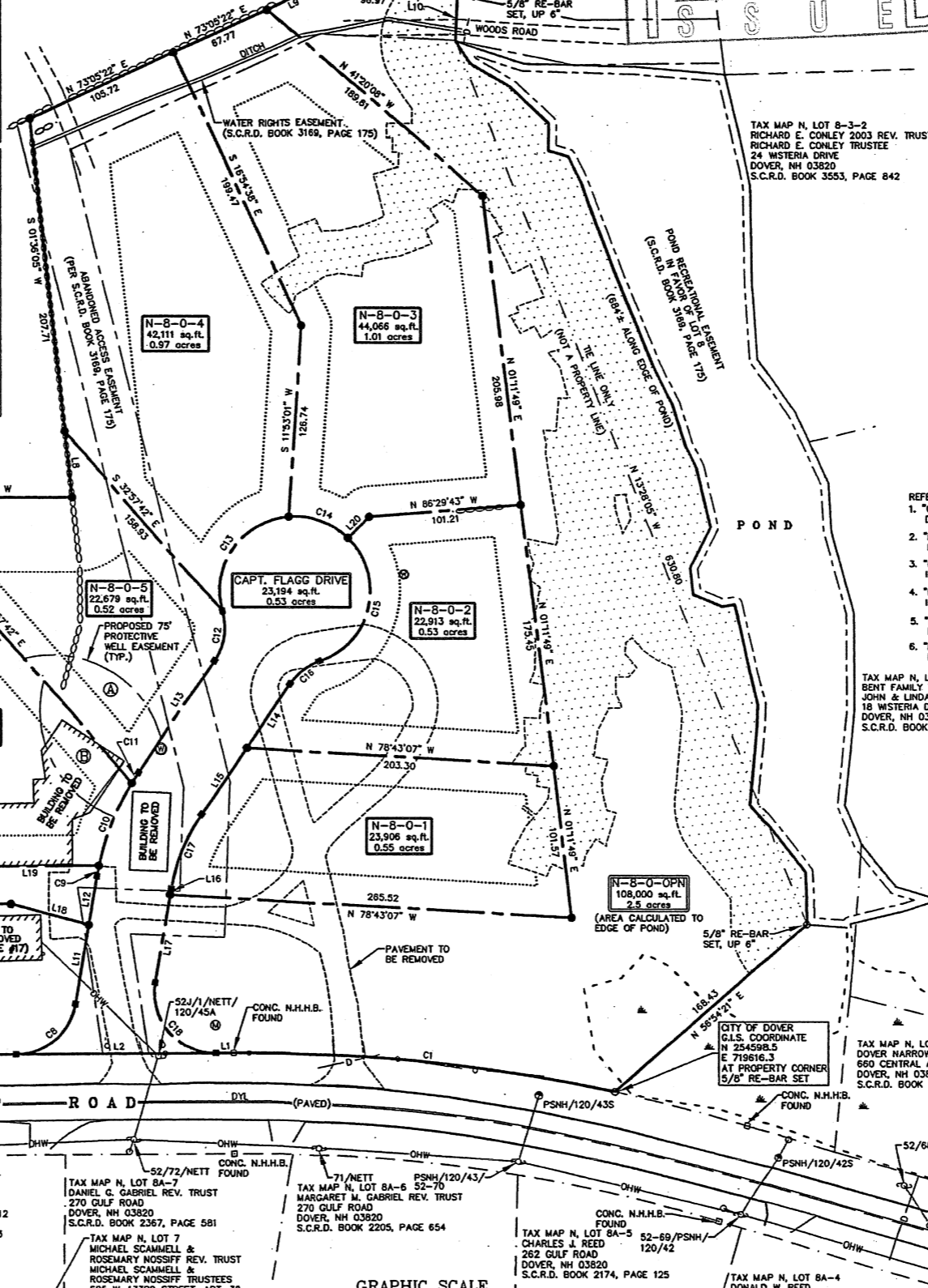


CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD DIRECTION, CHORD.

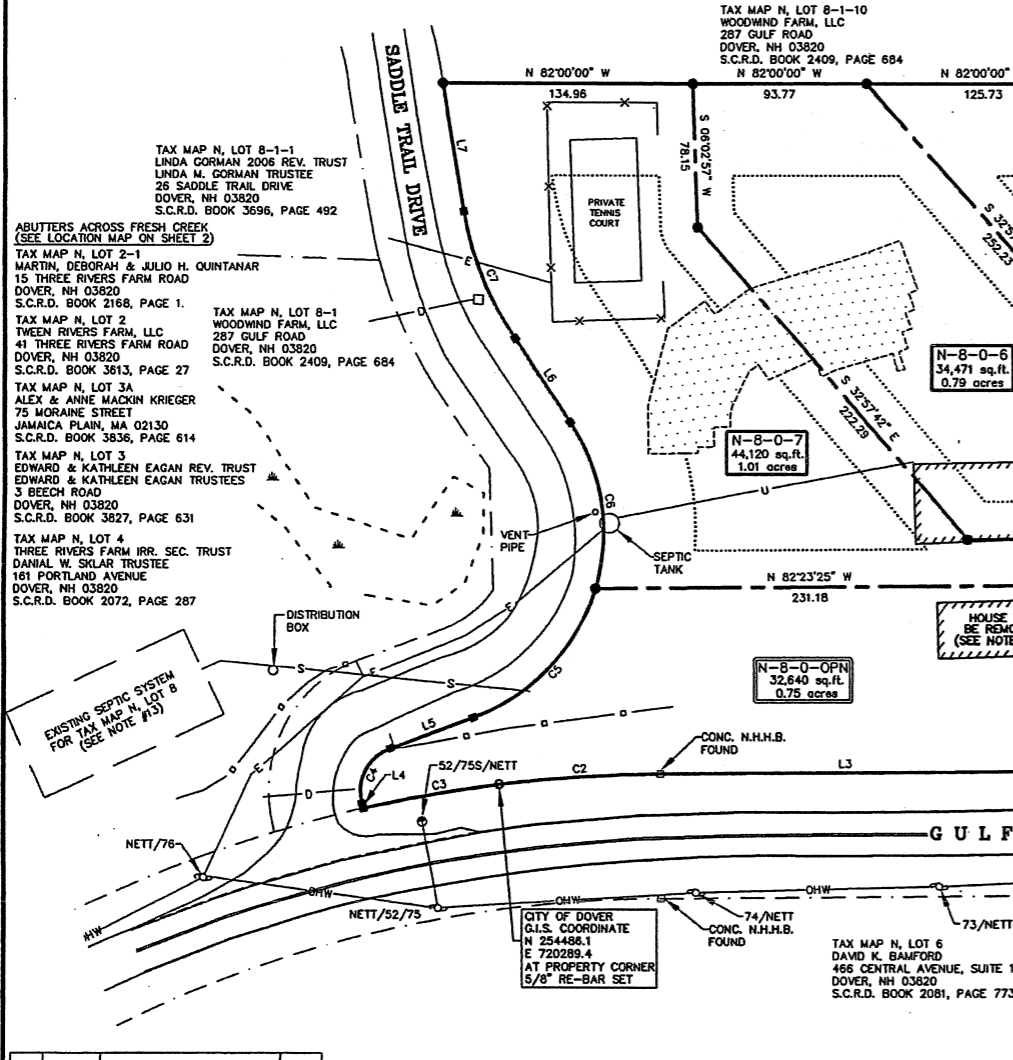
LOT TABLE with columns: LOT, AREA, CONSERVATION, BUFFER, NET LOT FRONTAGE.



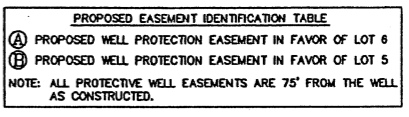
LINE TABLE with columns: LINE, BEARING, LENGTH.



- NOTES: 1. REFERENCE: TAX MAP N, LOT 8. 2. TOTAL PARCEL AREA: LOT 8 354,700 SQ. FT. OR 8.1 ACRES. 3. OWNER OF RECORD: WOODWIND FARMS LLC...



- 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 #83-55.

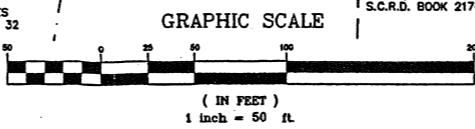


OWNER(S) SIGNATURE(S) DATE APPROVED BY THE DOVER PLANNING BOARD CHAIRPERSON DATE

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...

TIDE WATER FARMS SUBDIVISION LAND OF WOODWIND FARMS, LLC (TAX MAP N, LOT 8) GULF ROAD DOVER, NEW HAMPSHIRE (CITY OF DOVER PLANNING FILE #P10-51)

Table with columns: NO., DATE, DESCRIPTION, BY.



DOUCET SURVEY logo and drawing information: DRAWN BY: M.W.F., DATE: MARCH 1, 2011, CHECKED BY: W.J.D., DRAWING NO.: 3159C, SHEET 5-1 OF 5.

SHAHEEN & GORDON, P.A.

ATTORNEYS AT LAW

Offices in
Dover, Concord and Manchester

Attorneys At Law

William H. Shaheen

Admitted in NH & MS

Steven M. Gordon

Admitted in NH

D. Michael Noonan

Admitted in NH, ME, MA & VT

Arpiar G. Saunders, Jr. (Retired)

Admitted in NH, MA & D.C.

Lucy J. Karl

Admitted in NH & IL

Sean T. O'Connell

Admitted in NH & ME

William E. Christie

Admitted in NH & MA

Timothy M. Harrington

Admitted in NH, ME & MA

James D. Rosenberg

Admitted in NH & MA

Christine M. Craig

Admitted in NH, ME & MA

Karyn P. Forbes

Admitted in NH & ME

Nancy L. Ball

Admitted in NH

Cinde Warmington

Admitted in NH

Paul R. Kfoury, Sr.

Admitted in NH & MA

Edward W. Stewart, Jr.

Admitted in NH

Francis G. Murphy

Admitted in NH, MA & NY

Heidi J. Barrett-Kitchen

Admitted in NH & MA

Donald C. Crandlemire

Admitted in NH & ME

Tracey Goyette Cote

Admitted in NH & VA

Scott M. Fogg

Admitted in NH, MA & WA

Timothy P. Beaupre

Admitted in NH & MA

Stacey Shaheen Bellabona

Admitted in NH & ME

Jocelyn A. Stachowske

Admitted in NH & ME

Conrad WP Cascadden

Admitted in NH

Sarah E. J. Merrigan

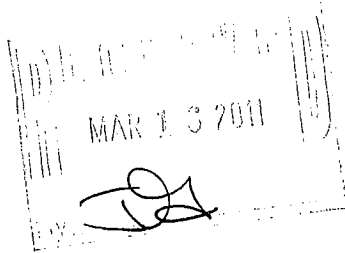
Admitted in NH & MA

Jeanine M. Kilgallen

Admitted in NH

Of Counsel

Michael M. McLaughlin



PIO-41

March 16, 2011

HAND DELIVERED

Christopher G. Parker, AICP

City of Dover

Director Planning Dept.

288 Central Avenue

Dover, NH 03820

RE: Gary Goodspeed / Current Use Permit

Dear Chris:

This letter will confirm my clients request for a 90-day extension of his current use permit. Enclosed please find our firm's check in the amount of \$222.00 together with a complete Abutters List/Labels.

Thank you for your attention and assistance in this matter.

Very truly yours,

Sean T. O'Connell

soconnell@shaheengordon.com

STO/sp

Enclosures



Susan Eisler
344 Washington Street
Dover, NH 03820

Richard & Abigail Lundborn
340 Washington Street
Dover, NH 03820

Scott & Allison Treadwell
6 Gina Way
Dover, NH 03820

Wendy Nasberg
147 Fourth Street
Dover, NH 03820

Brian Eibert
345A Washington Street
Dover, NH 03820

John Penaskovic and Diane Dewyngaert
346 Washington Street
Dover, NH 03820

Lori Fitzsimmons
348 Washington Street
Dover, NH 03820

Daniel and Lara Scammon
356 Washington Street
Dover, NH 03820

Rebecca Gagne
41 Taylor Road
Dover, NH 03820

Jennifer Price
351 Washington Street
Dover, NH 03820

Christopher Otash
11 Boxwood Lane
Dover, NH 03820

Derek Guarino and Jennifer Varney
347 Washington Street
Dover, NH 03820

P10-41
3/16/11





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:

This application was originally on the February 22, 2011 agenda but was postponed until this meeting at the request of the applicant.

PLEASE BRING THE PLAN FROM THE 2/22/11 MEETING

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

PLANNING BOARD - STAFF MEMO FILE #P11-10

Application Type: Waiver Request
Applicant: Graystone Builders
Owner: MPJ Development LLC
Location: Pacific Drive (Assessor's Map E, Lots 50-1 & 50-2)

INTENT: Request for three waivers to allow one house and a driveway to be within the 50-foot perimeter buffer, and to allow a house closer than 100 feet to an abutting house.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-B

ACREAGE: 1.06 acres

ZONING DISTRICT: Rural Residential District – R-40

EXISTING LAND USE: Two vacant single family house lots

PROPOSED LAND USE: Two single family house lots

SURROUNDING LAND USE: Single family residential

ZBA ACTION: None

ATTACHMENTS: Waiver sketch plan and letter

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to Chapter 155-22-F-4, to allow a house closer than 100-feet to an existing house
- Waiver to Chapter 155-22-F-4, to allow a driveway to encroach into the 50-foot exterior buffer
- Waiver to Chapter 155-22-F-4, to allow a house to encroach into the 50-foot exterior buffer

Summary of Request and Background

The applicant has submitted a waiver sketch plan that proposes a house and driveway on Lot 50-2 within the 50-foot buffer and a house on Lot 50-1 within 68 feet of an abutting house.

Consistency with Land Use Regulations

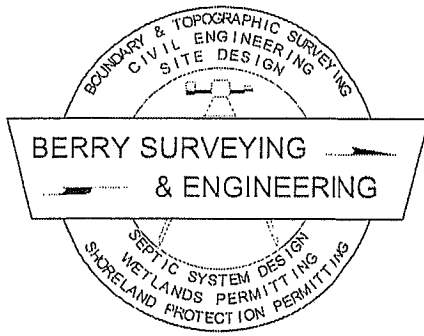
The standards for a waiver request are set forth in Chapter 155-51-A. It is required that the Planning Board find that strict conformity would pose an unnecessary hardship and that specific circumstances of the subdivision or conditions of the land indicate that a waiver will carry out the spirit and intent of the regulations.

The Planning Department supports the granting of the requested waivers because the house and septic system locations are consistent with the previously approved subdivision plan and without the waivers the lots would be virtually unbuildable.

STAFF RECOMMENDATION:

The Planning Department recommends that the waivers be approved with the following conditions:

1. The Board finds that the criteria of Chapter 155-51-A have been met.
2. The waiver is not in effect until the lot line adjustment plan (P11-09) is signed and recorded at the Strafford County Registry of Deeds.
3. The trees shown on the plan shall be planted prior to the issuance of a certificate of occupancy for either lot.



BERRY SURVEYING & ENGINEERING

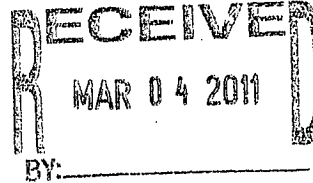
335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com



February 14, 2011

Dover Planning Department
Attention: Chris Parker

RE: Waiver Requests / Graystone Builders
Pacific Drive
Dover, NH

Mr. Chairman and Members of the Dover Planning Board:

Berry Surveying & Engineering is submitting these three waivers on behalf of Graystone Builders in an effort to provide better buildable areas suitable for a modest residential structure, an individual sewage disposal system and a proposed well, including a 75' protective radius. This project was originally granted waivers based on the information provided to the City of Dover at the time the development was approved. Since that time, the applicant / contracted buyer, has done test pitting with Berry Surveying & Engineering and has found there to be ledge within close proximity to the surface.

The applicant is proposing to have a driveway within what would be the 50' perimeter buffer on lot 50-2. The original waiver request included a drive under on the opposite side, but due to the ledge would involve a large amount of blasting and land disturbance. The applicant has spoken with the direct abutter who would have enjoyed this buffer and they have come to the agreement to plant some additional maples to block the viewshed of the new house. The proposed driveway is at or below surface level and will not be obtrusive. Additionally, the proposed structure has been moved away from the roadway, but is still located outside the buffer zone. This is to allow for proper and aesthetically pleasing grading around the structure.

The applicant is proposing to move the structure on lot 50-1 into the 50' perimeter buffer with a reduction of 25'. This in turn causes the abutting building to be 47' from the setback line, and thus we are requesting a waiver to the 100' setback to abutting structures. The applicant has spoken with the abutter, again Mikula, and is willing to provide them a lot line revision, to allow

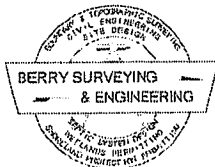
them the legal enjoyment of land abutting their house. In addition, Mikula's have requested a row of arborvitaes / junipers be planted on the boundary line, 8-10' tall and 10' on center. The applicant has agreed, and thus the provided plans.

We are requesting relief from the Dover Planning Board to allow the development of lots 5-1 & 5-2 approximately as shown on the plans submitted. The construction of wells and septic systems, including all of the required grading, is proposed in what would otherwise be required buffers.

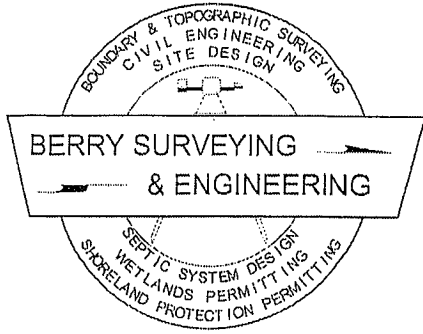
The applicant's goal is to provide modestly sized housing within this neighborhood, with well dressed front yards, while maintaining or enhancing the viewshed quality for the Mikula family. It is our opinion that this application accomplishes these goals.

We would like to thank the board for your time and consideration to this matter.

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



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



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

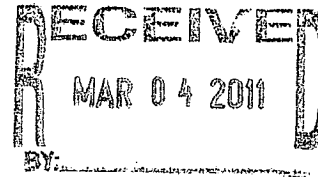
Book 3115, Page 723

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

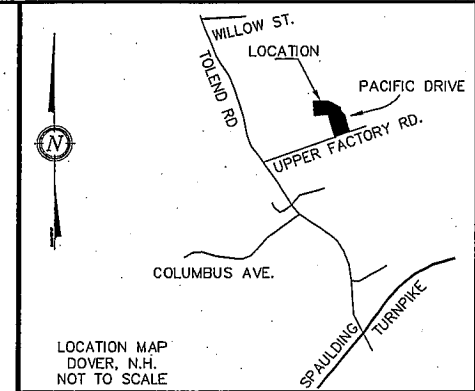
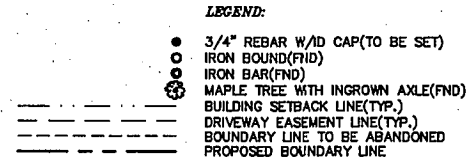
Tax Map E, Lot 50-3

Forbes, Paula
 242 Central Street
 Dover, NH 03820

PD^{AA} 140.00
 10 Abutters
 1 Legal Ad
 fee
 CK 4462

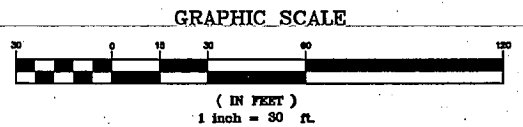
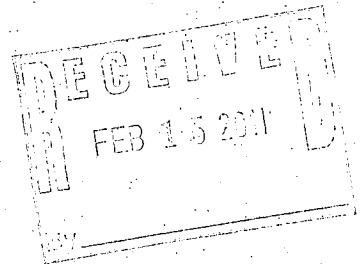
PLAN REFERENCES:

- 1.) "PROPOSED LOT LINE ADJUSTMENT; FOR; GARY & CAROL ALLEN; TOLEND ROAD & PACIFIC LANDING; DOVER, N.H.; TAX MAP E, LOT 488" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 25, 2009 S.C.R.D. PLAN #98-100
- 2.) "AMENDED SUBDIVISION PLAN; PACIFIC LANDING; PACIFIC LANE AND; UPPER FACTORY ROAD; DOVER, NEW HAMPSHIRE" 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



NOTES :

- 1.) THE INTENT OF THIS PLAN IS TO REQUEST WAIVERS TO THE BELOW MENTIONED OPEN SPACE SUBDIVISION REGULATIONS TO ALLOW FOR ADEQUATELY SIZED BUILDING & CONSTRUCTION ENVELOPES ON THE LOTS 5-1 & 5-2 PACIFIC DRIVE. THESE REQUESTS ARE REVISIONS TO PRIOR REQUESTS BASED ON NEW INFORMATION FOUND DURING TEST PITTING. LEDGE WAS FOUND WITHIN THE BUILDING AREAS WHICH REQUIRES THE ELEVATIONS OF THE PROPOSED STRUCTURES TO BE RAISED. TO PROPERLY GRADE AND ADEQUATELY DRAIN THE STRUCTURES THEY HAVE BEEN MOVED FURTHER FROM THE ROADWAY.
 - 2.) OWNER OF RECORD: MPJ DEVELOPMENT, LLC 254 DRAKE HILL ROAD STRAFFORD, NH 03884
 - 3.) THE LOTS ARE SHOWN AS LOTS 50-1, LOT 50-2 ON MAP E OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
 - 4.) ZONING REQUIREMENTS: R40 ZONE
 MINIMUM LOT SIZE: 40,000 Sq.Ft.
 MINIMUM FRONTAGE: 150'
 SETBACKS: FRONT ~ 40'
 SIDE ~ 25'
 REAR ~ 30'
- OPEN SPACE REQUIREMENTS:
 MINIMUM LOT SIZE: 20,000 Sq.Ft.
 MINIMUM FRONTAGE: 40'
 SETBACKS: FRONT ~ 20'
 SIDE ~ 20'
 REAR ~ 20'
 EXTERIOR BOUNDARY ~ 50' WAIVER REQUESTED
 EXISTING STRUCTURES ~ 100' WAIVER REQUESTED
 EXISTING ROADS ~ 100' WAIVER REQUESTED



REVISION	DATE	DESCRIPTION

WAIVER SKETCH PLAN
 LAND OF MPJ DEVELOPMENT, LLC
 PREPARED FOR GRAYSTONE BUILDERS
 PACIFIC DRIVE & UPPER FACTORY ROAD
 DOVER, N.H.
 TAX MAP E, LOTS 50-1, 50-2

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863
 SCALE : 1 IN. EQUALS 30 FT.
 DATE : FEBRUARY 14, 2011
 FILE NO. : DB 2010 - 108

N/F KLOTZ, JOSEPH & FRIEDA
 15 PACIFIC DRIVE
 DOVER, NH 03820
 TAX MAP E, LOT 50-6
 S.C.R.D. BOOK 3857, PAGE 144

N/F GARY & CAROL ALLEN
 163 TOLEND ROAD
 DOVER, NH 03820
 TAX MAP E, LOT 48A
 S.C.R.D. BOOK 3494, PAGE 497

N/F BURKE, ARTHUR
 2 UNION STREET
 DOVER, NH 03820
 TAX MAP E, LOT 53

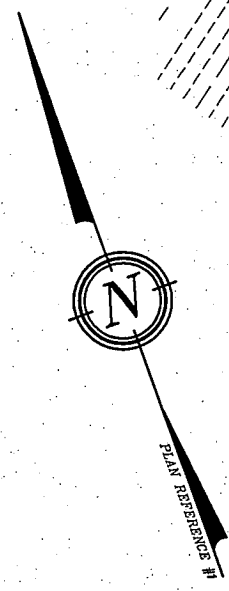
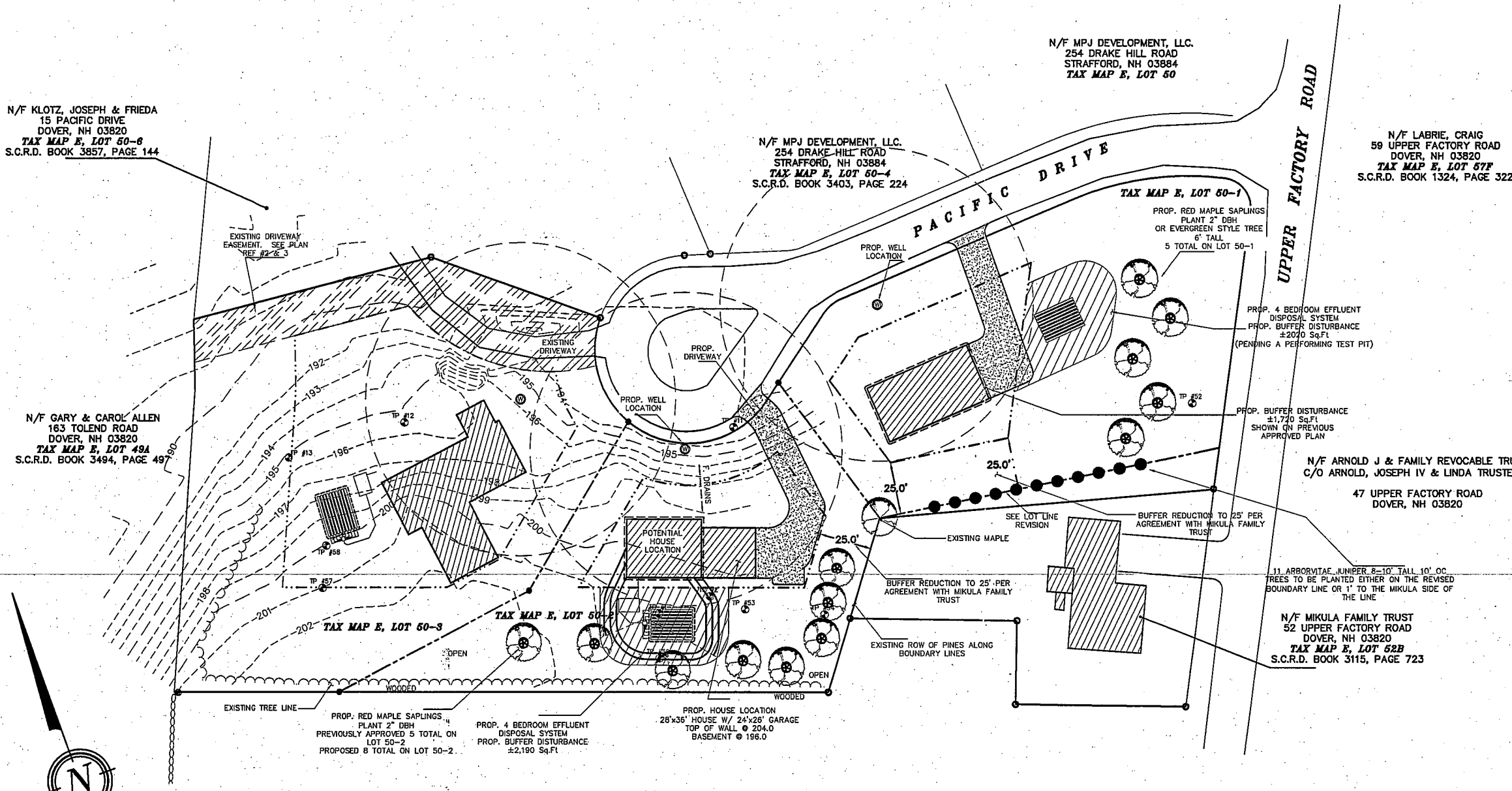
N/F MPJ DEVELOPMENT, LLC.
 254 DRAKE HILL ROAD
 STRAFFORD, NH 03884
 TAX MAP E, LOT 50-4
 S.C.R.D. BOOK 3403, PAGE 224

N/F MPJ DEVELOPMENT, LLC.
 254 DRAKE HILL ROAD
 STRAFFORD, NH 03884
 TAX MAP E, LOT 50

N/F LABRIE, CRAIG
 59 UPPER FACTORY ROAD
 DOVER, NH 03820
 TAX MAP E, LOT 57F
 S.C.R.D. BOOK 1324, PAGE 322

N/F ARNOLD J & FAMILY REVOCABLE TRUST
 C/O ARNOLD, JOSEPH IV & LINDA TRUSTEES
 47 UPPER FACTORY ROAD
 DOVER, NH 03820

N/F MIKULA FAMILY TRUST
 52 UPPER FACTORY ROAD
 DOVER, NH 03820
 TAX MAP E, LOT 52B
 S.C.R.D. BOOK 3115, PAGE 723





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-11

Application Type:	Minor Lot Line Adjustment
Applicant:	Michael & Robin Patenaude
Owner:	Michael & Robin Patenaude and Daniel W. Ayer Revocable Trust
Location:	Falcon Drive (Assessor's Map N, Lots 19-4 & 19)

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: 18.06 acres

ZONING DISTRICT: Rural Residential District – R-40

EXISTING LAND USE: Single Family House and one vacant lot

PROPOSED LAND USE: Single Family House and one vacant lot

SURROUNDING LAND USE: Single Family Houses and Conservation Land

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 asking to reconfigure the lot lines between two existing lots, to add 0.21 acres to the 21 Falcon Drive lot. 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 #P11-11 to the title block.



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

RECEIVED
MAR 04 2011

[Revision Date: July 19, 2010]

Office Use Only Project #: 11-11 Date Received: 3/4/11
Amount Paid: \$420.00 Time Received: _____

CR 119

APPLICANT INFORMATION

Name of Applicant: Michael P. & Robin Patenaude Telephone # 1-978-815-4590
Address of Applicant: 21 Falcon Drive, Dover, N.H. 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Assessor's Map # N Lot(s) # 19-4
Property Deed: Book 3890 Page: 298
Zoning District(s) R-40 Overlay District(s) N/A
Size of Existing Parcel (sq. ft.): 20,291 Size of Proposed Parcel (sq. ft.): 29,407

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Daniel W. Ayer Telephone # 742-3191
Address of 2nd Property Owner: 160 A Back Rd, Dover, N.H. 03820
Address of Property: 21 Falcon Drive, Dover, N.H. 03820
Assessor's Map # N Lot(s) # 19
Property Deed: Book 2665 Page: 0736
Zoning District(s) R-40 Overlay District(s) N/A
Size of Existing Parcel (sq. ft.): 766,160 Size of Proposed Parcel (sq. ft.): 757,044

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth Moore KEM Land Survey, Inc.
Address 52 Spruce Lane Dover, N.H. 03820 Telephone #: 742-2782
Professional License #: 275 E-mail address: N/A

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: Daniel W. Ayer Date: 2-20-11

Signature of Second Property Owner: _____ Date: _____

Signature of Applicant (if different from owner): [Signature] Date: 3-4-11

Signature of Agent: _____ Date: _____

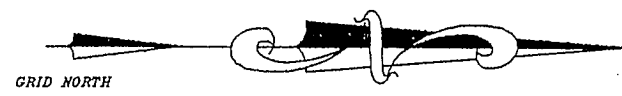
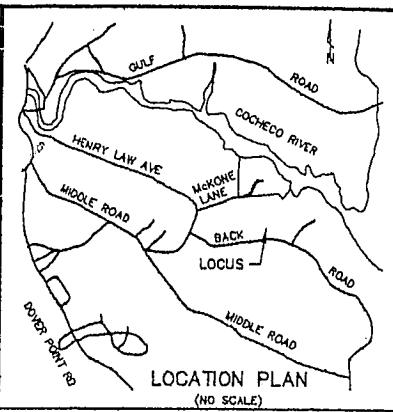
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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: Daniel W. Ayer Date: 2-20-11

Abutters List

- ✓ N/19A Elaine & Frank Thurston 174 Back Rd. Dover, N.H.
- ✓ N/19B Martin P. Connor 1230 Back Rd. Dover, N.H. 03822
- ✓ N/19C Thomas J. & Suzanne M. Vitko 126 Back Rd. Dover
- ✓ N/20C Lisa & Frank Pampreen 202 Back Rd. Dover
- ✓ N/20-2 Wendy & William Bennett 34 Mallard Lane Dover
- ✓ N/20-3 Leslie Moller 37 Mallard Lane Dover
- ✓ N/8-1 Woodwind Farms LLC 287 Gulf Rd. Dover
- ✓ N/18-1 & N/18-3 State of N.H. Fish & Game Dept. 11 Hazen Dr. Concord
03301
- N/18, 18-2, 18-4 & 18-5 Jacqueline & Daniel Ayer 160A Back Rd. Dover
- N/21 Jacqueline Ayer 160A Back Rd. Dover
- ✓ N 21-1 John & Deborah Hinkley 166 Back Rd. Dover
- ✓ N/19-3 Melissa & Phillip Sherman 26 Falcon Dr. Dover
- ✓ N/19-5 Anthony Ayer 47 McKone Lane Dover
- N/19-2 John & Tawnia Ross 18 Falcon Dr. Dover
- ✓ N/19-1 Joel & Alice Bernier 12 Falcon Dr. Dover
- ✓ N/19-4 Michael Patenaude 21 Falcon Dr. Dover
- N/19 Daniel Ayer 160A Back Rd. Dover
- N/19 PN Falcon Dr. Homeowner's Assoc. 18 Falcon Dr. Dover
c/o John Ross
- ✓ K/6 Helen Preston 130 Middle Road Dover
- ✓ K/6B Beatrice & Reginald Fogg 143 Middle Rd. Dover
- ✓ K/6C Steven & Deborah Bourque 147 Middle Rd. Dover
- ✓ Kenneth Moore 52 Spruce Lane Dover
- 3/16/11 Beatrice Fogg 143 Back Road
742-7220 NOT Middle Road

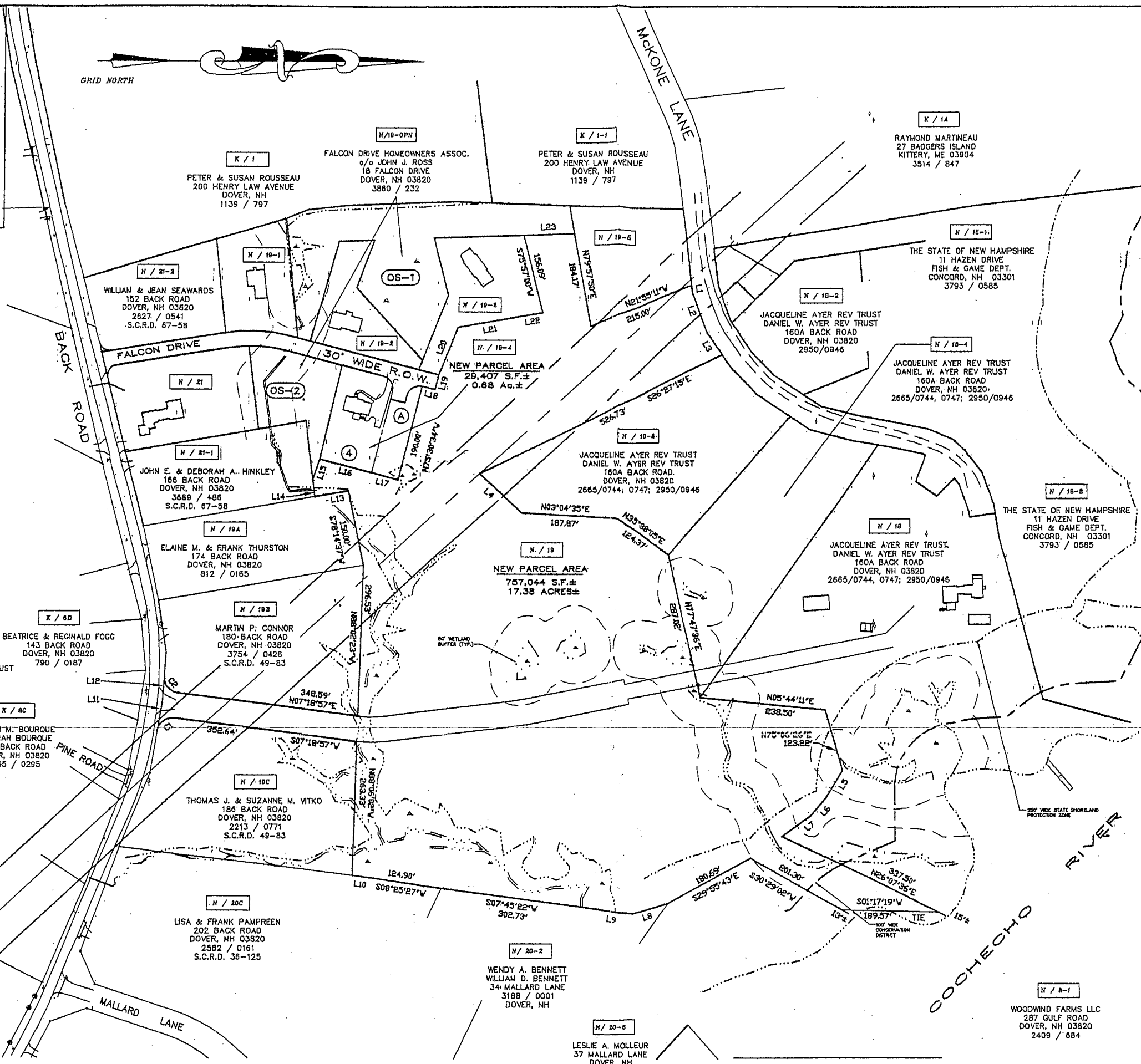


ABUTTERS

- N / 18-1**
JOEL A. BERNIER
ALICIA N. BERNIER
12 FALCON DRIVE
DOVER, NH 03820
3470 / 719
- N / 19-2**
JOHN J. ROSS
TAWNIA ROSS
18 FALCON DRIVE
DOVER, NH 03820
3387 / 0482
- N / 19-8**
MELISSA B. SHERMAN
PHILLIP J. SHERMAN
26 FALCON DRIVE
DOVER, NH 03820
3678 / 929
- N / 18-6**
ANTHONY P. AYER
47 MCKONE LANE
DOVER, NH 03820
3670 / 0834
- N / 21**
JACQUELINE AYER REV TRUST
JACQUELINE AYER, TRUSTEE
160A BACK ROAD
DOVER, NH 03820
2665 / 0734
- K / 6**
PRESTON FAMILY REVOCABLE TRUST
HELEN F. PRESTON, TR.
105 MIDDLE ROAD
DOVER, NH 03820
3766 / 0810
- K / 8D**
BEATRICE & REGINALD FOGG
143 BACK ROAD
DOVER, NH 03820
790 / 0187
- K / 8C**
STEVEN M. BOURQUE
DEBORAH BOURQUE
147 BACK ROAD
DOVER, NH 03820
2345 / 0295

No.	Bearing	Distance
L1	N83°53'53"E	18.99'
L2	N70°53'24"E	82.41'
L3	N57°18'07"E	54.61'
L4	N44°05'50"E	111.12'
L5	S60°13'24"E	60.86'
L6	S50°34'39"E	46.90'
L7	S36°23'24"E	68.10'
L8	S16°48'23"E	73.60'
L9	S08°26'37"W	76.15'
L10	S06°58'26"W	49.81'
L11	N80°30'23"W	55.90'
L12	N85°44'23"W	51.48'
L13	S10°19'49"E	65.93'
L14	S83°09'18"W	38.91'
L15	N71°48'32"W	42.16'
L16	N4°29'26"E	105.00'
L17	N14°29'26"E	55.00'
L18	N14°29'26"E	25.00'
L19	N75°30'34"W	30.00'
L20	N58°11'13"W	100.00'
L21	N10°25'46"W	115.00'
L22	N10°25'46"W	50.00'
L23	N02°04'45"W	99.42'

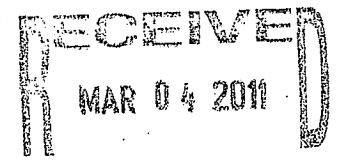
No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	87°49'20"	30.00	45.98	41.61	S36°35'43"E
C2	86°36'40"	30.00	45.52	41.28	N50°47'17"E



NOTES:

- OWNERS OF RECORD:
- DANIEL W. AYER REVOCABLE AGREEMENT OF TRUST, DANIEL W. AYER, TRUSTEE
160A BACK ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL 2865, PAGE 0736
S.C.R.D. VOL 2845, PAGE 0472
 - MICHAEL P. PATENAUDE
ROBIN PATENAUDE
21 FALCON DRIVE
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOL 3690, PAGE 0288
- N / 19-4** - DENOTES TAX MAP AND PARCEL NUMBER.
 - PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN. PARCEL A 9,116 S.F. IS TO BE DEEDED TO PARCEL N / 19-4.
 - PARCEL AREAS:

PARCEL:	N / 19-4	N / 19
ORIGINAL	20,291 S.F.	768,160 S.F.±
	0.47 ACRES	17.59 ACRES±
NEW	29,407 S.F.	757,044 S.F.±
	0.68 ACRES	17.38 ACRES±
 - ZONING DISTRICT IS R-40
SUBDIVISION WAS CONSIDERED UNDER THE OPEN SPACE SUBDIVISION REGULATIONS:
 - *SUBDIVISION WITH REDUCED SIZED HOUSE LOTS*
 - MINIMUM LOT SIZE = 20,000 S.F.
 - MINIMUM FRONTAGE FOR LOTS = 40 FEET
 - MINIMUM BUFFER ALONG FRONTAGE = 100 FEET
 - MINIMUM BUILDING SETBACKS FOR LOTS:
 - ABUTTING A STREET = 20 FEET
 - ABUTTING A LOT = 20 FEET
 - PROPOSED STRUCTURE BUFFER DISTANCES:
 - MINIMUM DISTANCE FROM EXISTING STRUCTURES = 100 FEET
 - MINIMUM DISTANCE FROM EXTERNAL BOUNDARIES = 50 FEET
 - PORTIONS OF THE SUBJECT PARCEL ARE LOCATED WITHIN A FEDERALLY DESIGNATED 1 PERCENT ANNUAL CHNACE FLOOD (100-YEAR FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAPS 33017C0330D & 33017C0430D, MAY 17, 2005. THOSE AREAS LOCATED ALONG THE SHORELINE OF THE COCHECHO RIVER, THE AREAS OF 100-YEAR FLOOD ARE DESIGNATED AS ZONE "A". BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 - BASIS OF BEARING IS THE CITY OF DOVER G.I.S. SYSTEM.
 - WETLANDS WERE DELINEATED BY DAVID ALLAIN, ROUND POND SOIL SURVEY, 217 POND HILL ROAD, BARRINGTON, NH THROUGH OCTOBER 2004, AND LOCATED BY THIS OFFICE.
 - BOUNDARY INFORMATION IS TO BE PROVIDED THE CITY OF DOVER PLANNING DEPARTMENT IN A DIGITAL FORMAT UPON FINAL APPROVAL.
 - ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
 - THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.



BY: _____ SHEET 1 OF 2

DETAIL LOT LINE ADJUSTMENT PLAN
FOR
MICHAEL PATENAUDE
AND
DANIEL W. AYER REV TRUST
TAX MAP N, LOTS 19 AND 19-4
BACK ROAD & FALCON DRIVE
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

DOVER PLANNING FILE No. P11-_____



K E M LAND SURVEY, INC.
52 Spruce Lane
Dover, New Hampshire
(603) 742-2782
SCALE: 1" = 100'
DATE: MARCH 1, 2011

"I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."

OWNERS SIGNATURES



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-12

Application Type: Minor Lot Line Adjustment
Applicant: Gaye and Michael Dean
Owner: Gaye and Michael Dean
Location: 4A Smith Well Road/7 Glenwood Avenue (Assessor's Map 38, Lots 32 & 32-1)

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-D

ACREAGE: 2.99 acres

ZONING DISTRICT: Medium-Density Residential District - R-12

EXISTING LAND USE: Single Family House and multi-family building

PROPOSED LAND USE: Single Family House and multi-family building

SURROUNDING LAND USE: Mix of residential dwelling types and commercial uses

ZBA ACTION: Variance granted by Zoning Board of Adjustment on 1/20/11 for reduced frontage of 51.44 feet

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 asking to reconfigure the lot lines between two existing lots, to add 0.19 acres to the 7 Glenwood Avenue lot. 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 revise the plat to add the Planning File #P11-12 to the title block.



RECEIVED
MAR 07 2011

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #: <u>P11-12</u>	Date Received: <u>3/7/11</u>
	Amount Paid: <u>\$365.00</u>	Time Received: _____

OK # 16069

APPLICANT INFORMATION

Name of Applicant: GAYE & MICHAEL DEAN Telephone # 817-0324

Address of Applicant: 4A SMITH WELL ROAD DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: _____

Address of Property: 4A SMITH WELL ROAD

Assessor's Map # 38 Lot(s) # 32

Property Deed: Book 2508 Page: 637

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

Size of Existing Parcel (sq. ft.): 107,097 Size of Proposed Parcel (sq. ft.): 98,778

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: _____

Address of Property: 7 GLENWOOD AVENUE

Assessor's Map # 38 Lot(s) # 32-1

Property Deed: Book 2509 Page: 766

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

Size of Existing Parcel (sq. ft.): 23,181 Size of Proposed Parcel (sq. ft.): 31,500

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) McEWANEY SURVEY ASSOCIATES, INC.

Address 24 CHESTNUT ST DOVER NH 03820 Telephone #: 742-0911

Professional License #: NH LLS# 661 E-mail address: Kevin@surveynh.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: Y *Gaye Dean* Date: 3/4/11

Signature of Second Property Owner: SAME Date: _____

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

Signature of Agent: SAME 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: Y *Gaye Dean* Date: 3/4/11

CITY OF DOVER MINOR LOT LINE ADJUSTMENT 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 minor lot line adjustment 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.

First Owner:

TAX MAP	LOT #	FIRST PROPERTY OWNER	MAILING ADDRESS
38	32	GAYE + MICHAEL DEAN	4A Smith Well Rd. Dover NH 03820

Second Owner:

TAX MAP	LOT #	SECOND PROPERTY OWNER	MAILING ADDRESS
38	32-1	Gaye + Michael Dean	4A Smith Well Rd. Dover NH 03820

Applicant (if different from owners):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
SAME		

Surveyor:

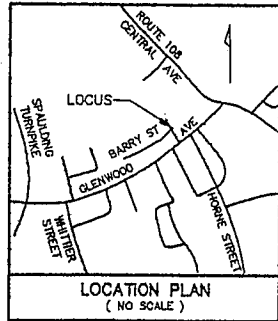
NAME	COMPANY	MAILING ADDRESS
McEneaney Survey Associates Inc.		24 Chestnut St. Dover NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
N/A			

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS
38	32F	William + Nancy Robinson	5 Glenwood Avenue Dover NH 03820
38	32A	Richard + June Clark Trust	15 Glenwood Avenue Dover NH 03820
38	32D	Darlene + Peter Stuckles	2 Smith Well Rd. Dover NH 03820
38	32E	Jean + Kent Newman	1002 SE 20 th Street
		Grace + James McGoire	Cape Coral, FL 33990
38	32G	Jamie + Kiley Hemphill	6 Smith Well Road. Dover NH 03820
38	30	Friends Fiduciary Corporation	PO Box 98 Dover NH 03821
38	33	Bulwark Dover, LLC	70 East 55 th Street 7 th Floor
		40 Splendido Real Estate Inc	New York, NY 10022
37	66	Aileen West	10 Glenwood Avenue Dover NH 03820
37	39	Nikki Moutevelis	12 Glenwood Avenue Dover NH 03820
36	34	Gale Issenmann Rev. Trust	102 Horne Street Dover NH 03820
D	62	George + Christine Trojan	3 Smith Well Rd. Dover NH 03820
D	1	City of Dover	288 Central Ave. Dover NH 03820



No.	Bearing	Distance
L1	N12°59'32"W	25.46'
L2	S64°26'37"W	50.00'
L3	N21°45'29"W	43.58'
L4	N19°03'47"W	23.06'
L5	S25°33'23"E	60.16'
L6	S64°48'12"W	64.18'
L7	S72°27'47"W	56.59'
L8	N13°15'31"W	51.44'
L9	N01°42'59"E	49.26'
L10	N76°43'08"W	17.70'
L11	N03°35'03"E	38.16'
L12	S80°07'01"E	49.61'
L13	N12°59'32"W	49.56'
L14	S73°38'41"W	32.65'

REFERENCE PLANS:

- 1.) RAYMOND R. OUELLETTE ET ALS - SITE SURVEY - CASSELL LOT DOVER, NEW HAMPSHIRE, DATED JAN 1982 BY G.L.DAVIS & ASSOC. FILE No. 170-12. NOT RECORDED.
- 2.) PLAN OF LAND - COLONY AUTO BODY - PAUL ARVENITAS DOVER, NEW HAMPSHIRE, DATED JUNE 1964 BY G.L.DAVIS & ASSOC. FILE No. 64-65. NOT RECORDED.
- 3.) LOT LINE ADJUSTMENT PLAN PREPARED FOR DARLENE AND PETER STICKLES AND HELEN AND GREGORIOS KOUTRELAKOS, GLENWOOD AVENUE AND SMITHWELL ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: AUGUST 7, 1995; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 46-78.
- 4.) MINOR SUBDIVISION OF LAND PREPARED FOR GREGORIOS KOUTRELAKOS REVOCABLE TRUST, TAX MAP 38, LOT No. 32 & 32-1, GLENWOOD AVENUE & SMITH WELL ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: MARCH 27, 2002, REVISED THROUGH 4/17/02; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 65-75.

For Registry of Deeds Use

NOTES:

- 1.) OWNERS OF RECORD:
 - 38 / 32 GAYE H. DEAN
MICHAEL D. DEAN
4A SMITH WELL ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL 2508 / PAGE 637.
 - 38 / 32-1 GAYE H. DEAN
MICHAEL D. DEAN
4A SMITH WELL ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL 2509 / PAGE 766.
- 2.) 38 / 32-1 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT R-12.
(SECONDARY GROUNDWATER PROTECTION DISTRICT).
MINIMUM LOT SIZE = 12,000 S.F.
MINIMUM LOT FRONTAGE = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT (BUILD TO) =
REAR = 30 FEET
SIDE (ABUT A LOT) = 15 FEET
SIDE (ABUT A STREET) =
MAXIMUM LOT COVERAGE = 30 PERCENT
MAXIMUM BUILDING HEIGHT = 35 FEET
- 4.) THE INTENT OF THIS PLAN IS TO ADJUST THE SUBJECT PARCEL LOT LINES AS SHOWN. TRACT "A" IS TO BE ADDED TO PARCEL 38/32-1. TRACT "B" IS TO BE ADDED TO PARCEL 38/32.
- 5.) PARCEL AREAS:

PARCEL	ORIGINAL	NEW
38 / 32-1	23,181 S.F. / 0.53 Ac	31,500 S.F. / 0.72 Ac.
38 / 82	107,097 S.F. / 2.46 Ac.	98,778 S.F. / 2.27 Ac.
- 6.) BASIS OF BEARING IS REFERENCE PLAN No. 3.
- 7.) PER FLOOD INSURANCE RATE MAP 33017C0310D, EFFECTIVE DATE: MAY 17, 2005. ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- 8.) THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PARCEL.
- 9.) REFERENCE IS MADE TO DEED VOL. 668 / PAGE 272; TO A RESERVATION AND EXCEPTANCE OF A 10' (TEN) WIDE RIGHT OF WAY IN COMMON WITH OTHERS LEADING FROM SMITH WELL ROAD ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF CARROLL LAND (PARCEL 38 / 320) TO THE OLD PARK CEMETERY, AND THE OLD WALDRON CEMETERY.

OWNERS SIGNATURES

D / 1
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
(449/489)

D / 82
GEORGE A. TROJAN, JR.
CHRISTINE R. TROJAN
3 SMITH WELL ROAD
DOVER, NH 03820-2429
3072 / 545

38 / 80
FRIENDS FIDUCIARY CORPORATION
P.O. Box 98
DOVER, NH 03820
2594 / 359

38 / 320
JAMIE S. HEMPHILL
KILEY J. HEMPHILL
8 SMITH WELL ROAD
DOVER, NH 03820-2410
3773/430

38 / 33
BULWARK DOVER, LLC
C/O SPLENDIDO REAL ESTATE INC.
70 EAST 55TH STREET, 7TH FLOOR
NEW YORK, NY 10022
3592 / 041

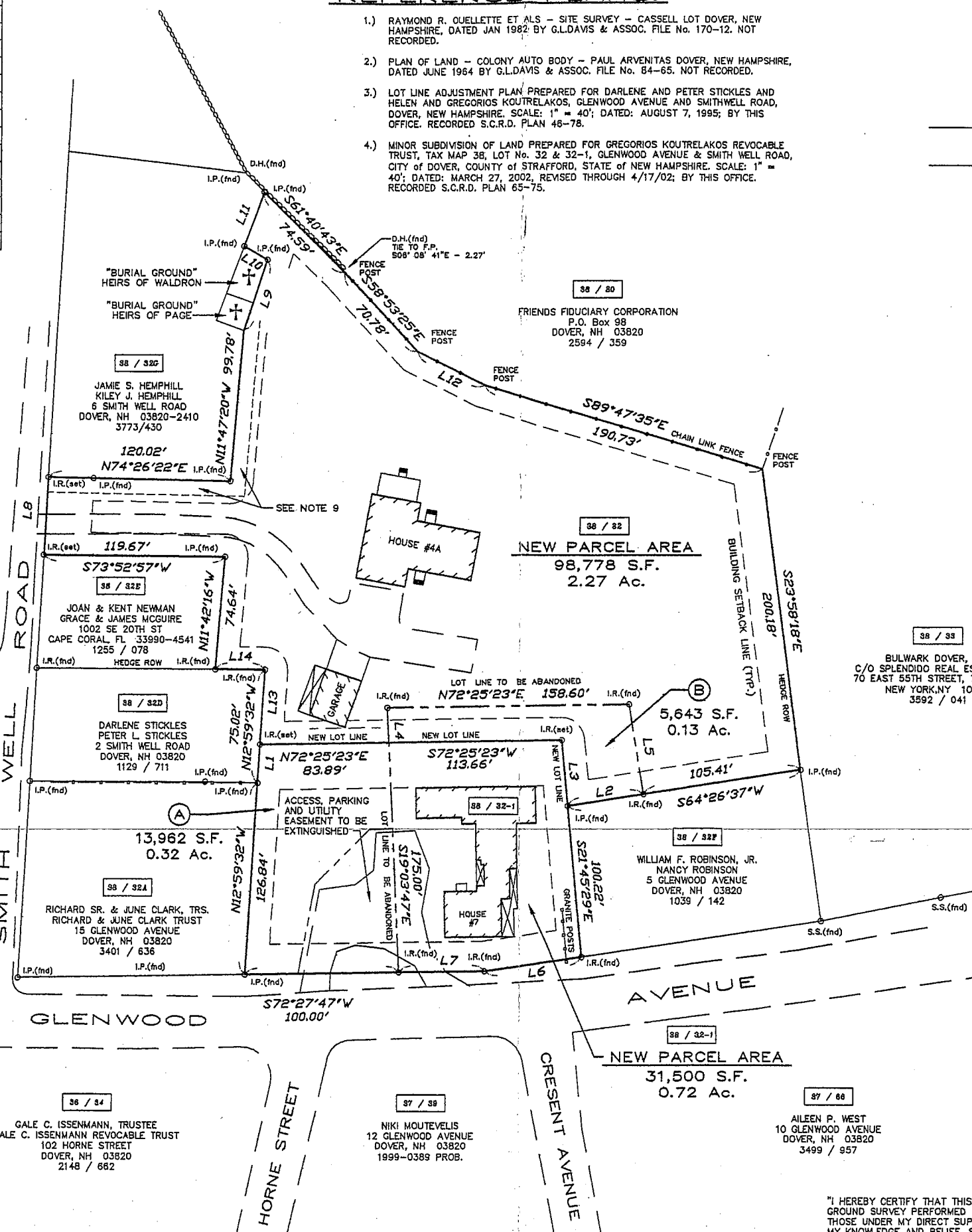
38 / 32A
RICHARD SR. & JUNE CLARK, TRS.
RICHARD & JUNE CLARK TRUST
15 GLENWOOD AVENUE
DOVER, NH 03820
3401 / 636

38 / 32F
WILLIAM F. ROBINSON, JR.
NANCY ROBINSON
5 GLENWOOD AVENUE
DOVER, NH 03820
1039 / 142

38 / 34
GALE C. ISSENMANN, TRUSTEE
GALE C. ISSENMANN REVOCABLE TRUST
102 HORNE STREET
DOVER, NH 03820
2148 / 662

37 / 38
NIKI MOUTEVELIS
12 GLENWOOD AVENUE
DOVER, NH 03820
1999-0389 PROB.

37 / 68
AILEEN P. WEST
10 GLENWOOD AVENUE
DOVER, NH 03820
3499 / 957



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BY: _____

LEGEND

- I.P.(fnd) - IRON PIPE (FOUND)
- I.R.(fnd) - IRON ROD (FOUND)
- D.H.(fnd) - DRILL HOLE (FOUND)
- S.S.(fnd) - STEEL STAKE (FOUND)
- I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
- UTILITY POLE
- CHAIN LINK FENCE
- WOODEN FENCE
- STONE WALL
- EDGE OF PAVEMENT
- S.F. - SQUARE FEET
- AC. - ACRE
- TYP. - TYPICAL
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- R.O.W. - RIGHT OF WAY

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
10-296	LL ADJ	88-27	45-64	
PROJECT NO	TYPE	FIELDBOOK & PAGES		
For Registry of Deeds Use				

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
GAYE H. DEAN & MICHAEL D. DEAN
TAX MAP 38, LOT No. 32 & 32-1
7 GLENWOOD AVE. & 4A SMITH WELL RD.
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 11-__

DRAWN BY: RJM FILE: VR CP\296\10-0296
SCALE: 1" = 40' DATE: JANUARY 7, 2011

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

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."