



**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820  
Meeting Date: **Tuesday, May 10, 2011**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- April 26, 2011 Regular Meeting Minutes.

### 3. OLD BUSINESS

- A. Public hearing and possible vote on a Citizen Petition for Joanne Johnson, to rezone 10.65 acres of land (Assessor's Map H, Lots 2A & 1A) from Hotel/Retail (B-4) and Assembly & Office (I-4) to Rural Residential (R-40), located at 18 & 20 Freshet Road. \*(11-03)

### 4. NEW BUSINESS

- A. Consideration and possible vote for a 90-day extension for Kevin & Lydia Cooper, Assessor's Map H, Lots 33 & 33A, zoned B-4, located at 67 Knox Marsh Road. Previously approved on November 16, 2010. (An Administrative 90 day extension was granted on 2/8/2011 to expire on 5/16/2011. \*(P10-16 & P10-17)
- B. Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Glen Hill Road.\* (P11-15)
- C. Public hearing and consideration of a request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lot 53 & 54 zoned I-4 and R-40, located on Mast Road.\* (P11-16)
- D. Public hearing and consideration of a request for an extraction permit by Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road.\* (P11-17)
- E. Public hearing and consideration of a request for an extraction permit by Pruven Aggregates/Severino Trucking Co., Inc., Assessor's Map H, Lot 61, 59A and 59, zoned I-4, located on Mast Road.\* (P11-18)
- F. Consideration and acceptance of a Site Review of land for STF Development, Assessor's Map I, Lot 18-1, zoned RM-SU/R-20, located on Durham Road/Route 108. \*(P11-13)
- G. Consideration and acceptance of a Conditional Use application for STF Development, Assessor's Map I, Lot 18-1, zoned RM-SU/R-20, located on Durham Road/Route 108. \*(P11-14)

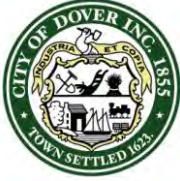
### 5. STAFF COMMENTS

### 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](http://www.dover.nh.gov), a map showing project locations can be found at [www.dover.nh.gov/planhome.html](http://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](https://www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351)



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## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820  
Meeting Date: **Tuesday, April 26, 2011**  
Meeting Time: **7:00 pm**

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

**Members Not Present:** John Swartzendruber, Jake Forget (Alternate), Ron Cole, Dennis Ciotti (Alternate)

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

*The Chair called the meeting to order at 7:01 pm. G.Green sat for R.Cole.*

### 1. CITIZENS' FORUM

*The Chair opened the Citizens Forum*

Otis Perry, 91 Court Street, spoke as Chair of the McConnell Center. He pleaded with the Board that the conference room be approved for CBDG funding over funds for the tip down project.

*The Chair closed the Citizens Forum*

### 2. APPROVAL OF THE PRIOR MINUTES

- April 12, 2011 Minutes.

L.Skinner noted change to G.Green for “expressed support for McConnell Center” on page 1.

**Motion:** D.Trefethan motioned to approve the April 12, 2011 as amended. T.Clark seconded. Vote: U/A.

### 3. OLD BUSINESS

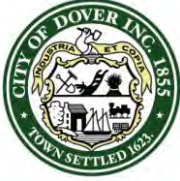
- A. Public hearing and possible vote of a Citizen Petition for Joanne Johnson, Assessor’s Map H, Lot 2A, to rezone 9.49 acres of land from Hotel/Retail (B-4) and Assembly & Office (I-4) to Rural Residential (R-40), located at 56 Freshet Road. \*(11-03)

**Motion:** D.Trefethan motioned to remove this item from the table. G.Green seconded. Vote: U/A.

J.Schulte spoke on behalf of the applicant. He noted the photographs he distributed were taken from various locations around the home, and the home itself. He noted the City had re-zoned the area surrounding the home for commercial, but the property owned by the applicant did not fit this type of use. What was consistent about parts of the re-zoned area was that the surrounding neighborhoods had high traffic counts, shared City services, and had commercial uses. The property on Freshet Road is not large enough to be developed commercially, is surrounded by residential, and off the high-traffic road. It is also not served by City sewer and water services. This is not consistent with context of the commercial zone. The property mirrors the rural residential zone in Madbury next to the property. The lot size is conducive for rural residential sub-division, not commercial.

G.Green noted a correction to address, address is 18. J.Schulte concurred noting the Map and Lot number are correct.

D.Trefethen asked if the adjacent property owner had been able to be reached. C.Parker noted he had not been successful in an attempt to discuss the request with the abutter.



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L.Merrullo noted she has driven the area and supports this request by the applicant.

D.Trefethen noted the smaller lot should be re-zoned at the same time.

C.Parker asked that the application be tabled so the case can be noticed properly, with the correct address. At the same time the adjacent lot could be reviewed for re-zoning.

*Public Hearing Opened*

No One Spoke

*Public Hearing Closed*

**Motion:** F.Torr motioned to table the application. G.Green seconded. Vote: U/A

- B. Discussion and possible vote on Community Development Block Grant (CDBG) funding requests for Fiscal Year 2011/2012.

**Motion:** F.Torr motioned to remove this item from the table. G.Green seconded. Vote: U/A.

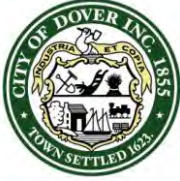
C.Parker noted estimates are currently at 14% less funding than anticipated. C.Parker explained how to read the table provided and changes that had been made to the financial data. Three items had been removed, to meet the funding appropriated. C.Parker discussed reductions in tip-down costs, including admin and over-sight. He noted these are still estimates, but Board can move to approve.

L.Merrullo spoke showing support for Seymour Osman Community Center, and asked if Aids Response could have a lower amount. R.Jones spoke and explained that funding is based on the Consolidated Plan, which rates requests according to low, medium and high requests. L.Merrullo asked what the ramifications were to Seymour Osman. R.Jones noted she would need to discuss this with the Housing Authority.

L.Merrullo expressed full support for tip-down project over the McConnell Center. R.Jones responded noted that the agencies and organizations are all great organizations, but the federal government cut the program by \$63,000+ dollars. G.Green agreed with R.Jones statement. G.Green noted importance of tip-down project, however he feels the McConnell Center would serve the most people, citing the current tenants including Easter Seals, Seniors Center, and other outside service agencies.

G.Green asked if City would fund any tip-down project this year. C.Parker noted no line item out of the general fund indicated tip-downs would be funded. C.Parker noted \$83,000 had been spent previously on tip-downs of CDBG funds.

D.Trefethen noted low priority agencies had not been funded through CDBG over the years as the amount of funds continued to be less. D.Trefethen noted that homeless shelters should be funded through this program rather than through taxpayer dollars.



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M.Gasses expressed support for tip-down projects over the McConnell Center projects, citing numerous populations that would benefit from better sidewalk tip-downs including persons in wheelchairs, the elderly, people with strollers. She feels this provides more benefit than a meeting room.

G.Green noted media center had been funded through a cable-fund.

**Motion:** F.Torr motioned to approve the funding budget. L.Merullo seconded.

D.Andolina asked if M.Gasses if fully supported her statement. She clarified she supported it fully as the best use of the funds.

**Vote:** 8/1 carried.

- C. Consideration and possible vote 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)

**Motion:** D.Andolina motioned to remove this item from the table. G.Green seconded. Vote: U/A.

B.Stowell, TriTech Engineering, spoke on behalf of the applicant.

*Chair requested to hear both items at the same time.*

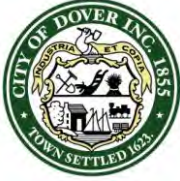
J.Schulte spoke. He discussed existing septic system easement adjoining property could be used instead of separate leach fields for this property subdivision. He noted Planning staff would concur with this condition for the approval. He discussed a recreational easement on the pond and dam. He checked the deed and the responsibility is shared, that when the property sold the expense would be shared between owners of property with frontage. He discussed that sixteen staff recommendations would be amenable to the applicant.

D.Trefethen asked if using existing common septic for Lots 2, 3, and 5 would need an easement. J.Schulte answered yes, and conditions are to revise the plan to indicate sewer and water lines. B.Stowell spoke and explained how it would be indicated.

T.Clark noted that applicant had recently requested a name change of a street from Captain Flagg to Winterberry.

*Public Hearing Opened*

Chris Wyskeil, lawyer representing several abutters on Wisteria Drive spoke. He asked the board to address two issues on behalf of his clients. He asked the board to advocate for easements to connect to the leech field on common land. The concern is for ecosystems and the run-off with the steep-topography. He noted the revised language in the staff condition recommended and had been agreed upon by all parties. He also distributed materials to the board which contain a letter sequencing the history of the division of land in the development. He noted large lots had been created out of the subdivision of 93 acres, and they had come from one single owner of land. The type of new



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development is of concern with regards to covenants. The previously discussed existing lots all had the same covenants and he asked that the new sub-division's covenants mirror this language. He asked that the recreation rights be spelled out in this covenant. He asked for a public hearing on the language of the covenants for the new sub-division.

J.Schulte spoke and noted that covenants would all come under review by the City attorney, and expressed that open space would be guided by City ordinances, and covenants would follow the ordinances. He noted the three sub-divisions did not have exactly the same covenants and that typically the Planning Board does not rule on covenants, the City attorney reviews and City approves.

### *Public Hearing Closed*

L.Merrullo agreed that the Planning Board does not review covenants, this falls to City staff to review. D.Trefethen asked how Planning staff felt about the covenant request. C.Parker noted he has not had covenant review experience and therefore defers staff opinion. D.Trefethen asked if it should be tabled given the uncertainty of reviewing the covenants. C.Parker noted it would be a civil issue, however an opinion could be sought should the Board choose.

D.White commented that he is in favor of a common septic. D.White asked if the covenants were placed on the entire property, or just the current subdivisions. J.Schulte noted that as each property was approved for subdivision the covenants were done after the fact upon review by staff. He noted that the agreement of covenants was not the purview of this Board.

C.Parker noted staff recommendations for the lot line adjustment:

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 stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File #P10-52 to the title block.
5. The applicant shall revise the plat by deleting the Planning Board signature block.
6. The applicant shall revise the plat by adding the Strafford County Registry of Deeds plan number for reference plan #2.

**Motion:** F.Torr motioned to approve with staff conditions. D.Andolina seconded. Vote: U/A

- D. Consideration and possible vote 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)

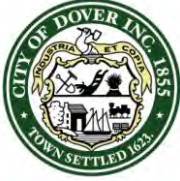
*Both items were heard at the same time.*

**Motion:** D.Trefethen motioned to remove this item from the table. L.Merullo seconded. Vote: U/A.

C.Parker provided staff recommendations:

### **Conditions to Be Met Prior to Signing of Plans:**

1. The owner's signature shall be added to the final plat submitted for signature.



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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 submit proposed Homeowner's Association Documents, addressing road maintenance, open space ownership, 50-foot and 100-foot buffers remaining in their natural state, and 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.
5. The applicant shall revise note #14 on sheet S-1 to add the NHDES permit number.
6. The applicant shall submit sample deed language to the Planning Department documenting no cut/disturb requirements to future lot owners.
7. The applicant shall add the NHDOT Driveway Permit number to the plan.
8. The applicant shall revise the plat to connect the residences on Lots N-8-0-2, N-8-0-3, N-8-0-4, and N-8-0-5 to the existing leach field located on Map N, Lot 8-1. At such time as that leach field may need to be replaced, said common leach field shall be repaired and/or replaced if reasonably possible. If repair or replacement is not reasonably possible then the individual leach fields as shown on the plans for those lots may be constructed and used. Any expansion of the leach field on Lot 8-1 to accommodate additional residences may be permitted with the approval of the City Engineer.
9. The applicant shall revise the plat to indicate that the private roadway will be titled "Winterberry Drive."
10. The applicant shall revise the plat to add these Conditions of Approval into the plan set as a note sheet to be recorded with the subdivision plat at the registry of deeds.

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

11. The applicant shall have the surveyor stake the 50-foot and 100-foot no cut buffers on all lots. 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. 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.
13. 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.
14. The applicant shall remove the large outbuildings and pool.

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

15. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
16. A letter of credit shall be established with the City Engineer for all site work.

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

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

**Motion:** F.Torr motioned to approve with staff conditions. L.Merullo seconded. Vote: U/A

E. Review and discussion regarding proposed amendments to the Land Use Regulations.

**Motion:** D.White motioned to remove from the table. L.Merullo seconded. Vote: U/A



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C.Parker noted changes to proposed amendments as distributed. He voiced opinion that LED signs should not be permitted, as community character should be of utmost importance. He clarified question regarding fuel storage tanks.

D.Trefethen asked for clarification on assisted living facilities. He noted this is not inclusive of people who require the level of care that can be provided in these types of facilities. C.Parker replied he would review this. D.Trefethen asked about former nunnery, C.Parker noted it was zoned commercial. D.Trefethen questioned changeable electronic signs time of day. C.Parker noted this was based on the variance that had been granted. D.Trefethen noted for re-fueling facilities closed 90 days would be more reasonable to be a 180 day timeline. D.Trefethen noted a typographical correction. D.Trefethen noted in R-40 that 6 per acre is low density in his opinion. He noted on subdivision document there is an unclear sentence. On page 5 he noted change to yes from shall.

D.White noted page 2 of 2 of subdivision regulation about sidewalks and pervious surfaces should be defined. C.Parker noted this could be reviewed and a recommendation brought forth. L.Skinner noted it should be broad to include new materials invented. L.Merrullo asked about 1 ½ acre parking lots or greater and excuses used to by developers to avoid impervious surfaces, if this would be required. C.Parker noted it would be required or a waiver would be needed. G.Green feels cost elements should not be included. C.Parker noted this was for the City Engineer to have all the information he needed to evaluate the plan.

L.Merrullo expressed approval for no electronic sign regulation. G.Green asked how many electronic signs we have now. L.Merrullo noted six. C.Parker noted they had all gone through ZBA approval. G.Green noted he saw benefits for LED signs; however he would support the proposed regulation. Chair expressed her support for no electronic signs.

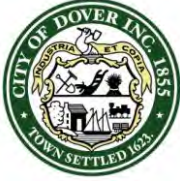
**Motion:** D.Trefethen motioned to table. D.Andolina seconded. Vote: U/A

#### 4. NEW BUSINESS

- A. Consideration and acceptance of a Site Review of land for the Dover Housing Authority, Assessor's Map 24, Lot 59, zoned CBD, located at 30 Chapel Street. (Parking lot) \*(P11-06)

Dana Lynch, representing Dover Housing Authority spoke. In 1982 the church structure had been converted to special needs and elderly housing. Currently 16 off-street parking spaces are leased from the City. Dover Housing Authority purchased adjacent lots to expand parking. Lot mergers will be pursued by the Housing Authority for the lots purchased. The land with prior auto-body requires environmental clean-up. The proposal is to construct 21 parking spaces on lot 59, and 12 parking spaces on Lot 58. One curb cut near St.John's facility will be widened and the other curb cut closed entirely. Another curb cut will be re-located. One-way circulation will be indicated with signage. One dogwood tree would need to be removed, and two plantings will be placed elsewhere. In addition an arborvitae row will be placed according to regulation between abutting property. Lighting will be situated to only light the property, not abutting property.

F.Torr asked about drainage. D.Lynch noted this been acceptable to Bill Hopkins, the abutting land owner, but he is out of town and will write a letter as a condition of approval. M.Gasses questioned where



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drainage would be directed. He noted it would not change as much of the current property is non-pervious.

L.Skinner asked how the number of parking spaces to be added was determined. D.Lynch, said parking spaces were determined by the maximum number for the lot sizes, as many current residents have vehicles that are parked erratically, so this would provide adequate parking with a ratio of one parking space for each unit, currently only .5 per unit is available.

L.Merrullo asked about landscaping. D.Lynch noted no new landscaping would be added between the street and existing parking. He indicated they need to keep costs down and snow removal was a factor.

Motion: G.Green motioned to accept the application. L.Skinner seconded. Vote: U/A

C.Parker noted an issue with the abutter list in which staff spoke with an abutter that had not been notified by mail due to a clerical error on the abutter list. He noted they showed support for the project and will be notified in the future.

*Public Hearing Opened*

No One Spoke

*Public Hearing Closed*

C.Parker noted staff recommendations.

**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 provide evidence that the abutting property owner, Holgate Limited Partnership, accepts the plan to direct storm water runoff onto their property.

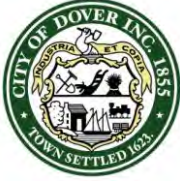
**Conditions to Be Met Prior to Issuance of a Building Permit or Driveway Permit:**

5. 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.

**Motion:** T.Clark motioned to approve the application with staff recommendations of conditions. D.Andolina seconded. Vote: U/A

- B. Consideration and possible vote for a 90-day extension for Dean A. Fournier (Owner: Dean A. Fournier Revocable Living Trust), Assessor's Map 3, Lots 10, 11 & 18, zoned CBD, located at 11, 13, 15 & 17 School Street. Previously approved on 10/26/2010. (An Administrative 90 day extension was granted on 1/18/2011 to expire on 4/26/2011. \*(P10-39 & P10-40)

Paul Connelly spoke on behalf of Dean Fournier who is absent due to injury. He noted 90 day request is needed as negotiations continue, but are almost complete regarding parking. Staff was notified by phone by parties that negotiations continue and are close to agreement. He requested that conditions be met by signing of building permit, not site plan approval.



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C.Parker supports the requests made by the applicant, as it meets the goals of the initial request.

G.Green noted he had concerns regarding the parking plan, and downtown parking implications. He referred to a Master Plan survey that citizens indicated a serious parking problem in the downtown area of which School Street is a part. He noted City should not be making long-term decisions regarding allocating this parking commitments and would like to see revised parking plan. M.Gasses noted this was not the purview of this Board this evening. The Council would make that decision. C.Parker concurred. G.Green did not feel confident that this would address his concern. L.Skinner expressed support for the requests tonight. M.Gasses noted with approval of the requests the applicant would have to come back for an amendment if they cannot meet the requirements of the approved plan.

**Motion:** D.Trefethen motioned to approve. T.Clark seconded. Vote: U/A

- C. Public Hearing related to compliance with conditions of approval for an Open Space Subdivision of land for KAB Realty Management, Assessor's Map A, Lot 28, located at Gladiola Drive related to Autumn Ridge Homeowners Association. \*(P06-40)

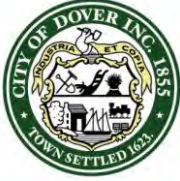
*D.White recused himself.*

T.Keene introduced himself representing the applicant.

C.Parker provided overview and history of application. Tonight's discussion will focus on unresolved issues with the subdivision.

C.Parker noted issues:

- 1) The Applicant has failed to form a Homeowner's Association in violation of Dover ordinance 155-23 (E), and RSA 356-A and the conditions of approval;
  - a) Staff reviewed proposed HOA documents in December 2007, but the HOA was not formed by the Applicant. The Applicant has admitted to staff that a Homeowner's Association was not formed.
- 2) The Applicant has failed to comply with the performance guaranties pursuant to Dover ordinance 155-25 regarding the scope of the guaranty;
  - a) The Letter of Credit states the performance guaranty is for roadway improvements only, not all site improvements. The City ordinance requires the performance guaranty should cover all improvements required by the approved plan.
- 3) The current performance guaranty expires in June, 2011. An updated performance guaranty in the amount of \$109,152.06 is required to assure full performance according to the City Engineer. The Applicant shall file an updated performance guaranty by June 15, 2011 complying with Dover ordinance 155-25 in an amount sufficient to assure performance in an amount as determined by the City Engineer.
- 4) The Applicant has constructed the development resulting in the placement of water on streets in violation of Dover ordinance 152-20 regarding Lots #16-19 and 11;
  - a) The City has received complaints from homeowners in the subdivision regarding water entering the street from Lots #16-19 and 11.
- 5) The Applicant has constructed the development in violation of Dover ordinance 92-6(I) regarding driveway cuts;
  - a) City staff has observed driveway cuts that exceed the width allowed by city ordinance.



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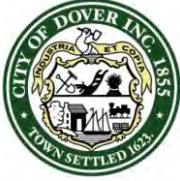
- 6) The Applicant has violated the approved plan as described in the detail on Sheet D1 of the approved Plan and Dover ordinance 155-47 regarding concrete curbing;
  - a) The City Engineer is concerned about the thickness of the final pavement coat in relation to the height of the concrete curbing due to the current depth of the curbing prior to the application of the final pavement coat.
- 7) The Applicant has violated the approved plan as described in the Note on Sheet P1 on the approved Plan regarding tree planting on lots 1 and 2 since the trees were not planted as shown on the plan;
  - a) City staff reports the trees on Lots 1 and 2 were not planted as required by the approved plan.
- 8) The Applicant has violated Dover ordinance 155-36(E) regarding the planting of street trees since there are no street trees;
  - a) City staff reports no street trees have been planted.
- 9) The Applicant has violated the approved plan as described in Note 15 on Sheet A1 of the approved Plan resulting in cracks in the street paving since cracks run down the center of the entire length of the roadway calling into question the suitability of the base construction;
  - a) City staff reports that asphalt cracks exist throughout the street.
- 10) The Planning Board has concerns about whether there is non-conformity of the drainage system with the Plan pursuant to Dover ordinances.
  - a) Drainage problems continue to exist affecting neighbors of the subdivision.

D.White spoke as City Engineer and provided overview of issues. He noted subdivision sheet and pictures distributed. The pictures show some of the deficiencies and problems. He noted issue with letter of credit and performance guarantee. Asking applicant to file a new performance guarantee to comply with current regulations, letter of credit to cover outstanding items. He discussed that the homeowners have complained of water run-off which is not in compliance with Dover ordinances. He explained driveway widths are not in compliance, and City asks they be corrected to comply with regulations. He requested curbing be corrected with base pavement levels to be in compliance. Item 9 addresses issue with pavement cracks indicating problem with base construction, shortening life of street. These areas need to be fixed before overlay, and overlay should be thicker to address poor base. Neighbor has complained about water run-off from ponds, but no improvements have been noted. City Engineer recommends a third-party review as required.

M.Gasses clarified with D.White that applicant would be required to pay for review.

C.Parker outlined the proposed action plan with timeline developed by C.Parker and D.White:

- 1) Formation of a Homeowner's Association
  - i) A draft for Homeowner's Association documents by the Developer for review and approval by the City's General Legal Counsel by May 6, 2011.
  - ii) A letter from the Developer to the homeowners by May 6, 2011.
  - iii) A meeting by the Developer with the homeowners by June 1, 2011.
  - iv) Written progress report by the Developer to the Planning Board by July 1, 2011.
  - v) Creation and formation of a Homeowners Association complying with state law and local regulatory requirements by August 1, 2011.
- 2) Performance guaranty:



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820  
Meeting Date: **Tuesday, April 26, 2011**  
Meeting Time: **7:00 pm**

- a) Filing of a Letter of Credit by the Developer for the full scope of improvements required by Dover Ordinance 155-25 by June 15, 2011 in the amount of \$109,152.06 as determined by the City Engineer.
- 3) Water on the Street:
  - a) Submission of a written plan by the Developer for addressing the placement of water on a street regarding Lots #11 and #16-19 by June 1, 2011.
  - b) Written progress report by the Developer to the Planning Board by July 1, 2011 including, but not limited to, a report on whether the Developer has received permission from affected homeowners to execute the plan.
  - c) Execution and completion of the plan by August 1, 2011.
- 4) Driveway cuts:
  - a) Submission of a written plan by the Developer for addressing oversize driveway cuts by June 1, 2011.
  - b) Written progress report by the Developer to the Planning Board by July 1, 2011.
  - c) Execution and completion of the plan by August 1, 2011.
- 5) Concrete curbing:
  - a) Submission of a written plan by the Developer for addressing curbing by June 1, 2011. The Developer may pursue a waiver pursuant to the Dover ordinances.
  - b) Written progress report by the Developer by July 1, 2011.
  - c) Execution and completion of the plan by August 1, 2011
- 6) Trees on Lots 1& 2:
  - a) Submission of a written plan by the Developer for addressing the planting of trees on Lots 1 + 2 by June 1, 2011.
  - b) Written progress report by the Developer to the Planning Board by July 1, 2011.
  - c) Execution and completion of the plan by August 1, 2011.
- 7) Street Trees:
  - a) Submission of a written plan by the Developer for addressing the planting of street trees by June 1, 2011.
  - b) Written progress report by the Developer to the Planning Board by July 1, 2011.
  - c) Execution and completion of the plan by August 1, 2011.
- 8) Cracks in the Street Pavement:
  - a) Submission of a written plan by the Developer for addressing cracks in the street by June 1, 2011.
  - b) Written progress report by the Developer to the Planning Board by July 1, 2011.
  - c) Execution and completion of the plan by August 1, 2011. Developer may petition the Planning Board prior to July 1st for an extension of time for executing and completing the plans for performing the remedies for water on the street, curbing and cracks in the street pavement.
- 9) Drainage System:
  - a) Deposit of \$5,000 paid by the Developer to pay for a consultant selected by the Planning staff by May 15, 2011 to assist the Planning Board to determine whether the drainage pond conforms to the approved plan.
  - b) Retention of the drainage consultant by the Planning Department to investigate and to prepare a report to assist the Planning Board with determining compliance of the constructed drainage system with the approved plan. The consultant shall meet with Jones and Beach Engineers. The consultant's plan shall be completed by August 1, 2011.
- 10) Follow-up Compliance Hearing:
  - a) Follow-up compliance hearing by September 1, 2011



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
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Meeting Date: **Tuesday, April 26, 2011**  
Meeting Time: **7:00 pm**

- b) All compliance items shall be completed prior to the issuance of any further Certificates of Occupancy.

L.Merullo asked for clarification on 8.C. C.Parker noted that as plan of action develops extensions may be needed.

M.Gasses read letter from D.Ciotti (see file). Members of the audience clapped while letter was read by M.Gasses.

### *Public Hearing Opened*

T.Keenan, representing the developer spoke. He noted he has been working on the action plan with the City over the last several days. His issue is with the surety bond amount increasing. He said this needs bank approval. He agrees with the action plan and will comply with the action plan. He asked if the original engineer Jones and Beech could work with the City Engineer to resolve the drainage issues, rather than a third party.

K.Mailloux of 625 Sixth Street spoke. He noted his lot is at the bottom of the subdivision where all the effluence ends of. He noted when he purchased the property there was a field, and some moisture noted in his backyard. He relied on professional Planning Board to protect his property from adverse development effects. The adjacent property is now developed and run-off comes down into his yard and is always wet and his basement is wet. His property value has been significantly affected.

J.Otterson of 11 Gladiola Way, Lot 19 spoke. He speaks for himself and his wife and purchased the property under the impression that street would become a public street. C.Parker noted City Services would begin when City accepted the street. C.Parker noted street lights are under review throughout the City.

B.Andrews-Parker, of 34 Gladiola Way, spoke for herself and her husband. She notes this has been a very unpleasant experience for her family, she agrees with D.Ciotti's letter, she notes multiple issues with her property, her neighborhood, no home owners association. She brings pictures of shared driveway, with notable damage, drainage pools in driveway, including creating 1-3 inches of ice 30 feet long in the winter. She had been assured these would be fixed. Jones and Beech she said they are told are out of the country regularly. She requests a culvert be placed under the driveway. The systems of the whole unit are closed systems and not functioning properly. The bottom of the driveway is like a squishy sponge in walking on it. There are tar divets coming off the road and driveway. The issues are not being addressed and need to be by the Board. She does not have faith that B.Goldstein will meet the conditions.

J.Lovering, 24 Gladiola, Lot 6, spoke on behalf of himself and his wife. He verifies everything that previous speaker said. He has written 200-300 emails to Bill Goldstein regarding the issues on his lot and in the development, such as erosion, run-off. He is told he is not responsible for the rain mother nature creates, he is told things will be repaired and it is not addressed, and he feels taken advantage of by Goldstein. He had asked about homeowners association when he considered purchasing. He had been assured there would be no homeowners association and he blames Paolini for misinformation.

B.J.Hickman, an abutter, said he is surrounded on three sides by the development. He explained every rain still floods his property; getting worse; not staying in any retaining well; drainage pipe was held by rocks; repairs have not worked; silt drains on his property; trees have not been planted; trees had been



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
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removed in the buffer; and trees replanted did not survive. He asked to please do not sign off with the developer until these conditions are addressed. He invites the board to visit his property. He notes that the Planning Board should not allow developers with violations to proceed with new developments.

C.Amey, of 32 Gladiola Way, Lot 9, is concerned with a homeowners association being formed and faced with paying for mistakes by Goldstein. He thanks D.Ciotti for email which addresses her concerns.

Ryan Jadreau of Lot 17, notes drainage problems from neighbors drain into his yard. He asked what recourse we have. C.Parker noted City Engineer would review. He brought pictures forward to provide visuals of the safety issues.

Kim Alty, of 37 Gladiola Way spoke. She is very concerned with homeowner association being formed and asked for clarification. C.Parker read the condition again, and explained that this protected areas in their natural state, and retention pond maintenance. Dues will need to be worked out. K.Altly asked if it would be mandatory that the homes form an association. C.Parker said that if the association was not formed the homes would not be in compliance with City regulations. K.Altly said that B.Goldstein took advantage of them and the City should protect their rights and that they pay taxes and are not receiving services. She also noted length of time since first home was built and when issues are being addresses.

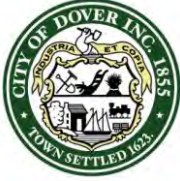
Dave Coutcher, Lot 15, is very concerned with drainage saying he can kayak down into neighbor's property. He has no intention of joining a home owners association; the realtor can pay his dues. He has a purchase and sale agreement that says there is no home owners association. Jeff Paolini misled him. He will not pay dues.

T.Keene said the goal of the action plan is to address the issues and not leave the homeowners with the burden. He noted the width of the driveways should remain as it would disrupt the owners to fix, he requests that condition be waived. He would like to meet with the homeowners to resolve issues as indicated in the action plan.

K.Parker of 34 Gladiola Way asked if in the plans if it was an open loop or closed loop system. T.Clark responded it was not indicated. He noted the water issues from an open loop system.

### *Public Hearing Closed*

L.Merrullo expressed concern regarding time extension 8-C again. She feels for the homeowners, as they did not realize they would have a homeowners association. C.Parker noted this is civil issue. She asked for opinion of D.White on third-party engineering review. He noted he would recommend third-party review. C.Parker noted this would encompass review of all the drainage issues. F.Torr asked D.White if he was comfortable with the conditions and if it would address pavement on driveways. D.White said the driveways are a civil issue. F.Torr is questioning jurisdiction and if run-off could be affecting driveways. L.Skinner asked about history of such a high level of compliance complaints. C.Parker noted he has not seen such a case. G.Green is pleased with the action plan. Notes bank issue is not Planning Board problem. L.Skinner asked if it was the intent of the City to accept the street. C.Parker replied yes. G.Green does not understand homeowner's association requirement. C.Parker noted it is now a requirement of proof before sale happens, due to situations such as this. G.Green appreciates the letter by D.Ciotti, and hopes we pursue this with all diligence. L.Merullo asked City Engineer if 8-C could be revised to get some type of action going as soon as possible. C.Parker clarified timeline. L.Merullo asked



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820  
Meeting Date: **Tuesday, April 26, 2011**  
Meeting Time: **7:00 pm**

for extension clause to be removed or revised. C.Parker noted he would rather quality work be done, rather than a timeline be adhered to. T.Clark noted the extension is in line with state regulations. L.Skinner noted regarding item C of the plan provides for providing indication of whether developer is making progress.

M.Gasses asked that the Board go out to the development to view the current statement. F.Torr concurred, that the site visit should be done as a group.

**Motion:** G.Green made the motion to accept the plan of action

F.Torr asked for clarification regarding driveway issue. C.Parker requested recess.

*Chair called five minute recess.*

*D.Andolina left.*

C.Parker clarified that driveways are a civil issue. G.Green asked about jurisdiction for driveways. D.White noted that driveways are not under oversight of City. D.White noted driveway ordinance, and certificate of occupancy is issued without paved or not-paved driveway.

**Motion:** L.Skinner made the motion to accept the plan of action. G.Green seconded.

D.Trefethen expressed his support for the plan of action as the best remedy the Board can take.

**Vote:** U/A

Chair requested site walk of neighborhood at 5:30 p.m. on May 10<sup>th</sup>. Board approved.

### 5. STAFF COMMENTS

C.Parker noted special meeting on gravel permits on May 10<sup>th</sup> at 7pm. He also thanks R.Jones for work on CDBG program.

M.Gasses invites the public and board to submit photos for good planning for OEP program. Email to City account.

### 6. COMMITTEE REPORTS

### 7. ADJOURNMENT

**Motion:** F.Torr motioned to adjourn the meeting at 10:55 pm. L.Merullo seconded. Vote: U/A

# CIVILWORKS, INC.

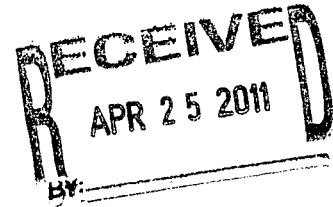
Civil Engineers  
Land Surveyors

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

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

April 25, 2011

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



Attn: Chris Parker, AICP  
Director

Re: Multi-Tenant Commercial Development  
Tax Map H, Lot 33 & 33A  
Dover Planning File Nos. P10-16 & P10-17  
Our Reference No. 03103

Dear Chris:

As you know, the subject project was given Planning Board conditional approval under site plan review on November 16, 2010. Since the original approval, we have been pursuing our Alteration of Terrain Permit (NHDES) and Driveway Permit (NHDOT). The Alteration of Terrain Permit was received on January 28, 2011 and we are currently working out details regarding Route 155 improvements with NHDOT. You kindly granted a first extension to May 16, 2011.

On April 21, 2011 we delivered the Lot Line Adjustment Plan for final sign-off. Attorney Schulte has prepared draft sewer easements for review and these will be submitted within a few days.

It is not likely that the NHDOT Driveway Permit will be received before May 16, 2011. As such, and in accordance with Site Plan Review Regulations, Section 149-8.A), we would respectfully request that you grant a second 90-day extension to the conditional approval. This should give Mr. Cooper (applicant) the additional time needed to obtain this remaining permit.

In advance, we thank you for your time and consideration of this request.

Best Regards,  
CIVILWORKS, INC.

A handwritten signature in cursive script that reads "Dana C. Lynch".

Dana C. Lynch, P.E.

DCL/lrd

Account # <u>P11-15</u>	Date Received <u>3/31/11</u>
Application Fee Paid <u>\$50.00</u>	Permit Fee <u>\$75.00</u>
cx# <u>45234</u>	Time Received _____
Total <u>\$225.00</u>	

**CITY OF DOVER, NEW HAMPSHIRE  
EXTRACTION PERMIT APPLICATION**

Application is hereby made for an extraction permit pursuant to the procedures set forth in the City of Dover's Zoning Ordinance.

(FOR OFFICE USE ONLY)

This application is hereby approved (disapproved) and permission is hereby granted (refused) to the applicant. This approval is good for one year from the date specified. Once approved by the Planning Board, a permit fee of \$75.00 shall be paid prior to the permit taking effect.

SUBJECT TO THE FOLLOWING CONDITIONS:

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

(FOR APPLICANT TO FILL OUT)

**1. GENERAL INFORMATION**

Date: 03-28-11 Project Number: 1-2011 Telephone #: 603-332-4262

Name of Applicant: BROX INDUSTRIES INC.

Address of Applicant: 1471 METHUEN ST. DRACUT, MASS.01826

Name of Property Owner: STEPHEN M. BROX REV INDENTURE OF TRUST

Address of Property Owner: SAME AS ABOVE

Address of Property Being Excavated: ROCHESTER NECK ROAD/TOLEND ROAD

Assessor's Map # C Lot #: 12-A, 13, 14

Acres of Land: 4.8, 10.8, +80 Zoning District: R-40

Depth of Excavation: ELEV. +50' Finished Elevation: 121+/-

Elevation of Highest Annual Average Groundwater Table: 115+/-

Projected Length of Excavation Project: COMPLETION OF REMOVAL OF ALL MATERIALS

## 2. PROFESSIONAL SIGNOFF

Name of Professional (Licensed in NH) THOMAS DUFFIELD

Check One: Engineer: XX Land Surveyor \_\_\_\_\_ Architect \_\_\_\_\_

Address: 664 WEST STREET KEENE, N.H. 03431

License No. Telephone # 603-332-4262

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### PLEASE RETURN THE FOLLOWING WITH YOUR APPLICATION TO THE PLANNING OFFICE:

1. List of abutters within 200 feet
2. 16 copies of sketch of the location with boundaries (one sent to Conservation Commission)
3. 16 copies of restoration plan (one sent to Conservation Commission)
4. Tax Collector's statement that all property taxes have been paid in full & that excavation taxes have been paid in full & that there are no unreleased tax liens encumbering said properties
5. Surety Bond or other form of performance guarantee
6. Copy of Notice of Intent to Excavate that is filed with Assessor's Office
7. **An annual report documenting compliance with the requirements of Zoning Section 170-28, Groundwater Protection. Pursuant to RSA 155-E:11, the requirements of this section may be waived if the applicant demonstrates that such exception shall be recorded in the Registry of Deeds, and one copy filed with the NH Department of Environmental Services**
8. Check made out to the City of Dover for fees listed below:
  - \$75.00 PERMIT FEE
  - \$50.00 APPLICATION FEE
  - \$60.00 Foster's ad
  - \$8.00 per abutter & applicant for certified mail notification



**Excavation Plan:**

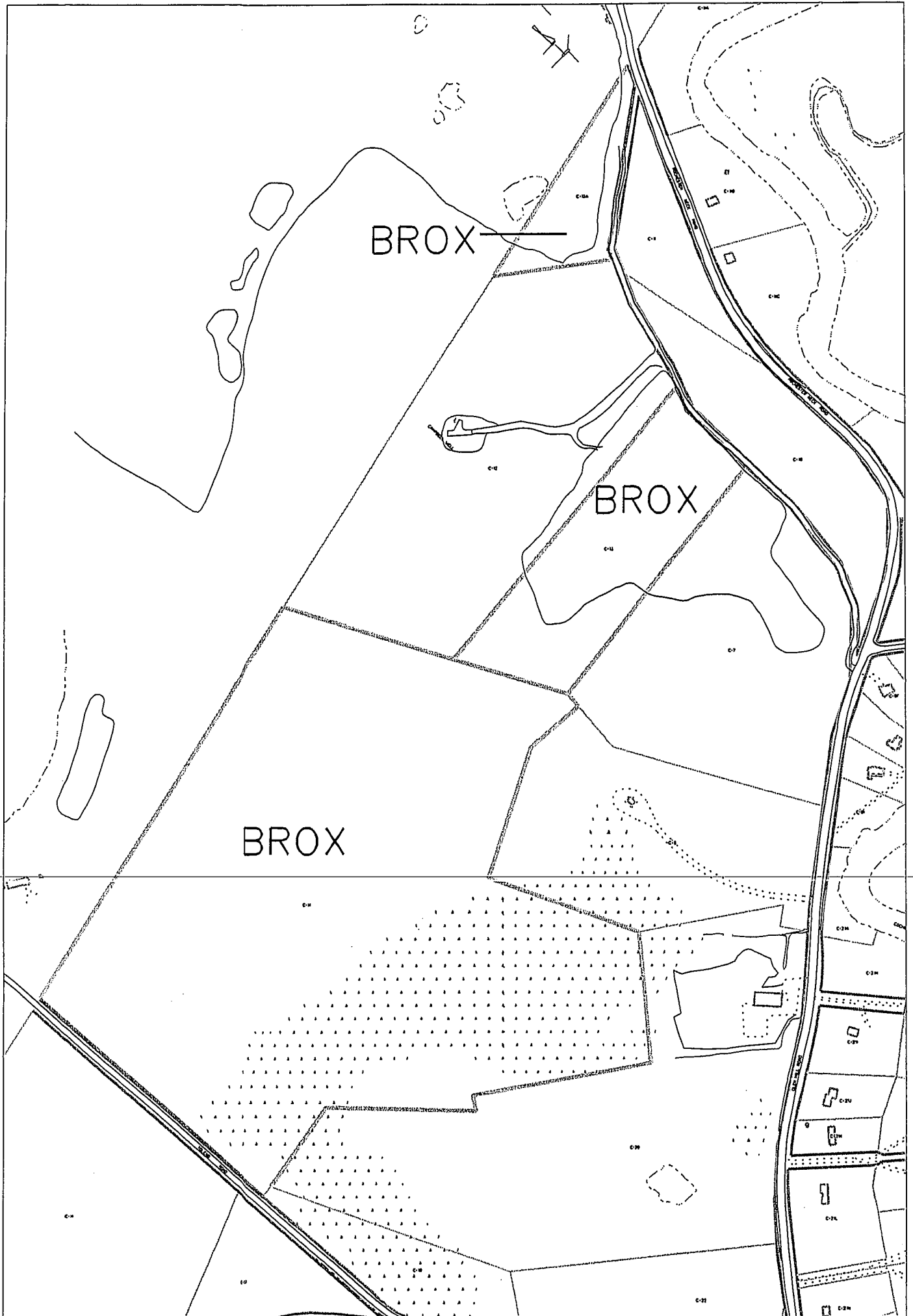
- ✓ 1. Require Professional Engineer stamp on final sets for Board and file.
- ✓ 2. On C-12A plan, add to legend the standing water symbol and depict any drainage patterns on plan.
- ✓ 3. Add note about estimated duration of the project.
- ~~NO~~ ✓ 4. If you have a storm water management plan, please submit with application.
- ✓ 5. If you have a petroleum storage, use, disposal plan, please submit with application. If you have neither of these, place a note on the plan stating you will adhere to the state's regulations governing best practices management.
- ✓ 6. Add a note to the plan about methods you use to prevent materials from the site being tracked onto the public roadway.
- ✓ 7. Test pit numbering on plans for Map C, Lots 13 and 14 don't match up with the test pit data numbering. Please check and correct.

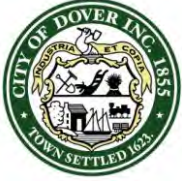
**Reclamation Plan:**

- ✓ 1. Knowing that the excavation of all three parcels may take a long time, please estimate a timetable as to fully depleted sites within the excavation area and add it to the notes on the plan.
- ✓ 2. Knowing that the excavation of all three parcels may take a long time, please estimate final reclamation activities (seed mixture, type of cover vegetation, fertilizer types and application rates) and add to the notes.

**Other Information:**

- ✓ 1. Submit a copy of the current, in force surety bond or other form of performance guarantee.
- ✓ 2. Submit copies of receipts of paid excavation tax and property tax for all three parcels or a written statement from the Tax Collector that these have all been paid and that there are no unreleased tax liens encumbering said properties.





City of Dover

## DOVER PLANNING BOARD – STAFF COMMENTS EXTRACTION PERMIT APPLICATIONS

Meeting Type: Public Hearing  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: Tuesday, May 10, 2011  
Meeting Time: 7:00 pm

TO: **Planning Board Members**  
FROM: **Planning Staff**  
DATE: **May 3, 2011**  
SUBJECT: ***Staff recommendations for Gravel Permit items for the May 10, 2011 Planning Board Meeting***

### **ITEM #4: Public hearing on the following gravel permits:**

#### **B. Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Glen Hill Road.**

Planning staff met with both the pit operator to discuss requirements in April. Staff performed a site inspection in April and on May 2, 2011. The application materials are complete. The excavation/ reclamation plans are complete. The Planning Department recommends the extraction permit be approved with the following condition:

1. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).

#### **C. Public hearing and consideration of a request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lot 53, 54, zoned I-4, located on Mast Road.**

Planning staff met with the pit operator's engineer to discuss requirements in April and performed a site inspection on May 2, 2010. The excavation and reclamation plans and application are complete. The Planning Department recommends the extraction permit be approved with a caveat that any time-based conditions that are not met and certified by the owner/operator may result in the Planning Board considering permit revocation at the next regularly scheduled meeting, and these following conditions:

1. The reclamation and operational plan documents last submitted in 2002 shall be considered as part of the permit and the hours of operation hours are as follows: 7:00 AM – 5:00 PM on weekdays with the gates opening at 6:30 AM, and 7:00 AM - 2:00 PM on Saturday.
2. Limit excavation at the property lines of disapproving abutters to no closer than 50 ft. The letter from a disapproving abutter is on file.
3. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
4. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Office by May 27, 2011.
5. Continue to mitigate blowing sand, dust and other particulate matter near the Mast Road property frontage throughout the permit year by meeting with other owners and stakeholders and agreeing to a comprehensive strategy, schedule of implementation and assignment of responsibilities. Said plan shall be presented to the Planning Board at the first meeting in June 2011.
6. Provide a current water elevation datasheet for the monitoring wells to the Planning Office by May 27, 2011.

Account # P11-16 Date Received RECEIVED  
 Application Fee Paid 230.00 Permit Fee Paid \_\_\_\_\_ Time Received APR 01 2011  
 CX # 6142

**CITY OF DOVER, NEW HAMPSHIRE  
 EXTRACTION PERMIT APPLICATION**

Application is hereby made for an extraction permit pursuant to the procedures set forth in the City of Dover's Zoning Ordinance.

(FOR OFFICE USE ONLY)

This application is hereby approved (disapproved) and permission is hereby granted (refused) to the applicant. This approval is good for one year from the date specified. Once approved by the Planning Board, a permit fee of \$75.00 shall be paid prior to the permit taking effect.

SUBJECT TO THE FOLLOWING CONDITIONS:

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

(FOR APPLICANT TO FILL OUT)

**1. GENERAL INFORMATION**

Date: 4-1-11 Project Number: 769 Telephone #: 742-2092

Name of Applicant: MAST ROAD SAND & GRAVEL

Address of Applicant: 241 MAST ROAD DOVER, NH 03820

Name of Property Owner: PAUL MARTEL

Address of Property Owner: 7 DREW ROAD DOVER, NH 03820

Address of Property Being Excavated: 241 MAST ROAD

Assessor's Map # H Lot #: 53, 54, 52, 57

Acres of Land: 45+ Zoning District: R-40

Depth of Excavation: 100' Finished Elevation: 100'

Elevation of Highest Annual Average Groundwater Table: 99' (2008 TEST PITS)

Projected Length of Excavation Project: 4-5 YRS

**2. PROFESSIONAL SIGNOFF**

Name of Professional (Licensed in NH) MCFEANEY SURVEY ASSOCIATES, INC.

Check One: Engineer \_\_\_\_\_ Land Surveyor  Architect \_\_\_\_\_

Address: 24 CHESTNUT STREET DOVER, NH 03820

License No. 661 Tele. # 603-742-0911

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**PLEASE RETURN THE FOLLOWING WITH YOUR APPLICATION TO THE PLANNING OFFICE:**

1. List of abutters within 200 feet
2. 16 copies of sketch of the location with boundaries (one sent to Conservation Commission)
3. 16 copies of restoration plan (one sent to Conservation Commission)
4. Tax Collector's statement that all property taxes have been paid in full & that excavation taxes have been paid in full & that there are no unreleased tax liens encumbering said properties
5. Surety Bond or other form of performance guarantee
6. Copy of Notice of Intent to Excavate that is filed with Assessor's Office
7. An annual report documenting compliance with the requirements of Zoning Section 170-28, Groundwater Protection. Pursuant to RSA 155-E:11, the requirements of this section may be waived if the applicant demonstrates that such exception shall be recorded in the Registry of Deeds, and one copy filed with the NH Department of Environmental Services
8. Check made out to the City of Dover for fees listed below:
  - ✓ \$50.00 application fee
  - ✓ \$60.00 Foster's ad
  - ✓ \$8.00 per abutter & applicant for certified mail notification

Mast Road Sand and Gravel, Inc. Gravel Permit Application List of Requirements 4/4/2011

**Excavation Plan:**

STILL NEED CURRENT DATA.

1. Annual Report documenting compliance with DZO Section 170-28.3, monitoring wells should have current, recent date's measurement data annotated on the plan. The most recent measurement was added a year ago.
- ✓ 2. When are additional, incremental reclamation efforts going to begin? There is very little material left to take on these parcels; show areas where excavation is planned for the permit year on the plan. ✓
- 3. Please move the Limits of Active Excavation line out to 50 ft. from the right of way of Mast Road. Ordinance states this must be 50 ft. if the excavation will put the elevation below ground level. Additionally, if there are any disapproving abutters on file, the line must be moved to fifty ft. away from the common boundary.  
*This was 30' from boundary limit. -OK.*
- No 4. If you have a storm water management plan, please submit with application.

**Reclamation Plan:**

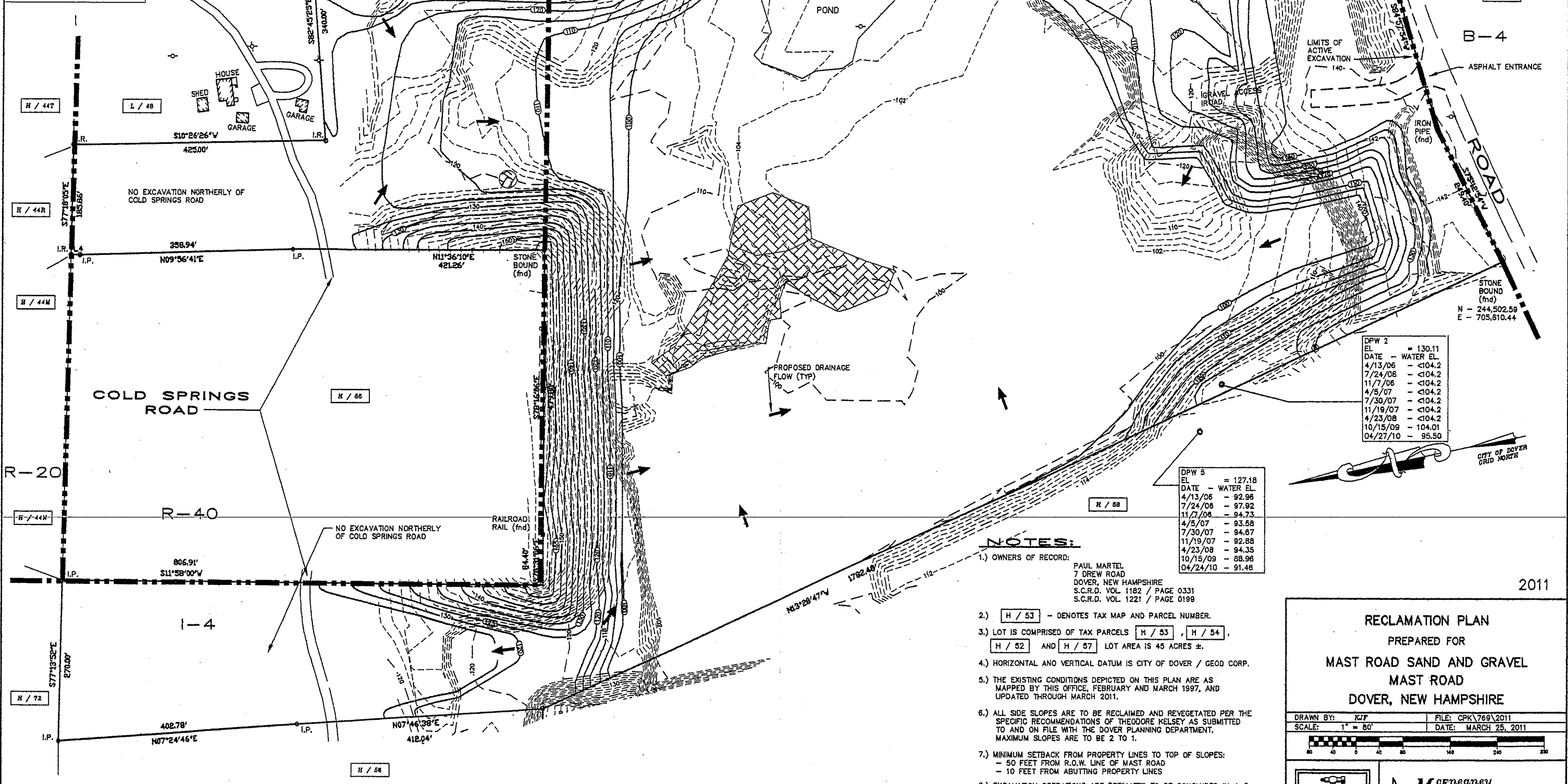
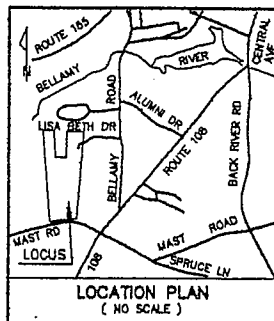
*SHOWN ON PLANS.*

1. There should be a note that references a timetable as to fully depleted sites within the excavation area.

**Other Information:**

- ✓ 1. The property tax receipt has been received, but still need the excavation tax payment receipts or a written statement by the Tax Collector that all taxes are current.





DPW 2

EL	=	130.11
DATE - WATER EL		
4/13/06	-	<104.2
7/24/06	-	<104.2
11/7/06	-	<104.2
4/5/07	-	<104.2
7/30/07	-	<104.2
11/19/07	-	<104.2
4/23/08	-	<104.2
10/15/09	-	104.01
04/27/10	-	95.50

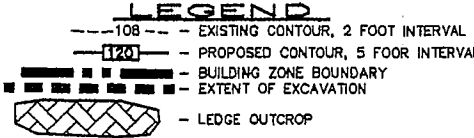
DPW 5

EL	=	127.18
DATE - WATER EL		
4/13/06	-	92.96
7/24/06	-	97.92
11/7/06	-	94.73
4/5/07	-	93.58
7/30/07	-	94.67
11/19/07	-	92.88
4/23/08	-	94.35
10/15/09	-	88.98
04/24/10	-	91.48

- NOTES:**
- OWNERS OF RECORD: PAUL MARTEL, 7 DREW ROAD, DOVER, NEW HAMPSHIRE. S.C.R.D. VOL. 1182 / PAGE 0331, S.C.R.D. VOL. 1221 / PAGE 0199.
  - H / 53 - DENOTES TAX MAP AND PARCEL NUMBER.
  - LOT IS COMPRISED OF TAX PARCELS H / 53, H / 54, H / 52 AND H / 57. LOT AREA IS 45 ACRES ±.
  - HORIZONTAL AND VERTICAL DATUM IS CITY OF DOVER / GEOD CORP.
  - THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE AS MAPPED BY THIS OFFICE, FEBRUARY AND MARCH 1997, AND UPDATED THROUGH MARCH 2011.
  - ALL SIDE SLOPES ARE TO BE RECLAIMED AND REVEGETATED PER THE SPECIFIC RECOMMENDATIONS OF THEODORE KELSEY AS SUBMITTED TO AND ON FILE WITH THE DOVER PLANNING DEPARTMENT. MAXIMUM SLOPES ARE TO BE 2 TO 1.
  - MINIMUM SETBACK FROM PROPERTY LINES TO TOP OF SLOPES:
    - 50 FEET FROM R.O.W. LINE OF MAST ROAD
    - 10 FEET FROM ABUTTING PROPERTY LINES
  - EXCAVATION OPERATIONS ARE ESTIMATED TO BE CONCLUDED IN 4-5 YEARS.
  - MOST OF THE MATERIAL FOR SIDE SLOPE RECLAMATION WILL BE FROM ONSITE.
  - EXCAVATION WILL NOT TAKE PLACE BELOW 4' ABOVE THE CURRENT WATER ELEVATION OBSERVED AT ANY TEST PIT LOCATION.
  - MATERIAL FOR SIDE SLOPE RECLAMATION FROM OUTSIDE SOURCES SHOULD BE VETTED WITH CITY OF DOVER.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
95-789		RECLAMATION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	

No.	Bearing	Distance
L1	S12°01'58"W	23.72'
L2	S11°33'16"W	74.68'
L3	S12°40'33"W	85.45'
L4	N09°56'57"E	15.02'



**RECLAMATION PLAN**  
PREPARED FOR  
**MAST ROAD SAND AND GRAVEL**  
**MAST ROAD**  
**DOVER, NEW HAMPSHIRE**

DRAWN BY: K/JF      FILE: CPK\789\2011  
SCALE: 1" = 80'      DATE: MARCH 25, 2011

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

SURVEYING - PLANNING - CONSULTING



City of Dover

## DOVER PLANNING BOARD – STAFF COMMENTS EXTRACTION PERMIT APPLICATIONS

Meeting Type: Public Hearing  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: Tuesday, May 10, 2011  
Meeting Time: 7:00 pm

TO: **Planning Board Members**  
FROM: **Planning Staff**  
DATE: **May 3, 2011**  
SUBJECT: ***Staff recommendations for Gravel Permit items for the May 10, 2011 Planning Board Meeting***

### **ITEM #4: Public hearing on the following gravel permits:**

#### **B. Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Glen Hill Road.**

Planning staff met with both the pit operator to discuss requirements in April. Staff performed a site inspection in April and on May 2, 2011. The application materials are complete. The excavation/ reclamation plans are complete. The Planning Department recommends the extraction permit be approved with the following condition:

1. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).

#### **C. Public hearing and consideration of a request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lot 53, 54, zoned I-4, located on Mast Road.**

Planning staff met with the pit operator's engineer to discuss requirements in April and performed a site inspection on May 2, 2010. The excavation and reclamation plans and application are complete. The Planning Department recommends the extraction permit be approved with a caveat that any time-based conditions that are not met and certified by the owner/operator may result in the Planning Board considering permit revocation at the next regularly scheduled meeting, and these following conditions:

1. The reclamation and operational plan documents last submitted in 2002 shall be considered as part of the permit and the hours of operation hours are as follows: 7:00 AM – 5:00 PM on weekdays with the gates opening at 6:30 AM, and 7:00 AM - 2:00 PM on Saturday.
2. Limit excavation at the property lines of disapproving abutters to no closer than 50 ft. The letter from a disapproving abutter is on file.
3. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
4. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Office by May 27, 2011.
5. Continue to mitigate blowing sand, dust and other particulate matter near the Mast Road property frontage throughout the permit year by meeting with other owners and stakeholders and agreeing to a comprehensive strategy, schedule of implementation and assignment of responsibilities. Said plan shall be presented to the Planning Board at the first meeting in June 2011.
6. Provide a current water elevation datasheet for the monitoring wells to the Planning Office by May 27, 2011.

Account # P11-17  
 Application Fee Paid \$ 168.00 Permit Fee Paid \_\_\_\_\_  
 CX # 035524

Date Received \_\_\_\_\_  
 Time Received \_\_\_\_\_

**RECEIVED**  
 APR 01 2011

**CITY OF DOVER, NEW HAMPSHIRE  
 EXTRACTION PERMIT APPLICATION**

Application is hereby made for an extraction permit pursuant to the procedures set forth in the City of Dover's Zoning Ordinance.

(FOR OFFICE USE ONLY)

This application is hereby approved (disapproved) and permission is hereby granted (refused) to the applicant. This approval is good for one year from the date specified. Once approved by the Planning Board, a permit fee of \$75.00 shall be paid prior to the permit taking effect.

SUBJECT TO THE FOLLOWING CONDITIONS:

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

(FOR APPLICANT TO FILL OUT)

**1. GENERAL INFORMATION**

Date: 4-1-11 Project Number: 1061 Telephone #: 483-2133

Name of Applicant: SEVERINO TRUCKING CO., INC.

Address of Applicant: P.O. BOX 202 CANDIA, NH 03034

Name of Property Owner: CITY OF DOVER

Address of Property Owner: 288 CENTRAL AVENUE DOVER, NH 03820

Address of Property Being Excavated: MAST ROAD

Assessor's Map # H Lot #: 58

Acres of Land: 54.5 ± Zoning District: ~~R-10~~ I-2 (Rev)

Depth of Excavation: 100' Finished Elevation: 100' +

Elevation of Highest Annual Average Groundwater Table: 96' ?

Projected Length of Excavation Project: 3-4 YRS ±

2. PROFESSIONAL SIGNOFF

Name of Professional (Licensed in NH) MCENEANEY SURVEY ASSOCIATES, INC.

Check One: Engineer \_\_\_\_\_ Land Surveyor  Architect \_\_\_\_\_

Address: 24 CHESTNUT STREET DOVER, NH 03820

License No. 6661 Tele. # 603-742-0911

**PLEASE RETURN THE FOLLOWING WITH YOUR APPLICATION TO THE PLANNING OFFICE:**

1. List of abutters within 200 feet
2. 16 copies of sketch of the location with boundaries (one sent to Conservation Commission)
3. 16 copies of restoration plan (one sent to Conservation Commission)
4. Tax Collector's statement that all property taxes have been paid in full & that excavation taxes have been paid in full & that there are no unreleased tax liens encumbering said properties
5. Surety Bond or other form of performance guarantee
6. Copy of Notice of Intent to Excavate that is filed with Assessor's Office
7. An annual report documenting compliance with the requirements of Zoning Section 170-28, Groundwater Protection. Pursuant to RSA 155-E:11, the requirements of this section may be waived if the applicant demonstrates that such exception shall be recorded in the Registry of Deeds, and one copy filed with the NH Department of Environmental Services
8. Check made out to the City of Dover for fees listed below:

\$50.00 application fee

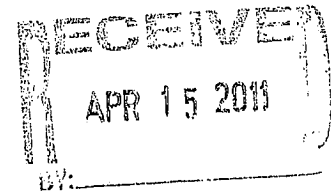
\$60.00 Foster's ad

\$8.00 per abutter & applicant for certified mail notification

jackie/word/list/gravelpitapl.doc 2005

Fee 50  
AD 60  
7 x 8 = 56  
-----  
\$ 166  
+ 2  
-----  
\$ 168

ABUTTERS LIST  
for  
SEVERINO TRUCKING CO., INC.  
April 14, 2011



<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner &amp; Address</u>
H (locus)H	56, 58	City of Dover 288 Central Avenue Dover, NH 03820
H	4	Heron Bay Partners, LLC 242 Central Avenue Dover, NH 03820
H	53	Paul Martel 7 Drew Road Dover, NH 03820
H	59	Pruven Aggregates, Inc. PO Box 85 Dover, NH 03821
H	35D	The New Meadows, Inc. 1 Lilac Lane Dover, NH 03820
H	41S, 41T	MSM Brothers, Inc. 510 Martha's Way Dover, NH 03820

---

Applicant                      Severino Trucking Co., Inc.  
   PO Box 202  
   Candia, NH 03034

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

Severino Gravel Permit Application List of Requirements 4/5/2011

**Excavation Plan:**

STILL  
NEED

Update well data and dates. Update annual report notes. Most recent well data is almost a year old.

**Reclamation Plan:**



No comments. Great job.

**Other Information:**



1. The application (1. General Information) has missing info in the "Elevation of Highest Annual Average Groundwater Table" block, and the Zoning District block is in error. The district is I-2, not R-40.

STILL  
NEED

2. Annual Report documenting compliance with DZO Section 170-28.3, Groundwater Protection should indicate recent sampling data from monitoring wells.

For Registry of Deeds Use

NOTE: ELEVATIONS ARE FROM FIELD MEASUREMENTS ON MARCH 4, 2008. ELEVATIONS ARE AT TOP OF WELLS. TOP OF WELLS HAVE NOT CHANGED SINCE 2000 MEASUREMENTS.

WATER ELEVATIONS ARE FROM MEASUREMENTS TAKEN BY JACQUES WHITFORD ON APRIL 13, THROUGH APRIL 27, 2010. SEE ATTACHED REPORT "2008 TRIANNUAL SAMPLING PROGRAM REPORT, DOVER DPW RETENTION POND, MAST ROAD, DOVER, NH" BY JACQUES WHITFORD COMPANY, INC., DATED JANUARY 12, 2007.

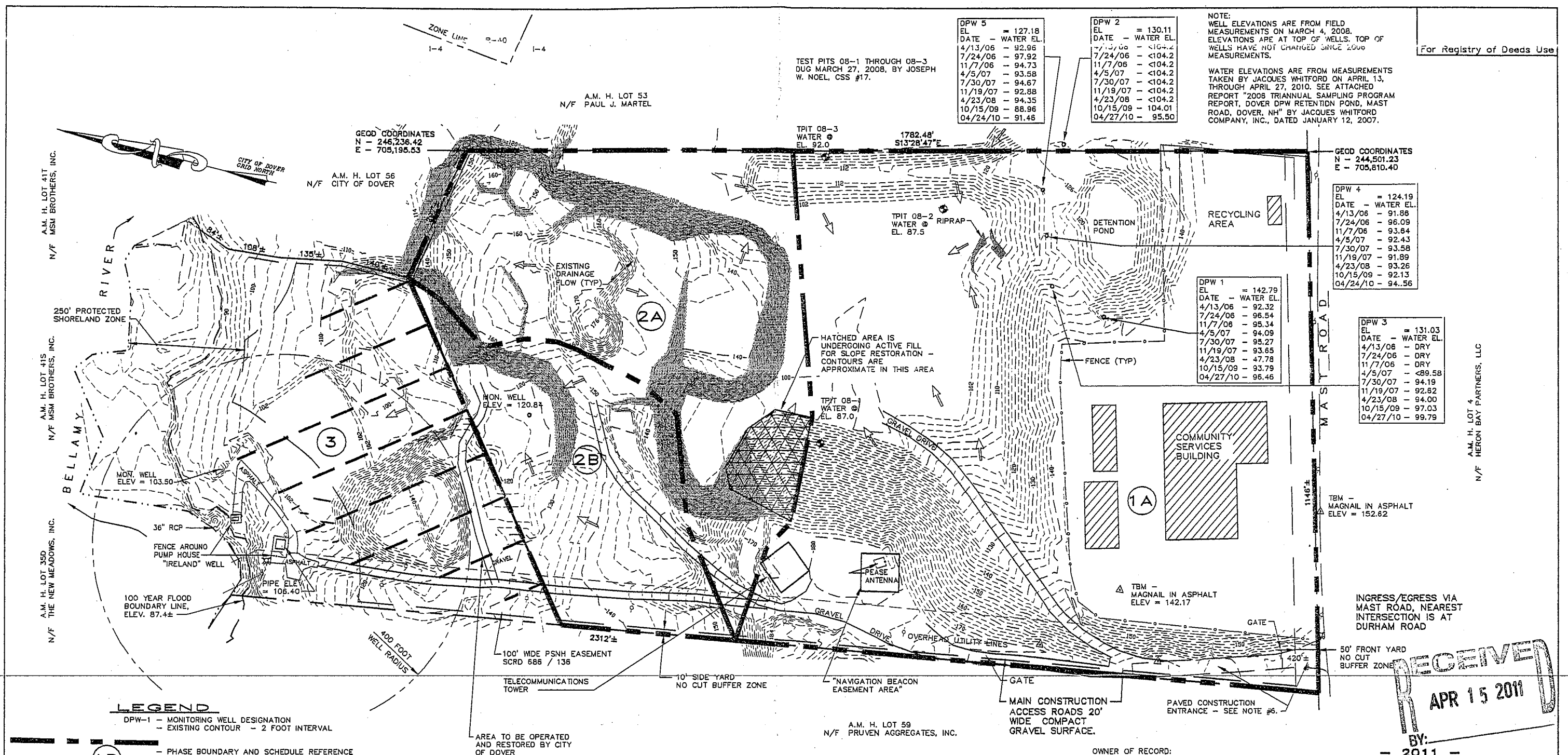
DPW 5	EL	=	127.18
DATE	-	WATER EL.	
4/13/06	-	92.96	
7/24/06	-	97.92	
11/7/06	-	94.73	
4/5/07	-	93.58	
7/30/07	-	94.67	
11/19/07	-	92.88	
4/23/08	-	94.35	
10/15/09	-	88.96	
04/24/10	-	91.46	

DPW 2	EL	=	130.11
DATE	-	WATER EL.	
7/13/06	-	<104.2	
7/24/06	-	<104.2	
11/7/06	-	<104.2	
4/5/07	-	<104.2	
7/30/07	-	<104.2	
11/19/07	-	<104.2	
4/23/08	-	<104.2	
10/15/09	-	104.01	
04/27/10	-	95.50	

DPW 4	EL	=	124.19
DATE	-	WATER EL.	
4/13/06	-	91.86	
7/24/06	-	96.09	
11/7/06	-	93.84	
4/5/07	-	92.43	
7/30/07	-	93.58	
11/19/07	-	91.89	
4/23/08	-	93.26	
10/15/09	-	92.13	
04/24/10	-	94.56	

DPW 3	EL	=	131.03
DATE	-	WATER EL.	
4/13/06	-	DRY	
7/24/06	-	DRY	
11/7/06	-	DRY	
4/5/07	-	<89.58	
7/30/07	-	94.19	
11/19/07	-	92.62	
4/23/08	-	94.00	
10/15/09	-	97.03	
04/27/10	-	99.79	

DPW 1	EL	=	142.79
DATE	-	WATER EL.	
4/13/06	-	92.32	
7/24/06	-	96.54	
11/7/06	-	95.34	
4/5/07	-	94.09	
7/30/07	-	95.27	
11/19/07	-	93.65	
4/23/08	-	47.78	
10/15/09	-	93.79	
04/27/10	-	96.46	



**LEGEND**

- DPW-1 - MONITORING WELL DESIGNATION
- EXISTING CONTOUR - 2 FOOT INTERVAL
- 1B - PHASE BOUNDARY AND SCHEDULE REFERENCE
- +100.0 - EXISTING SPOT GRADE

**MISC. ITEMS**

- THE FOLLOWING ITEMS REFERENCE INFORMATION REQUIRED IN CITY OF DOVER ZONING ORDINANCE 170-30.3 "APPLICATION SUBMISSION FORM" SECTION 'A' "EXCAVATION PLAN".
- A.6 INGRESS/EGRESS IS BY MAST ROAD. NEAREST INTERSECTION IS AT DURHAM ROAD.
  - A.9 MAIN ACCESS ROAD IS 20' WIDE COMPACTED GRAVEL WITH STABILIZED CONSTRUCTION ENTRANCE. OTHER ROADS WITHIN SITE ARE TEMPORARY TRAVELED WAYS OF VARYING WIDTHS AND OF NATIVE SAND & GRAVEL.
  - A.10 FINISHED GRADE FOR PHASE 2 TO BE 100 FEET. FINAL GRADES TO BE NO STEEPER THAN 2:1. FOR SCHEDULE OF EXCAVATION OPERATIONS SEE SCHEDULE KEY.
  - A.12 THE SITE HAS 5 MONITORING WELLS AS WELL AS 3 TEST PITS DUG MARCH 27, 2008.
  - A.13 PLASTIC SNOW FENCING ABOVE AREAS OF STEEP SLOPES ON PERIMETER OF OPERATION.
  - A.14 ALL SURFACE RUNOFF IS CONTAINED ONSITE. OPERATION CAUSES NO EROSION OR SEDIMENTATION OUTSIDE OF EXCAVATION.
  - A.15 STORM WATER REMAINS ONSITE TO LEACH THROUGH SOIL FOR GROUNDWATER RECHARGE.
  - A.16 NO PETROLEUM OR REGULATED MATERIALS ARE STORED ONSITE. TEMPORARY USE OF SUCH MATERIALS IS DONE ACCORDING TO BEST MANAGEMENT PRACTICES.

**SCHEDULE KEY**

- 1A AREA OF COMPLETED RESTORATION OF A PORTION OF PHASE 1 - AREA = 27.8 ACRES
- 2A NEXT AREA OF EXCAVATION (A PORTION OF PHASE 2) - SCHEDULED FOR FALL 2008 - 2012. AREA = 10.3 ACRES
- 2B FINAL AREA OF PHASE 2 EXCAVATION. SCHEDULED FOR FALL 2012 - 2015. AREA = 5.5 ACRES
- 3 AREA TO BE OPERATED AND RESTORED BY CITY OF DOVER. ANY CHANGES IN THIS AREA ARE NOT A PART OF THIS PLAN. ORIGINAL OBSERVATIONS IN THIS AREA WERE CONDUCTED IN DECEMBER 1998, TOPOGRAPHY UPDATED MARCH 2011.

**NOTES:**

- HORIZONTAL AND VERTICAL DATUM IS CITY OF DOVER / GEOD CORP.
- THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE AS MAPPED BY THIS OFFICE, DECEMBER 1998, AND UPDATED THROUGH MARCH 2011. CONTOUR INTERVAL = 2 FEET.
- ALL SIDE SLOPES ARE TO BE RECLAIMED AND REVEGETATED. MAXIMUM SLOPES ARE TO BE 2 TO 1. SEE RECLAMATION PLAN.
- MINIMUM SETBACK FROM PROPERTY LINES TO TOP OF SLOPES:
  - 50 FEET FROM R.O.W. LINE OF MAST ROAD
  - 10 FEET FROM ABUTTING PROPERTY LINES
- SHADED AREAS DEPICT SLOPES OF 2:1 OR GREATER.
- PAVED AND GATED ENTRANCE AT MAST ROAD TO PREVENT MATERIAL FROM BEING TRACKED ONTO ROADWAY.
- BASED ON MONITORING WELLS, WATER TABLE IS ELEVATION 96±.
- BERMS ON WORKING FACES WILL BE PLOWED IN WINTER.
- BUILDING ZONE IS 1-4.
- MATERIAL IS TO BE EXTRACTED TO A BOTTOM ELEVATION OF 100.
- EXCAVATION WILL NOT TAKE PLACE BELOW 4' ABOVE THE CURRENT WATER ELEVATION OBSERVED AT ANY TEST PIT LOCATION.

NO.	DATE	DESCRIPTION	BY	CHK
98-1061	TOPO	06-01	65-69	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

**RECEIVED**  
 APR 15 2011  
 BY: \_\_\_\_\_  
 - 2011 -

**EXCAVATION PLAN**  
**EARTH EXTRACTION OPERATIONS**  
 TAX MAP H, LOT 58  
 MAST ROAD  
 DOVER, NEW HAMPSHIRE  
 COUNTY OF STRAFFORD

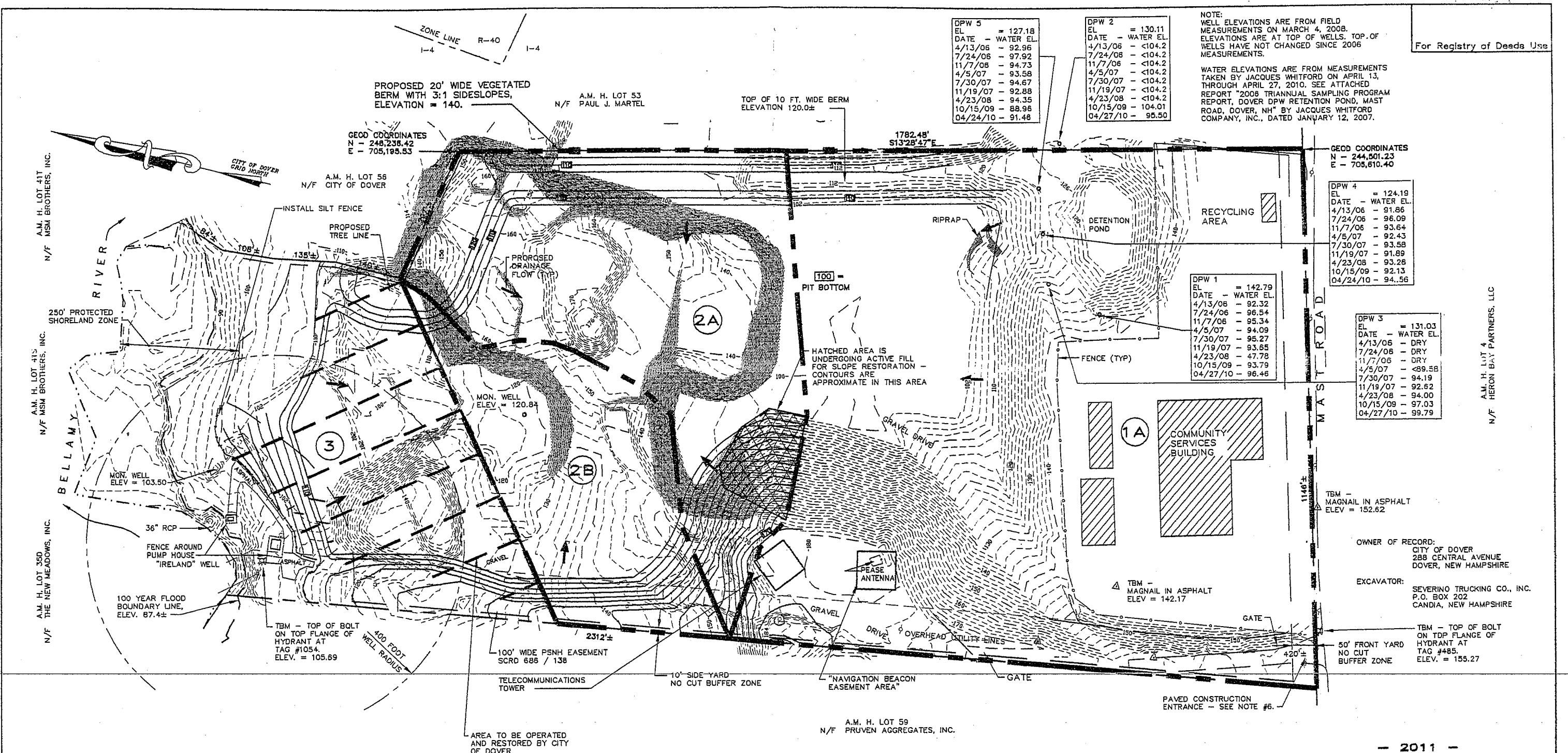
DRAWN BY: KIF FILE: VK CP\1081\2011  
 SCALE: 1" = 100' DATE: MARCH 24, 2011



**McEaney**  
**Survey**  
**Associates, inc.**

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

SURVEYING - PLANNING - CONSULTING



DPW 5	EL	DATE	WATER EL.
	= 127.18		
4/13/06			- 92.96
7/24/06			- 97.92
11/7/06			- 94.73
4/5/07			- 93.58
7/30/07			- 94.67
11/19/07			- 92.88
4/23/08			- 94.35
10/15/09			- 88.96
04/24/10			- 91.48

DPW 2	EL	DATE	WATER EL.
	= 130.11		
4/13/06			- <104.2
7/24/06			- <104.2
11/7/06			- <104.2
4/5/07			- <104.2
7/30/07			- <104.2
11/19/07			- <104.2
4/23/08			- <104.2
10/15/09			- 104.01
04/27/10			- 95.50

NOTE: WELL ELEVATIONS ARE FROM FIELD MEASUREMENTS ON MARCH 4, 2008. ELEVATIONS ARE AT TOP OF WELLS. TOP OF WELLS HAVE NOT CHANGED SINCE 2006 MEASUREMENTS.

WATER ELEVATIONS ARE FROM MEASUREMENTS TAKEN BY JACQUES WHITFORD ON APRIL 13, THROUGH APRIL 27, 2010. SEE ATTACHED REPORT "2008 TRIANNUAL SAMPLING PROGRAM REPORT, DOVER DPW RETENTION POND, MAST ROAD, DOVER, NH" BY JACQUES WHITFORD COMPANY, INC., DATED JANUARY 12, 2007.

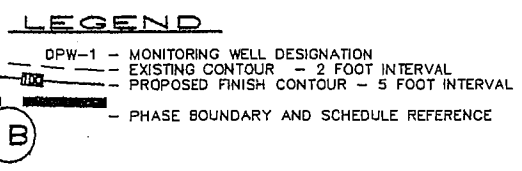
For Registry of Deeds Use

GEOD COORDINATES  
N = 244,501.23  
E = 705,610.40

DPW 4	EL	DATE	WATER EL.
	= 124.19		
4/13/06			- 91.86
7/24/06			- 96.09
11/7/06			- 93.64
4/5/07			- 92.43
7/30/07			- 93.58
11/19/07			- 91.89
4/23/08			- 93.26
10/15/09			- 92.13
04/24/10			- 94.56

DPW 3	EL	DATE	WATER EL.
	= 131.03		
4/13/06			- DRY
7/24/06			- DRY
11/7/06			- DRY
4/5/07			- <89.58
7/30/07			- 94.19
11/19/07			- 92.62
4/23/08			- 94.00
10/15/09			- 97.03
04/27/10			- 99.79

DPW 1	EL	DATE	WATER EL.
	= 142.79		
4/13/06			- 92.32
7/24/06			- 96.54
11/7/06			- 95.34
4/5/07			- 94.09
7/30/07			- 95.27
11/19/07			- 93.65
4/23/08			- 47.78
10/15/09			- 93.79
04/27/10			- 96.46



**SCHEDULE KEY**

- 1A AREA OF COMPLETED RESTORATION OF A PORTION OF PHASE 1 - AREA = 27.8 ACRES
- 2A NEXT AREA OF EXCAVATION (A PORTION OF PHASE 2) SCHEDULED FOR FALL 2008 - 2012. AREA = 10.3 ACRES
- 2B FINAL AREA OF PHASE 2 EXCAVATION. SCHEDULED FOR FALL 2012 - 2015. AREA = 5.3 ACRES
- 3 AREA TO BE OPERATED AND RESTORED BY CITY OF DOVER. ANY CHANGES IN THIS AREA ARE NOT A PART OF THIS PLAN. ORIGINAL OBSERVATIONS IN THIS AREA WERE CONDUCTED IN DECEMBER 1998, TOPOGRAPHY UPDATED MARCH 2011.

**NOTES:**

- 1.) HORIZONTAL AND VERTICAL DATUM IS CITY OF DOVER / GEOD CORP.
- 2.) THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE AS MAPPED BY THIS OFFICE, DECEMBER 1998, AND UPDATED THROUGH MARCH 2011.
- 3.) ALL SIDE SLOPES ARE TO BE RECLAIMED AND REVEGETATED. MAXIMUM SLOPES ARE TO BE 2 TO 1.
- 4.) MINIMUM SETBACK FROM PROPERTY LINES TO TOP OF SLOPES:
  - 50 FEET FROM R.O.W. LINE OF MAST ROAD
  - 10 FEET FROM ABUTTING PROPERTY LINES
- 5.) SHADED AREAS DEPICT SLOPES OF 2:1 OR GREATER.
- 6.) PAVED AND GATED ENTRANCE AT MAST ROAD TO PREVENT MATERIAL FROM BEING TRACKED ONTO ROADWAY.
- 7.) BASED ON MONITORING WELLS, WATER TABLE IS ELEVATION 96±.
- 8.) ZONING DISTRICT IS I-4.
- 9.) EXCAVATION WILL NOT TAKE PLACE BELOW 4' ABOVE THE CURRENT WATER ELEVATION OBSERVED AT ANY TEST PIT LOCATION.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
98-1081		TOPO	06-01	66-69
PROJECT NO		TYPE	FIELDBOOK & PAGES	

For Registry of Deeds Use

- 2011 -

**RECLAMATION PLAN**  
**EARTH EXTRACTION OPERATIONS**  
**TAX MAP H, LOT 58**  
**MAST ROAD**  
**DOVER, NEW HAMPSHIRE**  
**COUNTY OF STRAFFORD**

DRAWN BY: KJF	FILE: VK CP\1061\2011
SCALE: 1" = 100'	DATE: MARCH 24, 2011

**McEaney**  
**Survey**  
**Associates, inc.**

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

SURVEYING - PLANNING - CONSULTING



City of Dover

## DOVER PLANNING BOARD – STAFF COMMENTS EXTRACTION PERMIT APPLICATIONS

Meeting Type: Public Hearing  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: Tuesday, May 10, 2011  
Meeting Time: 7:00 pm

### **D. Public hearing and consideration of a request for an extraction permit by Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road.**

Planning staff met with the pit operator's engineer to discuss requirements in April and performed a site inspection on May 2, 2011. The excavation and reclamation plans are complete. The Planning Department recommends the extraction permit be approved with a caveat that any time-based conditions that are not met and certified by the owner/operator may result in the Planning Board considering permit revocation at the next regularly scheduled meeting, and these following conditions:

1. Hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 7:00 AM to 2:00 PM on Saturdays, with gates to the site opening no earlier than 6:30 AM.
2. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
3. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Office by May 27, 2011.
4. Continue to mitigate blowing sand, dust and other particulate matter near the Mast Road property frontage throughout the permit year by meeting with other owners and stakeholders and agreeing to a comprehensive strategy, schedule of implementation and assignment of responsibilities. Said plan shall be presented to the Planning Board at the first meeting in June 2011.
5. Provide a current water elevation datasheet for the monitoring wells to the Planning Office by May 27, 2011.

### **E. Public hearing and consideration of a request for an extraction permit by Severino Trucking Co., Inc., authorized agent/operator for Pruven Aggregates, Inc., Assessor's Map H, Lot 59, 59A & 61, zoned I-4, located on Mast Road.**

Planning staff met with the pit owner/operator to discuss requirements in April. Staff performed site inspections on May 2, 2011. The application materials are complete. The excavation/ reclamation plans are complete. The Planning Department recommends the extraction permit be approved with a caveat that any time-based conditions that are not met and certified by the owner/operator may result in the Planning Board considering permit revocation at the next regularly scheduled meeting, and these following conditions:

1. The owner shall comply with Best Management Practices document submitted to the Board with the previous permit submittal.
2. The April 13, 2005 letter to the Planning Board Chair continues to be a part of this permit.
3. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
4. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Office by May 27, 2011.
5. Continue to mitigate blowing sand, dust and other particulate matter near the Mast Road property frontage throughout the permit year by meeting with other owners and stakeholders and agreeing to a comprehensive strategy, schedule of implementation and assignment of responsibilities. Said plan shall be presented to the Planning Board at the first meeting in June 2011.
6. Provide a current water elevation datasheet for the monitoring wells to the Planning Office by May 27, 2011.
7. Submit a signed Intent to Excavate form from City Assessor, as well as proof of current property taxes paid statement.

Account # <u>711-18</u>	Date Received	
Application Fee Paid <u>711.00</u>	Time Received	
Permit Fee Paid _____		
CR# <u>035583</u>		

## CITY OF DOVER, NEW HAMPSHIRE EXTRACTION PERMIT APPLICATION

Application is hereby made for an extraction permit pursuant to the procedures set forth in the City of Dover's Zoning Ordinance.

(FOR OFFICE USE ONLY)

This application is hereby approved (disapproved) and permission is hereby granted (refused) to the applicant. This approval is good for one year from the date specified. Once approved by the Planning Board, a permit fee of \$75.00 shall be paid prior to the permit taking effect.

SUBJECT TO THE FOLLOWING CONDITIONS:

\_\_\_\_\_

\_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

(FOR APPLICANT TO FILL OUT)

### 1. GENERAL INFORMATION

Date: March 30, 2011 Project Number: \_\_\_\_\_ Telephone #: 603-483-2133

Name of Applicant: Severino Trucking Co., Inc.

Address of Applicant: P.O. Box 202 Candia, NH 03034

Name of Property Owner: Severino Trucking Co., Inc.

Address of Property Owner: P.O. Box 202 Candia, NH 03034

Address of Property Being Excavated: 149 Mast Rd.

Assessor's Map # H Lot #: 59 ~~61, 62~~ <sup>(B)</sup> 59, 61 <sup>(B)</sup>

Acres of Land: 25.4 Zoning District: I-4

Depth of Excavation: To Elevation 100 Finished Elevation: 100.0

Elevation of Highest Annual Average Groundwater Table: 96 Ft.

Projected Length of Excavation Project: 10 years

## 2. PROFESSIONAL SIGNOFF

Name of Professional (Licensed in NH) Keith Weston

Check One: Engineer  Land Surveyor \_\_\_\_\_ Architect \_\_\_\_\_

Address: 12 Meserve Road Durham, NH 03824

License No. 5353 Tele. # 603-866-1227

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### PLEASE RETURN THE FOLLOWING WITH YOUR APPLICATION TO THE PLANNING OFFICE:

1. List of abutters within 200 feet
2. 16 copies of sketch of the location with boundaries (one sent to Conservation Commission)
3. 16 copies of restoration plan (one sent to Conservation Commission)
4. Tax Collector's statement that all property taxes have been paid in full & that excavation taxes have been paid in full & that there are no unreleased tax liens encumbering said properties
5. Surety Bond or other form of performance guarantee
6. Copy of Notice of Intent to Excavate that is filed with Assessor's Office
7. An annual report documenting compliance with the requirements of Zoning Section 170-28, Groundwater Protection. Pursuant to RSA 155-E:11, the requirements of this section may be waived if the applicant demonstrates that such exception shall be recorded in the Registry of Deeds, and one copy filed with the NH Department of Environmental Services
8. Check made out to the City of Dover for fees listed below:

\$50.00 application fee

\$60.00 Foster's ad

\$8.00 per abutter & applicant for certified mail notification

jackie/wordlist/gravelpitapl.doc 2005

# SEVERINO TRUCKING CO., INC.

P.O. Box 202  
Candia, N.H. 03034

Tel: (603) 483-2133

Fax: (603) 483-2998

April 01, 2011

Planning Board  
City of Dover, NH  
288 Central Ave  
Dover, N.H. 03820

Dear Mr. Chairman:

Severino Trucking Co., Inc., formerly Pruven Aggregates, Inc. gravel pit, is the owner and operator of the gravel pit on Mast Road, Dover, N.H.

Our fuel is contained in our registered fuel tanker, chemicals are not used by Severino Trucking Co., as part of their operations in Dover. The traffic of the operation is self-contained with all entering and exiting trucks coming in/off (or traveling to) Mast Road and Route 108. Several measures have been taken to further noise control and abatement, in coordination with the Mine Safety and Health Administration, Bureau of Mines, U.S. Government. The site safety of unauthorized persons is also within the guidelines of M.S.H.A.

The following responses are to section 170-30.3. Application Submission Items.

A. Excavation Plan:

1. A. Property Owner:

Severino Trucking Co., Inc.  
P.O. Box 202  
Candia, N.H. 03034

B. Abutters:

1. City of Dover, N.H. (H-58)  
288 Central Ave.  
Dover, N.H. 03820
2. New Meadows (H-35D & H-35E)  
1 Lilac Lane  
Dover, N.H. 03820
3. Tyra Inc. (H0060-000000, H0060-001000)

P.O. Box 907  
Portsmouth, N.H. 03802

4. Mr. James McDonald (H0005-B00000)  
Stacie De Rosa  
330 Mast Road  
Dover, N.H. 03820
  5. Mr. David Browne (H0005-B00001)  
324 Mast Road  
Dover, N.H. 03820
  6. Heron Bay Partners, LLC (H0004-000000)  
242 Central Ave  
Dover, N.H. 03820
2. Please see attached plan titled "Excavation Plan-2010".
  3. Please see attached plan titled "Excavation Plan-2010", our property is entirely within the I-4 zoning district.
  4. Please see attached plan titled "Excavation Plan-2010". The entire site is available for excavation pursuant to RSA 155-E and applicable State operational requirements.
  5. Please see attached plan titled "Excavation Plan-2010".
  6. Please see attached plan titled "Excavation Plan-2010".
  7. Please see attached plan titled "Excavation Plan-2010".
  8. Please see attached plan titled "Excavation Plan-2010".
  9. Please see attached plan titled "Excavation Plan-2010", and also fourteen-foot (14 ft.) asphalt driveway.
  10. Please see attached plan titled "Excavation Plan-2010".
  11. Per agreement with Planning Staff, 96 ft. and 4 ft. buffer rule.
  12. Per agreement with Planning Staff, 96 ft. is seasonal high water table.
  13. Our property has natural vegetation along the Belamy River, day lighting agreements with Tyra Inc., and the City of Dover, N.H. to the East and West, and berms and vegetation along Mast Road. Please see attached plan titled "Excavation Plan-2010". Berms are constructed from "fill" material at a height of 4 to 6 feet in accordance to M.S.H.A. guidelines.
  14. Same as last years.
  15. Same as last years.
  16. We heat our garage with a "State of the art" waste oil burner, which consumes all our waste oils. Our anti-freeze is recycled and reconstituted by our own recycling machine. Please see last years Spill Prevention Control and Countermeasure , in addition, operation complies with D.E.S. Best Management Practices.
  17. The entrance onto Mast Road used by Tyra, City of Dover, N.H., and Mast Road Sand & Gravel, is paved. Our other entrances in Dover are kept damp.

18. Please see attached U.S. Army Corps. of Engineers Permit and Storm Water Pollution Prevention Plan, Permit# NHR 05A671 and NHDES Air Resources Division Permit.

Our operation is a "Prior existing, nonconforming, grand-fathered pit".

B. Reclamation Plan:

1. Please see attached plan titled "Reclamation Plan-2010".
2. Please see attached plan titled "Reclamation Plan-2010".
3. Please see attached plan titled "Reclamation Plan-2010".
4. Please see attached plan titled "Reclamation Plan-2010".
5. Please see attached plan titled "Reclamation Plan-2010".
6. The final reclamation of this property is many years out and to be sensitive to the ground water with respect to fertilizers. We will comply with State reclamation standards in effect at time of final reclamation.

C. Other Information:

1. Pruven has neither collected nor documented wellhead or water elevation data since the completion of the hydrology study organized and prepared by GZA Geoenvironmental, Inc., in May of 2008. GZA was commissioned by the City of Dover, and funded by Pruven Aggregates, Inc., to analyze and determine a reasonable and lasting estimation for an otherwise fluctuating water elevation. The 2008 GZA study considered both seasonal fluctuations and the uncertain influence of localized artificial recharge in recommending that the maximum seasonal groundwater elevation be fixed at 96' ASL. Based on the GZA's recommendations, and consistent with Dover's groundwater regulations, Pruven has maintained a corresponding minimum pit floor elevation of 100'. Pruven per GZA's recommendation, plans to observe the same 100' minimum pit floor elevation for excavation year "2011".
2. Please see attached copy.
3. Please see attached copy.
4. Please see attached copy.

Respectfully submitted,

Marc L'Heureux  
Severino Trucking Co., Inc.

Keith Weston 868-1275

faxed 4-6-11 (Baw)

Severino, Inc./Prueven land Gravel Permit Application List of Requirements

4/6/2011

**Excavation Plan:**

1. Annual Report documenting compliance with DZO Section 170-28.3, monitoring wells should have current, recent dates and measurement data. In other words, show on plan water elevations of wells with data collected this year. Note 8 should be revised.

STILL NEED



2. Please make sure all abutters' names & addresses along with the map lot can be read on the plan. Some are cut off.



3. Change the date on the plan to 2011.

4. ~~Depict on the plan any planned changes to the abandoned structures located along the Mast Road right of way. If any of those buildings are slated to be demolished, then the plan should show construction of berms and vegetation in their place.~~

This part of meeting Friday

Consider filling in the open gap with a vegetated berm if the structures remain this permit year.



5. Add the property boundary between Map H Lot 61 and lot 59 to the plan and call out the missing lots. (see mark-up)

no info avail

6. Show easements or lease area boundaries for the concrete batch plant operation on the plan.



7. Revise note 2 to include lot 61.



8. Indicate on the plan or in a narrative what the plan for the gravel washing operation and facilities is for the duration of the permit year.

**Reclamation Plan:**

1. Show any areas that have already been reclaimed/restored on plan.

Name OK

2. Add a timetable as to fully depleted sites within the excavation area.

OK

3. Revise or remove note 8.

**Other Information:**

1. The May 26, 2004 letter attached to the application is not needed and is moot since the zoning district changed from R-40 to I-4. *Remove*

2. The permit fee of \$75 will be due once the permit is approved by the PB.

ILL NEED

3. Submit a signed Intent to Excavate form from the Assessor's Office for this operation. ?

LL NEED REP TAX PP. STATEMENT

4. Submit a written statement from the Tax Collector stating that both property and excavation taxes are paid and current.

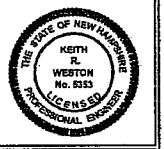
TILL NEED

5. Submit a copy of the operation's on-going blowing sand mitigation plan as part of this permit.

Reply to: Bruce  
516-6009

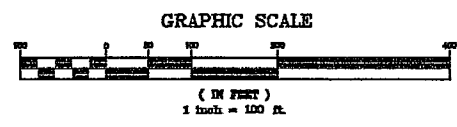
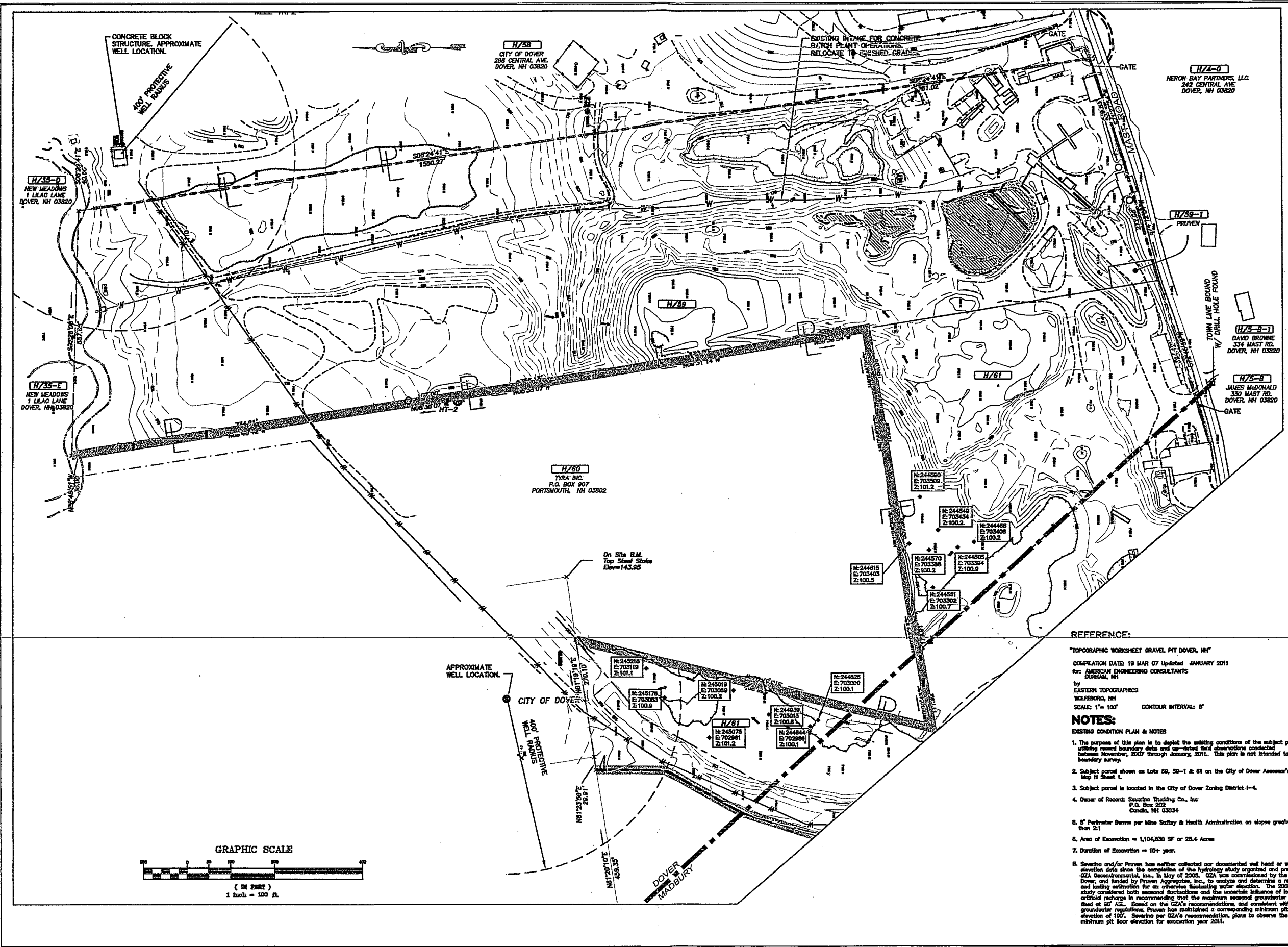
ISSUE	DATE	DESCRIPTION	BY	CHKD

**AMERICAN ENGINEERING CONSULTANTS, CORP.**  
 12 Meserve Road, Durham, NH 03824 (603)868-1227



**EXCAVATION PLAN (DOVER)**  
**SEVERINO TRUCKING CO., INC.**  
 Dover, New Hampshire

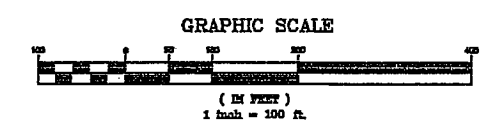
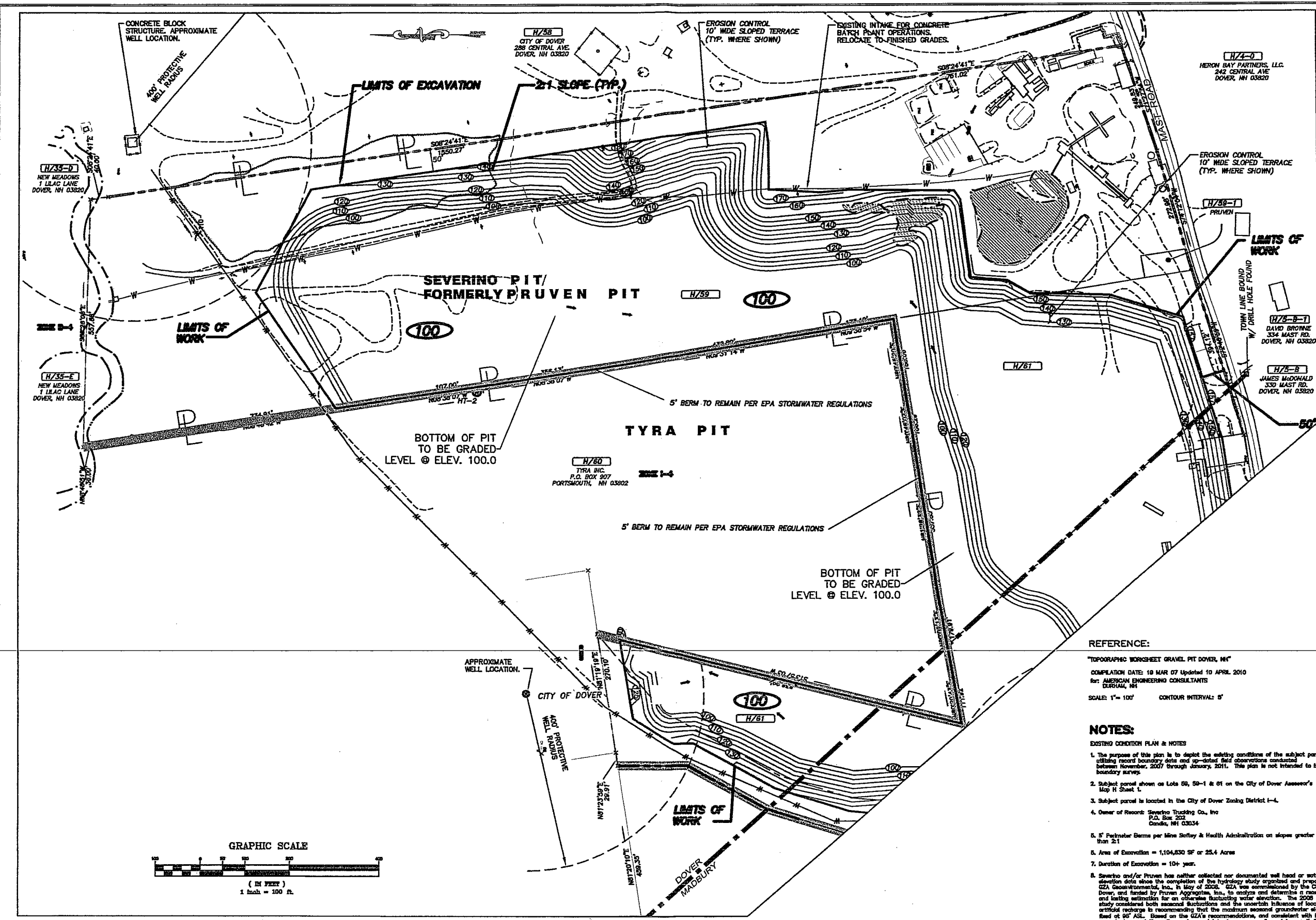
DESIGNED: **EW**  
 CAD: **Dover**  
 DATE: **April 1, 2011**  
 JOB No.: **0880**  
 SCALE: **1" = 20'**  
 SHEET **1** OF **2**



**REFERENCE:**  
 "TOPOGRAPHIC WORKSHEET GRAVEL PIT DOVER, NH"  
 COMPILATION DATE: 19 MAR 07 Updated JANUARY 2011  
 for: AMERICAN ENGINEERING CONSULTANTS  
 DEXTER, NH  
 by: EASTERN TOPOGRAPHICS  
 WOLFEBORO, NH  
 SCALE: 1" = 100' CONTOUR INTERVAL: 5'

**NOTES:**  
 EXISTING CONDITION PLAN & NOTES

1. The purpose of this plan is to depict the existing conditions of the subject parcels utilizing record boundary data and up-dated field observations conducted between November, 2007 through January, 2011. This plan is not intended to be a boundary survey.
2. Subject parcel shown on Lots 59, 59-1 & 61 on the City of Dover Assessor's Map H Sheet 1.
3. Subject parcel is located in the City of Dover Zoning District 4-4.
4. Owner of Record: Severino Trucking Co., Inc.  
 P.O. Box 202  
 Candia, NH 03034
5. 5' Perimeter Berms per Mine Safety & Health Administration on slopes greater than 2:1
6. Area of Excavation = 1,104,630 SF or 25.4 Acres
7. Duration of Excavation = 10+ years.
8. Severino and/or Priven has neither collected nor documented well head or water elevation data since the completion of the hydrology study organized and prepared by OZA Geoscientific, Inc. in May of 2008. OZA was commissioned by the City of Dover, and funded by Priven Aggregate, Inc., to analyze and determine a reasonable and lasting estimation for an otherwise fluctuating water elevation. The 2008 OZA study considered both seasonal fluctuations and the uncertain influence of localized artificial recharge in recommending that the maximum seasonal groundwater elevation be fixed at 95' ASL. Based on the OZA's recommendations, and consistent with Dover's groundwater regulations, Priven has maintained a corresponding minimum pit floor elevation of 100'. Severino per OZA's recommendation, plans to observe the same 100' minimum pit floor elevation for excavation year 2011.



**REFERENCE:**  
 "TOPOGRAPHIC WORKSHEET GRAVEL PIT DOVER, NH"  
 COMPILED DATE: 10 MAR 07 Updated 10 APRIL 2010  
 for: AMERICAN ENGINEERING CONSULTANTS  
 DURHAM, NH  
 SCALE: 1" = 100' CONTOUR INTERVAL: 5'

- NOTES:**  
 EXISTING CONDITION PLAN & NOTES
1. The purpose of this plan is to depict the existing conditions of the subject parcel utilizing record boundary data and up-dated field observations conducted between November, 2007 through January, 2011. This plan is not intended to be a boundary survey.
  2. Subject parcel shown on Lots 56, 59-1 & 61 on the City of Dover Assessor's Map H Sheet 1.
  3. Subject parcel is located in the City of Dover Zoning District I-4.
  4. Owner of Record: Severino Trucking Co., Inc  
 P.O. Box 202  
 Candia, NH 03304
  5. 5' Footprint Berms per Mine Safety & Health Administration on slopes greater than 2:1
  6. Area of Excavation = 1,104,830 SF or 25.4 Acres
  7. Duration of Excavation = 10+ years.
  8. Severino and/or Pruven has neither collected nor documented well head or water elevation data since the completion of the hydrology study organized and prepared by GZA Geoscientific, Inc. in May of 2008. GZA was commissioned by the City of Dover, and funded by Pruven Aggregates, Inc., to analyze and determine a reasonable and lasting estimation for an otherwise fluctuating water elevation. The 2008 GZA study considered both seasonal fluctuations and the uncertain influence of localized artificial recharge in recommending that the maximum seasonal groundwater elevation be fixed at 96' ASL. Based on the GZA's recommendations, and consistent with Dover's groundwater regulations, Pruven has maintained a corresponding minimum pit floor elevation of 102'. Severino per GZA's recommendation, plans to observe the same 100' minimum pit floor elevation for excavation year 2011.

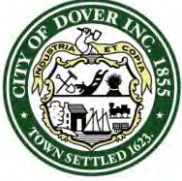
NO.	DATE	DESCRIPTION	BY	CRD.

**AMERICAN ENGINEERING CONSULTANTS, CORP.**  
 12 Meserve Road, Durham, NH 03824 (603)868-1227



**RESTORATION PLAN (DOVER)**  
**SEVERINO TRUCKING CO., INC.**  
 Dover, New Hampshire

DESIGNED: KW  
 CAD: Dover Staff  
 DATE: April 1, 2011  
 JOB No.: 08160  
 SCALE: H: 1" = 100'  
 V: N/A  
 SHEET OF  
 2 2



City of Dover

## DOVER PLANNING BOARD – STAFF COMMENTS EXTRACTION PERMIT APPLICATIONS

Meeting Type: Public Hearing  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: Tuesday, May 10, 2011  
Meeting Time: 7:00 pm

### **D. Public hearing and consideration of a request for an extraction permit by Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road.**

Planning staff met with the pit operator's engineer to discuss requirements in April and performed a site inspection on May 2, 2011. The excavation and reclamation plans are complete. The Planning Department recommends the extraction permit be approved with a caveat that any time-based conditions that are not met and certified by the owner/operator may result in the Planning Board considering permit revocation at the next regularly scheduled meeting, and these following conditions:

1. Hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 7:00 AM to 2:00 PM on Saturdays, with gates to the site opening no earlier than 6:30 AM.
2. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
3. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Office by May 27, 2011.
4. Continue to mitigate blowing sand, dust and other particulate matter near the Mast Road property frontage throughout the permit year by meeting with other owners and stakeholders and agreeing to a comprehensive strategy, schedule of implementation and assignment of responsibilities. Said plan shall be presented to the Planning Board at the first meeting in June 2011.
5. Provide a current water elevation datasheet for the monitoring wells to the Planning Office by May 27, 2011.

### **E. Public hearing and consideration of a request for an extraction permit by Severino Trucking Co., Inc., authorized agent/operator for Pruven Aggregates, Inc., Assessor's Map H, Lot 59, 59A & 61, zoned I-4, located on Mast Road.**

Planning staff met with the pit owner/operator to discuss requirements in April. Staff performed site inspections on May 2, 2011. The application materials are complete. The excavation/ reclamation plans are complete. The Planning Department recommends the extraction permit be approved with a caveat that any time-based conditions that are not met and certified by the owner/operator may result in the Planning Board considering permit revocation at the next regularly scheduled meeting, and these following conditions:

1. The owner shall comply with Best Management Practices document submitted to the Board with the previous permit submittal.
2. The April 13, 2005 letter to the Planning Board Chair continues to be a part of this permit.
3. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
4. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Office by May 27, 2011.
5. Continue to mitigate blowing sand, dust and other particulate matter near the Mast Road property frontage throughout the permit year by meeting with other owners and stakeholders and agreeing to a comprehensive strategy, schedule of implementation and assignment of responsibilities. Said plan shall be presented to the Planning Board at the first meeting in June 2011.
6. Provide a current water elevation datasheet for the monitoring wells to the Planning Office by May 27, 2011.
7. Submit a signed Intent to Excavate form from City Assessor, as well as proof of current property taxes paid statement.



# City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>PII-13</u>	Date Received:	<u>MAR 31 2011</u>
Check # <u>4494</u>	Amount Paid:	<u>\$2626.48</u>	Time Received:	

### APPLICANT AND OWNER INFORMATION

Name of Applicant: STF DEVELOPMENT CO. Telephone # 742-2121  
 Address of Applicant: 28 HUBBARD ROAD, DOVER, NH  
 Name of Property Owner (if different from applicant): SAME Telephone # \_\_\_\_\_  
 Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Address of Property: DURHAM ROAD / ROUTE 108  
 Assessor's Map # 1 Lot(s) # 1B-1  
 Zoning District(s) RMSU / R20 Overlay District(s) SECONDARY GROUND WATER  
 Size of Parcel: ~~40000~~ 399,829 sq. ft. 9.18 ac. Property Deed: Book 3847 Page: 958  
 Existing Use of Property: RESIDENTIAL / MULTI

### SITE PLAN INFORMATION

Describe Proposed Use: PROPOSED 11 3 BEDROOM CONDO UNITS  
 Area of Parcel to be Developed: 87,862 INCLUDES GRAVELING sq. ft.  
 If Multi-family Residential, Specify Number of Units & Buildings Proposed: 11 UNITS 2 BUILDINGS  
 Number of Parking Spaces: Existing 8 Proposed 32 (4 UNITS EXIST.)  
 Highway Access (check where applicable):  City Street  State Highway  
 Number of Employees Total: 0 In Maximum Shift: 0  
 Disposition of Parcel: \_\_\_\_\_ Building Setbacks: \_\_\_\_\_  
 Building Footprint \_\_\_\_\_ sq. ft. Front Yard \_\_\_\_\_ ft.  
 Total Building Area \_\_\_\_\_ sq. ft. Rear Yard \_\_\_\_\_ ft.  
 Paved Area \_\_\_\_\_ sq. ft. Side Yard: Right \_\_\_\_\_ ft.  
 Left \_\_\_\_\_ ft.

City Water?  Yes \_\_\_ No How far is city water from the property? OUT FRONT

City Sewer?  Yes \_\_\_ No How far is city sewer from the property? OUT FRONT

**BUILDING INFORMATION**

Type of Building to be Built: RESIDENTIAL COND.

Height of Building: \_\_\_\_\_ Finished Floor Elevation: \_\_\_\_\_

Number of Seats (where applicable) \_\_\_\_\_

**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) BERRY SURVEYING & ENGINEERING

Address 335 SECOND BROWN POINT ROAD Telephone #: 603-332-2863

BARRINGTON, NH 03825

Professional License #: 10888 & 328 E-mail address: C.BERRY@METROCAST.NET

**ENGINEER INFORMATION**

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

Address \_\_\_\_\_ Telephone #: \_\_\_\_\_

Professional License #: 10888 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: [Signature] Date: \_\_\_\_\_

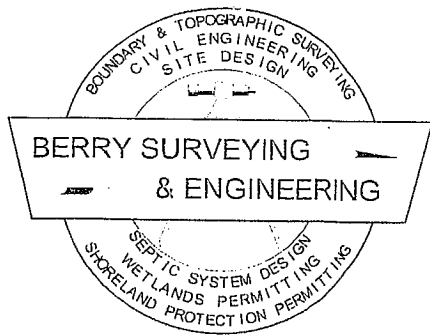
Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: [Signature] Date: 3-28-2011

**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: [Signature] Date: \_\_\_\_\_



## BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

March 10, 2011

### Abutters List

#### Owner of Record

Tax Map I, Lot 18-1

Book 3403, Page 224

Current owner

STF Development Company

28 Hubbard Road

Dover, NH 03820

#### Abutters

Tax Map H, Lot 4I

Book, Page

McPhee, John E

137 Durham Road

Dover, NH 02820

Tax Map H, Lot 4-J

Book 1900, Page 441

Nunez, Rita

149 Durham Road

Dover, NH 03820

Tax Map H, Lot 6-1

Book, Page

Bohn, Frederick A & Yvette M

147 Durham Road

Dover, NH 03820

Tax Map H, Lot 6-2

Book, Page

Guerrera, Jean M

145 Durham Road

Dover, NH 03820

Tax Map H, Lot 6-V

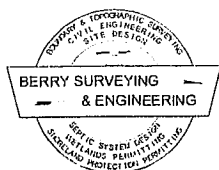
Book, Page

Hanscom, Leslie

129 Durham Road

Dover, NH 03820

Tax Map I, Lot 15	Book, Page	
Towle Family Trust 110 Durham Road Dover, NH 03820		
Tax Map I, Lot 16	Book, Page	Condo Owner
Hemlock Forest Condo Association C/O Anderson Douglas 72 Portsmouth Ave STE 201 Stratham, NH 0385		
Tax Map I, Lot 16-A1	Book, Page	Condo Owner
Boulanger, Robert J. 1 Hemlock Forest Dover, NH 03820		
Tax Map I, Lot 16-A2	Book, Page	Condo Owner
Kerr, Donald A. 4 Colonial Road Kittery, ME 03904-1105		
Tax Map I, Lot 16-A3	Book, Page	Condo Owner
Moreau, Tracy L. 3 Hemlock Forest Dover, NH 03820		
Tax Map I, Lot 16-A4	Book, Page	Condo Owner
Sabbag, Gary E. 4 Hemlock Forest Unit 4 Dover, NH 03820		
Tax Map I, Lot 16-A5	Book, Page	Condo Owner
Gallagher, Charles F. 5875 Shady Lane Nazareth, PA 18064		



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





Tax Map I, Lot 16-D2                      Book, Page                      Condo Owner

Takahara, Carolyn  
38 Hampton Avenue  
Auburn, ME 04210

Tax Map I, Lot 16-D3                      Book, Page                      Condo Owner

Dawson, Catherine R.  
21 Hemlock Forest  
Dover, NH 03820

Tax Map I, Lot 16-D4                      Book, Page                      Condo Owner

Emerson, John  
22 Hemlock Forest  
Dover, NH 03820

Tax Map I, Lot 16-D5                      Book, Page                      Condo Owner

Federal Home Loan Mortgage Corp.  
8200 Jones Branch Drive  
Mclean, VA 22102-3110

Tax Map I, Lot 16-D6                      Book, Page                      Condo Owner

Barnes, Susan F.  
24 Hemlock Forest  
Dover, NH 03820

Tax Map I, Lot 16-E1                      Book, Page                      Condo Owner

Nugroho, Tonny  
25 Hemlock Forest  
Dover, NH 03820

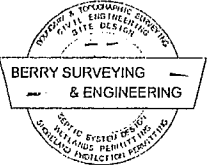
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Tax Map I, Lot 16-E2                      Book, Page                      Condo Owner

Kelsey, Eric P.  
26 Hemlock Forest  
Dover, NH 03820

Tax Map I, Lot 16-E3                      Book, Page                      Condo Owner

Goodman, Barry  
27 Hemlock Forest  
Dover, NH 03820



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

Tax Map I, Lot 16-E4                      Book, Page                      Condo Owner  
  
N S E Realty Trust  
28 Hemlock Forest  
Dover, NH 03820

Tax Map I, Lot 16-E5                      Book, Page                      Condo Owner  
  
Collier, Paul S.  
6329 SE Baltusrol Terrace  
Stuart, FL 34997-8649

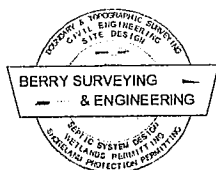
Tax Map I, Lot 16-E6                      Book, Page                      Condo Owner  
  
Wall, Jason T.  
30 Hemlock Forest  
Dover, NH 03820

Tax Map I, Lot 17                      Book 3367, Page 730                      ~~Condo Owner~~  
  
Finke, Gary J  
120 Durham Road  
Dover, NH 03820

Tax Map I, Lot 18                      Book 3830, Page 326  
  
Lewis, Cynthia C  
130 Durham Road  
Dover, NH 03820

Tax Map I, Lot 19                      Book, Page  
  
Dunn's Bridge Associates  
Limited Partnership  
80 Nashua Road  
Londonderry, NH 03053

Tax Map I, Lot 20A-2                      Book, Page                      ~~Condo Owner~~  
  
Dunn's Bridge Associates  
Limited Partnership  
80 Nashua Road  
Londonderry, NH 03053



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

Tax Map I, Lot 20A-3                      Book, Page                      Condo Owner

Dunn's Bridge Associates  
Limited Partnership  
80 Nashua Road  
Londonderry, NH 03053

Tax Map I, Lot 20A-4                      Book, Page                      Condo Owner

New Redden Garden Dev. Company  
707 Sable Oaks Drive  
South Portland, ME 04106

Tax Map I, Lot 20A-5                      Book, Page                      Condo Owner

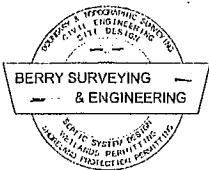
New Redden Garden Dev. Company  
707 Sable Oaks Drive  
South Portland, ME 04106

Tax Map I, Lot 55                      Book, 1689, Page 16

Holgate Limited Partnership  
163 Central Ave.  
Dover, NH 03820

Tax Map I, Lot 56                      Book 3409, Page 359

Dover Retirement Residence LLC  
C/O Desiree Farrell  
2235 Faraday Ave. STE 0  
Carlsbad, Ca 92008



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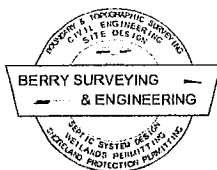
**Professionals:**

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

Fraggle Rock Environmental Services  
38 Garland Road  
Strafford, New Hampshire 03884

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 March 1, 2011

Applicant or Agent signature: \_\_\_\_\_

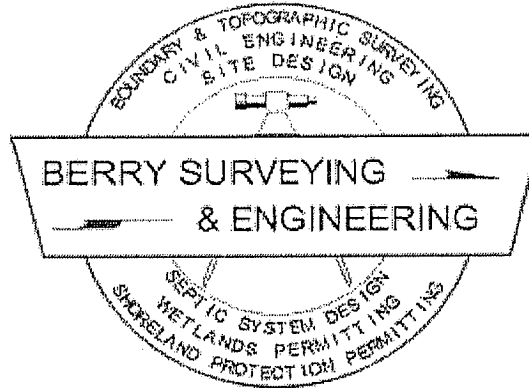


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[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

**Parker, Christopher G.**

---

**From:** Chris Berry [crberry@metrocast.net]  
**Sent:** Monday, April 18, 2011 1:30 PM  
**To:** Parker, Christopher G.  
**Cc:** 'Dave Paolini'; 'Bob Paolini'  
**Subject:** STF Development Durham Road



Chris,

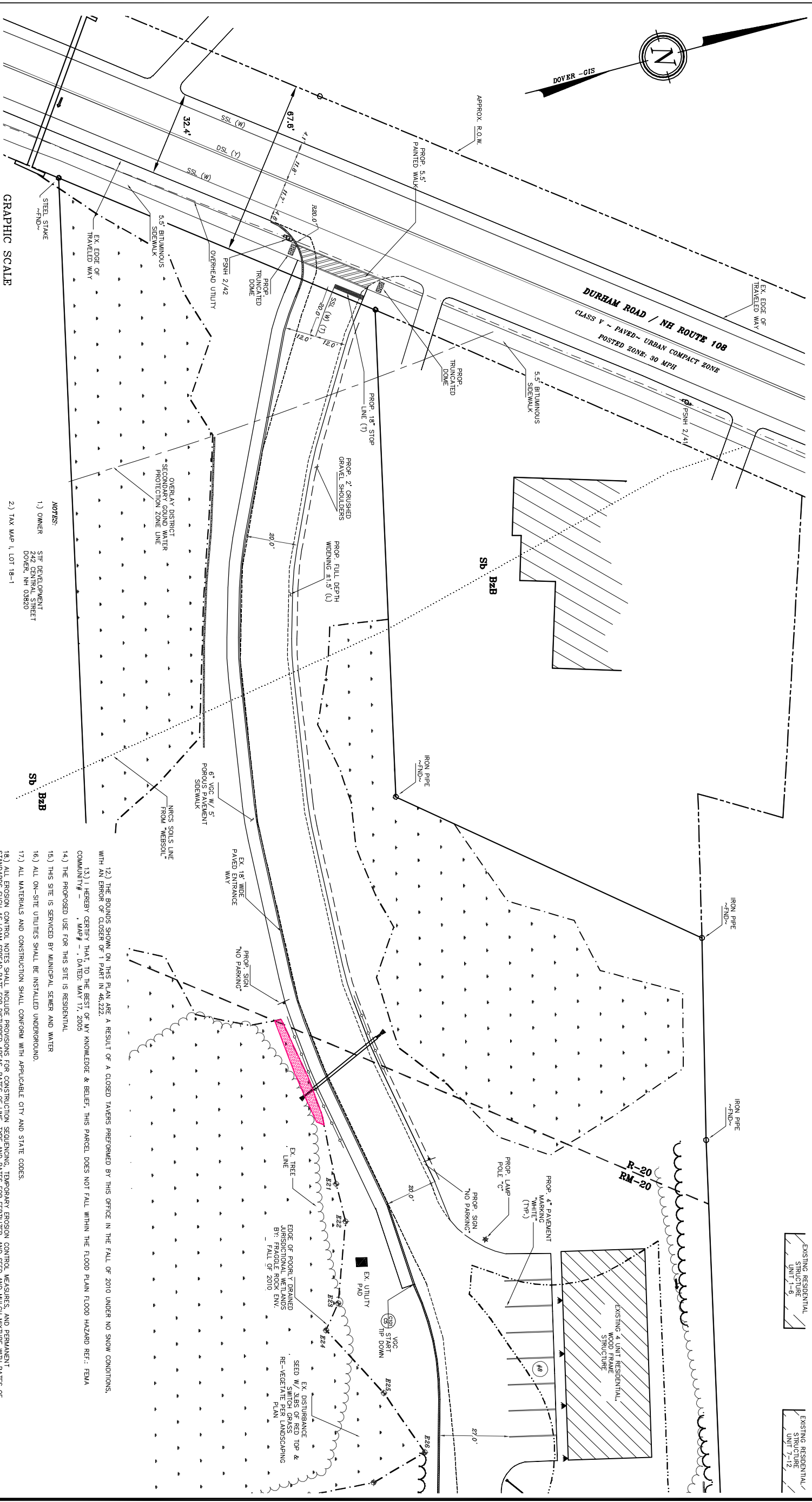
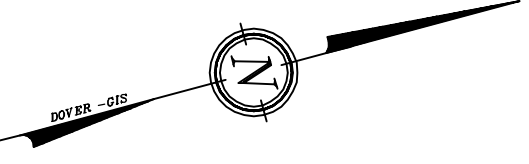
We discussed the above project at the TRC on Thursday. The request for sidewalks came about along with porous pavement and total driveway width. The current proposal has no sidewalk and is 24' wide. You and I had previously spoken about the width after a prior applicant was forced to change it a prior planning board meeting. The comment made by Dave White at the TRC was that "it was a public street and this is a private street." (paraphrasing) I got the feeling from the TRC that this application would be viewed differently. What the applicants and I had discussed was trying to hybrid all three of the above comments into one design change.

We would like to reduce the required road width from 24' to 20', add vertical granite curbing and a 5' sidewalk. This would reduce the impacts to buffers and wetlands and keep the current request about equal. Additionally, with regard to the porous pavement, you are aware of my concerns with loading and medium to high traffic areas on the porous pavement not to mention the significant cost difference. The soils on site are really not conducive to its wide spread use. We had also considered a mixture within some areas, but ~~this presents a maintenance concern. Our solution was to have the 5' sidewalk be porous pavement.~~ The loading is no longer an issue, maintenance is not an issue, and icing for the pedestrians is reduced through its use.

We would like to move ahead with the redesign of the site and wanted to make sure that this design theory could be supported by you and your staff. Please let me know what your concerns are.

*Christopher R. Berry - President  
SIT 567  
Project Manager  
Engineering Tech.*

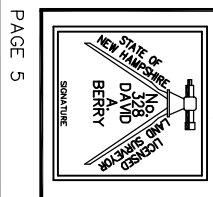
335 Second Crown Point Road, Barrington, NH 03825 Phone (603) 332-2863 Fax (603) 335-4623  
[crberry@metrocast.net](mailto:crberry@metrocast.net) [BerrySurveying.com](http://BerrySurveying.com)



GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LF	Watts
□	7	KSF1 250M P45C	Specification Area Luminaire, 250W Metal Halide, 4' x 4' (1) Fixture, 15' Pole, 17.5' Pole on a 5.5' Tall Base, MEETS THE MOUNTING FRIENDLY CRITERIA	ONE (1) 250 WATT CLEAR B78 PULSE STARTER IN HORIZONTAL POSITION	KSF1 250M P45C	22500	0.96	288
○	15	00S110 SRC	GRAFTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 15W SPIRAL FLUORESCENT, WHITE GLASS DIFFUSER 4.25" DIA. X 6.65" HIGH, ELECTRONIC BALLAST	ONE 15-WATT 14 SPIRAL COMPACT FLUORESCENT, VERTICAL BASE UP POSITION	00S110 SRC	900	1.00	12.6

- NOTES:**
- 1) OWNER: STF DEVELOPMENT, 202 CENTRAL STREET, DOVER, NH 03820
  - 2) TAX MAP I, LOT 18-1
  - 3) S.C.R.D.: BOOK 3847, PAGE 958
  - 4) TOTAL AREA: 39,829 Sq.Ft., 9.18 AC. TOTAL UPLAND AREA: 211,983.0 Sq.Ft., 4.86 AC.
  - 5) ZONING: (PRIMARY) RM-SU DISTRICT (SECONDARY) RM-SU DISTRICT (OFF-USE) RM-SU DISTRICT (SIDE SETBACK ~ 20' REAR SETBACK ~ 20' MAX. BUILDING HEIGHT ~ 50' LOT COVERAGE ~ 40%
- 6) THIS PLAN IS APPROXIMATELY LOCATED ON THE DOVER GIS GRID
  - 7) THE DATUM ELEVATION IS UGSS NA80 1927
  - 8) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS A RESULT OF A FIELD SURVEY PERFORMED FALL OF 2010 WITH NO SNOW COVER
  - 9) THIS SITE IS SERVICED BY MUNICIPAL WATER AND SEWER
  - 10) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
  - 11) THIS SECTION OF NH ROUTE 108 / DURHAM ROAD IS WITHIN THE URBAN COMPACT ZONE
  - 12) THE BOUNDRIES SHOWN ON THIS PLAN ARE A RESULT OF A CLOSED TAPEWORK PERFORMED BY THIS OFFICE IN THE FALL OF 2010 UNDER NO SNOW CONDITIONS, WITH AN ERROR OF CLOSER OR 1 PART IN 46,222.
  - 13) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY # - , MAP # - , DATED: MAY 17, 2005
  - 14) THE PROPOSED USE FOR THIS SITE IS RESIDENTIAL
  - 15) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER
  - 16) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - 17) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
  - 18) 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 MULCH, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
  - 19) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - 20) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
  - 21) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
  - 22) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
  - 23) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DISSAFE 1-888-344-7233 PRIOR TO ANY EXCAVATION.
  - 24) SEE SNOW STORAGE AREAS. EXCESS SNOW IS TO BE TRUCKED OFF-SITE AND DISPOSED OF PROPERLY.
  - 25) CONSTRUCTION ACTIVITY RELATED TO THIS SITE IS LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.
  - 26) ALL OFF-SITE IMPROVEMENTS REQUIRED FOR THIS PROPOSAL WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - 27) THIS PLAN PROPOSES 69,000 Sq.Ft., OF DISTURBANCE.
  - 28) APPLICANT AND SUCCESSOR OWNERS ARE TO MAINTAIN VEGETATION ON THE NORTH AND SOUTH ALONG THE RIGHT OF WAY TO ENSURE PROPER ALL SEASON SIGHT DISTANCES AS MAINTAINED FOR PREVENTIVE.
  - 29) LIGHT POLES / BASES ARE TO BE LOCATED 3' OFF THE EDGE OF PAVEMENT / CURB LINE
  - 30) THERE IS OVER 400' FEET OF SITE DISTANCE IN BOTH THE NORTH AND SOUTH DIRECTIONS.



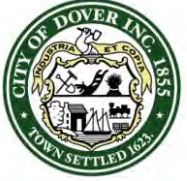
**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 20 FT.  
DATE : MARCH 1, 2011  
FILE NO. : DB 2010-122

20 SCALE SITE PLAN  
FOR  
STF DEVELOPMENT  
DURHAM ROAD  
DOVER, N.H.  
TAX MAP I, LOT 18-1

#1	4-15-11	REVISE DESIGN PER TRC
REVISION	DATE	DESCRIPTION





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P11-13

Application Type: Site Plan Review  
Applicant: STF Development  
Owner: STF Development  
Location: Durham Road/Route 108 (Assessor's Map I, Lot 18-1)

**INTENT:** Site Plan review to add eleven, 3 bedroom units within two buildings.

**LOTS/UNITS PROPOSED:** 11 multi-family units

**AGENDA ITEM #:** 4-F

**ACREAGE:** 9.18 acres

**ZONING DISTRICT:** Low-Density Residential District (R-20) and Suburban Density Multi-Residential (RM-SU)

**EXISTING LAND USE:** 4-unit multi-family building

**PROPOSED LAND USE:** 11 multi-family units added for a total of 15 units

**SURROUNDING LAND USE:** Multi-family Residential/Single Family

**ZBA ACTION:** None

**ATTACHMENTS:**  
Site plan and application

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Notices were sent by certified mail to abutters and by first class to condominium owners

**PERMITS REQUIRED:**

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

**WAIVERS REQUESTED:** Driveway width of 20 feet where 24 feet is required

**Summary of Request and Background**

The applicant has submitted a set of plans for review of the two proposed multi-family buildings and 35 new parking spaces. The project will be serviced by municipal water and sewer.

The applicant appeared before TRC on April 14, 2011 (TRC notes attached).

**Consistency with Land Use Regulations**

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review approval. This property is located primarily in the RM-SU District, which has as its purpose to provide an environment suitable for a variety of moderate density housing types, including multi-family. These districts are suburban neighborhoods located along major roadways outside of the center of the City. This plan is consistent with those regulations.

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application until the May 24<sup>th</sup> meeting and schedule a site walk.



# City of Dover, New Hampshire

## CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2010]

Office Use Only	Project #: <u>PII-14</u>	Date Received:	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">RECEIVED</p> <p style="margin: 0;">APR 04 2011</p> </div>
Amount Paid:	<u>See PII-13</u>	Time Received:	

### APPLICANT AND OWNER INFORMATION

Name of Applicant: STF DEVELOPMENT Telephone # 742-2121

Address of Applicant: 242 CENTRAL AVE. DOVER, NH.

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

Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Address of Property: DURHAM RD, RT 108

Assessor's Map #: I Lot(s) #: 18-1

Zoning District(s): RM-SU Overlay District(s): \_\_\_\_\_

Existing Use of Property: MULTI-FAMILY RESIDENTIAL

### CONDITIONAL USE PERMIT INFORMATION

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

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Conservation District       | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> I-1 District Uses |
| <input type="checkbox"/> Groundwater Protection                 | <input type="checkbox"/> Off-Street Parking and Loading |  |
| <input checked="" type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Central Business District      |  |

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

RESTORATION & MITIGATION OF EXISTING IMPACTS TO WETLANDS & WETLANDS BUFFER. ALSO A SMALL AMOUNT OF PERMANENT, DESIGNED IMPACTS TO THE WETLANDS & BUFFER

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES WETLAND PERMIT - SUBMITTED - NOT YET APPROVED

" A-O-T PERMIT - NOT YET SUBMITTED

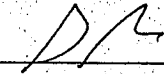
Name of Professional That Prepared Plans: DAVID A. BERRY, P.E., BERRY SURVEYING & ENG.

Address: 335 2ND CROWN POINT RD. BARRINGTON NH Telephone #: 603-332-2863


Professional License #: PE 1088 LLS 328 E-mail address: CRBERRY@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.

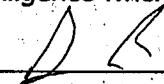
Signature of Property Owner:  Date: 4-4-11

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

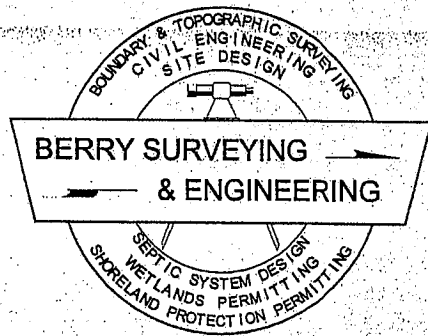
Signature of Agent:  Date: 4-4-2011

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 4-4-11

*[Faint, illegible text and signatures, likely bleed-through from the reverse side of the page.]*



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road  
Barrington, NH 03825  
Phone: (603) 332-2863  
Fax: (603) 335-4623  
www.BerrySurveying.Com

City of Dover  
Planning Department  
288 Central Avenue  
Dover, NH

April 4, 2011

RE: Conditional Use Permit  
STF Development Corp.  
Durham Road, Dover, NH  
Tax Map I, Lot 18-1

### Chairperson & Members of the Dover Planning Board:

This letter is to accompany the application and plans for STF Development Corp. on Durham Road in Dover, NH. The subject parcel is known as Tax Map I, Lot 18-1.

The site currently consists of 9.18 acres. There is a driveway and parking area currently constructed on the lot as well as an existing 4-Unit residential building. This infrastructure was permitted by the City under previous applications. At the time of the previous permits, the driveway was designed and constructed at 18' wide, paved.

STF Development Corp. is proposing to add multi-family residential buildings on the site, which would be accessed by the same driveway. As a part of this action, the driveway will be widened to 24' to accommodate the additional vehicles accessing the site.

During the initial clearing of the land, construction of the existing driveway, and construction of the existing residential building, the applicant inadvertently disturbed a portion of the wetlands buffer (a part of the City of Dover conservation district) and a portion of jurisdictional wetlands (a part of the City of Dover wetlands protection district). These areas are delineated on the plans attached. The proposal to mitigate these two incursions are outlined below.

The total area of jurisdictional wetlands that was disturbed is 3,218 Sq.Ft. Our proposal is that 146 Sq.Ft. of this will remain permanently impacted by way of an engineered culvert crossing. The reason for this extra impact is that we are proposing to widen the driveway from 18' to 24'. The existing culvert under the roadway will need to be lengthened as a result of this. The remaining area of disturbed wetlands, 3,072 Sq.Ft., will be regraded, loamed, seeded, and reclaimed as wetlands. We are applying for a New Hampshire Department of Environmental Services (NHDES) Wetland Permit for this action.

The total area of the 50' wetland buffer that was impacted by previous activity on the site is 35,610 Sq.Ft. Our proposal is to permanently impact 8,161 Sq.Ft. of wetland buffer. Some of this permanent impact is located within the area currently disturbed, and some will be new impacts. The permanent impacts will be located along the driveway where the driveway will be widened and at the end of the existing driveway, where the proposed driveway will extend towards the building area. The remaining portion of the disturbed wetland buffer, 32,799 Sq.Ft., will be regraded, loamed, seeded, and planted with native trees and shrubs. This buffer area will then begin performing its natural function of protecting Dover's wetland areas.

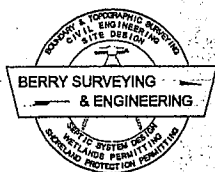
In conclusion, we are proposing 146 Sq.Ft. of permanent impact to jurisdictional wetlands and 3,072 Sq.Ft. of temporary impact to reclaim existing disturbance areas. We are also proposing 8,161 Sq.Ft. of permanent impact to the 50' wetlands buffer for the widening of the road and expansion of the driveway and parking area and 32,799 Sq.Ft. of temporary impact to reclaim existing disturbance areas.

Thank you for your time and attention to this letter. Please do not hesitate to contact me with any questions you may have.

Sincerely,



**BERRY SURVEYING & ENGINEERING**  
Christopher R. Berry  
Principal



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



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P11-14

Application Type: Conditional Use Permit  
Applicant: STF Development  
Owner: STF Development  
Location: Durham Road/Route 108 (Assessor's Map I, Lot 18-1)

**INTENT:** To obtain a Conditional Use Permit to impact 3,218 square feet of wetland area (146 sq. ft. permanent impact, 3,072 sq. ft. temporary impact) and impact 35,610 sq. ft. of wetland buffer (8,161 sq. ft. permanent impact, 32,799 sq. ft. temporary impact) for the installation of a driveway and parking spaces and widening of an existing driveway.

**LOTS/UNITS PROPOSED:** 11 multi-family units

**AGENDA ITEM #:** 4-G

**ACREAGE:** 9.18 acres

**ZONING DISTRICT:** Low-Density Residential District (R-20) and Suburban Density Multi-Residential (RM-SU)

**EXISTING LAND USE:** 4-unit multi-family building

**PROPOSED LAND USE:** 11 multi-family units added for a total of 15 units

**SURROUNDING LAND USE:** Multi-family Residential/Single Family

**ZBA ACTION:** None

**ATTACHMENTS:**  
Conditional Use plan and application

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Notices were sent by certified mail to abutters and by first class to condominium owners

**PERMITS REQUIRED:**

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

**WAIVERS REQUESTED:** Driveway width of 20 feet where 24 feet is required

### **Summary of Request and Background**

The applicant has submitted a set of plans for review to impact the Wetland Protection District.

The applicant appeared before the Conservation Commission on April 12, 2011 (Conservation Commission minutes attached).

### **Consistency with Land Use Regulations**

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

A determination on consistency can not be made until a final wetland impact and mitigation plan is completed.

### **STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application until the May 24<sup>th</sup> meeting and schedule a site walk, including the Conservation Commission.