



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

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

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 28, 2011 Regular Meeting Minutes.

3. OLD BUSINESS

- A. Consideration and possible vote on 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)
- B. Consideration and possible vote on 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)

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for wetlands impact for Summit Land Development, (Owner: Fortuna North LLC), Assessor's Map D, Lot 17-F, zoned B-4, located at 343 Sixth Street. *(P11-25)
- B. Consideration and acceptance of a Conditional Use Permit for reduced parking spaces for Summit Land Development, (Owner: Fortuna North LLC), Assessor's Map D, Lot 17-F, zoned B-4, located at 343 Sixth Street. *(P11-29)
- C. Consideration and acceptance of a Site Review of land for Summit Land Development, (Owner: Fortuna North LLC), Assessor's Map D, Lot 17-F, zoned B-4, located at 343 Sixth Street. (9,000 sq. ft. building for medical office) *(P11-26)
- D. Consideration and acceptance of a Minor Lot Line Adjustment of land for Cochecho Country Club, (Owner: Cochecho Country Club, First Hole LLC, & Cochecho Waters LLC,) Assessor's Map N, Lots 8A, 15 & 16, zoned R-40, located at 145 Gulf Road. *(P11-31)
- E. Consideration and acceptance of an amendment to a previously approved (March 22, 2011) Open Space Subdivision of land for Changing Places, LLC, Assessor's Map A, Lot 45A-2-1, 45A-2-2 & 45A-2-3, zoned R-40, located at Olive Meadow Lane. *(P10-50A)
- F. Consideration and acceptance of a Minor Lot Line Adjustment of land for Changing Places LLC, (Owner: Changing Places LLC & Jeffrey & Anne Bean) Assessor's Map A, Lots 45 & 45A-2-1, zoned R-40, located at Olive Meadow Lane & 517 Sixth Street. *(P11-34)
- G. Consideration and acceptance of a Minor Lot Line Adjustment of land for Berry Surveying & Engineering, (Owner: Fenton & David Groen) Assessor's Map 17, Lots 56 & 56A, zoned R-12, located at 67 & 75 Central Avenue. *(P11-33)

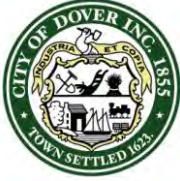
5. STAFF COMMENTS

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, Monday through Thursday from 8:30 am to 5:30 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at www.dover.nh.gov/planhome.html. Follow us on Twitter @DoverNHPlanning and find us on Facebook at www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, June 28, 2011**
Meeting Time: **7:00 pm**

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

Members Not Present: Marcia Gasses (Chair), Dennis Ciotti (Alternate)

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

The Vice-Chair called the meeting to order at 7:00 pm. G.Green (alternate) sat for vacant regular position, and Jake Forget (alternate) sat in for Marcia Gasses.

Vice-Chair announced Items 4A, 4B, & 4C. will not be heard tonight.

1. CITIZENS' FORUM

The Chair opened the Citizens Forum. No One Spoke. The Chair closed the Citizens Forum.

2. APPROVAL OF THE PRIOR MINUTES

- May 24, 2011 Regular Meeting Minutes.
- June 14, 2011 Workshop Minutes.

Motion: R.Cole motioned to approve the May 24, 2011 Regular Meeting minutes and June 14, 2011 Workshop minutes. L.Merullo seconded. Vote: U/A.

3. OLD BUSINESS

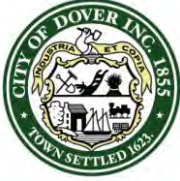
- A. Consideration and possible vote on a Site Review of land for STF Development, Assessor's Map I, Lot 18-1, zoned RM-SU/R-20, located on Durham Road/Route 108. *(P11-13)
- B. Consideration and possible vote on a Conditional Use application for STF Development, Assessor's Map I, Lot 18-1, zoned RM-SU/R-20, located on Durham Road/Route 108. *(P11-14)

Vice Chair announced that both items 3.A & 3.B will be heard.

Motion: D.Trefethen made the motion to remove the application from the table. Seconded by G.Green. Vote: U/A.

C.Parker noted the current Conditional Use Permit is for the wetlands mitigation work that needs to be done on the site as well as the encroachment required for the sidewalk and other pavement encroachments. One is ready to be voted on. The recommendation will be that a portion of the Conditional Use Permit application be approved and be separated as A & B.

C.Berry, of Berry Surveying & Engineering, representing the applicant spoke. He noted that changes had been made and he wanted to go over the application modifications. Per Planning Department request sidewalks had been added, for pedestrian safety and to keep drainage from entering the wetlands area. Storm water run-off would be captured. There will be no direct wetlands impact. There will be a 20 foot entrance. In the project site, they are proposing 11 units at the back with walkways designed in a curvature. Rainwater will be routed to the drainage system for detention. A landscaping plan was presented by the applicant, with low-impact design standards utilized and screening reducing visual impacts for abutters. Applicants are requesting to begin work on wetland impact mitigation.



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D.Trefethen asked why sidewalk sections are not connected, particular to get to dumpsters. C.Berry said the applicants would be open to connecting the sidewalks.

G.Green said his only concern had been flooding, and he asked applicant about 100 year flood events. C.Berry said he has run models to predict what would occur, and on these sites the hemlock rows and divits would accumulate water, which would drain. Abutters had expressed concern, however the existing conditions show they would pool and connect if the development was not there. The development would seek to address these issues by moving the water in appropriate directions.

Motion: R.Cole made the motion to table 3.A. Seconded by D.White Vote: U/A.

C.Parker stated that the Planning Staff is recommending separating 3.B, the Conditional Use Permit application, into two applications, one for the wetlands mitigation and one for the encroachment required for the pavement expansion. Staff recommends approving the portion of the Conditional Use Permit relative to the wetlands mitigation.

C.Berry noted abutter concerns and asked that Planning staff continue to work with them on the site plan if needed.

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. A surety instrument sufficient to cover the cost of re-vegetation shall be obtained if said re-vegetation is not completed prior to the issuance of a building permit for the approved project.

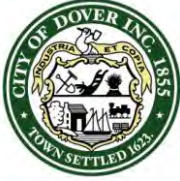
Motion: R.Cole motioned to approve staff recommendations. Planning Board would grant approval for the conditional use permit for the wetland mitigation work only with the condition that if the work is not completed by the time of building permit for the additional 11 units, a surety would be put in place to cover the cost of the unplanted mitigation vegetation. Seconded by T.Clark. Vote: U/A.

C.Parker stated that the second portion of that conditional use permit will come back when the site plan returns. He suggested to table second portion.

Motion: R.Cole made the motion to table second portion. T.Clark seconded. Vote: U/A

4. NEW BUSINESS

- A. Consideration, acceptance and possible vote on a Conditional Use Permit for wetlands impact for Summit Land Development, (Owner: Fortuna North LLC), Assessor's Map D, Lot 17-F, zoned B-4, located at 343 Sixth Street. *(P11-25)
- B. Consideration, acceptance and possible vote on a Conditional Use Permit for reduced parking spaces for Summit Land Development, (Owner: Fortuna North LLC), Assessor's Map D, Lot 17-F, zoned B-4, located at 343 Sixth Street. *(P11-29)
- C. Consideration, acceptance and possible vote on a Site Review of land for Summit Land Development, (Owner: Fortuna North LLC), Assessor's Map D, Lot 17-F, zoned B-4, located at 343 Sixth Street. (9,000 sq. ft. building for medical office) *(P11-26)



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Meeting Time: **7:00 pm**

Announced earlier in the evening that items 4.A., 4B. & 4C., will not be heard.

- D. Consideration and acceptance of a Conditional Use Permit for Geoffrey R. Aleva (Owner: Dover Housing Authority), Assessor's Map 20, Lot 96, zoned RM-U, located at 2 Union Street. *(P11-27)

Geoffrey R. Aleva, Civil Consultants representing applicant spoke. Proposal is to install a concrete headwall to reduce seepage in existing pipe and to install rip rap and plunge pool and vegetation to hold the embankment. Conservation Commission has approved, and the DES application has provided authorization to proceed through lack of response during timeline.

T.Clark noted a correction on site plan to the applicant.

Motion: G.Green made the motion accept the application. Seconded by L.Merullo. Vote: U/A.

Public hearing opened. No one spoke. Public hearing closed.

C.Parker stated that the Planning Department recommends that the Planning Board approve the conditional use permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetland dredge and fill permit.
2. Revise the plat to correct the spelling of the word "stream" on the plan.

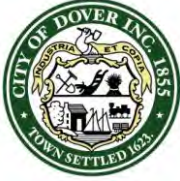
Motion: L.Merullo made the motion to approve the application with staff conditions. Seconded by R.Cole. Vote: U/A.

- E. Consideration and acceptance of a Conditional Use Permit for City of Dover, Assessor's Map 37, Lot 40, zoned R-12, located at Lowell Avenue, per RSA 674:54. *(P11-28)

D.Peschel representing City of Dover spoke. He provided a background on the Berry Brook project. Five years ago the City received a grant to do a watershed management assessment and plan for Berry Brook, an urban stream, a mile long, and has a 164 acre watershed. DES recognized that the stream was impacted by development and the habitat is impacted. A consultant, Louis Berger was hired and 60 residents volunteered to provide input and assistance. The assessment and plan were completed and presented at another neighborhood meeting. Berry Brook he explained, runs mostly parallel to Horne Street down slope crossing Sixth Street into the Cochecho River. Large grants were applied for, and were not received. Three smaller grants were received after UNH Stormwater Program approached the City to partner on these grants. UNH he noted are leaders in stormwater management in the United States.

One of the grants will be implemented in the next year and they would like to begin the permitting process D.Peschel explained. Drainage system in place is old and obsolete and creates obstruction that leads to a large undesired wetland area in a neighborhood. The plan is to fix this by constructing a stream to encourage flow. The existing system will be demolished. Wetlands will be disturbed and increased in another area.

D.Trefethen asked about the source of funding. D.Peschel explained this part of the project was funded by an A.R.M. grant which can provide funding to mitigate wetlands, and required no match. In demolishing the existing system will photos be taken D.Trefethen asked? D.Peschel explained it was a historic site, and a



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historian had been hired which assessed and documented the site. He also noted a historic mitigation would be required, and documented.

L.Skinner noted the public information session had an impressive turn-out and asked if there was any other way citizens could get involved. D.Peschel noted that Horne Street School has had successful demonstration projects, and grants included rain barrels for purchase by residents and rain garden development and plant selection.

Motion: R.Cole made the motion to accept the application. Seconded by L.Skinner Vote: U/A.

Public hearing opened

Ken Costello, 4 Page Avenue, spoke. He is excited that this will turn this area from a blighted area to a usable area, and interpretive information provided by UNH will be great. He said the residents he spoke to are all very pleased with the plan.

Public hearing closed

C.Parker stated that the Planning Department recommends that the Planning Board approve the conditional use permit with the following recommendations:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Minimum Impact Expedited Permit.

Motion: R.Cole motion to approve with staff conditions. Seconded by L.Merrullo. Vote: U/A.

5. STAFF COMMENTS

C.Parker announced there would be no workshop in early July for the Planning Board.

C.Parker provided an update on excavation pits and announced that there is neighborhood cooperation between neighbors and pit owners for vegetative mitigation.

C.Parker provided a Gladiola Way update. City has been working with developer and his attorney on making progress on the outstanding issues. City has called the \$90,000 surety and is attempting to obtain a temporary construction easement from the owner so the City can do the work on the private road. We collected \$5,000 from the developer to hire Civilworks to review the drainage issues. A meeting was held with abutters to discuss the homeowners association. An update will be provided on July 26th. Board discussed the lessons learned from this situation.

6. COMMITTEE REPORTS

Conservation Master Planning process continues. L.Skinner provided an update, explaining goal development is underway as they would be very different from the previous ten years to the next.

7. ADJOURNMENT

Motion: R.Cole motioned to adjourn the meeting at 8:10 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

July 19, 2011

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

Attn: Christopher G. Parker, AICP, Director

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

Dear Chris,

Please accept this letter as formal request for a 90-day extension for compliance with the Conditions of Approval as stipulated under the Planning Board's original conditional approval of the Site Plan on November 16, 2010. This request does not apply to the Lot Line Adjustment Plan (File No. P10-17) as this plan has received all necessary signatures and has been placed on file at the Strafford County Registry of Deeds (Plan #101-086).

A 90-day extension was granted by the Board on May 10, 2011. The NHDOT Driveway Permit continues to be the only outstanding item. We have secured a letter from NHDOT District 6, indicating a conditional approval of the permit pending review in Concord of the striping, but at this time we are not able to determine an exact schedule. We are requesting an additional 90-days from the Board to avoid any issues with City regulations.

Thank you in advance for your time and consideration of this request.

Best Regards,
CIVILWORKS, INC.

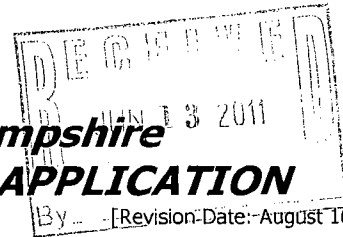


Dana C. Lynch, P.E.

DCL/lrd



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION



By: [Revision: Date: August 16, 2010]

Office Use Only Project #: P11-25 Date Received: 6/13/11
Amount Paid: See P11-26 Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone #: (603) 749-2800

Address of Applicant: PO Box 728, Dover, NH 03820

Name of Property Owner (if different from applicant): Fortuna North LLC Telephone #

Address of Property Owner: 340 Central Avenue, Suite 202 Dover, NH 03820

PROPERTY INFORMATION

Address of Property: Heather Lane & Sixth Street

Assessor's Map #: D Lot(s) #: 17F

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

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

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

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

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

The proposed use is a proposed Medical Office Building, with parking, and the required infrastructure. The proposed impacts are to fill 28,000 sq. ft. of wetlands/pre 1967 agricultural drainage ditches. A Conditional Use Permit is requested for all wetland buffers west of relocated drainage ditch, and all wetland buffers adjacent to the proposed building, retention area, and associated improvements.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status:

EPA Notice of Intent prior to construction, NHDES Dredge Fill Permit

Robert J. Stowell

Name of Professional That Prepared Plans: Trittech Engineering Corporation

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

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

J. MICHAEL JOYAL, JR.
City Manager
m.joyal@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6023
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City of Dover, New Hampshire

OFFICE OF THE CITY MANAGER

April 8, 2011

Dori Wiggin
NHDES-Wetlands Bureau
Pease Tradeport
Portsmouth, NH 03801

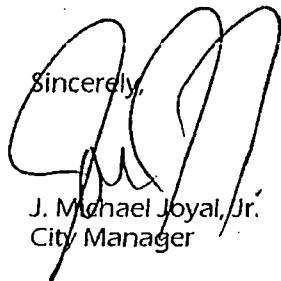
Dear Ms. Wiggin:

The City of Dover agrees to partner with Summit Development to revise the design of the shoreline stabilization structure protecting the former landfill on City of Dover property located at River Street and the Cocheco River.

The stabilization structure was installed based on a plan approved under an emergency NH wetland permit, which was later determined to be objectionable by NHDES and other resource agencies after construction of the structure was completed.

The City further agrees that once the new plan is approved by NHDES, Summit Development will modify the existing structure according to the new approved plan as mitigation for a wetlands disturbance associated with a proposed development project located at the corner of Sixth Street and Indian Brook Drive in Dover.

Sincerely,



J. Michael Joyal, Jr.
City Manager

JMJ:cb



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, June 13, 2011
Meeting Time: 5:30 pm

MEMBERS PRESENT: Marcia Gasses, Lauren Jacoby, Jim Sorbello, Deborah Calabro, Cora Quisumbing-King, Bill Hunt, Ron Hebert (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Bob Stowell, Doug Larosa, Chad Kageleiry, Chris Berry, Bob Paolini, Geoff Aleva, Dean Peschel, Mindy Bubier

The meeting was convened by the Vice Chair Gasses at 5:35 PM.

1. ELECTION OF CHAIR

Gasses explained that the floor was open for nominations for a new chair. Gasses made a motion to nominate Bill Hunt as chair. Quisumbing-King seconded. Gasses asked if there were any other nominations and there were none. Vote: Six in favor, Hunt abstained. Gasses nominated Calabro to fill the secretary position. Jacoby seconded. Six in favor, Calabro abstained.

Hunt assumed the chair.

2. APPROVAL OF THE PRIOR MINUTES

Sorbello moved to approve the May 9, 2011 minutes as presented, Quisumbing-King seconded. Vote: Unanimous

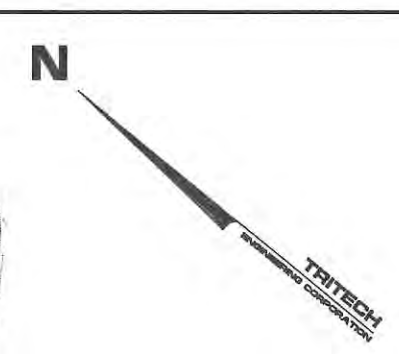
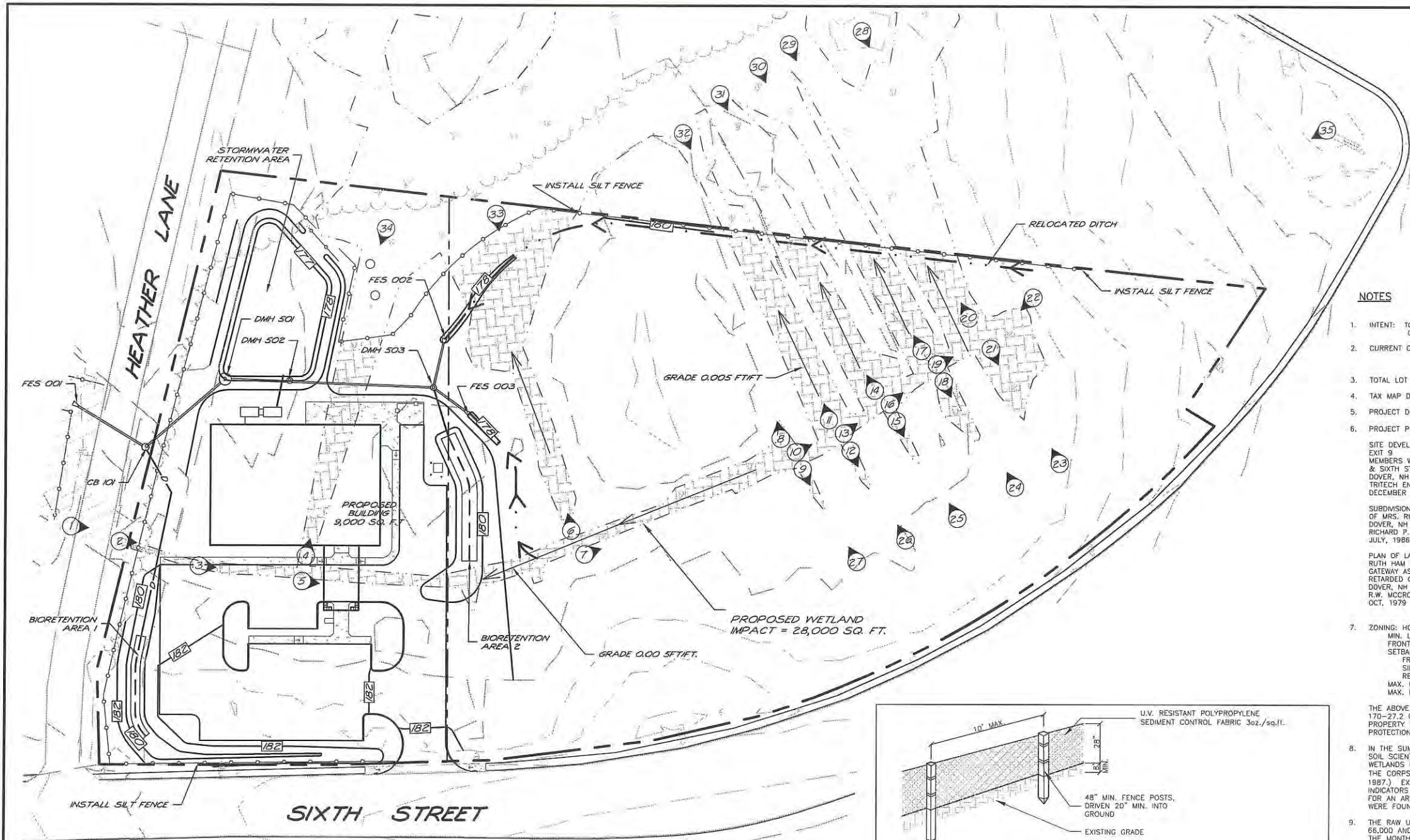
3. OLD BUSINESS

- A. City of Dover Conditional Use Permit for Fortuna North, LLC (Agent: Trittech Engineering Corporation), Assessors Map D, Lot 17C, zoned B-4, located on Sixth Street. Proposal is to impact 28,000± sq. ft. of wetlands to relocate drainage ditches for a commercial development.

Stowell reviewed the site plan of the property and explained the drainage plan and reminded the members that they had endorsed the state permit at the previous meeting. He explained that they had been to the Technical Review Committee and revised plans in response to those comments. This application will be on the Planning Board agenda on June 28.

Gasses asked Stowell to explain why parking can not be relocated to the side or rear of the building like the regulations encourage. Stowell said that the parking layout is dictated by the particular client and that they have beefed up the landscaping and moved some parking spaces to reduce the visibility in the front. Future development on the lot will be able to be designed to have the parking to the side and rear. The Commission had a discussion on general drainage issues. Hebert clarified the location of the driveway off of Sixth Street.

Gasses motioned to endorse the Conditional Use Permit. Sorbello seconded. Vote: Unanimous



NOTES

- INTENT: TO DEPICT 28,000 SQ. FT. OF WETLAND IMPACT REQUESTED FOR A CONDITIONAL USE PERMIT.
- CURRENT OWNER OF RECORD: FORTUNA NORTH, LLC, 340 CENTRAL AVENUE, SUITE 202 DOVER, NH
- TOTAL LOT AREA: 217,800 SQ.FT. - 5.000 ACRES
- TAX MAP D LOT 17F
- PROJECT DEED REFERENCE: BOOK 3501 PAGE 47-53
- PROJECT PLAN REFERENCE:

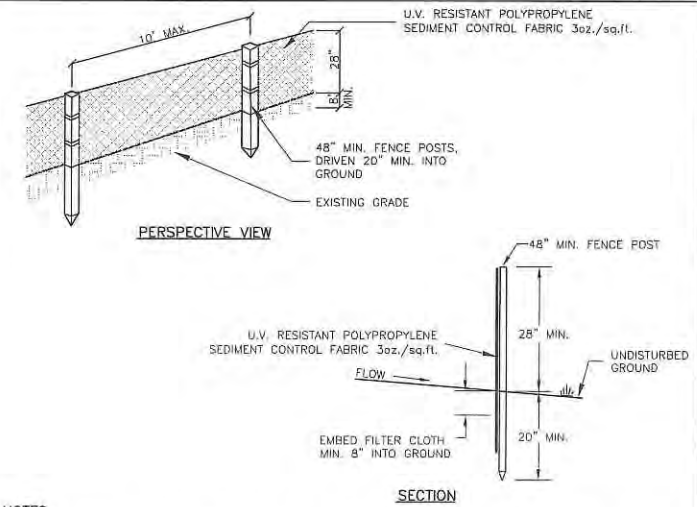
SITE DEVELOPMENT PLANS EXIT 9 MEMBERS WAY, INDIAN BROOK DRIVE & SIXTH STREET DOVER, NH TRITECH ENGINEERING CORPORATION DECEMBER 15, 2006	LOT LINE ADJUSTMENT FOR SIXTH STREET R.O.W. IN DOVER, NH BRUCE L. PONHOPEK JUNE 25, 1990 SCR 32A-6
SUBDIVISION OF LAND OF MRS. RUTH HAM DOVER, NH RICHARD P. TOWLE JULY, 1986 SCR 30-14	SUBDIVISION OF LAND OF ALLAN & KAREN ARKWELL SIXTH STREET DOVER, NH CIVIL CONSULTANTS 1-27-87 SCR 31-115
PLAN OF LAND RUTH HAM TO GATEWAY ASSOCIATION FOR RETARDED CITIZENS DOVER, NH R.W. MCCORME OCT, 1979 SCR 28-43	PLANS OF PROPOSED ALTERATIONS TO DOVER/SOMERSWORTH INTERCHANGE I.S. 1824(3) NH PROJECT NO. P-2223 2-26-76 STATE OF NH DPW
- ZONING: HOTEL/RETAIL DISTRICT (B-4)
MIN. LOT SIZE: 5 ACRES MIN.
FRONTAGE: 400 FT MIN.
SETBACKS:
FRONT: 75 FT
SIDE: 75 FT
REAR: 75 FT
MAX. COVERAGE: 33 %
MAX. BUILD HEIGHT: 35 FT

THE ABOVE DIMENSIONAL REQUIREMENTS ARE ALTERED AS SPECIFIED IN CHAPTER 170-27.2 OF THE CODE OF THE CITY OF DOVER. IN ADDITION TO B-4, THIS PROPERTY FALLS WITHIN SEVERAL ZONING OVERLAY DISTRICTS: - WETLANDS PROTECTION DISTRICT - TRANSFER DEVELOPMENT RIGHTS ORDINANCE

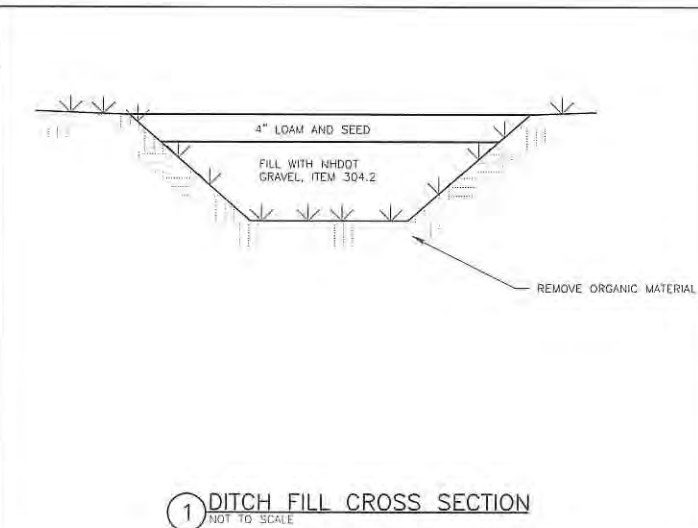
- IN THE SUMMER OF 2010 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST CONDUCTED AN ON-SITE DELINEATION OF THE SUBJECT PARCEL WETLANDS UNDER STATE AND FEDERAL JURISDICTION WERE IDENTIFIED BASED ON THE CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY 1987) EXCEPT IN SPECIAL CIRCUMSTANCES, THESE CRITERIA REQUIRE THAT INDICATORS OF WETLAND SOILS, VEGETATION, AND HYDROLOGY ALL BE PRESENT FOR AN AREA TO BE CONSIDERED A WETLAND. NO VERY POORLY DRAINED SOILS WERE FOUND.
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 66,000 AND WAS ACCOMPLISHED USING A LEICA TC703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER 2006.
- BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION, DIRECTION, AND DATUM. ELEVATIONS ARE BASED ON NGVD 29.
- LOT LOT D/17C WAS CREATED UNDER THE TRANSFER DEVELOPMENT RIGHTS ORDINANCE (SECTION 170-27.2 OF THE CODE OF THE CITY OF DOVER.) THE "RECEIVING AREA" FOR LOT D/17C OF 646,124 SQ.FT. REQUIRED A CORRESPONDING "SENDING AREA" OF FIVE ACRES. THIS "SENDING AREA" WAS PROVIDED AS SENDING AREA D/17C ON PLAN: CONSERVATION EASEMENT PLAN TRANSFER DEVELOPMENT RIGHTS EXIT 9 MEMBERS WAY, INDIAN BROOK DRIVE & SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION FEBRUARY 21, 2007 SCR 9-54 RELIEF FROM DIMENSIONAL REQUIREMENTS AVAILABLE UNDER THE TRANSFER DEVELOPMENT RIGHTS ORDINANCE ARE SHOWN ON THE SITE DEVELOPMENT PLANS AS PERMITTED AS A BENEFIT FOR THE CREATION OF THE ABOVE REFERENCE CONSERVATION EASEMENT (SENDING AREA)
- SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 03300, MAP No. 33017C03100, DATE: 5-17-2005).

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE OR APPROVED EQUAL, PER DETAIL THIS SHEET.
- CONSTRUCT BIORETENTION SWALES, RELOCATED DITCH, AND STORMWATER RETENTION AREA.
- REMOVE ORGANIC MATERIAL FROM EXISTING DITCHES. FILL DITCHES WITH NHDOT APPROVED FILL, GRADE WITH 0.005 FT/FT SLOPE AS SHOWN ON PLAN.
- PLACE 4" LOAM AND SEED ON ALL DISTURBED AREAS.



- NOTES**
- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
 - THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
 - FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
 - REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE. SILT SOCK OR STUMP BRINDINGS / MULCH BERM MAY BE SUBSTITUTED.
 - SILT SOCK OR STUMP BRINDINGS / MULCH BERM MAY BE SUBSTITUTED.

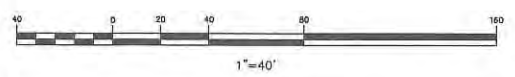


1 DITCH FILL CROSS SECTION
NOT TO SCALE

2 SILT FENCE
NOT TO SCALE

LEGEND

- WETLAND BOUNDARY
- EXTERNAL PROPERTY LINE
- PROPOSED LEASE LINE
- WETLAND IMPACT AREA
- PICTURE LOCATION
- PALE GREEN ORCHID LOCATION, 2007 WITH ONGOING MANAGEMENT PLAN



TRITECH
ENGINEERING CORPORATION

TRITECH

CONDITONAL USE / DREDGE FILL PLAN

SUMMIT LAND DEVELOPMENT

SIXTH STREET & HEATHER LANE
DOVER, NEW HAMPSHIRE

MAY 12, 2011 JOB No. 06127
SCALE: 1" = 40'

CU-1

SHEET NO.

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 9890



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-25

Application Type: Conditional Use Permit - Wetlands
Applicant: Summit Land Development
Owner: Fortuna North, LLC
Location: 343 Sixth Street (Assessor's Map D, Lot 17-F)

INTENT: To obtain a Conditional Use Permit to impact 28,000± square feet of wetlands to relocate drainage ditches for a commercial development.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-A

ACREAGE: 5.0 acres

ZONING DISTRICT: Hotel/Retail District – B-4

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Medical office building

SURROUNDING LAND USE: Office buildings and single family residential

ZBA ACTION: None

ATTACHMENTS: Conditional use plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-H1 to allow a driveway 215 feet from an existing driveway where 230 feet is required

Summary of Request and Background

The applicant has submitted a set of plans for review to impact the Wetland Protection District, which is 28,000 square feet of agricultural drainage ditches.

To provide mitigation for this wetland impact, the applicant has partnered with the City of Dover to complete mitigation work on the City parcel off of River Street, as mandated by the State (see enclosed letter of support dated April 8, 2011 from City Manager to NHDES).

The applicant received an endorsement of the application from the Dover Conservation Commission on June 13, 2011 (see enclosed minutes).

Consistency with Land Use Regulations

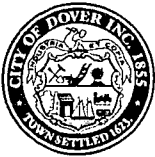
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the conditional use permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

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



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2010]

Office Use Only	Project #:	<u>P11-29</u>	Date Received:	<u>JUN 15 2011</u>
	Amount Paid:	<u>\$ 150.00</u> <u>CK#105</u>	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # (603) 749-2800

Address of Applicant: PO Box 728, Dover, NH 03820

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

Address of Property Owner: 340 Central Avenue, Suite 202 Dover, NH 03820

PROPERTY INFORMATION

Address of Property: Heather Lane & Sixth Street

Assessor's Map #: D Lot(s) #: 17F

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

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

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

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

The proposed use is a Medical Office Building. The required number of parking spaces is 51. The requested reduced number of parking spaces is 36.

See attached letter dated June 13, 2011.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

EPA Notice of Intent prior to construction, NHDES Dredge Fill Permit
Robert J. Stowell

Name of Professional That Prepared Plans: Tritech Engineering Corporation

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

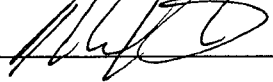
Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

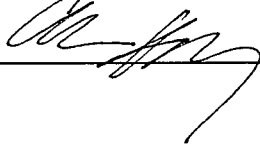
Signature of Property Owner:  Date: 06/15/11

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

Signature of Agent:  Date: 06/15/11

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: _____

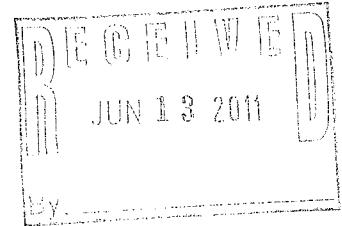
TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

June 13, 2011



Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Conditional Use Permit*
343 Sixth Street
Dover Tax Map D Lot 17F
Sixth Street and Heather Lane
Dover, New Hampshire
Job No. 06127

Dear Christopher:

Per Section 149:14,D,4a we are submitting for a Conditional Use Permit for a reduction in the number of parking spaces.

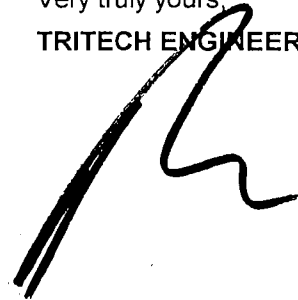
The required number of spaces for a 9,000 sq. ft. medical office with 6 employees per shift according to the Parking Regulation Table is 1 space per 200 sq. ft. (45 spaces) and 1 space per employee (6 spaces) for a total of 51 required spaces.

- i. We are proposing 36 spaces. The proposed medical office is for dialysis treatment. The facility has 13 stations; this limits the number of patients. Medical treatment lasts 4 hours for each patient; this limits the number of trips. Based on the anticipated parking requirement of 25 (see attached letter from Fersenius Medical Center (FMC)), 36 spaces will be adequate for the medical office's need.
- ii. The proposed Site Plan, Sheet SP-1, indicates the limit of 36 parking spaces.
- iii. No nearby parking is needed. The parking needed shall be met with the proposed 36 spaces.
- iv. Currently transit service is available already in front of the proposed office building.
- v. Traffic reduction and a traffic management plan are proposed. FMC will post ride sharing on a central bulletin board to encourage employees to share rides.
- vi. By reducing the required parking from 51 spaces to 36 spaces and reducing the area of on-site pavement, no detrimental effects to the surrounding properties are anticipated.

Christopher Parker
June 13, 2011
Page 2 of 2

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

A handwritten signature in black ink, appearing to be 'RJS', written over the company name.

Robert J. Stowell, P.E., L.L.S.
President

RJS / nas
Enclosures

\\06127_ParkerCU-ParkingLtr.doc



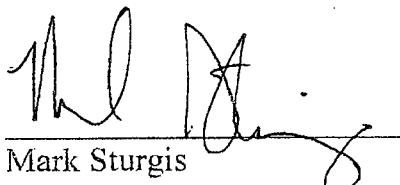
Fresenius Medical Care

June 9, 2011

Dear Mr. John Sullivan,

In regards to our 13 station dialysis site soon to be located at 343 Sixth St in Dover, NH the following will apply for parking.

We will be operating initially 2 shifts on a Mon-Wed-Fri schedule until such time as the census builds and other days and times are added. The clinic will be maintained by roughly 10-12 staff members all requiring parking. The patients and family would require roughly 8-10 parking spaces per shift depending on drop offs and self drivers. Given this, no more than 25 total parking spaces would be needed at any onetime.



Mark Sturgis
Technical Program Manager

Fresenius Medical Care North America - Dialysis Services

*Fresenius Medical Care of Londonderry, 1F Commons Drive, Londonderry, NH 03053
Phone: 603-434-4517 Fax: 603-434-3586*



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-29

Application Type: Conditional Use Permit – Parking Reduction
Applicant: Summit Land Development
Owner: Fortuna North, LLC
Location: 343 Sixth Street (Assessor's Map D, Lot 17-F)

INTENT: To obtain a Conditional Use Permit per Chapter 170-44-I, to allow a reduction in parking spaces for a medical office building.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-B

ACREAGE: 5.0 acres

ZONING DISTRICT: Hotel/Retail District – B-4

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Medical office building

SURROUNDING LAND USE: Office buildings and single family residential

ZBA ACTION: None

ATTACHMENTS: Conditional use application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-H1 to allow a driveway 215 feet from an existing driveway where 230 feet is required

Summary of Request and Background

The applicant has submitted a set of plans for a 9,000 square foot medical office building with associated parking and drainage. The applicant is requesting a reduction in the number of required parking spaces from 51 spaces to 36 spaces due to the fact that a dialysis treatment facility has less parking demand due to the length of treatment for each patient. The applicant has submitted a letter dated June 13, 2011 from Robert Stowell to justify the reduction in parking spaces, along with a letter dated June 9, 2011 from the prospective tenant, Mark Sturgis of Fresenius Medical Care (see enclosed letters).

The applicant appeared before the Technical Review Committee (TRC) on May 26, 2011.

Consistency with Land Use Regulations

The Off-Street Parking and Loading ordinance provides for a Conditional Use Permit to allow a reduction in the number of required parking spaces provided the applicant submits an analysis justifying the request. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the conditional use permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The applicant shall provide the Planning Department with a Transportation Management Plan, to be reviewed and approved by the Planning Director.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.



City of Dover, New Hampshire SITE REVIEW APPLICATION

RECEIVED
JUN 13 2011

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>P11-26</u>	Date Received:	<u>6/13/11</u>
	Amount Paid:	<u>\$2608.00</u>	Time Received:	

CK# 1030104

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # (603) 749-2800

Address of Applicant: PO Box 728, Dover, NH 03820

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

Address of Property Owner: 340 Central Avenue, Suite 202 Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 343 Sixth Street

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

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

Size of Parcel: 217,800 sq. ft. 5.0 ac. Property Deed: Book _____ Page: _____

Existing Use of Property: vacant land

SITE PLAN INFORMATION

Describe Proposed Use: Construction of 9,000 sq. ft. Medical Office Building w/parking & associated infrastructure

Area of Parcel to be Developed: 64,618 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: N/A

Number of Parking Spaces: Existing 0 Proposed 36

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

Number of Employees Total: 4 In Maximum Shift: 4

Disposition of Parcel:	Building Setbacks:
Building Footprint <u>9,000</u> sq. ft.	Front Yard <u>101</u> ft.
Total Building Area <u>9,000</u> sq. ft.	Rear Yard <u>151</u> ft.
Paved Area <u>20,814</u> sq. ft.	Side Yard: Right <u>564</u> ft.
	Left <u>55</u> ft.

City Water? Yes No How far is city water from the property? 32

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

BUILDING INFORMATION

Type of Building to be Built: Single floor building

Height of Building: 20' 8" Finished Floor Elevation: 182.00

Number of Seats (where applicable) N/A

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell - Trittech Engineering Corp.

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

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

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell - Trittech Engineering Corp.

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

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

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 5/16/11

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

Signature of Agent: [Signature], PRESIDENT Date: 05/16/11

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: 5/16/11

Abutters List

Site Review Application & Conditional Use Permit

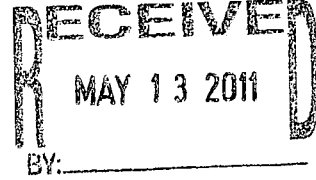
343 Sixth Street

Tax Map D, Lot 17F

Sixth Street and Heather Lane
Dover, New Hampshire

Job No. 06127

Page 1 of 1



Abutters

Map D, Lot 17B

Allan & Karen Arkwell
PO Box 1049
Dover, NH 03820

Map D, Lot 17C

Fortuna North, LLC
340 Central Avenue, Suite 202
Dover, NH 03820

Map D, Lot 17D

Charles Kageleiry
PO Box 728
Dover, NH 03820

Map D, Lot 17E

Donald & Lois Day
4 Heather Lane
Dover, NH 03820

Map E, Lot 24

Liberty Mutual Insurance Company
Attn: Joanne Bragg
175 Berkeley Street
MS 03L
Boston, MA 02116

Owner/Applicant

Map D, Lot 17F

Fortuna North, LLC
340 Central Avenue, Suite 202
Dover, NH 03820

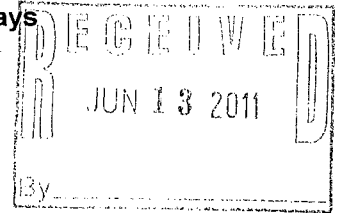
Applicant

Summit Land Development
PO Box 728
Dover, NH 03820

Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

Waiver Request
Site Review Regulation
Section 149-14-H1.) Minimum Spacing Between Driveways
Summit Land Development LLC
Tax Map D, Lot 17F
Sixth Street and Heather Lane
Dover, New Hampshire
Job No. 06127



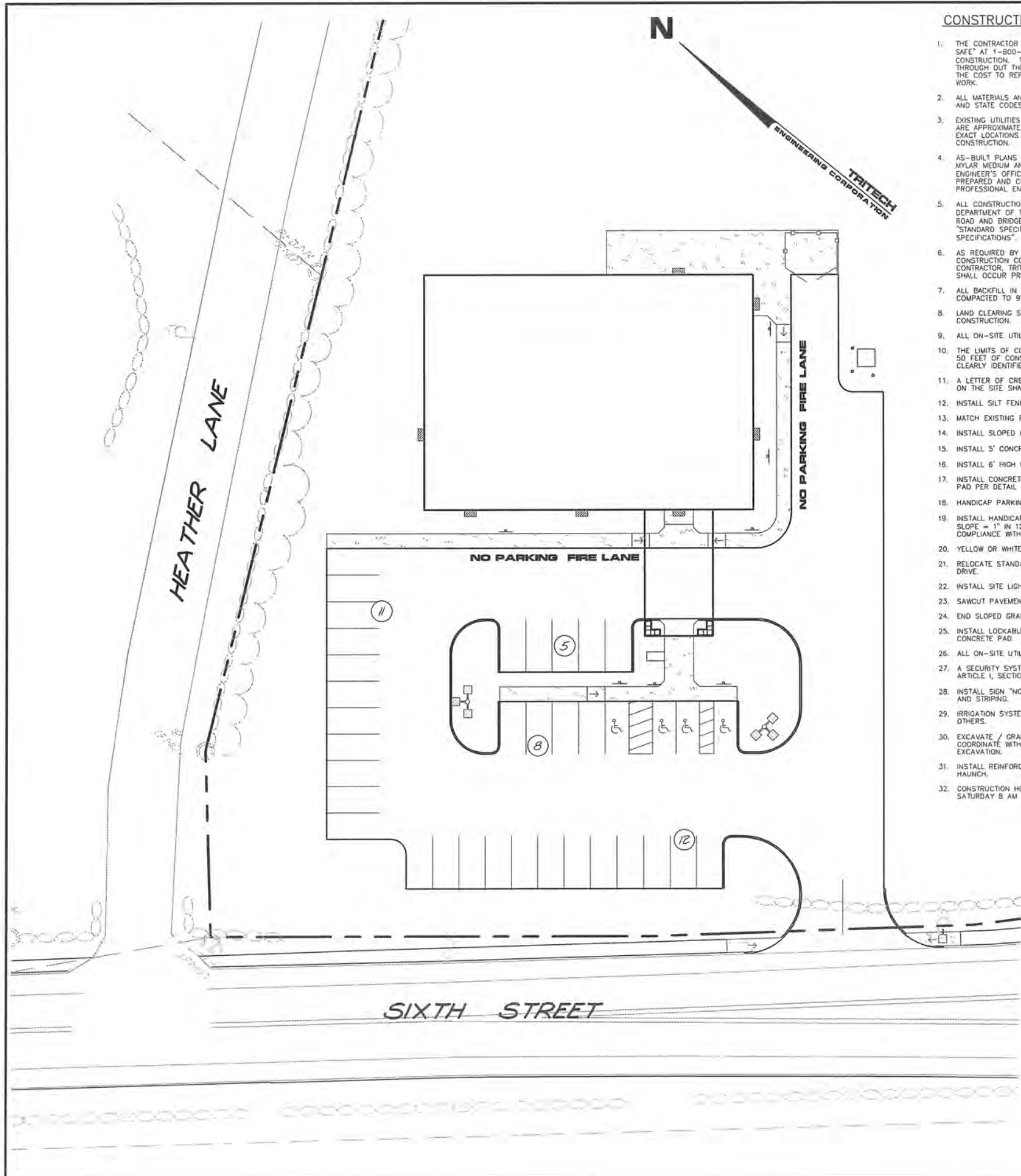
The Dover Planning Department has requested we apply for a waiver from Dover Code, Site Review Regulations Section 149-14-H1.).

The requirement that we are requesting a waiver from is that minimum spacing between driveways on a posted speed limit of 35 mph shall be 230' from edge to edge.

The waiver request is to allow 215' of driveway separation for a posted speed limit of 30 mph.

From discussions with Bruce Woodruff, City of Dover Transportation Planner, it is our understanding that driveway separation has been based on stopping sight distance. AASHTO recommended stopping sight distance for an urban arterial road is 200'. The proposed driveway edge-to-edge separation is 215'.

Under Section 149-14 waivers A.2. specific circumstances relative to the conditions of the land indicate that the waiver will carry out the spirit and intent of the regulations. In this case, the specific circumstance is the ordinance dictates a 230' driveway edge to driveway edge separation for a 35 mph posted speed limit. The posted speed limit is 30 mph. The Transportation Planner has stated that the driveway separation was based on stopping sight distance. The AASHTO manual indicates that for a 30 mph design speed, 200 feet of sight distance is required. We have 215 feet of edge-to-edge driveway separation. Since the 215 feet of driveway separation exceeds the 200 feet of sight distance recommended by AASHTO, we feel we are properly carrying out the spirit and intent of the regulation.



CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-800-225-4977, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGHOUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE CITY AND STATE CODES.
3. EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
5. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDDT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"; HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALSO WITH THE "CITY OF DOVER SPECIFICATIONS".
6. AS REQUIRED BY THE CITY OF DOVER PLANNING DEPARTMENT, A PRE CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE EARTHWORK CONTRACTOR, TRITECH ENGINEERING CORPORATION, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO THE START OF ANY EARTHWORK.
7. ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
8. LAND CLEARING SHALL BE LIMITED TO MINIMAL AMOUNTS DURING ROAD CONSTRUCTION.
9. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FEET OF CONSERVATION OR WETLAND DISTRICTS SHALL BE FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
11. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO THE START OF ANY EARTHWORK.
12. INSTALL SILT FENCE PER DETAIL 11, SHEET SP-3.
13. MATCH EXISTING PAVEMENT.
14. INSTALL SLOPED GRANITE CURB PER DETAIL 2, SHEET SP-3.
15. INSTALL 5' CONCRETE WALK WITH CONCRETE CURB PER DETAIL 7, SHEET SP-4.
16. INSTALL 6' HIGH CHAIN LINK FENCE WITH SCREENING AND GATE FOR DUMPSTER.
17. INSTALL CONCRETE FILLED BOLLARDS AT DOOR, AND ELECTRIC TRANSFORMER PAD PER DETAIL 4, SHEET SP-5.
18. HANDICAP PARKING SIGN (3), PER DETAIL 8, SHEET SP-4.
19. INSTALL HANDICAP ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 4, SHEET SP-4.
20. YELLOW OR WHITE PAVEMENT MARKINGS.
21. RELOCATE STANDARD STREET LIGHT ON EXISTING UTILITY POLE AT ENTRANCE DRIVE.
22. INSTALL SITE LIGHTING PER DETAIL 11, SHEET SP-4, AND PER SHEET SP-8.
23. SAWCUT PAVEMENT. PATCH PAVEMENT PER DETAIL 1, SHEET SP-3.
24. END SLOPED GRANITE CURB.
25. INSTALL LOCKABLE BICYCLE STORAGE RACK FOR MINIMUM 4 BICYCLES, ON CONCRETE PAD. ALLEN SPORTS MODEL 204S OR EQUIVALENT.
26. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
27. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
28. INSTALL SIGN "NO PARKING - FIRE LANE" (SIGNS MAY BE BUILDING MOUNTED) AND STRIPING.
29. IRRIGATION SYSTEM UTILIZING ROOF RUNOFF CISTERNS TO BE DESIGNED BY OTHERS.
30. EXCAVATE / GRADE KNOLL TO 184± ELEVATION AND REMOVE EXISTING 22" ASH. COORDINATE WITH APPROPRIATE UTILITY TO MAINTAIN UTILITY POLE DURING EXCAVATION.
31. INSTALL REINFORCED CONCRETE PAD PER DETAIL 7, SHEET SP-4, WITH 10 INCH HAUNCH.
32. CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY TO FRIDAY 7 AM TO 5 PM, SATURDAY 8 AM TO 5 PM, NO SUNDAY HOURS.

NOTES

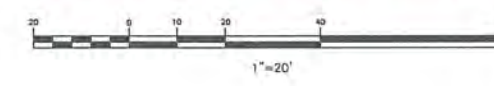
1. INTENT: TO DEPICT THE DEVELOPMENT OF DOVER TAX MAP D, LOT 17C WITH A 9,000 SQ. FT. MEDICAL OFFICE BUILDING WITH ASSOCIATED PARKING, DRAINAGE, AND UTILITIES.
2. CURRENT OWNER OF RECORD: FORTUNA NORTH, LLC, 340 CENTRAL AVENUE, SUITE 202, DOVER, NH
3. TOTAL LOT AREA: 217,800 SQ. FT. - 5,000 ACRES
4. TAX MAP D LOT 17C
5. PROJECT DEED REFERENCE: 600K 3501 PAGE 47-53
6. PROJECT PLAN REFERENCE:

SUBDIVISION PLAN FORTUNA NORTH, LLC, INDIAN BROOK DRIVE, SIXTH STREET AND MEMBERS WAY DOVER, NEW HAMPSHIRE TRITECH ENGINEERING FEBRUARY 7, 2011 SCRD 0101-089	PLAN OF LAND RUTH HAM TO GATEWAY ASSOCIATION FOR RETARDED CITIZENS DOVER, NH R.W. MCCRONE DCT, 1979 SCRD 28-43
SITE DEVELOPMENT PLANS EXIT 9 MEMBERS WAY, INDIAN BROOK DRIVE & SIXTH STREET DOVER, NH TRITECH ENGINEERING CORPORATION DECEMBER 15, 2006	LOT LINE ADJUSTMENT FOR SIXTH STREET R.O.W. IN DOVER, NH BRUCE L. POHOPEK JUNE 25, 1990 SCRD 32A-8
SUBDIVISION OF LAND OF MRS. RUTH HAM DOVER, NH RICHARD P. TOWLE JULY, 1986 SCRD 30-14	SUBDIVISION OF LAND OF ALLAN & KAREN ARKWELL, SIXTH STREET DOVER, NH CIVIL CONSULTANTS 1-27-87 SCRD 31-115
	PLANS OF PROPOSED ALTERATIONS TO DOVER/SOMERSWORTH INTERCHANGE I.S. 1824(3) NH PROJECT NO. P-2223 2-26-76 STATE OF NH DPW
7. ZONING: HOTEL/RETAIL DISTRICT (B-4)

MIN. LOT SIZE: 5 ACRES MIN.	FRONTAGE: 400 FT MIN.
SETBACKS:	
FRONT: 75 FT	SIDE: 75 FT
REAR: 75 FT	PARKING LOT: 25 FT
MAX. COVERAGE: 33 %	MAX. BUILD HEIGHT: 55 FT
8. IN THE SUMMER OF 2010 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST CONDUCTED AN ON-SITE DELINEATION OF THE SUBJECT PARCEL. WETLANDS UNDER STATE AND FEDERAL JURISDICTION WERE IDENTIFIED BASED ON THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY 1987), EXCEPT IN SPECIAL CIRCUMSTANCES. THESE CRITERIA REQUIRE THAT INDICATORS OF WETLAND SOILS, VEGETATION, AND HYDROLOGY ALL BE PRESENT FOR AN AREA TO BE CONSIDERED A WETLAND. NO VERY POORLY DRAINED SOILS WERE FOUND.
9. THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 66,000 AND WAS ACCOMPLISHED USING A LEICA TC703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER 2006. TOPOGRAPHY COMPLETED DURING THE MONTH OF JANUARY 2011.
10. BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION, DIRECTION, AND DATUM. ELEVATIONS DEPICTED ARE BASED ON INFORMATION OBTAINED FROM THE CITY ENGINEER'S OFFICE AND WERE DERIVED FROM CONTROL POINTS 193, 104 AND 195. THESE COORDINATES HAVE NOT BEEN ADJUSTED TO THE 1983 DATUM.
11. MAP D LOT 17C WAS CREATED UNDER THE TRANSFER DEVELOPMENT RIGHTS ORDINANCE (SECTION 170-27.2 OF THE CODE OF THE CITY OF DOVER.) THE "RECEIVING AREA" FOR LOT D/17C OF 646,124 SQ. FT. REQUIRED A CORRESPONDING "SENDING AREA" OF FIVE ACRES. THIS "SENDING AREA" WAS PROVIDED AS SENDING AREA D/17C ON PLAN. CONSERVATION EASEMENT PLAN TRANSFER DEVELOPMENT RIGHTS EXIT 9 MEMBERS WAY, INDIAN BROOK DRIVE & SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION FEBRUARY 21, 2007 SCRD 9-54

REQUESTED RELIEF FROM DIMENSIONAL REQUIREMENTS AVAILABLE UNDER THE TRANSFER DEVELOPMENT RIGHTS ORDINANCE ARE AS FOLLOWS:
WETLANDS IMPACT, WETLANDS BUFFER IMPACT, 25' PARKING SETBACK, AND 75' BUILDING SETBACK.
12. SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 03300, MAP No. 33017C03100, DATE: 5-17-2005).
13. THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.
14. PARKING CALCULATION:

PARKING SPACES REQUIRED:	1 PER 200 SQ. FT. PLUS
	1 PER EMPLOYEE (6) ON MAX. SHIFT
TOTAL SPACES REQUIRED:	51 SPACES
TOTAL SPACES PROVIDED:	36 SPACES (CONDITIONAL USE PERMIT IS REQUESTED)
15. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
 - NHDES WETLANDS PERMIT PENDING
 - ARMY CORPS GENERAL PERMIT PENDING
 - EPA CONSTRUCTION GENERAL PERMIT TO BE FILED



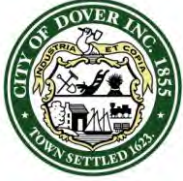
TRITECH
ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8707
FAX 603 742 3630

REVISIONS	DATE	DESCRIPTION
	05/15/11	REVISED PER TRC COMMENTS
	06/28/11	REVISED PER TRC COMMENTS
	07/19/11	REVISED PER TRC COMMENTS

GENERAL SITE PLAN
343 SIXTH STREET
SIXTH STREET & HEATHER LANE
DOVER, NEW HAMPSHIRE
MAY 12, 2011 SCALE: 1" = 20'
JOB No. 06127

SHEET NO. **SP-1**
(P11-26)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-26

Application Type:	Site Plan Review
Applicant:	Summit Land Development
Owner:	Fortuna North, LLC
Location:	343 Sixth Street (Assessor's Map D, Lot 17-F)

INTENT: Site plan review for 9,000 square foot medical office building with parking and associated infrastructure.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-C

ACREAGE: 5.0 acres

ZONING DISTRICT: Hotel/Retail District – B-4

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Medical office building

SURROUNDING LAND USE: Office buildings and single family residential

ZBA ACTION: None

ATTACHMENTS: Conditional use application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-H1 to allow a driveway 215 feet from an existing driveway where 230 feet is required

Summary of Request and Background

The applicant has submitted a set of plans for a one story, 9,000 square foot medical office building with 36 parking spaces and drainage facilities. The project will be serviced by municipal water and sewer. The driveway accesses Sixth Street.

The applicant appeared before the Technical Review Committee (TRC) on May 26, 2011 and July 14, 2011 (see enclosed TRC Notes).

This property was created under the Transfer of Development Rights ordinance (Chapter 170-27.2). The applicant is proposing to use the TDR ordinance to obtain relief from the parking lot setback and building setback requirements. Parking spaces are proposed to be as close as 15 feet from the property line where 25 feet would be required. The building is 55 feet from the property line where 75 feet would be required. Chapter 170-27.2, F-4, specifically allows for the Planning Board to waive setbacks for parking, paved areas, and buildings to promote intensive development of suitable development sites.

The applicant has applied for a waiver to allow a driveway 215 feet from an existing driveway where 230 feet is required. The driveway meets the AASHTO sight distance requirements of 200 feet. The applicant is proposing to regrade a knoll area south of the driveway to improve sight distance and moving the driveway 15 feet to the south would require more extensive earth removal. The Planning Department supports the driveway waiver.

Consistency with Land Use Regulations

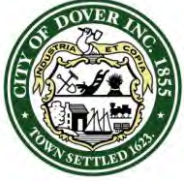
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review approval. This property is located in the B-4 District, which has as its purpose to provide an environment that encourages efficient and attractive commercial development on a larger scale along major highways outside of the downtown. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the site review application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add surveyor and engineer stamps and signatures to the appropriate sheets of the plan.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-26

Application Type:	Site Plan Review
Applicant:	Summit Land Development
Owner:	Fortuna North, LLC
Location:	343 Sixth Street (Assessor's Map D, Lot 17-F)

4. The approval includes the granting of the requested waiver for the driveway for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 149-19-A have been met.
5. The approval includes the granting of the requested TDR waiver for parking and building setbacks, per Chapter 170-27.2, F-4.
6. The applicant shall add the NH Wetlands Permit number to the plan.
7. The applicant shall provide the Planning Department with proof that the EPA Notice of Intent permit has been filed.

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

8. The new building shall pay the current impact fees in place at the time of building permit application.
9. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

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

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



City of Dover, New Hampshire MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>P11-31</u>	Date Received:	<u>7/14/11</u>
	Amount Paid:	<u>\$534.00</u>	Time Received:	<u>JUL 11 2011</u>

APPLICANT INFORMATION

Name of Applicant: COCHeco COUNTRY CLUB Telephone # (603) 436-8009
 Address of Applicant: 145 Gulf Rd. Dover, N.H. 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): _____ Telephone # (603) 436-8009
 Address of 1st Property Owner: 145 Gulf Rd., Dover, N.H., 03820
 Address of Property: 145 Gulf Rd. Dover, N.H. 03820
 Assessor's Map # N Lot(s) # 15
 Property Deed: Book 2245 Page: 81
 Zoning District(s) R-40 Overlay District(s) N/A
 Size of Existing Parcel (sq. ft.): 65.01 ~~Acres~~ Size of Proposed Parcel (sq. ft.): _____

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): First Hole, LLC Telephone # (603) 436-8009
 Address of 2nd Property Owner: 145 Gulf Rd., Dover, N.H. 03820
 Address of Property: 40 Kings Highway, Dover, N.H. 03820
 Assessor's Map # N Lot(s) # 16
 Property Deed: Book 3934 Page: 241
 Zoning District(s) R-40 Overlay District(s) N/A
 Size of Existing Parcel (sq. ft.): 3.072 Size of Proposed Parcel (sq. ft.): 2.883

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Doucet Survey, Inc
 Address 102 Kent Place, New Market, NH Telephone #: (603) 659-6560
 Professional License #: 824 E-mail address: bill@doucetsurvey.com

SIGNATURES

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

Signature of First Property Owner: [Signature] Date: 7/14/11

Signature of Second Property Owner: [Signature] Date: 7/14/11

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

Signature of Agent: [Signature] Date: 7/10/11

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: 7/14/11

Signature of Third Property Owner: [Signature] Date: 7/10/11



City of Dover, New Hampshire MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

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

APPLICANT INFORMATION

Name of Applicant: _____ Telephone # _____

Address of Applicant: _____

~~1ST~~ ~~PROPERTY OWNER AND PARCEL INFORMATION~~

Name of ~~3rd~~ Property Owner (if different from applicant): Cucheco Waters, LLC Telephone # (603) 781-0503

Address of ~~3rd~~ Property Owner: 25 Portland Ave #2, Dover, NH 03820

Address of Property: 20 Kings Highway, Dover, NH 03820

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

Property Deed: Book 3823 Page: 521

Zoning District(s) R-40 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 31,041 Size of Proposed Parcel (sq. ft.): 31,041

~~SECOND PROPERTY OWNER AND PARCEL INFORMATION~~

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

Address of 2nd Property Owner: _____

Address of Property: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

Zoning District(s) _____ Overlay District(s) _____

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

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

SURVEYOR INFORMATION

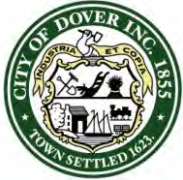
Name of Surveyor and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

Abutter LIST

N / 8A-5	Charles Reed	Deborah Reed	262 Gulf Road	Dover	NH	03820
N / 8A-4	Donald W. Reed	Beverly Ann Reed	1032 Manitou Park Rd	Tower	MN	55790
N / 8A-3	David J. Moore	Diane M. Moore	246 Gulf Road	Dover	NH	03820
N / 8A-2	Robert J. Decolfmacker	Patricia Decolfmacker	232 Gulf Road	Dover	NH	03820
N / 8A-1	Michelle Kurtz	James Kurtz	220 Gulf Road	Dover	NH	03820
N / 8A	Cocheco Waters, LLC		25 Portland Ave., #2	Dover	NH	03820
N / 8-3, 8-3-3,4,	Dover Narrows, LLC		9 Patriot Drive	Dover	NH	3820
N / 8-3-2	Richard E. Conley 2003 Rev. Trust	Richard E. Conley, Trustee	24 Wisteria Drive	Dover	NH	03820
N / 8-3-1	Bent Family Trust	John & Linda Bent, Trustees	18 Wisteria Drive	Dover	NH	03820
N / 8-2	David Dellapenta	Karen Della Penta	32 Wisteria Drive	Dover	NH	03820
N / 8 B	State of New Hampshire	Fish & Game Department	11 Hazen Drive	Concord	NH	03301
N / 16	First Hole, LLC		145 Gulf Road	Dover	NH	03820
N / 15-1	The Nature Conservancy		22 Bridge St.	Concord	NH	03301
N / 15	Cochecho Country Club		145 Gulf Road	Dover	NH	03820
N / 14T	Cynthia A. Bouman Revocable Trust	Cynthia A. Bouman, Trustee	19 Fairway Dr.	Dover	NH	03820
N / 14K	21 Fairway Drive, LLC		PO Box 21888	Portsmouth	NH	03802
N / 14J	James Brown	Deborah Brown	15 Fairway Drive	Dover	NH	03820
N / 14A	Edward Townsend	Sarah Townsend	117 Gulf Road	Dover	NH	03820
N / 14 S	Oak Bluff Realty, LLC		242 Central Ave.	Dover	NH	03820
N / 13F	Jahn H. Janetos	Susan G. Janetos	28 Waterloo Circle	Dover	NH	03820
N / 13B	Norma Tibbett	Dahn Tibbett	20 Clark Lane	Marshfield	MA	02050
N / 13	John Janetos		104 Gulf Road	Dover	NH	03820
N / 12B-1	Robert Demers	Monique Demers	189 Gulf Road	Dover	NH	03820
N / 12B	Patricia Demers Revocable Trust	Patricia & Robert Demers, Trustees	358 Gulf Road	Dover	NH	03820
N / 11	Robert Carter	Margaret Carter	210 Gulf Road	Dover	NH	03820
N / 12A	Linda Deyak	Barbara Dehart	206 Gulf Road	Dover	NH	3820
Surveyor	Doucet Survey, Inc.		102 Kent Place	New Market	NH	03857
Atty	Donahue Tucker, Ciandella	Chris Boldt	104 Congress St., Ste 304	Portsmouth	NH	03801



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-31

Application Type: Minor Lot Line Adjustment
Applicant: Cocheco Country Club
Owner: Cocheco Country Club, First Hole LLC, & Cocheco Waters LLC
Location: 145 Gulf Road (Assessor's Map N, Lots 8-A, 15 & 16)

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

LOTS/UNITS PROPOSED: Three existing lots reconfigured

AGENDA ITEM #: 4-D

ACREAGE: 99.123 acres

ZONING DISTRICT: Rural Residential District – R-40

EXISTING LAND USE: Two single family house lots and golf country club

PROPOSED LAND USE: Two single family house lots and golf country club

SURROUNDING LAND USE: Single family houses and golf country club

ZBA ACTION: None

ATTACHMENTS:
Lot line adjustment plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to the requirement to show entire lot for Lot N-15 per Chapter 155-18-B-5

Summary of Request and Background

The applicant has submitted a set of plans asking to reconfigure the lot lines between three existing lots. 0.189 acres will be added to Lot N-15; 0.189 acres will be subtracted from Lot N-16; and Lot N-8A will end up the same size. There is no change in the number of lots.

Consistency with Land Use Regulations

Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

Waiver Requests

The applicant is requesting a waiver to Chapter 155-18-B-5, which requires the entire lot be shown. The 65 acre lot is not shown in its entirety. This lot was subdivided in December of 2010, so there is a recent survey of the property.

The Planning Department supports the granting of the requested waiver because a recent survey of the lot already exists.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owner's signature to the plat.
2. Provide a digital version of the plat to the Planning Office.
3. The approval includes the granting of the waiver requested for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 155-51-A have been met.
4. The applicant shall revise the plat to add the Planning File #P11-31 to the title block.
5. The applicant shall revise the plat to label the lot lines to be eliminated or add the line style to the legend.
6. The applicant shall relocate or remove the accessory structure that would encroach on the proposed lot line near area A. Any relocation shall provide a minimum ten foot setback from all property boundaries. Proof that this has been accomplished shall be provided to the Planning Department.

ENGINEER INFORMATION

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

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

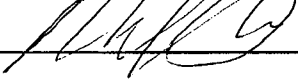
Professional License #: 9903 E-mail address: rjs@tritech.com

SIGNATURES

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

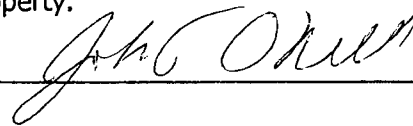
Signature of Property Owner:  Date: 7-11-11

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

Signature of Agent:  Date: 07/11/11

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 7-11-11

Abutters List

Minor Lot Line Adjustment Application
&
Amended Subdivision Plan

Changing Places LLC and Jeffrey & Anne Bean

Tax Map A, Lots 45A-2-1 & 45

Olive Meadow Lane & 517 Sixth Street
Dover, New Hampshire

Job No. 10137

Page 1 of 2

Abutters:

Map A, Lot 45-A1	James Y. Allen & Dorene J. Allen 519 Sixth Street Dover, NH 03820
Map A, Lot 45-A10	Edith H. Mitchell 9 Foxtail Ridge Dover, NH 03820
Map A, Lot 45-A11	William J. Gibney III & Tina M. Gibney 7 Foxtail Ridge Dover, NH
Map A, Lot 45-A12	Robert J. Murphy & Marilyn A. Murphy 5 Foxtail Ridge Dover, NH 03820
Map A, Lot 45A-2	Temple Israel of Dover, Incorporated PO Box 254 Dover, NH 03820
Map B, Lot 2	Russell Rogers 512 Sixth Street Dover, NH 03820
Map B, Lot 3	Todd & Denise Corley 518 Sixth Street Dover, NH 03820

Owner:

Map A, Lot 45	Jeffrey W. Bean & Anne M. Bean 517 Sixth Street Dover, NH 03820
---------------	--

Owner/Applicant:

Map A, Lot 45A-2-1	Changing Places, LLC 42J Dover Point Road Dover, NH 03820
Map A, Lot 45A-2-OPN	
Map A, Lot 45A-2-2	
Map A, Lot 45A-2-3	
Map A, Lot 45A-2-5	

Abutters List

Minor Lot Line Adjustment Application

&

Amended Subdivision Plan

Changing Places LLC and Jeffrey & Anne Bean

Tax Map A, Lots 45A-2-1 & 45

Olive Meadow Lane & 517 Sixth Street

Dover, New Hampshire

Job No. 10137

Page 2 of 2

Attorney:

Attorney James Schulte
Law Office of James H. Schulte
660 Central Avenue
Dover, NH 03820

Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

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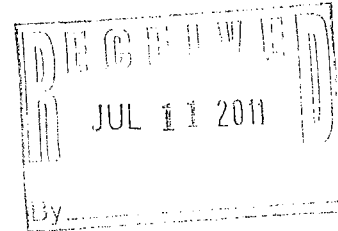
TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

July 11, 2011



Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

P11-21
Subject: Minor Lot Line Adjustment & Amended Subdivision Plan 10-50A
Changing Places LLC and Jeffrey & Anne Bean
Dover Tax Map A Lot 45A-2-1 & Lot 45
Olive Meadow Lane & 517 Sixth Street
Dover, New Hampshire
Job No. 10137

Dear Christopher:

Enclosed please find four (4) full-size and eleven (11) half-size copies of the **Boundary Line Adjustment Plan and Amended Subdivision Plan, Minor Lot Line Adjustment Application, Amended Subdivision Application, Abutters List, Abutter Labels (6 sets), Application Fee, and Waiver Request** for the above referenced project.

We are requesting a waiver to allow an R-40, 30' rear setback for Tax Maps 45A-2-1, 45A-2-2, and 45A-2-3. See accompanying Waiver Request.

We look forward to discuss this application with the Planning Board at their July 26, 2011 meeting.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

A large, stylized handwritten signature in black ink.

Robert J. Stowell, P.E., L.L.S.
President

RJS / nas
Enclosures

\\10137_PB_SubmissionLtr-BLA.doc

Waiver Request

Subdivision Regulation

Section 155.22.F, Minimum Distance form External Boundaries, Dimensional Requirements Table

Changing Places LLC

Tax Map A, Lot 45A-2-1, 45A-2-2, & 45A-2-3

Olive Meadow Lane

Dover, New Hampshire

Job No.10137

In Accordance with Chapter 155-51 Waivers, Dover Code Subdivision of Land, City of Dover, we are formally requesting a waiver from Section 155.22F. We are requesting a waiver from the 50' Buffer to a 30' rear setback for the three lots adjacent to Tax Map A, Lot 45.

The basis for the waiver request is as follows: Tax Map A Lot 45 is being subdivided with the Olive Meadow Subdivision. The lot line between the parcels is now no longer an external boundary line. The rear setback in the R-40 zone is 30'. We are requesting that Tax map A Lots 45A-2-1, 45A-2-2, and 45A0-2-3 be granted relief from the 50' buffer to the 30' R-40 rear building setback.

As required by Article VII of Chapter 155 of the Dover Code, General Requirements and Design Standards, Chapter 155-31, Minimum Standards; Waiver. A and B we state the following:

- A) Character of Land in regards to change in setback request from 50' to 30': The Land being subdivided is of such character that it can be used safely for Building purpose without danger to health or peril from fire, flood, soil failure or other hazard. The setback proposed is valid for the R-40 Zone. The owners of Tax Map A Lot 45 are receiving benefit in the form of 29,404 square feet of land area with 452.62' of frontage along Olive Meadow Road and are a part of the Olive Meadow Subdivision in that their frontage and driveway will be on the improved Olive Meadow Lane. Tax Map A Lot 45 is the sole abutter affected.
- B) Specifications for required Improvements: No required Improvements are required.

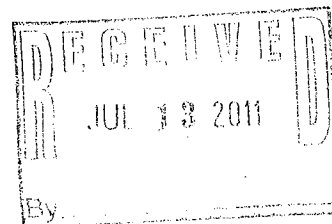
As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following for the waiver under section A) 2):

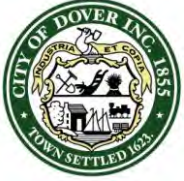
Waiver Request

Granting relief from Section 155.22.F dimensional requirement of 50' buffer to an external boundary line would carry out the spirit and intent of the regulations because of the specific circumstances relative to the subdivision.

The circumstances specific to the subdivision are as follows:

- A subdivision with the abutting lot Tax Map A Lot 45 is proposed.
- The lot line may be considered as "not" an "External Boundary Line".
- The 30' new building setback proposed is the rear setback in the R-40 Zone.
- Tax Map A Lot 45 is receiving a benefit in the form of 29,404 sq. ft. of land with 452.62 linear feet of frontage on Olive Meadow Lane.





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-50-A

Application Type:	Amendment to Open Space Subdivision Plan
Applicant(s):	Changing Places, LLC
Owner(s):	Changing Places, LLC
Location:	Olive Meadow Drive (Assessor's Map A, Lots 45A-2-1, 45A-2-3, & 45A-2-3)

INTENT: To request an amendment to a previously approved Open Space Subdivision plan to reduce the rear setback for structures from 50 feet to 30 feet for three lots.

LOTS/UNITS PROPOSED: Three single family house lots

AGENDA ITEM #: 4-E

ACREAGE: 1.455 acres

ZONING DISTRICT:
Rural Residential District – R-40

EXISTING LAND USE:
Three single family house lots

PROPOSED LAND USE:
Three single family house lots

SURROUNDING LAND USE:
Single family houses and temple

ZBA ACTION: None

ATTACHMENT: Amended Subdivision plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to the requirement that dwelling units be setback 50 feet from external boundaries per Chapter 155-22-F

Summary of Request and Background

The applicant has submitted a set of plans asking to amend the previously approved Open Space Subdivision plan to reduce the rear setback for dwelling units from 50 feet to 30 feet for three lots. There is no change in the number of lots.

The original subdivision plan was approved by the Planning Board on March 22, 2011.

Consistency with Land Use Regulations

This project is located in the Rural Residential District (R-40), which encourages open space developments for major subdivisions, with reduced lot sizes in return for the permanent preservation of open space. There is no change in the size of the lots, only in the rear setback.

STAFF RECOMMENDATION:

The Planning Department supports the request for a waiver to allow a reduction in the rear setback from 50 feet to 30 feet because only abutter that would be affected is a co-applicant in the proposed lot line adjustment that would give his lot frontage on Olive Meadow Lane. The intent of the perimeter setback requirement is to provide a buffer to abutting lots, but in this case the abutter is obtaining title to some of the buffer area and his home is more than 225 feet from any new home on these lots.

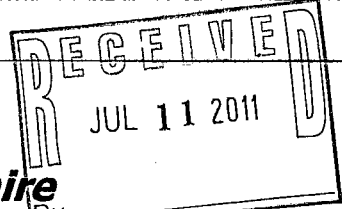
The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the amended subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor stamp and signature to the plat.
4. The applicant shall revise the plat to add a note that the 30 foot rear setback is a no-cut, no disturb buffer.
5. The approval includes the granting of the waiver requested for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 155-51-A have been met.



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION



[Revision Date: July 19, 2010]

Office Use Only Project #: P11-34 Date Received: 7/11/11
Amount Paid: 497.00 Time Received:
CL# 1758

APPLICANT INFORMATION

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

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

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): Changing Places LLC Telephone #

Address of 1st Property Owner: 42 J Dover Point Road, Dover NH 03820

Address of Property: Olive Meadow Lane & 517 Sixth Street

Assessor's Map # A Lot(s) # 45A-2-1

Property Deed: Book 2674 Page: 333

Zoning District(s) R-40 Overlay District(s) Wetland & Conservation District

Size of Existing Parcel (sq. ft.): 49,745 Size of Proposed Parcel (sq. ft.): 20,335

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Jeffrey & Anne Bean Telephone #

Address of 2nd Property Owner: 517 Sixth Street, Dover, NH 03820

Address of Property: SAME

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

Property Deed: Book 2117 Page: 558

Zoning District(s) R-40 Overlay District(s) Conservation District

Size of Existing Parcel (sq. ft.): 218,741 Size of Proposed Parcel (sq. ft.): 248,151

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corp.

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

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

SIGNATURES

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

Signature of First Property Owner: John O'Neill Date: 7-11-11

Signature of Second Property Owner: Jeffrey W. Boer Date: 7/12/11
Anne M. Boer

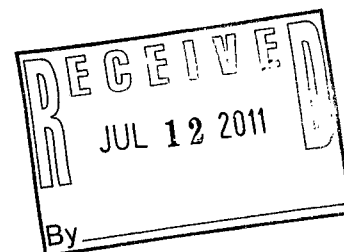
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: [Signature] Date: 07/11/11

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: John O'Neill Date: 7-11-11



Abutters List

Minor Lot Line Adjustment Application

&

Amended Subdivision Plan

Changing Places LLC and Jeffrey & Anne Bean

Tax Map A, Lots 45A-2-1 & 45

Olive Meadow Lane & 517 Sixth Street

Dover, New Hampshire

Job No. 10137

Page 1 of 2

Abutters:

Map A, Lot 45-A1	James Y. Allen & Dorene J. Allen 519 Sixth Street Dover, NH 03820
Map A, Lot 45-A10	Edith H. Mitchell 9 Foxtail Ridge Dover, NH 03820
Map A, Lot 45-A11	William J. Gibney III & Tina M. Gibney 7 Foxtail Ridge Dover, NH
Map A, Lot 45-A12	Robert J. Murphy & Marilyn A. Murphy 5 Foxtail Ridge Dover, NH 03820
Map A, Lot 45A-2	Temple Israel of Dover, Incorporated PO Box 254 Dover, NH 03820
Map B, Lot 2	Russell Rogers 512 Sixth Street Dover, NH 03820
Map B, Lot 3	Todd & Denise Corley 518 Sixth Street Dover, NH 03820

Owner:

Map A, Lot 45	Jeffrey W. Bean & Anne M. Bean 517 Sixth Street Dover, NH 03820
---------------	--

Owner/Applicant:

Map A, Lot 45A-2-1	Changing Places, LLC 42J Dover Point Road Dover, NH 03820
Map A, Lot 45A-2-OPN	
Map A, Lot 45A-2-2	
Map A, Lot 45A-2-3	
Map A, Lot 45A-2-5	

Abutters List

Minor Lot Line Adjustment Application

&

Amended Subdivision Plan

Changing Places LLC and Jeffrey & Anne Bean

Tax Map A, Lots 45A-2-1 & 45

Olive Meadow Lane & 517 Sixth Street

Dover, New Hampshire

Job No. 10137

Page 2 of 2

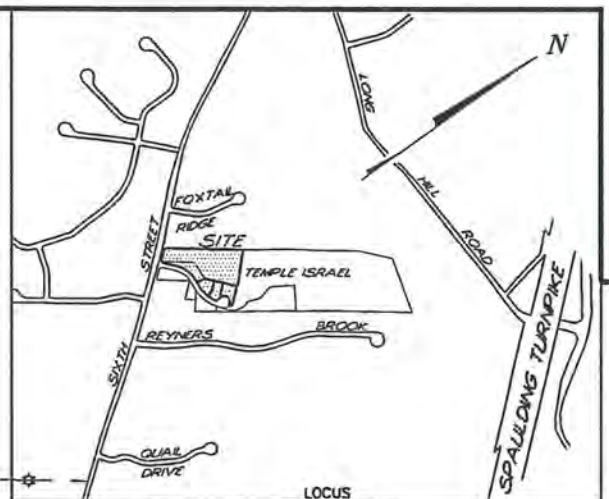
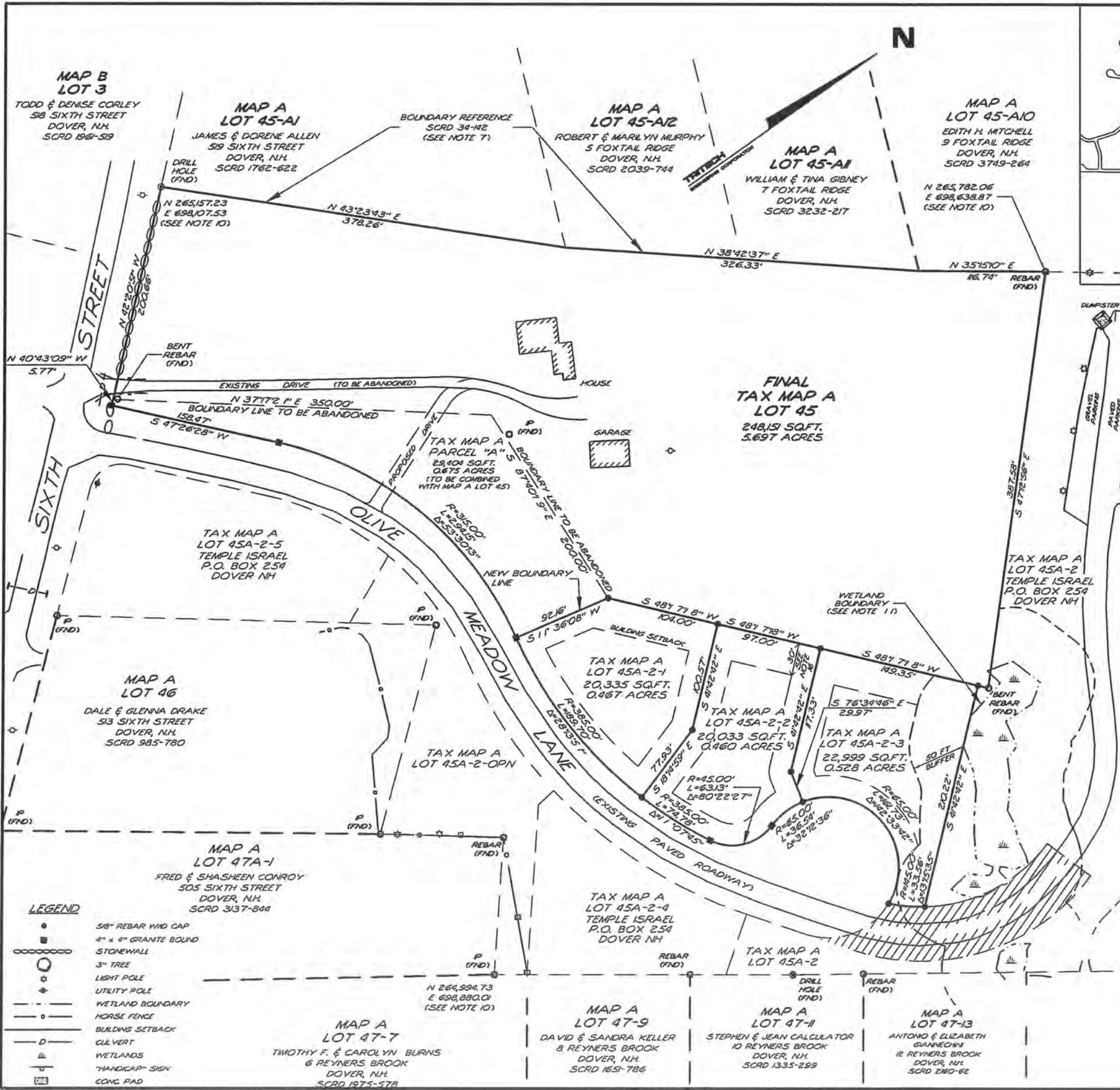
Attorney:

Attorney James Schulte
Law Office of James H. Schulte
660 Central Avenue
Dover, NH 03820

Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

\\10137_AbuttersList-BLA.doc



- NOTES (NOT TO SCALE)**
- 1.) INTENT: TO ADJUST THE PROPERTY BOUNDARIES OF DOVER TAX MAP A LOT 45 AND MAP A LOT 45A-2-1, BY TRANSFERRING PARCEL "A" (28,404 SQ.FT) FROM LOT 45A-2-1 TO LOT 45. ALSO TO AMEND THE SUBDMON PLAN TO ADJUST THE REAR BUILDING SETBACK FOR LOTS 1, 2 & 3 TO 30 FEET.
 - 2.) CURRENT OWNER OF RECORD: MAP A LOT 45: JEFFREY & ANNE BEAN, 517 SIXTH STREET, DOVER, N.H. 03820. MAP A LOT 45A-2-1, 2 & 3: CHANGING PLACES, LLC, 42J DOVER POINT ROAD, DOVER, N.H. 03820.
 - 3.) SUBJECT PARCELS ARE LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
 - 4.) TOTAL LOT AREA: MAP A LOT 45: ORIGINAL 218,741 SQ.FT. - 5.02 ACRES. PLUS PARCEL "A" 28,410 SQ.FT. - 0.675 ACRES. MINUS PARCEL "A" FINAL 248,151 SQ.FT. - 5.697 ACRES. MAP A LOT 45A-2-1: 49,745 SQ.FT. - 1.142 ACRES. MAP A LOT 45A-2-2: 20,410 SQ.FT. - 0.475 ACRES. MAP A LOT 45A-2-3: 20,335 SQ.FT. - 0.467 ACRES.
 - 5.) TAX MAP A LOT 45 & 45A-2-1, 2 & 3
 - 6.) PROJECT DEED REFERENCE: MAP A LOT 45: SCRD BOOK 2117 PAGE 558. MAP A LOT 45A-2-1, 2 & 3: SCRD BOOK 2674 PAGE 333.
 - 7.) PROJECT PLAN REFERENCE: SUBDMON PLAN PREPARED FOR QUADRANT DEVELOPMENT CO., DOVER, N.H., T.F. MORAN, INC., MARCH 1, 1988 SCRD 30A-121. PLAN OF LOTS A&B RICHARD J. & ELAINE N. DAY, DOVER, NEW HAMPSHIRE, R. W. MCORNE, MAY 1976 SCRD 17-41. PROPOSED MINOR SUBDMON LAND OF L.E.R. TRUST, LINDA E. ROSSETTI, TRUSTEE, SIXTH STREET, DOVER, N.H., BERRY SURVEYING & ENGINEERING, MARCH 10, 1988 SCRD 34-142. EXISTING CONDITIONS PLAN: TEMPLE ISRAEL, SIXTH STREET, DOVER, NEW HAMPSHIRE, TRITECH ENGINEERING CORPORATION, JUNE 16, 2003. OPEN SPACE SUBDMON PLAN: OLIVE MEADOW, 515 SIXTH STREET, DOVER, NEW HAMPSHIRE, TRITECH ENGINEERING CORPORATION, DECEMBER 2, 2010. "AS-BUILT" PLAN: TEMPLE ISRAEL, SIXTH STREET, DOVER, NEW HAMPSHIRE, TRITECH ENGINEERING CORPORATION, NOVEMBER 24, 2004.
 - 8.) ZONING: R-40. MIN. LOT SIZE: 40,000 SQ.FT. MIN. FRONTAGE: 150 FT. MIN. SETBACKS: FRONT: 40 FT. SIDE: 25 FT. REAR: 30 FT. MAX. LOT COVERAGE: 10 % MAX. BLD HEIGHT: 35 FT. OPEN SPACE: MIN. LOT SIZE: 20,000 SQ.FT. MIN. FRONTAGE: 40 FT. MIN. SETBACKS: FRONT: 20 FT. SIDE: 20 FT. REAR: 20 FT. EXISTING ROADS: 100 FT. EXISTING STRUCTURES: 100 FT. EXTERNAL BOUNDARIES: 50 FT.
 - 9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 37,000, AND WAS ACCOMPLISHED USING A SOKKIA SET3100 TOTAL STATION, DURING THE MONTH OF DECEMBER, 2002.
 - 10.) BASIS OF BEARING: DOVER GIS STATIONS 189 AND 190 WERE OCCUPIED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.
 - 11.) DURING THE MONTH OF SEPTEMBER, 2010 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #163, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-2:1.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987) ON THIS SITE WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO POORLY DRAINED SOILS WERE FOUND.
 - 12.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 03300, MAP NO. 33017C03100, DATE: 5-17-2005).
 - 13.) THE FINAL SUBDMON PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
 - 14.) MAP A LOT 45A-2 MAY BE SUBJECT TO RIGHT-OF-WAY AS DESCRIBED IN SCRD 383/29, LOCATION UNKNOWN.
 - 15.) ACCESS TO OLIVE MEADOW LANE FROM TAX MAP A LOT 45 SHALL BE PERMITTED FOR THE EXISTING SINGLE FAMILY RESIDENCE ONLY.
 - 16.) THE REAR BUILDING SETBACK FOR TAX MAP A LOTS 45A-2-1, 45A-2-2 & 45A-2-3 TO BE ADJUSTED FROM A 50 FOOT BUFFER TO A 30 FOOT BUILDING SETBACK.

TRITECH ENGINEERING CORPORATION

700 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03802
TELEPHONE 603 748 8707
FAX 603 748 8630

BOUNDARY LINE ADJUSTMENT PLAN AND AMENDED SUBDIVISION PLAN

CHANGING PLACES, LLC

AND JEFFREY & ANNE BEAN

515 SIXTH STREET

DOVER, NEW HAMPSHIRE

JULY 11, 2011 SCALE: 1" = 50'

SHEET NO. 5-1

REVISIONS: DATE: DESCRIPTION:



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-34

Application Type:	Minor Lot Line Adjustment
Applicant(s):	Changing Places, LLC
Owner(s):	Changing Places, LLC and Jeffrey & Anne Bean
Location:	Olive Meadow Drive and 517 Sixth Street (Assessor's Map A, Lots 45 & 45A-2-1)

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

LOTS/UNITS PROPOSED: Two single family house lots

AGENDA ITEM #: 4-F

ACREAGE: 6.164 acres

ZONING DISTRICT:
Rural Residential District – R-40

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

PROPOSED LAND USE:
Two single family house lots

SURROUNDING LAND USE:
Single family houses and temple

ZBA ACTION: None

ATTACHMENT: Lot Line Adjustment plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a set of plans asking to reconfigure the lot lines between two existing lots. 0.675 acres will be transferred from Lot A-45-A-2-1 to Lot A-45. There is no change in the number of lots.

The original subdivision plan was approved by the Planning Board on March 22, 2011.

Consistency with Land Use Regulations

Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures 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 #P11-34 to the title block.
5. The applicant shall revise the plat to relocate the proposed driveway to the Bean lot to enter onto Olive Meadow Drive in a location where the road width is 24 feet or extend the 24 foot road width to the proposed driveway location.



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

RECEIVED
JUL 11 2011

Office Use Only Project #: 21-33 Date Received: 7/11/11
Amount Paid: \$420.00 Time Received: _____

APPLICANT INFORMATION

Name of Applicant: CHRIS BERRY, BERRY SURVEYING Telephone # 332-2863
Address of Applicant: 335 2ND CROWN PT RD. BARRINGTON, NH 03825

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): FENTON GROSZ Telephone # 335-1664
Address of 1st Property Owner: 75 CHARMAN DRIVE, ROCHESTER NH
Address of Property: JENNESS STREET (75 CENTRAL AVE.)
Assessor's Map # 17 Lot(s) # 56
Property Deed: Book 3932 Page: 632
Zoning District(s) R-12 Overlay District(s) _____
Size of Existing Parcel (sq. ft.): 12,039 Size of Proposed Parcel (sq. ft.): 12,039

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): DAVID GROSZ Telephone # _____
Address of 2nd Property Owner: 67 CENTRAL AVE DOVER NH
Address of Property: 67 CENTRAL AVE.
Assessor's Map # 17 Lot(s) # 56A
Property Deed: Book 3932 Page: 650
Zoning District(s) _____ Overlay District(s) _____
Size of Existing Parcel (sq. ft.): 9,922 Size of Proposed Parcel (sq. ft.): 9,922

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.): DAVID A. BERRY, C.L.S. # 328
BERRY SURVEYING, INC.
Address 335 2ND CROWN PT RD. BARRINGTON Telephone #: 332-2863
Professional License #: 328 E-mail address: CRBERRY@METROCAST.NH

Amount Paid _____

Date Received _____

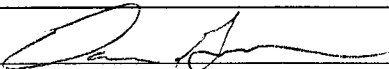
Account # _____

Time Received _____

**CITY OF DOVER
MINOR LOT LINE ADJUSTMENT
APPLICATION**

Name of Applicant: David Green Phone # 603-817-9354

Address of Applicant: 67 Central Ave Dover N.H.

Signature of Applicant(s) 

Name of Property Owner: David Green

Address of Property Owner: 67 Central Ave

Signature of Property Owner (s) 

Square footage of original lot 9891

Square footage of newly created area 9891 +/- 30'

Assessor's Map #: 17 Lot #: 56 and 56a

Zoning District: R-12

Professional Certification

Preparer of Plat _____

Phone #: _____ Profession _____

SIGNATURES

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

Signature of First Property Owner: _____ Date: _____

Signature of Second Property Owner: Fenton Brown _____ Date: 7-16-11

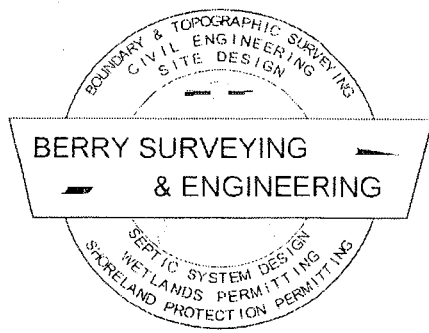
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____



BERRY SURVEYING & ENGINEERING

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

July 11, 2011

Abutters List

Owner of Record

Tax Map 17, Lot 56

Fenton Groen
75 Chapman Drive
Rochester, NH 03839

Tax Map 17, Lot 56A

David Groen
67 Central Avenue
Dover, NH 03820

Abutters

Tax Map 15, Lot 72

Tiffany Fuller
54A Central Avenue
Dover, NH 03820

Tax Map 15, Lot 73

Edmund J. JR. & Walter M. McCabe
29 Lincoln Street
Dover, NH 03820

Tax Map 15, Lots 74

Todd & Julie Vanaken
68 Central Avenue
Dover, NH 03820

Tax Map 15, Lot 75

Steven Sheehan & Dana R. Deroy
70 Central Avenue
Dover, NH 03820

Tax Map 15, Lot 76

Raymond G. Larocca
76 Central Avenue
Dover, NH 03820

Tax Map 15, Lot 77

Memcare LLC
187 Old Stage Road
Sanbornville, NH 03872

Tax Map 15, Lot 78

Dover Point Village LLC
10 Waterloo Circle
Dover, NH 03820

Tax Map 17, Lot 57

Brain R. Calder
65 Central Avenue
Dover, NH 03820

Tax Map 17, Lot 65

Kerie Kenison & Maureen Tracy
4 Emmet Road
Dover, NH 03820

Tax Map 17, Lot 53

Carol E. Bitov
6 Emmet Road
Dover, NH 03820

Tax Map 17, Lot 54

William T. Goldstein
35 Third Street
Dover, NH 03820

Tax Map 17, Lot 55

Robert M. Koutelis
7 Stark Avenue
Dover, NH 03820



BERRY SURVEYING & ENGINEERING

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

Tax Map 19, Lot 52-1

City of Dover
288 Central Avenue
Dover, NH 03820

Tax Map 19, Lot 61

Michael J. Reardon & Sonja N. Nelson
13 Cortland Drive
Greenland, NH 03840

Tax Map 19, Lot 62

Yvette & Richard McKenney
2 1/2 Stark Avenue
Dover, NH 03820

Tax Map 19, Lot 63

James R. & Jeffery D. Carlson
73 Dover Road
Durham, NH 03824

Tax Map 19, Lot 64

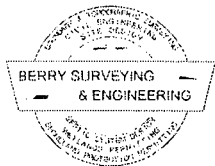
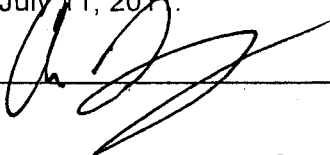
Christopher J. Anderson
552 Rollins Road
Rollinsford, NH 03869

Professionals:

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

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form completely and submit to the Department of Development Services by the application deadline. I certify that the names and addresses listed above have been verified against the City Of Dover database on July 11, 2011.

Applicant or Agent signature: _____

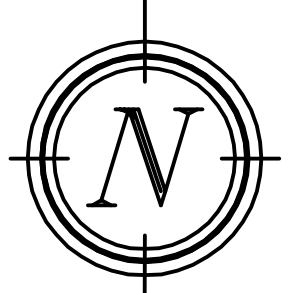


BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

JENNESS STREET

4" STONE BOUND ~FND~
W/ DRILL HOLE

N/F KOUTELIS, ROBERT M.
7 STARK AVE
DOVER, NH 03820
TAX MAP 17, LOT 55
S.C.R.D.: BOOK 3772, PAGE 774



CENTRAL AVE

N/F GOLUSTEIN, WILLIAM T.
35 THIRD STREET
DOVER, NH 03820
TAX MAP 17, LOT 54
S.C.R.D.: BOOK 2974, PAGE 387

N/F BITOU, CAROL
6 EMMET ROAD
DOVER, NH 03820
TAX MAP 17, LOT 53
S.C.R.D.: BOOK 2371, PAGE 340

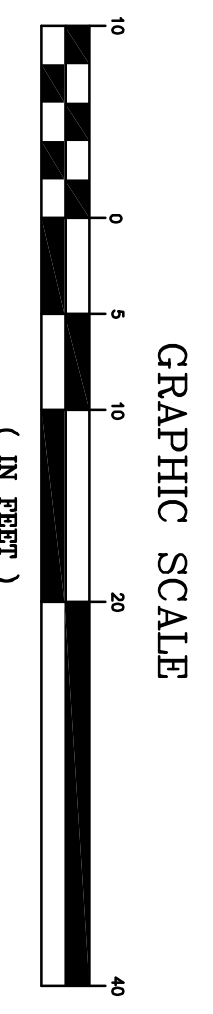
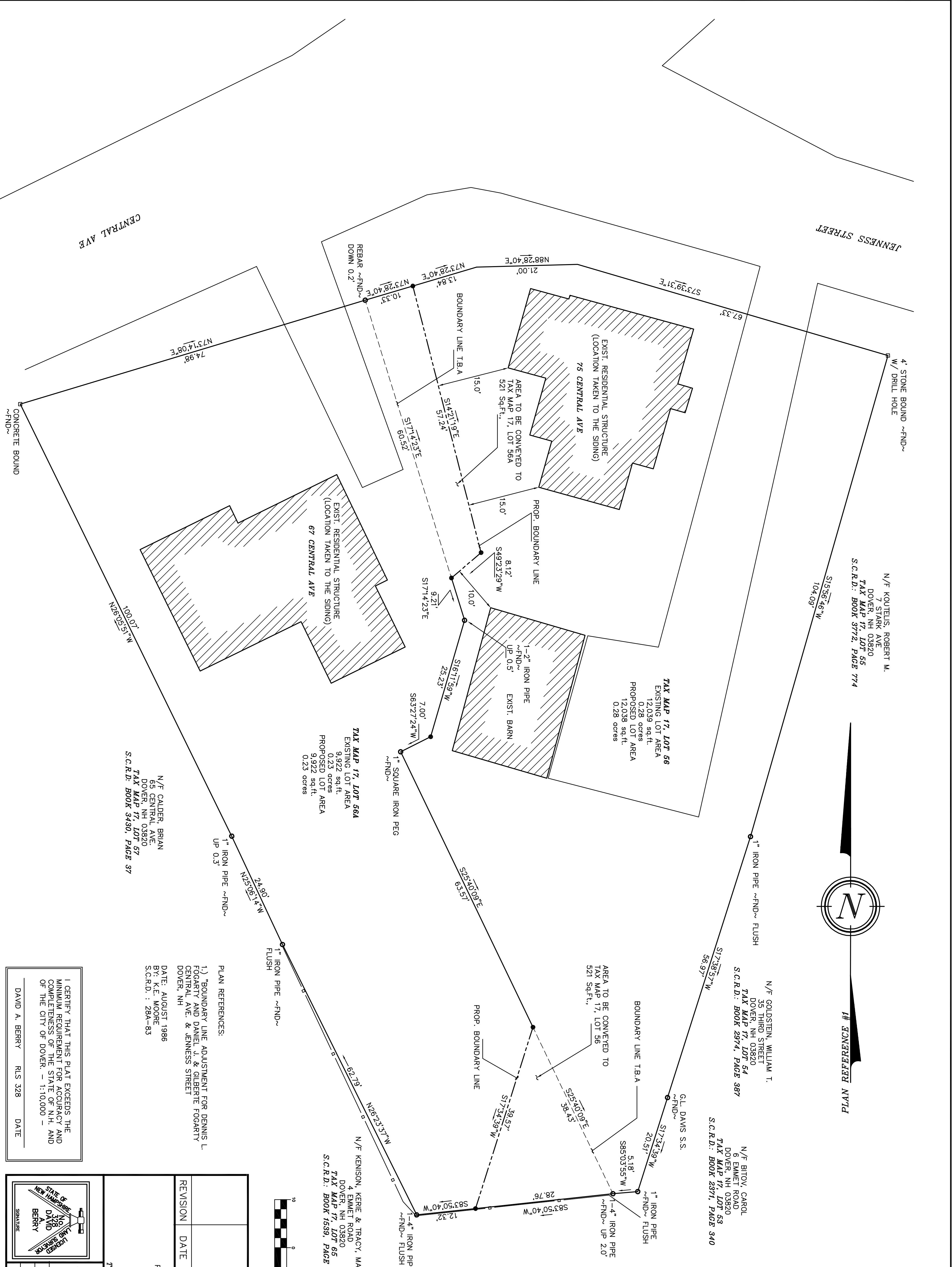
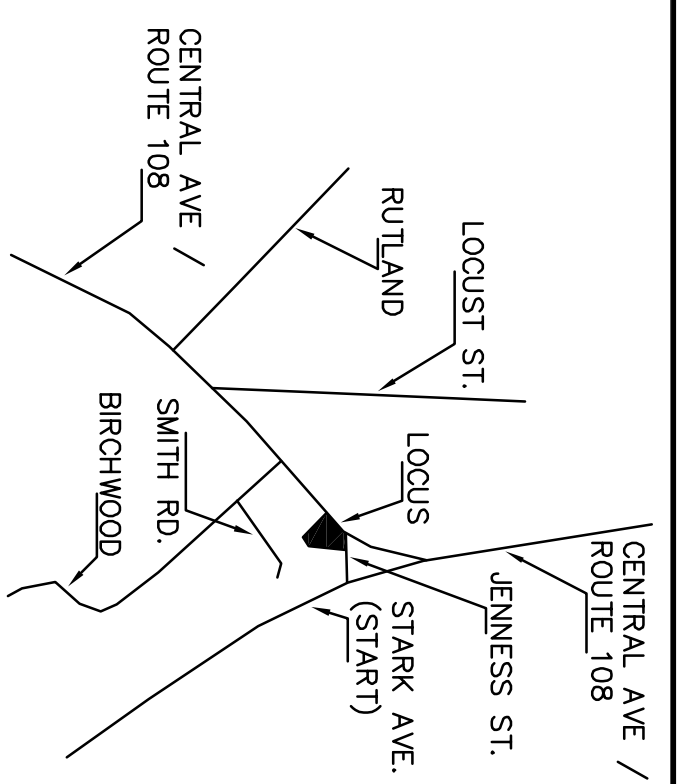
TAX MAP 17, LOT 56
EXISTING LOT AREA
12,039 sq.ft.
PROPOSED LOT AREA
12,038 sq.ft.
0.28 acres

1-2" IRON PIPE
~FND~
UP 0.5'
EXIST. BARN

TAX MAP 17, LOT 56A
EXISTING LOT AREA
9,922 sq.ft.
PROPOSED LOT AREA
9,922 sq.ft.
0.23 acres

N/F GALDER, BRIAN
65 CENTRAL AVE
DOVER, NH 03820
TAX MAP 17, LOT 57
S.C.R.D.: BOOK 3430, PAGE 37

- NOTES:
- 1.) OWNER: FENTON & SHIRLEY GROEN
75 CHAPMAN DRIVE
ROCHESTER, N.H. 03867
 - 1A.) TAX MAP 17, LOT 56
 - 1B.) S.C.R.D. BOOK 3932, PAGE 632
 - 1C.) EXISTING TOTAL AREA: 12,039 Sq.Ft., 0.27Ac.
 - 1D.) PROPOSED TOTAL AREA: 12,039 Sq.Ft., 0.27Ac.
 - 2.) OWNER: DAVID & DESTINY GROEN
67 CENTRAL AVE
DOVER, NH 03820
 - 2A.) TAX MAP 17, LOT 56A
 - 2B.) S.C.R.D. BOOK 3932, PAGE 630
 - 2C.) EXISTING TOTAL AREA: 9,922 Sq.Ft., 0.23Ac.
 - 2D.) PROPOSED TOTAL AREA: 9,922 Sq.Ft., 0.23Ac.
 - 3.) THE PURPOSE OF THIS PLAN IS TO CREATE AN EQUAL LAND TRANSFER BETWEEN THE TWO PARCELS SHOWN
 - 4.) ZONING DISTRICT: R12
FRONTAGE ~ 100.0'
FRONT SETBACK ~ AVERAGE
SIDE SETBACK ~ 15.0'
REAR SETBACK ~ 30.0'



PLAN REFERENCES:
1.) "BOUNDARY LINE ADJUSTMENT FOR DENNIS L. FOGARTY AND DANIEL J. & GILBERTIE FOGARTY CENTRAL AVE. & JENNESS STREET DOVER, NH

DATE: AUGUST 1986
BY: K.E. MOORE
S.C.R.D.: 28A-83

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H., AND OF THE CITY OF DOVER. - 1:10,000 -
DAVID A. BERRY RLS 328 DATE

REVISION	DATE	DESCRIPTION
		PROPOSED LOT LINE REVISION FOR FENTON & SHIRLEY GROEN & DAVID & DESTINY GROEN 75 & 67 CENTRAL AVE DOVER, NH

BERRY SURVEYING & ENGINEERING
148 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863
SCALE: 1 IN. EQUALS 10 FT.
DATE: JULY 11, 2011
FILE NO.: DB 2011-093

STATE OF NEW HAMPSHIRE
LICENSED PROFESSIONAL SURVEYOR
DAVID A. BERRY
SIGNATURE

P11-33



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-33

Application Type: Minor Lot Line Adjustment
Applicant(s): Berry Surveying & Engineering
Owner(s): Fenton & David Groen
Location: 67 & 75 Central Avenue (Assessor's Map 17, Lots 56 & 56A)

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

LOTS/UNITS PROPOSED: Two single family house lots

AGENDA ITEM #: 4-G

ACREAGE: 0.51 acres

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

EXISTING LAND USE:
Two single family houses

PROPOSED LAND USE:
Two single family houses

SURROUNDING LAND USE:
Single family houses; duplexes, and offices

ZBA ACTION: None

ATTACHMENT: Lot Line Adjustment plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a set of plans asking to reconfigure the lot lines between two existing lots, transferring equal 521 square feet parcels between the two lots. There is no change in the number of lots.

Consistency with Land Use Regulations

Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures 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 #P11-33 to the title block.
5. The applicant shall revise the plat to add the owner information for the two abutters across Central Avenue.
6. The applicant shall revise the plat by labeling the driveways.