CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, September 27, 2011**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 13, 2011 Regular Meeting Minutes.

3. OLD BUSINESS

A. Discussion and possible vote on a Site Review and a Conditional Use application 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 and P11-14)

B. Discussion & Review of Land Use Amendments.

4. NEW BUSINESS

A. Consideration and acceptance of a Site Plan Review of land for MSC Civil Engineers & Land Surveyors, Inc. (Owner: The New Meadows, Inc.) Assessor's Map 4, Lot 35-D, zoned RM-SU/B-4, located at 1 Lilac Lane. (Proposed storage units) *(P11-38)

B. Consideration and acceptance of a Site Plan Review of land for Changing Places, LLC (Owner: Marcia Wentworth Revocable Trust) Assessor's Map 28, Lot 9-C, zoned Office, located at 6 Brick Road. (24 Townhouse Units w/parking spaces & infrastructure) *(P11-42)

C. Discussion and acceptance on a Conditional Use Permit for Graystone Builders, Inc., Assessor's Map E, Lot 50-4, zoned R-40, located at Pacific Drive. *(P11-44)

D. Consideration and acceptance of a Minor Subdivision of land for Roland Royer, Assessor's Map L, Lot 73-C, zoned R-20, located at 14 Royer Lane. *(P11-45)

E. Consideration and acceptance of a Minor Lot Line Adjustment of land for Dahn & Norma Tibbett and John Janetos, Assessor's Map N, Lot 13 & 13-B, zoned R-40, located at Gulf Road & Country Club Estates Drive. *(P11-46)

F. Consideration and acceptance of a Minor Lot Line Adjustment of land for Jonathan P. Towle & Karen A. Towle Rev.Trust, Assessor's Map I, Lot 4-A & Lot 67-B, zoned R-12, located at Leathers Lane and 62 Back River Road. *(P11-47)

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, September 13, 2011**
Meeting Time:	**7:00 pm**

Members Present: Marcia Gasses (Chair), Frank Torr (Vice Chair), Tom Clark, Dean Trefethen, Dave White, Linda Merullo, Lee Skinner, Gary Green (Alternate),
Members Not Present: Ron Cole, Jake Forget (Alternate)

Staff Present: Christopher Parker (Planning Director), Gail Pare (Recording Secretary)

The Chair called the meeting to order at 7:02 pm

1. CITIZENS' FORUM

Citizens Forum Open. Nobody addressed the board. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- July 26, 2011 Regular Meeting Minutes.

Motion: G.Green motioned to approve the July 26, 2011 minutes. L.Merullo seconded. Vote: U/A.

- August 23, 2011 Regular Meeting Minutes.

G.Green requested a correction on page 5 of 10 to change the statement made by Attorney McNeil regarding that the property *not* be treated uniquely.

Motion: F.Torr motioned to approve the August 23, 2011 minutes with amendments. Seconded by G.Green. Vote: U/A.

3. OLD BUSINESS

A. Consideration and acceptance of a Conditional Use Permit for Aranco Oil Company, Assessor's Map 38, Lot 28, zoned B-3, located at 874 Central Avenue. (increase on site impervious area) (P11-30)

B. Consideration and acceptance of a Site Plan Review of land for Aranco Oil Company, Assessor's Map 38, Lot 28, zoned B-3 located at 874 Central Avenue. (demo existing structure & construct a 2,800 sq. ft. convenience store & gasoline sales) (P11-35)

Attorney Malcolm McNeil discussed both items.

Attorney McNeil represented the applicant and summarized the site plan and conditional use plan as submitted. He introduced members from Aranco Oil (Floyd Hayes), Ambit Engineering (John Chagnon) and Ranson Environmental (Steve Rickerich). He explained the upgrade to the property and the significant improvement to this area. The canopy fascia size has been reduced. He stated there is a new landscape proposal being done, where none existed; and a drainage system proposal being done where none existed. There are no wetlands on the site and no ZBA action necessary. The only discretionary relief was a conditional use permit to be addressed. New sidewalks and lighting were also discussed. Improvement and makes Central Avenue look better. He thanked Mr. Green for his amendments to the record.

Motion: G.Green made the motion to remove both items from the table. Seconded by F.Torr. Vote: U/A.

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Atty. McNeill discussed the additional drainage system proposal and the Conditional Use Permit. He stated the Conditional Use Permit was recommended by the Conservation Commission at July 11, 2011 meeting and was unanimously approved the Conditional Use Permit.

John Chagnon (Ambit) showed G.Green the drinking water well location.

Atty. McNeill continued to discuss the Site Plan and spoke about: drainage improvements, zoning issues, the B-3 district, the lighting, the canopy and the convenience store plan. Fencing was proposed and goes beyond what is required. There is a waiver required for paving within 5 ft of the rear property; and the City feels the paving waiver is reasonable, and the planning department supports the waiver. The Developer feels that what has been provided has been reasonable and has gone beyond what is required by the City.

G.Green stated that he is happy with the upgrade to the site. He asked what type of customer uses Diesel and he feels the store will be more of a destination compared to the old station. He also feels there is a concern with traffic flow and if there will be large diesel rigs using the station. Previous comments from the August meeting had concerned congestion, traffic conflicts exiting left across Central Ave and questioned traffic flows. He then suggested a one way in and one way out traffic flow.

Atty. McNeill feels if a traffic study was needed, they would have done one. His clients want to be treated the same as other businesses along Central Ave.

C.Parker commented on the site walk, and tightening up the entrance. Traffic on Central Ave continues to be constant and the department does not feel the need for reviewing of the access patterns and stated a traffic pattern change is not necessary.

L. Merullo asked about traffic pattern and proposed a one way in and one way out.

C.Parker stated it was not suggested early in plan and it is not being considered. A traffic pattern change is not necessary.

D.Trefethen commented on current traffic pattern and feels signage would not change how people react to traffic pattern.

Chair Gasses is happy with the two ways in and out, based on personal experience. She supports the traffic pattern proposed and agrees with the marketing concept as a destination.

Re-open Public Hearing. Nobody addressed the Board. Public Hearing Closed.

C.Parker noted that staff recommends that the Planning Board grant the Conditional Use Permit with no conditions of approval. Item A Vote: (P11-30):

Motion: T.Clark made the motion to approve. Seconded by F.Torr. Vote: U/A

C.Parker states that staff recommends the site plan approval 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.

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3. The approval includes the granting of the waiver for paving within five feet of the lot line for the reasons stated by the applicant and the Planning Department. The Board finds that the criteria of Chapter 149-19-A have been met.
4. The applicant shall revise the lighting plan to comply with Chapter 149-14-E-2.
5. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
6. The applicant shall agree that all on-site vehicle storage will terminate.
7. The applicant shall revise Sheet C-3 to show the electrical line underground.
8. The applicant shall revise the plans to extend the retaining wall to the front property line.
9. The applicant shall revise the plans to depict painted lane lines and arrows at the both entrances.
10. The applicant shall revise the plans to relocate the sidewalk by the southern entrance to the east of the utility pole.
11. The applicant shall revise the plan to show the replacement of the sidewalk from the northernmost driveway of map 38, lot 29 to the northern property line of the subject lot with a concrete sidewalk.

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

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

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

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

L.Merullo questioned condition #9 and clarified the painted lines and arrows are on the site and not on Central Avenue. There will not be changes to the existing lines on Central Avenue.

Item B Vote (P11-35):

Motion: G.Green motioned to approve with staff conditions. Seconded by F.Torr. Vote U/A

C. Consideration and acceptance of a Site Plan Review of land for LDSJ Holdings, LLC (Owner: Beulah Eldredge & Betharlene Weeden Miller, Trustees, Weeden Family Revocable Trust) Assessor's Map D, Lots 16 & 16-A, zoned B-4, located at 385 Sixth Street. (Construction of a 5,544 sq. ft. Dental Clinic Building) * (P11-37)

Motion: F.Torr motioned to remove from the table. D.Trefethen seconded. Vote: U/A.

Dr. Josh Howard spoke about the Sixth Street Dental Office. He introduced Jones & Beach Engineers (Jonathan Ring) and Warren Street Architects (Jonathan Halle).

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Jonathan Ring spoke in regards to the plans submitted and feels they have met all the requirements. He introduced Jonathan Halle who was at the site walk the previous day. Mr. Ring expressed concern with proposed condition #9 recommended by staff.

C.Parker explained condition #9 regarding vegetation issues and the intention to work with the applicant to retain mature vegetation as part of the landscape plan.

Dr. Howard stressed he wants to make sure that the general public can still visibly see the facility.

Mr. Ring identified on the plans, the bull pines along Sixth Street. The proposal is to leave all the natural buffers along both sides of the property. Mr. Ring feels there should be grading changes and states they have met all the requirements of the ordinance.

C.Parker stated the board wants to find balance and work through the landscape concerns and work with the developer. He stated that the Planning Department recommends that the Planning Board approve the Site Plan with staff conditions.

L.Merullo commented on the lack of a site walk and feels strongly there should always be a site walk.

Chair Gasses stated the applicant showed a virtual site walk and the board is familiar with this area. She states that the residents and other businesses along Sixth Street, many who have large setbacks, and people still find the buildings. The board is looking to blend the current residences and businesses along Sixth Street.

G.Green commented about the Planning Department and feels it always goes out of its way to work with people. He is confident that C.Parker (Planning Director) will treat everybody fairly.

Dr. John Howard thanked the board for working with him towards the end goal.

Re-open public hearing

Jeff Weeden, 387 Sixth Street reiterated that he feels C.Parker is fair and the dental facility would be a great project. He also thanked Dr. Howard and feels it would be a great asset to the city.

Public hearing closed.

C.Parker noted that staff supports the approval of the site plan with the following conditions.

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall have the subdivision plat (P11-36) recorded at the Strafford County Registry of Deeds.
4. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
5. The approval includes the granting of the requested TDR waiver for development within the wetland and pond setbacks, per Chapter 170-27.2, F-4.

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6. The approval includes the granting of the licensed landscape architect waiver for the reasons stated by the applicant and the Planning Department. The Board finds that the criteria of Chapter 149-19-A have been met.
7. The applicant shall amend sheet D-1 of the plan to revise the sewer and drainage trench details by specifying stone bedding only.
8. The applicant shall amend sheet D-1 of the plan to revise the sloped granite detail by specifying asphalt instead of concrete.
9. The applicant shall revise sheet LA1.1 of the plan to identify any existing trees that will be preserved in the front of the lot between the street and the parking lot. The revised landscape plan shall be reviewed and approved by the Planning Department and City Engineer.

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

10. The applicant shall contribute funds in the amount of $3,768 to the City for traffic signal improvements to the Indian Brook Drive/Sixth Street and Venture Drive/Sixth Street intersections. This amount is the development's fair share based on an impact calculation using a rational nexus approach.
11. The applicant shall provide the proposed wording for the deed restriction for the TDR sending area. This document shall be reviewed by the Planning Department, with consultation by the City Attorney on the proper form of the document. The executed deed shall be recorded at the Strafford County Registry of Deeds.
12. The new building shall pay the current impact fees in place at the time of building permit application.
13. The new building shall be assessed the current water/sewer investment fees in place at the time of building permit application.
14. Construction hours shall be limited to Monday-Friday 7am-6pm, and Saturday and Sunday 8am-5pm. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

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

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

D.Trefethen noted that condition #14 states the hours are different from the previous application. He questioned the hours of construction listed in the conditions on Saturday/Sunday hours. The previous hours stated 7am to 5 pm. He also questioned condition #9, questioned preserving existing vegetation vs. picking a few mature trees.

Motion: F.Torr made the motion to approve with staff conditions. Seconded by T.Clark. Vote: U/A

D. Consideration and possible vote of a request for a 90-day extension for John & Caroline McGlone, Assessor's Map I, Lot 124, zoned R-40, located at 25 Piscataqua Road (P09-16A) (5 lots) previously approved on 8/24/10. (A 90 day extension was granted on 5/24/11 to expire on 8/24/11).

C.Parker discussed the delay. Mrs. McGlone requested an additional 90-day extension due to a legal reason.

T.Clark confirmed the expiration date. (90 days from 8/24/11)

L.Skinner mentioned that this was the 5th extension.

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C.Parker states this would be the last extension.

G.Green asked if there were any changes within the Land Use regulations.

C.Parker states the projects still complies with all regulations at this time.

Motion: F.Torr made the motion to grant the 90-day extension. G.Green seconded. Vote: U/A

4. NEW BUSINESS

A. Dover Point Road 252, LLC. Conditional Use Permit Discussion and possible vote on a Conditional Use Permit for Dover Point Road 252, LLC, Assessor's Map K, Lot 25, zoned B-3, located at 38 Dover Point Road. (2,282 sq. ft. of pavement within the wetland buffer) * (P11-43)

B. Discussion and possible vote on a Site Plan Review of land for Dover Point Road 252, LLC, Assessor's Map K, Lot 25, zoned B-3, located at 38 Dover Point Road. (Construction of a 22,330 sq. ft. Parking Lot) * (P11-41)

Dave White recused himself from these two items.

Both items will be discussed with separate votes and conditions.

Bob Stowell from Tritech Engineering, representing the applicant spoke. He introduced Doug LaRosa (Tritech Engineering) and Charlie Reid (Principal of the LLC) and Attorney Sean O'Connell. Mr. Stowell states that they have been through the TRC process. They have also been to the Conservation Commission regarding the Conditional Use Permit, both giving favorable outcomes. They are requesting a waiver regarding 5 ft setbacks. He discussed the proposal which includes overlaying the existing gravel with pavement.

C.Parker spoke about the Conditional Use Permit, and no need for a larger site plan review. This project is an improvement project.

B.Stowell discussed the gravel plans.

L.Merullo questioned any drainage impacts.

C.Parker states existing sewer lines and drainage do not need changes.

D.Trefethen questioned the catch basin.

L.Skinner commented on the parking lot size and proposal and asked the engineers about infiltration, gravel and runoff .

B.Stowell explained the stormwater maintenance plan, runoff, and gravel.

Motion: D.Trefethen made the motion to accept the application on item A – (P11-43). Seconded by L.Skinner. Vote: U/A

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Motion: D.Trefethen made the motion to accept the application on Item B. (P11-41) Seconded by L.Merullo. Vote: U/A

Public hearing open on both items A & B. Nobody addressed the board. Public hearing closed.

C.Parker noted that planning staff recommends approval for the conditional use permit without any conditions of approval. (P11-43)

Motion: L.Skinner made the motion to approve Item A – (P11-43). Seconded by L.Merullo. Vote: U/A

C.Parker noted that the planning staff recommends approval of the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The approval includes the granting of the requested waiver to allow paving within five feet of the side property line for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 149-19-A have been met.
4. The applicant shall revise the plan to delete notes C-8 and C-16.
5. The applicant shall revise the plat to add the plan number P11-41 to the title block on all sheets.

Motion: G.Green made the motion to approve Item B - P11-41 with staff conditions. Seconded by T.Clark. Vote: U/A

C. Presentation by Strafford Regional Planning Commission on Fluvial Erosion Hazards.

C.Parker introduced Kyle Pimental of Strafford Regional Planning Commission as guest speaker as a workshop item.

K.Pimental gave a brief overview of the program and its impact on the Cochecho River in the area and other waterways within NH. He also introduced Lorie Chase of Cochecho River LAC. They both spoke on the subject of Fluvial Erosion within the State of N.H. There is a high priority for state fluvial erosion programs. He discussed the benefits of the program. The contact for the program is Shane Csiki for Fluvial Geomorphology at www.des.nh.gov.

D.Trefethen asked about funding. Funding would be provided by the DES and FEMA.

Lorie Chase spoke briefly in regards to the Cochecho River, public safety and health and a corridor management program.

5. STAFF COMMENTS

- C.Parker gave out a confidential letter and spoke briefly about the City Attorney with update on progress with Gladiola.
- 9/27/11 revisit zoning amendments, Land Use regulations – EPA workshop
- Bruce Woodruff is taking a job as Town Planner for Moultonborough, after 20+ years. There will be a going-away party for Mr. Woodruff.

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6. COMMITTEE REPORTS

L.Skinner – An update was given on the Stearing Committee for the Conservation Chapter of the Master Plan.

Congratulations to C.Parker for being named the Northern N.E. Planner of the Year, at the awards ceremony this past week in Vermont.

7. ADJOURNMENT

Motion: Green motioned to adjourn the meeting at 8:47 pm pm. Seconded by Merullo. Vote: U/A

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-13

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

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

LOTS/UNITS PROPOSED: 11 multi-family units

AGENDA ITEM #: 3-A

ACREAGE: 9.18 acres

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

EXISTING LAND USE: 4-unit multi-family building

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

SURROUNDING LAND USE:
Multi-family Residential/Single Family

ZBA ACTION: None

ATTACHMENTS:
Site plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Notices were sent by first class mail to all abutters

PERMITS REQUIRED:
- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

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

Summary of Request and Background
The applicant has submitted a set of plans for review of the two proposed multi-family buildings and 37 new parking spaces. The project will be serviced by municipal water and sewer.

The applicant appeared before TRC on April 14, 2011. The Planning Board accepted the application on May 10, 2011 and conducted a site walk on May 14, 2011

The applicant has applied for a waiver one to allow a 20-foot wide driveway where the regulations require 24 feet. The reduced width will significantly reduce the amount of wetland impact and a sidewalk is included for pedestrian safety. The Planning Department supports this 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 primarily in the RM-SU District, which has as its purpose to provide an environment suitable for a variety of moderate density housing types, including multi-family. These districts are suburban neighborhoods located along major roadways outside of the center of the City. This plan is consistent with those regulations.

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

Conditions to Be Met Prior to Signing of Plans:
1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add the surveyors and engineers stamps and signatures to all appropriate sheets.
4. The approval includes the granting of the waiver for a driveway width of 20 feet where 24 feet is required for the reasons stated by the applicant and the Planning Department. The Board finds that the criteria of Chapter 149-19-A have been met.
5. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
6. The applicant shall revise sheet #4 to correct the zoning district from RM-20 to RM-SU.
7. The applicant shall revise sheet #5 to correct notes #6, 33 and 36.

8. The applicant shall revise the plan to add an additional 800 square feet of passive recreation to the site.
9. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.
10. The applicant shall provide the Planning Department with proof that the existing wetlands violation has been resolved to the satisfaction of the NH Department of Environmental Services Wetlands Bureau.

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

11. The new building shall pay the current impact fees in place at the time of building permit application.
12. The new building shall be assessed the current water/sewer investment fees in place at the time of building permit application.
13. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

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

14. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
15. In lieu of on-site active recreation, the applicant shall contribute the amount of $4,000 to the City for improvements to recreational facilities at Morningside Park or Shaws Lane.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-14

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

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

LOTS/UNITS PROPOSED: 11 multi-family units

AGENDA ITEM #: 3-A

ACREAGE: 9.18 acres

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

EXISTING LAND USE: 4-unit multi-family building

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

SURROUNDING LAND USE:
Multi-family Residential/Single Family

ZBA ACTION: None

ATTACHMENTS: None

APPLICATION IS COMPLETE:
The Planning Board accepted the application on May 10, 2011.

NOTICES SENT: Notices were sent by first class mail to all abutters.

PERMITS REQUIRED:
- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

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

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

The applicant appeared before the Conservation Commission on April 12, 2011 and June 13, 2011. The Conservation Commission voted to endorse the application on June 13, 2011.

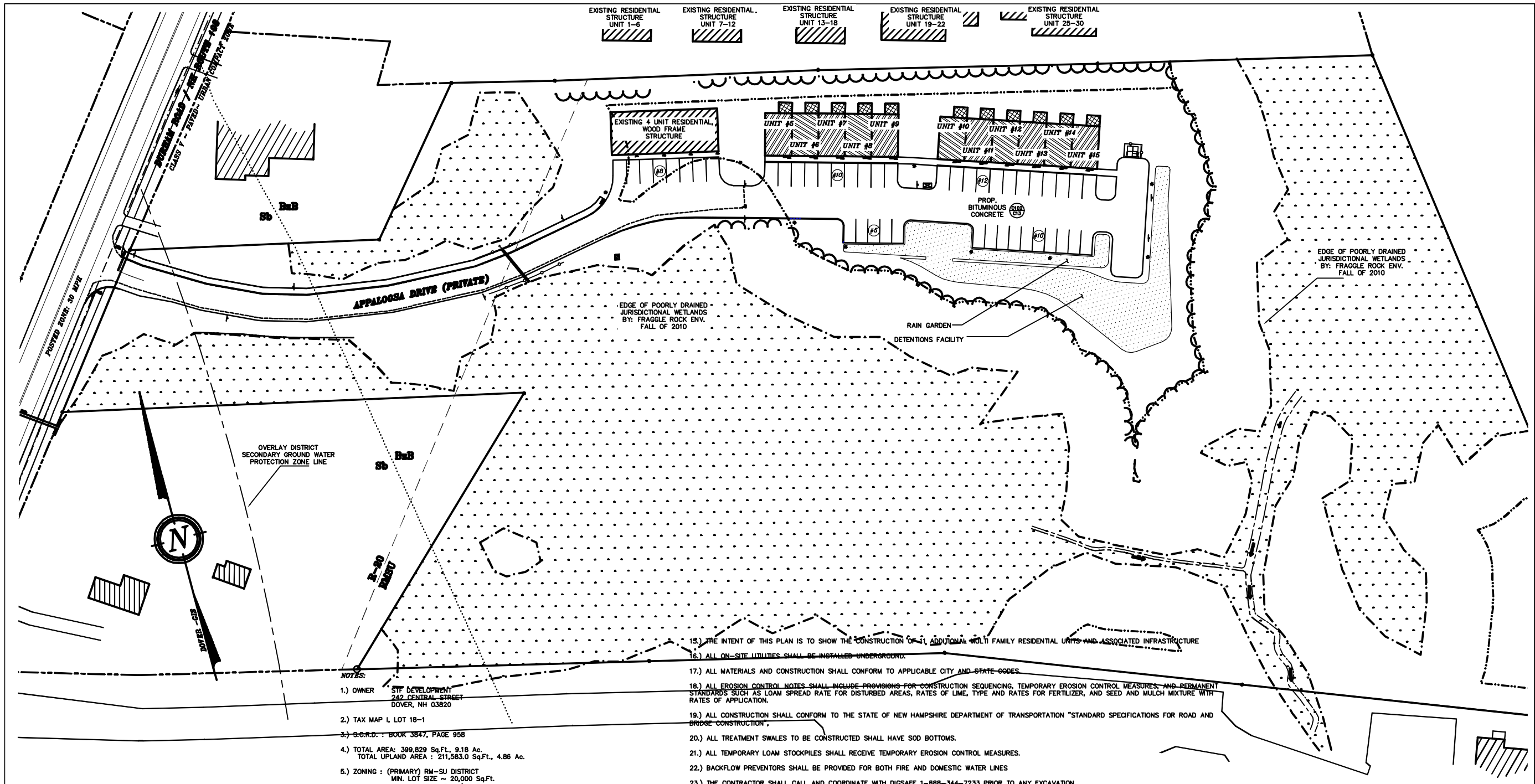
The Planning Board accepted the application on May 10, 2011 and conducted a site walk on May 14, 2011

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 approve the conditional use permit with the following conditions:

Condition to Be Met Prior to the Issuance of the Conditional Use Permit:
1. The applicant shall provide the Planning Department with proof that the existing wetlands violation has been resolved to the satisfaction of the NH Department of Environmental Services Wetlands Bureau.

Condition to Be Met Prior to any Earth Disturbance Activity:
2. Per Chapter 170-27.1-D-1-c, the applicant shall install wetland buffer signs along the 50-foot wetlands buffer line at 25 foot intervals where any structure, pavement or fill is proposed within 20 feet of the buffer. This shall be checked and approved by the Building Official and City Engineer.



NOTES:

1.) OWNER STF DEVELOPMENT
242 CENTRAL STREET
DOVER, NH 03820

2.) TAX MAP I, LOT 18–1

3.) S.C.R.D. : BOOK 3847, PAGE 958

4.) TOTAL AREA: 399,829 Sq.Ft., 9.18 Ac.
TOTAL UPLAND AREA : 211,583.0 Sq.Ft., 4.86 Ac.

5.) ZONING : (PRIMARY) RM–SU DISTRICT
MIN. LOT SIZE ~ 20,000 Sq.Ft.
MIN. 10,000 Sq.Ft., / UNIT
MIN. FRONTAGE ~ 100.0'
FRONT SETBACK ~ 50'
SIDE SETBACK ~ 20'
REAR SETBACK ~ 20'
WETLANDS SETBACK ~ 50'
MAX. BUILDING HEIGHT ~ 40'
LOT COVERAGE ~ 40%

OVERLAY DISTRICT ~ SECONDARY GROUND WATER PROTECTION ZONE LINE

6.) THIS PLAN IS APPROXIMATELYY LOCATED ON THE DOVER GIS GRID

7.) THE DATUM ELEVATION IS USGS NAGVD 1927

8.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS A RESULT OF A FIELD SURVEY PERFORMED FALL OF 2010 WITH NO SNOW COVER

9.) THIS SITE IS SERVICED BY MUNICIPAL WATER AND SEWER

10.) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

11.) THIS SECTION OF NH ROUTE 108 / DURHAM ROAD IS WITHIN THE URBAN COMPACT ZONE

12.) THE BOUNDS SHOWN ON THIS PLAN ARE A RESULT OF A CLOSED TRAVERSE PREFORMED BY THIS OFFICE IN THE FALL OF 2010 UNDER NO SNOW CONDITIONS, WITH AN ERROR OF CLOSER OF 1 PART IN 46,222.

13.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: ZONE X, FEMA COMMUNITY#330170320D – MAP# 320 – ,DATED: MAY 17, 2005

14.) THE PROPOSED USE FOR THIS SITE IS MULTI FAMILY RESIDENTIAL

15.) THE INTENT OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF 1, ADDITIONAL MULTI FAMILY RESIDENTIAL UNITS AND ASSOCIATED INFRASTRUCTURE

16.) ALL ON–SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

17.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

18.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

19.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

20.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

21.) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.

22.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES

23.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1–888–344–7233 PRIOR TO ANY EXCAVATION.

24.) SEE SNOW STORAGE AREAS (PAGE 6 & 7). EXCESS SNOW IS TO BE TRUCKED OFF–SITE AND DISPOSED OF PROPERLY.

25.) CONSTRUCTION ACTIVITY RELATED TO THIS SITE IS LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.

26.) ALL OFF–SITE IMPROVEMENTS REQUIRED FOR THIS PROPOSAL WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

27.) THIS PLAN PROPOSES 118,600 Sq.Ft., OF DISTURBANCE

28.) APPLICANT AND SUBSEQUENT OWNERS ARE TO MAINTAIN VEGETATION ON THE NORTH AND SOUTH ALONG THE RIGHT OF WAY TO ENSURE ALL SEASON SIGHT DISTANCES ARE MAINTAINED FOR PERPETUITY.

29.) LIGHT POLES / BASES ARE TO BE LOCATED 3' OFF THE EDGE OF PAVEMENT / CURB LINE

30.) THERE IS OVER 400' FEET OF SITE DISTANCE IN BOTH THE NORTH AND SOUTH DIRECTIONS.

31.) THE APPLICANT WILL PROVIDE THE CITY OF DOVER ENGINEER'S OFFICE AS–BUILT PLANS OF THE SITE ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK. AS–BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S OR P.E.

32.) EXTERIOR LIGHTING SHALL BE CUTOFF TYPE FIXTURES PER CHAPTER 149–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.

33.) THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109–30 OF THE CODE OF THE CITY OF DOVER, AS REQUIRED BY 2000 INTERNATIONAL BUILDING CODE AND 2000 NFPA 101 LIFE SAFETY CODE.

34.) SECURITY ALARM SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58–2 OF THE CODE OF THE CITY OF DOVER.

35.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50' OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

36.) A LETTER OF CREDIT FOR THE COST OF RE–VEGITATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITIES OCCUR.

37.) A PRE CONSTRUCTION CONFERENCE WITH THE DEVELOPER, DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

38.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

OPEN SPACE REQUIREMENTS

100 Sq.Ft., / BEDROOM

15, 3 BEDROOM UNITS PROPOSED

45 TOTAL BEDROOMS X 100 Sq.Ft. = 4500 Sq.Ft
2,250 Sq.Ft., PASSIVE RECREATION (MET ON SITE)
2,250 Sq.Ft., ACTIVE RECREATION (FEE IN LIEU)

PARKING REQUIREMENTS:

PROPOSED MULTI FAMILY USE ~ 3 SPACES PER UNIT

15 TOTAL UNITS x 3 SPACES = 45 REQUIRED SPACES

45 TOTAL SPACES PROVIDED

CONDITIONAL USE & WETLAND IMPACT AREAS:

AREA OF EXISTING WETLAND DISTURBANCE:	**3,218 Sq.Ft.**
AREA OF EXISTING DISTURBANCE TO WETLAND BUFFER:	**35,610 Sq.Ft.**
AREA OF PROPOSED PERMANENT IMPACT TO WETLAND BUFFER:	**4,500.0 Sq.Ft.**
AREA OF PROPOSED MITIGATED WETLAND BUFFER DISTURBANCE:	**32,799 Sq.Ft.**

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THE WETLAND DELINEATION WAS COMPLETED OCTOBER 2010 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL & IN ACCORDANCE WITH CITY OF DOVER CHAPTER 170–27.1
DAMON E. BURT, CWS #163

REVISION	DATE	DESCRIPTION
#1	8–8–11	MANY REVISIONS

P11–13

OVERVIEW SITE PLAN
FOR
STF DEVELOPMENT
DURHAM ROAD
DOVER, N.H.
TAX MAP I, LOT 18–1

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 12, 2011
FILE NO. : DB 2010–122

DAVID A. BERRY
SIGNATURE

CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT May 24, 2011

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Review Regulation Amendments
Chapter: 149

1. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-4, 149-4 Applicability, Section A, to read as follows:

   "(3) ~~Pavement~~ **Construction** of parking areas larger than 4,000 square feet.

   (5) Any construction activities that require a conditional use permit for work to be located in or within fifty feet of a wetland or Conservation District."

2. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-4, 149-4 Applicability, Section B, to read as follows:

   (4) Any expansion of a ~~paved~~ parking area **or paving of a gravel parking area** ~~creating an additional parking area~~ larger than one-thousand (1,000) square feet.

3. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-6, Application Requirements, Section A, to read as follows:

   "The Technical Review Committee shall be comprised of the Planning Board Chairperson, **the Conservation Commission Chairperson**~~, who shall act as chairperson, the Community Services Director~~, City Engineer, Fire Chief, Police Chief, Zoning Administrator, Economic Development Director and Planning Director, **who shall serve as Chair**. All Committee members shall have a designated alternate available in their absence."

4. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-10, Construction of Improvements; Certificate of Occupancy, Sections B) and C), to read as follows:

   "B) Building certificates of occupancy, temporary or final, shall be issued by the Building Official for all development activities only upon the receipt of a written memorandum from the appropriate department head certifying the adequacy of all required improvements servicing the subject parcel.

   The Building Official **or City Engineer** has the authority to require an escrow account or irrevocable letter of credit.

   C) Construction activities and storage of building materials shall only be carried on in such a manner and at such times that render said activities not unduly objectionable to adjacent properties. **Hours of construction shall be determined during the pre-construction meeting and 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 prior to construction.**"

5. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-11, Performance Guarentees Section A) to read as follows:
   "Where the Planning Board, **Building Official or City Engineer** requires the posting of a PERFORMANCE BOND or ESCROW AGREEMENT to secure for the City the satisfactory construction and installation of required site improvements, said surety shall be in an amount determined by the City Engineer."

6. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-14, Site Development Design Criteria, Section A (8) and (9), to read as follows:

"(8) Existing and proposed grade contours (two-foot intervals) so to certify the adequate disposal of on-site water. Upon request, contours delineating existing surface shall be extended one hundred (100) feet beyond the limits of the project site and shall be related to the United States Geographical Survey. ~~provided that the benchmarks exist within one-half (1/2) miles of the boundary of the projected site~~.

(9) Location, dimension and material of all existing and proposed utilities and identify all on site waste disposal systems **and wells**.

7. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-14, Site Development Design Criteria, Section C (1), to read as follows:

(1) All driveways, ACCESSWAYS, internal roads, loading and service areas shall be graded, paved and improved with curbs, gutters, sidewalks and stormwater drainage facilities. The curbing along or at intersections with public street rights-of- way shall be granite. **Internal walkways shall be constructed of a pervious material, *such as pervious asphalt or concrete, open or pervious paving blocks, or similar technologies*.**

8. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-14, Site Development Design Criteria, Section D (5), to add as follows:

(f) Where a proposed parking area exceeds an area three quarters (¾) of an acre, the applicant shall document that they have investigated utilization of pervious materials to implement the parking area. The applicant shall supply the documentation to the City Engineer to review and approve prior to TRC. Said documentation shall include, design conditions and other such variables to show that the use of pervious materials is prohibitive.

(i) An applicant that constructs a parking lot that exceeds an area three quarters (¾) of an acre with pervious materials shall be eligible for the Fast Track Review provisions outlined in 170-10.1 G).

(g) Where a proposed parking area exceeds an area one and a half (1.5) acres, the applicant shall design and implement the parking areas using pervious materials. The applicant shall also be required to retain the design engineer as an inspector for the duration of construction of the parking area.

9. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-17, Inspection Fees to add as follows:

The fee levied shall be the actual cost per hour of the individual(s) making the inspection of improvements as required in Section 149-12. The City shall be remunerated for equipment usage necessary for conducting said inspections. **Where the owner fails to comply with the payment of fees no inspections shall be conducted nor CERTIFICATE OF OCCUPANCY awarded until full payment has been made.**

CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT May 24, 2011

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Review Regulation Amendments
Chapter: 149

CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT May 24, 2011

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Subdivision of Land Regulation Amendments
Chapter: 155

1. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-14, FINAL PLAT Certification; Recording, Performance and MAINTENANCE GUARANTY, Section D, to read as follows:

   "D. The APPLICANT shall file~~, as per the judgment of the PLANNING BOARD,~~ an irrevocable letter of credit or an ESCROW agreement as required by 155-25 ~~and/or an IRREVOCABLE LETTER OF CREDIT required by 155-26~~ prior to the **issuance of a Building Permit, or as per the judgment of the PLANNING BOARD prior to the start of construction of any improvements.** ~~start of construction of any IMPROVEMENTS or the issuance of a BUILDING PERMIT except for PARCELS situated on preexisting roadways."~~

2. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-24, Performance Requirements, Section D, to read as follows:

   "Construction activities and storage of BUILDING materials shall only be carried on in such a manner and at such times that shall render said activities not unduly objectionable to adjacent properties. **Hours of construction shall be determined during the pre-construction meeting and 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 prior to construction."**

3. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-29, FINAL PLAT Layout, amending Section B) 11) to read as follows:

   "11) All elevations shall be referenced to the United States Geological Survey. ~~provided that bench marks exist within one-half (1/2) mile of the boundary of the SUBDIVISION."~~

4. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-30, Construction Detail Sheets, amending Section A) to read as follows:

   "A. Profiles showing existing and proposed elevations along the center line of all STREETS. Where a proposed STREET intersects an existing STREET or STREETS, the elevations along the center line of the existing STREET or STREETS, within one hundred (100) feet of the intersection, shall be shown. All elevations shall be referenced to the United States Geological Survey~~. provided that bench marks exist within one-half (1/2) mile of the boundary of the SUBDIVISION."~~

5. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-32, STREET LAYOUT amending Section F, to read as follows:

   "F. BLOCK size. BLOCKS general shall not be less than five hundred (500) feet nor more than one thousand two hundred (1,200) feet in length. In general, no BLOCK width shall be less than twice the normal LOT depth. In BLOCKS which exceed eight hundred (800) feet in length, the PLANNING BOARD may require the reservation of a**n** ~~twenty-foot-wide~~ EASEMENT through the BLOCK to provide for the crossing of underground utilities and pedestrian traffic where needed or desired and may further specify, at its discretion, that a ~~four-foot-wide~~ paved footpath be included."

6. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-34, STREET Names, adding Section C, to read as follows:

   "C) Where a subdivision will create a private roadway, the STREET name shall end in Drive."

7. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-35, STORM WATER Management, EROSION Control, and Flood Hazards amending Section B, 3) adding subsection a) to read as follows:

   "**a) During the development of a site, if it is discovered that more site drainage is generated than originally designed for, ie geothermal well discharge, excessive sump pumping, then a new drainage study shall be submitted to the City Engineer, for review and approval."**

8. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-35, STORM WATER Management, EROSION Control, and Flood Hazards amending Section B, 5), to read as follows:

   "5) A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) shall be developed to prevent EROSION, control SEDIMENT loss and keep other pollutants from contaminating STORM WATER and receiving waters. The SWPPP shall utilize a combination of structural, non-structural, and vegetative BEST MANAGEMENT PRACTICES (BMP's). A SWPPP is required by the Environmental Protection Agency (EPA) as part of their STORM WATER permit program and the NH Department of Environmental Services. Copies of all SWPPP inspection reports **(completed on City provided forms)** prepared during construction shall be submitted to the Dover Community Services Department as they are completed."

9. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-35, STORM WATER Management, EROSION Control, and Flood Hazards amending Section D, 7), to read as follows:

   "7) The City Engineer shall require the posting of a letter of credit or other acceptable form of security to ensure the actual construction and installation of the EROSION and SEDIMENT control measures and to cover the cost of revegetating all disturbed areas on the SITE, prior to any earth disturbing activity. **All loam shall be stockpiled on site and shall not be removed from the site until after substantial completion."**

10. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-38, Utility Construction Standards, adding Section C), to read as follows:

    "C) Any site improvements which require blasting of land shall follow the requirements of 149-10.F"

11. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-40, Street Improvements, amending Section D) 1) h), to read as follows:

"h) Samples of all gravel materials **and gradation analysis** to be used in project shall be submitted to the City Engineer's office upon request"

12. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-40, Street Improvements, amending Section D) 2) b), to read as follows:
"b) The hot asphalt concrete shall consist of the following materials: the aggregate shall be ~~a bankrun crushed gravel, with a maximum sieve size~~ as indicated in New Hampshire Department of Transportation Specifications, ~~adopted 1969~~; bituminous material shall be an asphalt cement AC 85-100, unless otherwise designated on the plans ordered; and the percentage of bituminous material shall be determined at the plant SITE to ensure proper control. This is in no way meant to relieve the contractor from designing a road pavement for a higher classification of traffic which would require a heavy pavement for strength or a different design mix as approved by the Community Services Department."

13. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-40, Street Improvements, adding Section E, to read as follows:

"E) Where a subdivision will create a public roadway, a sign shall be erected on the site alerting those traveling the roadway that they are on a roadway that is not accepted or maintained by the City of Dover, and they travel at their own risk. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development prior to land disturbance."

14. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-41, Storm Sewers and Drainage Appurtenances, amending Section B) 2) b), to read as follows:

"2) Catch basins or drop inlets shall be equal to New Hampshire Standard Type A with three (3) foot sumps **or four (4) foot sumps with hoods if required by the City Engineer."**

15. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-42, Sanitary Sewers, amending Sections D and E) to read as follows:

"D) Any sewer lift station required for a SUBDIVISION shall be designed by a qualified REGISTERED ENGINEER as to its capacity and type. Final approval of the type of station shall be specified by the Community Services Department. All manuals pertaining to said lift station (i.e., operation, service guaranty) shall be turned over to the City ~~upon its acceptance~~. All lift stations shall be duplex pump-type installations unless specifically approved otherwise. The decision to accept any sewer lift station is entirely a City option and shall be based on the recommendations of the City Engineer, Community Services Director and the Dover Utilities Commission to the PLANNING BOARD. **The owner of a private system shall maintain a service contract (contact information to be provided to the City) with a licensed service provider to perform the required maintenance. The service contract shall provide for an annual report to the City Engineer detailing the condition of the system and maintenance report**.

E) All pipes shall be sized and have proper bearing material under them. All trenches shall be opened by the DEVELOPER for inspection by the Community Services Department prior to approval. House

connections shall be made in a workmanlike manner **and** ~~When asbestos cement pipe is used,~~ tees shall be supplied in the main. Should a tap be required, it shall be completed by use of a mechanical tapping machine. All joints shall be tight fitting and sealed. Inspections shall be completed on a normal workday within a forty-eight (48) hour period after notification. Lateral connections shall be through a tee (wye) or cast-iron saddle. All joints of said sewer system shall be ~~cemented or consist~~ of a suitable locking-type joint to prevent the seepage of water either in or out. Minimum SLOPE of a sanitary sewer shall be established to maintain a minimum average velocity of two (2) feet per second."

16. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-43, Water Mains and Hydrants, amending Section D to read as follows:

"D. In general, the design of City water mains shall follow the guidelines prescribed by the American Waterworks Association (AWWA). In addition, thrust BLOCKS shall be supplied as necessary and gate valves shall be provided on all sides of junctions with other mains. All waterlines shall be installed with a minimum of five (5) feet of cover. The minimum size of a water main shall be ~~twelve (12)~~ **eight (8)** inches in diameter. **The watermain shall be sized to provide adequate fireflow to the proposed development and any future development. The design size must be approved by the City Engineer."**

17. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-43, Water Mains and Hydrants, amending Sections E 1) and 2) to read as follows:

"1) Pipe and fittings. All pipe shall be cement-lined ductile iron pipe, Class 52. All fittings shall be ductile iron. All fittings and pipe shall be American Waterworks Association standard Class 140, coal-tar dipped or greater. All valve boxes shall be ductile iron and of the sliding type, tar- coated, both inside and out. All gate valves shall be Mueller or Clow and must open counter-clockwise. ~~All line gates twelve inches (12") and above shall be of the butterfly style~~. **[Amended 09-08-87 per PLANNING BOARD]**

2) Hydrants. All hydrants shall be of ~~Mueller or~~ Eddy manufacture and subject to the following additional details. All hydrants shall be or iron body. All hydrants shall be the improved type with breakable flanges, painted red body with silver reflective domes and nozzles. All hydrants shall open counterclockwise, with the direction of opening cast on the head of the hydrant. All hydrants shall have a valve opening of five and one-fourth (5 1/4) inches, hose nozzles conforming to the National Standard of nozzles and two and one-half inches and one (1) four and one-fourth (4 1/4) inch steamer nozzle. Hydrants shall be long enough to accommodate a minimum bury of five and one-half (5 1/2) feet and equipped with six (6) inch pipe connections. All hydrants shall be plugged."

18. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-44, Street Markers and Traffic Sings to read as follows:

"All regulatory signs shall be installed in conformance with the Uniform Code for Traffic Signs. A permanent STREET marker shall be placed at each intersection designating the names of the STREETS entering said intersection and shall comply with the specifications as provided by the City. All STREET signs shall be of the approved size, color and type set forth by the Community Services Department and shall be purchased at a nominal rate from the Department or other suitable source of supply. The signs

shall be installed at the expense of the DEVELOPER and done to the satisfaction of the Community Services Department. **If a roadway is to remain private, a private sign marker shall be added to the street sign.**"

19. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-45, Telephone, Electric Utilities and STREET Lights to read as follows:

    "All utility lines for telephone and electric service shall be placed underground in the RIGHT-OF-WAY or in rear-lot EASEMENTS. Where telephone and electric service lines are placed underground entirely throughout a subdivided area, said conduits or cables shall be placed within EASEMENTS or dedicated public ways in a manner which will not conflict with other underground services. They shall be a minimum of five (5) feet from any other utility. Wherever possible, underground services will be placed under grassed areas rather than paved areas. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public. Additionally, all STREET lighting fixtures and poles shall be approved by the Community Services Director or designee. **STREET lighting shall be installed using the most efficient power source available.**"

20. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-53, Fees amending section C) to read as follows:

    "C) Inspection Fees. All fees and costs connected with inspections and engineering review of plans and specifications for IMPROVEMENTS shall be paid for by the APPLICANT, at a rate determined by the City Engineer and the Community Services Director. **Where the APPLICANT/owner fails to comply with the payment of fees, inspections will not be conducted nor will CERTIFICATE OF OCCUPANCY awarded until full payment has been made."**

21. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-60, Definitions to read as follows:

    "TECHNICAL REVIEW COMMITTEE shall be comprised of the PLANNING BOARD Chairperson, **the Conservation Commission Chairperson**~~, who shall act as chairperson, the Community Services Director~~, City Engineer, Fire Chief, Police Chief, Zoning Administrator, Economic Development Director and Planning Director, **who shall serve as Chair**. All Committee members shall have a designated alternate available in their absence."

CITY OF DOVER

CITY OF DOVER – ORDINANCE - DRAFT 5/24/11

Agenda Item#:

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

The City of Dover Ordains:

1. **PURPOSE**
The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by updating the code to reflect changes in the community, and in land use regulations.

2. **AMENDMENT**

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-6 "Definitions", to add new definitions and revise existing definitions to read as follows:

"ABANDONED SIGN means any sign that does not display a well-maintained message for a consecutive one-hundred eighty (180) day period, and/or the owner of said sign cannot be located after reasonable efforts have been made, and/or said sign is no longer fully supported by the structure designed to support the sign for a consecutive one-hundred eighty (180) day period, and/or the sign no longer advertises bona fide business and/or products sold for a consecutive one-hundred eighty (180) day period. The Zoning Administrator shall direct the removal of any sign which meets this definition."

AND

"ACCESSORY STRUCTURE means a STRUCTURE with a minimum FLOOR AREA of one hundred (100) square feet which exists on the same LOT and within the same zoning district as the PRINCIPAL BUILDING shall be customarily incident and subordinate to the PRINCIPAL BUILDING subject to the provisions of Chapter 170-10 E. **[Amended 08-01-90 by Ord. No. 8-90; and 12-09-09 by Ord. No. 2009-09.09-15]"**

AND

"ADULT DAY CARE means a facility used for the care of **three (3) or more** adults for less than twenty four (24) hours per day who are in need of supervision or assistance **with daily living activities**. The facility may provide for dining, recreation activities, education and counseling services, and ACCESSORY USEs related to the care of adults in need. **[Added 09-15-93 by Ord. No. 19-93]"**

AND

"ASSISTED LIVING FACILITY means a facility, licensed under RSA 151-E, that provides housing and supportive services and care for more than twelve (12) elderly residents who require assistance with daily living activities but do not require the skilled nursing and medical care provided in a nursing home. Such a facility shall be developed and maintained in compliance with RSA 354-A:15, Housing for Older Persons. Such supportive services include the provision of meals, housekeeping, laundry, transportation, daily personal care, dispensing of medications and twenty-four (24) hours per day staffing. An assisted living facility includes a community dining room in which meals are provided to all residents, and

each individual assisted living unit may also have a kitchenette. Other than any accommodations provided for use by the facility's staff, only assisted living units are permitted as part of an assisted living facility. For twelve (12) or less elderly residents, see ELDERLY ASSISTED CARE HOME."

AND

AUTO SERVICE means a place of business which offers as a service the repair of automobiles. Such "AUTO SERVICE" place shall not be construed to be a ~~GASOLINE STATION~~ **VEHICLE REFUELING /RECHARGING STATION.**

AND

"CONGREGATE CARE FACILIT~~IES~~Y means a residential facility for elderly persons containing ~~efficiency units~~, **individual** one (1) and two (2) bedroom units. ~~and units without kitchen facilities.~~ **Each unit may also have a kitchenette.** The facility **shall** contain~~s~~ common dining facilities and **amenities such as housekeeping, transportation and organized social and recreational activities, and may include limited medical services on site.** ~~ACCESSORY USEs typically needed by elderly housing facilities. This facility may be combined with a NURSING HOME.~~ **This facility is intended for and solely occupied by persons sixty-two (62) years of age or older and thereby qualifies as "housing for older persons" under state law. [Added 09-15-93 by Ord. No. 19-93]"**

AND

"CONTINUING CARE COMMUNITY FACILITY means a residential development that provides multiple elements of adult living, including independent living units, assisted living units and skilled nursing care, enabling residents to live at a single location as their medical needs change over time. This facility is licensed pursuant to RSA 420-D and includes common dining, recreation and health facilities and other common areas; provides services such as medical care, programmed social activities; and may include limited accessory retail and personal services. This facility is intended for and solely occupied by persons sixty-two (62) years of age or older and thereby qualifies as "housing for older persons" under state law."

AND

~~GASOLINE STATION~~ **VEHICLE REFUELING /RECHARGING STATION** means an **establishment** ~~automobile service station~~, the **principle use** of which is to provide for the sale of ~~gasoline~~ **fuel (including but not limited to gasoline, diesel, natural gas, electricity or hydrogen)** ~~and oil~~ **to individual vehicles** and **retail sale of products required for motor vehicle maintenance such as oil, transmission fluid, brake fluid, polish, wax, fuel additives and treatments, wipers, tires, batteries, windshield wiper fluid, cleaning fluids and similar items** ~~routine automobile maintenance~~. **The retail sale of propane and kerosene is also allowed. The**

retail sale of over-the-counter retail consumer merchandise and DRIVE-IN SERVICE may also be allowed.

AND

OFFICE means a place of business which may fall under the following categories:

Accessory. An office facility that is incidental and accessory to another business or sales activity that is the primary use of the structure or site.

Administrative Business Professional. An establishment providing direct, "over-the-counter" services to consumers (e.g., insurance agencies, real estate offices, travel agencies, utility company offices, etc.) and office-type facilities occupied by businesses providing professional services and/or engaged in the production of intellectual property. This use includes:

accounting, auditing and bookkeeping services, advertising agencies, airline, lodging, chain, and rental car company reservation centers, architectural, engineering, planning and surveying services, attorneys, legal services, commercial art and design services, computer software and hardware design, counseling services, court reporting services, data processing services, detective agencies and similar services, educational, scientific and research organizations, employment, stenographic, secretarial and word processing services, insurance claim processing, literary and talent agencies, mail order and e-commerce transaction processing, management and public relations services, media postproduction services, photography and commercial art studios, police facility used as an office where there are no jail detention facilities or storage of vehicles except the parking of police cars, psychologist, telecommunications facility design and management, telemarketing, writers and artists offices;

Government. An administrative, clerical, or public contact office of a government agency, including postal facilities, together with the incidental storage and maintenance of vehicles.

Medical. An office or health facility providing health services including, without limitation, preventative and rehabilitation treatment, diagnostic services, testing and analysis. This use includes offices providing medical, dental, surgical, rehabilitation, podiatral, optometric, chiropractic and psychiatric services, and medical or dental laboratories incidental to these offices, but exclude inpatient services and overnight accommodation.

AND

TEMPORARY PORTABLE SIGN means a SIGN(s) customarily located on a trailer or similar wheeled apparatus, whether self-propelled or pulled by another vehicle, intended for promotional purposes or to convey an advertising message of any kind, which is not permanently affixed to the ground. A-frame, sandwich board, **inflatable** and other SIGNS not permanently affixed, directly or indirectly, upon a BUILDING, STRUCTURE or land and not otherwise referenced under the definitions of "FREESTANDING SIGN," "PROJECTING SIGN" or "WALL SIGN", shall also be considered as "TEMPORARY PORTABLE SIGNS".

3. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

"The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Urban Density Multi-residential (RM-U) to Neighborhood Business (B-1) an area of approximately 1 acre along Central Avenue consisting of the following parcel: 15-105."

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

"The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Thoroughfare Business (B-3) to Office (O) an area of approximately 1 acre along Hall Street consisting of the following parcels: 37-17, 37-17A, 37-18 and 37-19"

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

"The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Rural Residential (R-40) to Medium Density Residential (R-12) an area of approximately 37 acres along Spruce Lane consisting of the following parcels: I-27B, I-27C, I-27D, I-27E, I-27F, I-27G, I-27H, I-27I, I-27J, I-27K, I-27L, I-27M, I-27N, I-27P, I-27Q, I-27R, I-27S, I-27T, I-27U, I-27V, I-27W, I-27X, I-27Y, I-27Z, I-28A, I-28B, I-28C, I-28D, I-28E, I-28F, I-28G, I-28H, I-28I, I-27B, I-27C, I-27D, I-27E, I-27F, I-27G, I-27H, I-27I, I-27J, I-27K, I-27L, I-27M, I-27N, I-27P, I-27Q, I-27R, I-27S, I-27T, I-27U, I-27V, I-27W, I-27X, I-27Y, I-27Z, I-81C, I-81F, I-81G, I-81H, I-81J, I-81L, I-81Q, I-81R, I-81T, I-81U, I-81V, I-81W, I-81X, I-81Y, I-81Z, I-84, I-85A, I-85B, I-85C, I-85D, I-85E, I-85F, I-86, I-87, I-87A, I-87B, I-87C, I-87D, I-87E, I-88, I-88A, I-89, I-89A, I-99, I-99A, I-99B, I-99C, I-99D, I-99D, I-99E, I-99F, I-99G, I-99H, I-99I, I-99J, I-99K, I-99L, I-99M, I-99N, I-99P, I-99Q, I-99R, I-99S, I-99T, I-99U, I-99V, I-99W, I-99X, I-99Y, I-99Z, I-100A, I-100B, I-100C, and I-100D"

4. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Article Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District", by revising the Front Setback Dimensions for the R-12 District as follows:

"[5] **For new subdivisions, the applicant** ~~The front and abut a street setback~~ shall **calculate** ~~be calculated by determining~~ the **average** setbacks of all lots within the same zone located within five hundred (500) feet from the exterior lot lines of the original lot to be subdivided. ~~For new construction~~ This dimension shall be considered to be a build to line ~~for the new lots~~. ~~For~~

~~expansions, it will remain a setback.~~**.** Regardless of the average, in no case shall the build to line be closer than five (5) feet to the front LOT line. **Expansions to, or renovations of, structures on existing lots have a twenty five (25) foot setback. Vacant lots created prior to December 2009, have a build to line no closer than five (5) feet and no greater than twenty five (25) feet to the front LOT line.**"

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Article Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District", by revising the Front Setback Dimensions for the R-20 District as follows:

"[5] The front setback and abut a street shall be ~~calculated by determining the setbacks of all lots within the same zone located with five hundred (500) feet from the exterior lot lines of the original lot to be subdivided. For new construction, this dimension shall be considered to be a build to line, as opposed to a setback. For expansions, it will remain a setback. Regardless of the average, in no case shall the~~ **a** build to line ~~be closer than~~ **no closer than twenty (20) feet and no greater than thirty five (35) feet** to the front LOT line. **Expansions to, or renovations of, existing structures have a thirty five (35) foot setback."**

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Article Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District", by revising the Uses Via Special Exception Table for the B-3 District by revising as followings:

Permitted Uses*
AUTO SERVICE STATION

* Permitted Uses not shown to remain.

Uses Via Special Exception (see 170-52)*
~~GASOLINE and~~ **VEHICLE REFUELING /RECHARGING STATION** ~~STATION~~ (SEE OVER)

* Uses via Special Exception not shown to remain.
~~Gasoline and~~ **VEHICLE REFUELING /RECHARGING STATION** ~~Stations~~.

A. The use of land for ~~a gasoline and~~ vehicle refueling/recharging station ~~station~~ may only be permitted upon the determination that the property values of adjacent land will not be

compromised. Any ~~gasoline and~~ vehicle refueling/recharging station ~~station~~ which discontinues operations for a period in excess of **one hundred eighty (180)** ~~ninety (90)~~ days shall be required to file a new application for a special exception with the Zoning Board of Adjustment. Such conditions may include, but need not be limited to, the provision of adequate and properly maintained screening around land so used.

B. The minimum lot size shall be sixty thousand (~~60,000~~ **80,000**) square feet; the minimum lot width shall be one hundred fifty (150) feet. **Thirty** ~~twenty five~~ percent (~~25~~ **30**%) of the subject parcel shall be open/green space. The total permitted sign area shall not exceed one-hundred (100) square feet."

C. If a DRIVE-IN SERVICE is proposed, said facility shall be setback either fifty (50) feet from a residential abutting lot or one-hundred (100) feet from the abutting residential structure, whichever is greater. Additionally, adequate vegetative or fence screening shall be constructed. Audible ordering system design features shall include, but not be limited to; non-audible ordering systems (touchpad or human contact) shall be utilized, and hours of operation for the drive-in portion of the business shall be limited to 6:00 a.m. to 9: 00 p.m.

D. No fuel storage tanks may be constructed or enlarged closer than one-hundred (100) feet to any Conservation District.

5. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Article Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District", by adding the following uses and criteria to the Uses Via Special Exception Table for the R-40, R-20, RM-U, and Office Districts:

Uses Via Special Exception (see 170-52)
ASSISTED LIVING FACILITY (SEE OVER)
CONTINUING CARE COMMUNITY FACILITY(SEE OVER)

ASSISTED LIVING FACILITY is allowed by Special Exception in accordance with the densities and provisions stated below:

A. The facility shall be serviced by municipal sewer.
B. The density per unit requirement is 7,500 square feet of lot area in the R-40 District; 5,000 square feet of lot area in the R-20 District; 2,500 square feet of lot area in RM-U District; and 2,000 square feet of lot area in the Office District.
C. Parking lots and service areas are screened from abutting residential uses.
D. The facility shall obtain a license from the State of New Hampshire.

CONTINUING CARE COMMUNITY FACILITY is allowed by Special Exception in accordance with the densities and provisions stated below:

A. The facility shall be serviced by municipal sewer.

B. The density per unit requirement is 7,500 square feet of lot area in the R-40 District; 5,000 square feet of lot area in the R-20 District; 2,500 square feet of lot area in RM-U District; and 2,000 square feet of lot area in the Office District.
C. Parking lots and service areas are screened from abutting residential uses.
D. The facility shall obtain a license from the State of New Hampshire.

6. TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

AUTHORIZATION

Approved as to Funding:	Daniel R. Lynch Finance Director	Sponsored by:	Dean Trefethen, Deputy Mayor Planning Board Representative
Approved as to Legal Form:	Allan B. Krans, Sr. City Attorney		
Recorded by:	Karen Lavertu City Clerk		

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD Date of Vote:	YEA	NAY
Mayor Scott Myers		
Deputy Mayor Dean Trefethen		
Councilor Robert Carrier, Ward 1		
Councilor William Garrison, Ward 2		
Councilor Jan Nedelka, Ward 3		
Councilor Dorothea Hooper, Ward 4		
Councilor Catherine Cheney, Ward 5		
Councilor Gina Cruikshank, Ward 6		
Councilor Karen Weston, At Large		
Total Votes:		
Resolution does | does not pass.		

ORDINANCE BACKGROUND MATERIAL:

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-38

Application Type:	Site Plan Review
Applicant:	MSC Civil Engineers & Land Surveyors, Inc.
Owner:	The New Meadows, Inc.
Location	1 Lilac Lane (Assessor's Map H, Lot 35-D)

INTENT: Site Plan review for the construction of 18,500 square feet of storage units in three buildings and 57 parking spaces.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-A

ACREAGE: 78 acres

ZONING DISTRICT: Hotel/Retail District – B-4 and Suburban Density Multi-residential - RM-SU

EXISTING LAND USE: Paved area in this section & multi-family units on remainder of lot

PROPOSED LAND USE: Cold storage units

SURROUNDING LAND USE: Multi-family units and commercial and industrial buildings

ZBA ACTION: Variance granted for the proposed use by ZBA on 5/20/2010.

ATTACHMENTS:
Site plan application and plans

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Notices were sent by certified mail to abutters for the August 23, 2011 meeting and by first class mail for this meeting

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to requirement to submit a drainage analysis
- Waiver to requirement to submit a Traffic Impact Assessment and Analysis
- Waiver requirement to have 5% interior landscaping in parking lot

Summary of Request and Background
The applicant has submitted a set of plans asking to construct two 8,000 square foot and one 2,500 square foot cold storage buildings and 57 parking spaces.

The applicant appeared before the Technical Review Committee (TRC) on August 11, 2011 (see enclosed TRC Notes). On August 23, 2011, the Planning Board voted to postpone the application until September 27, 2011.

The applicant has applied for three waivers (see enclosed letter dated July 28, 2011); one to the requirement to submit a drainage analysis; one to the requirement to submit a Traffic Impact Assessment and Analysis; and one to the requirement to have 5% interior landscaping in the parking lot. There was a drainage analysis completed in 2005 when the site was approved for a 20,000 square foot building and the new plan has 2,750 square feet less impervious surface. With regard to the traffic analysis waiver, the applicant has reviewed the traffic study that was done in 2004 and in a letter dated September 12, 2011, compares the traffic generated by the storage units with the previous office building to find that the trips are 15 times less. The request for a reduction in the interior landscaping from 5% to 3% is justified because the parking area is behind the storage units and will be well screened. This is not a typical retail parking lot.

The Planning Department supports the waivers.

Consistency with Land Use Regulations
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review approval. This property is located primarily in the 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 the Planning Board approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add the surveyors and engineers stamps and signatures to all appropriate sheets.
4. The approval includes the granting of the three waivers for no new drainage study, no new traffic analysis, and reduced interior

landscaping for the reasons stated by the applicant and the Planning Department. The Board finds that the criteria of Chapter 149-19-A have been met.

5. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.

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

6. The new buildings shall pay the current impact fees in place at the time of building permit application.
7. The new buildings shall be assessed the current water/sewer investment fees in place at the time of building permit application.
8. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

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

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

P11-38

RECEIVED
SEP 08 2011
By

MSC
CIVIL ENGINEERS
LAND SURVEYORS

September 12, 2011

Job # 03121-2011

Ms. Marcia Gasses
Dover Planning Board
288 Central Avenue
Dover, NH 03820

Re: Storage Units at The New Meadows Complex, Knox Marsh Road
Response to Comments

Dear Ms. Gasses,

We have received the written comments dated August 11, 2011, in reference to the Site Review Application submitted to the Technical Review Committee (TRC) on July 28, 2011. At the August 11, 2011 TRC meeting the comments were discussed and we have provided responses to the comments below. To help facilitate the review, the TRC comments are below in italics, and our responses are in bold.

Planning Department Comments:

Comment 1
Add Plan number P11-38 to title block on all sheets

Response 1
The plan number has been added to the title block on all sheets.

Comment 2
Correct map number on application from 4 to H

Response 2
The application has been revised and is attached with this submittal.

Comment 3 (Sheet C-2)
Expand coverage of neighborhood plan to include the buildings on the north side of Knox Marsh Road

Response 3
The neighborhood plan has been revised to show the buildings on the north side of Knox Marsh Road.

Comment 4 (Sheet C-2)
Show trail easement

Response 4
The trail easement is shown on the revised Sheet C-2.

MSC Civil Engineers &
Land Surveyors, Inc.
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone: 603.431.2222
Fax: 603.431.0910
www.mscengineers.com

Comment 5 (Sheet C-3)
Is it feasible to construct a path from the excess parking area to the residential units?

Response 5
The Condominium Association would prefer to not construct a path from the excess parking area to the residential units. Please see the attached document from the President of the Condominium Association.

Comment 6 (Sheet C-3)
Will outside storage of boats, campers and vehicles be allowed in parking lot?

Response 6
Yes. Boats, campers and vehicles will be allowed in the rear parking lot. Additional signage has been shown on the Site Plan (Sheet C-3) to prohibit the storage of any vehicles in the front nice parking spaces.

Comment 7 (Sheet C-3)
Delete TRC Box in lower left corner from sheet

Response 7
The TRC block has been deleted from the lower left corner of the sheet.

Comment 8 (Sheet C-3)
Location of sign?

Response 8
There will be no business, monument or pylon signage on the site.

Comment 9 (Sheet C-3)
Dumpster is recommended

Response 9
We respect the Committee's recommendation of providing a dumpster. The applicant does not wish to provide a dumpster as they anticipate it to be more detrimental than beneficial to the surrounding complex. Providing a dumpster in an unsecured area may promote unnecessary trash dumping.

Comment 10 (Sheet C-7)
Reduce lighting to conform to Chapter 149-14-E – minimum lighting level in the parking lot has to be reduced to 0.3 foot-candles

Response 10
The lighting has been reduced to conform to Chapter 149-14-E. Please see the revised Lighting Plan (Sheet C-7).

Police Department Comments:

Comment 11
Is there any proposed business sign for the end of Lilac Lane?

Response 11
There are no proposed business signs.

Comment 12
How close is the threshold for signalizing the intersection of Knox Marsh and Lilac/Sumner?

Response 12
We have reviewed the traffic study completed by Norway Plains Associates, Inc. dated February 26, 2004. This study included an analysis of the traffic conditions for a full build out of Commercial Site Pad A and Commercial Site Pad B. Site Pad A consisted of a one-story, 20,000 square foot commercial retail and office building, and Site Pad B consisted of a three-story, 20,000 square foot (60,000 square feet gross floor area) commercial retail and office building. Section 7 (Conclusions) of the traffic study has the following statements in regards to the project warranting a traffic signal at the east and west entrances to the complex:

"Although the delays experienced by vehicles turning left onto NH155 will be longest at Sumner Drive, the traffic on both the easterly Meadows driveway and on Sumner Drive will be significantly below the volumes warranting a traffic signal. The completion of The Meadows will add little traffic to the easterly driveway. Signals would be warranted at that location only if substantial additional traffic is generated in the future by businesses on Sumner Drive."

"The projected traffic on the westerly Meadows driveway is at the threshold of meeting the signal warrants. Whether or not signals will be warranted at that intersection will depend on the specific businesses that locate there."

Commercial Site Pad A has yet to be constructed, which eliminates a large portion of traffic generated by The Meadows that was incorporated in the traffic study by Norway Plains Associates, Inc. The storage unit buildings will be constructed at Commercial Site Pad B, instead of the 60,000 square feet of office and retail space. The traffic study stated that "*the projected traffic on the westerly Meadows driveway is at the threshold of meeting the signal warrants*" after both commercial buildings are constructed. Now that the building at Commercial Site Pad A has not been constructed and Commercial Site Pad B will house 18,500 square feet of storage units instead of the 60,000 square feet of office and retail space, it is anticipated that the traffic generated will be much less than what was used to complete the traffic study.

In order to compare the traffic generated by the storage units and the traffic generated by the previously approved 60,000 square feet of office and retail space, we analyzed the trip generation numbers given in the ITE Trip Generation Manual (6th Edition). The "Mini Warehouse" use was chosen for the storage units and the "General Office Building" use was chosen for the office and retail building. It was calculated that the storage units would generate an average of 5 trips per hour during the Saturday and Sunday peak hour, and an average of 43 trips per day during their peak day, which was Saturday. A 60,000 square foot "General Office Building" generated an average of 94 trips per hour during its weekday peak hour, and an average of 661 trips per day during its peak weekday.

The traffic study stated that the traffic generated by the two previously approved commercial buildings was at the threshold of warranting a traffic signal and that it would

depend on the actual businesses that are located there. The drastic reduction in trips generated by the 18,500 square feet of storage unit buildings as compared to 60,000 square feet of office and retail space indicates that the construction of the storage units will not warrant a traffic signal at either intersection.

Fire / Inspections Comments:

Comment 13
Indicate fire lane at area by the 9 spaces and ends of building

Response 13
The fire lane has been added to the Site Plan (Sheet C-3)

Economic Development Comments:

Comment 14
Are you aware of flooding issues with Knox Marsh Brook? Is the drainage sufficient?

Response 14
Please see the attached letter from Dan Roberge. Mr. Roberge is often at the site and has not witnessed any flooding or issues with the constructed drainage system. We analyzed the on-site drainage system and determined it is sufficient to accommodate the 50-Year 24-Hour storm event while providing over 1 foot of freeboard, as required by the New Hampshire Department of Environmental Services.

Comment 15
Review landscape plan and enhance as looking towards Knox Marsh Road.

Response 15
Additional landscaping has been added adjacent to the nine parking spaces looking towards Knox Marsh Road. Please see the revised Landscape Plan (Sheet L-1)

Planning Board Comments:

Comment 16
Is there an office in the building?

Response 16
There is not an office in the building.

Comment 17
Label 9 parking spaces as short term parking not for vehicle storage.

Response 17
Signage has been added to the revised Site Plan (Sheet C-3) labeling the front 9 parking spaces as "Temporary Parking Only."

Engineering Comments:

Comment 18
Update plan note regarding operation and maintenance plan

Response 18
The note has been revised to indicate that the waiver request is a request to not provide a drainage analysis and that an Operation and Maintenance Plan will be provided.

Comment 19
Four foot cover on sump on DMH #1 and catch basin #8

Response 19
The sumps have been revised for these two structures. Please see the revised Detail Sheet C-8.

Comment 20
Questioned the need for a security fence

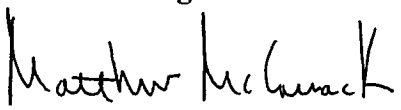
Response 20
A security fence is not proposed.

Thank you for your effort in reviewing this project. We have provided the following supporting information to support the above comment responses.

- Fifteen (15) copies of the Revised Site Review Application
- Four (4) Full Size copies of the Revised Site Development Plans
- Eleven (11) Half Size copies of the Revised Site Development Plans
- Fifteen (15) copies of the Condominium Association letter from the President of the Association
- Fifteen (15) copies of the Dan Roberge letter regarding drainage
- Check #7003 in the amount of $21.00 made payable to the City of Dover for abutter's notices
- Fifteen (15) copies of the Stormwater Operation and Maintenance Plan

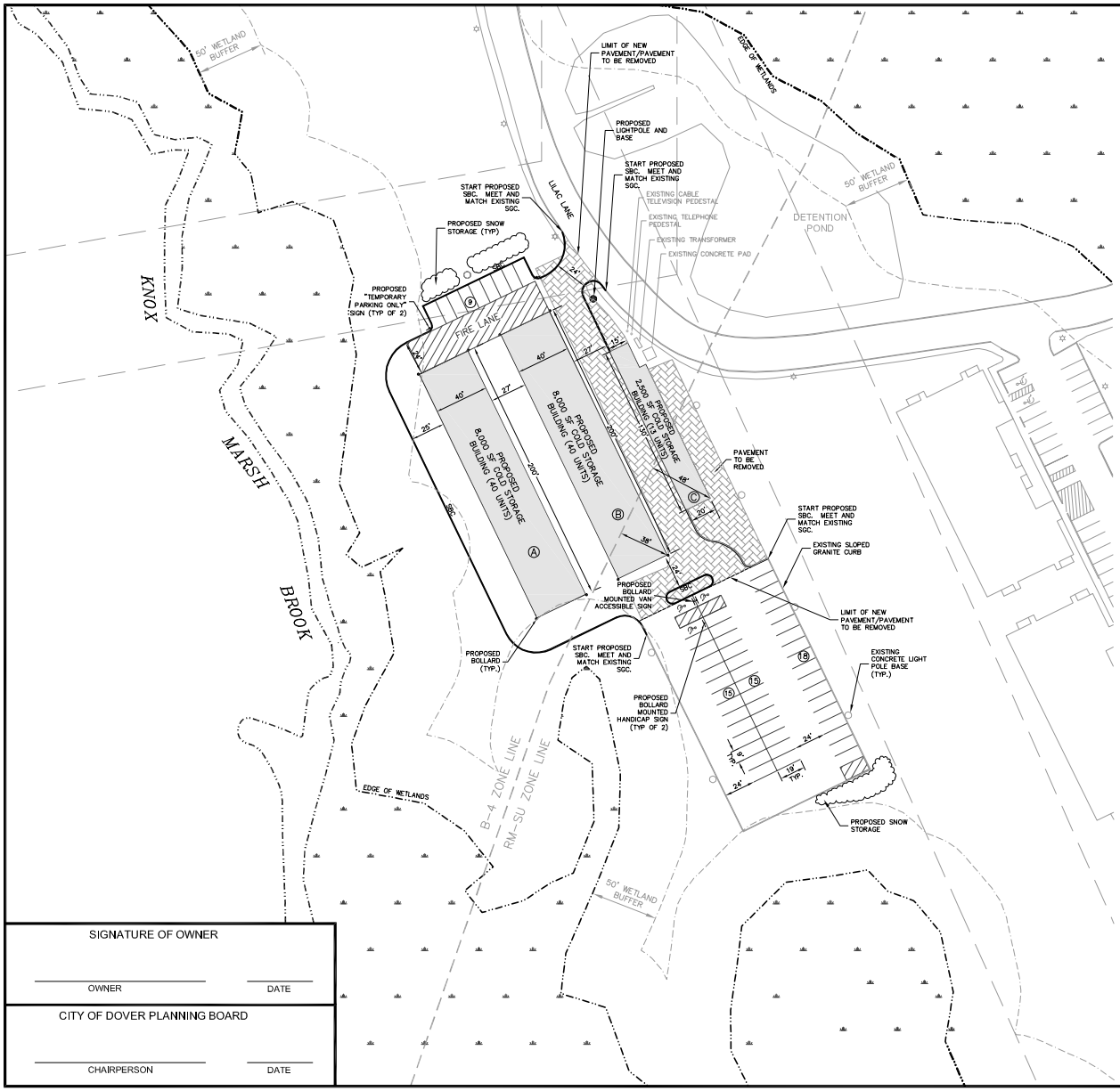
Thank you for your time and effort in reviewing this project. If you have any questions, please feel free to contact our office.

Respectfully submitted,
MSC Civil Engineers & Land Surveyors, Inc.



Matthew McCormack, P.E.

cc: Bill Pierce



LEGEND

- SBC SLOPED BITUMINOUS CURB
- SGC SLOPED GRANITE CURB
- TYP TYPICAL
- EXISTING CONCRETE LIGHT BASE
- PROPOSED BOLLARD
- PROPOSED LIGHT POLE AND BASE
- EDGE OF WETLANDS
- EDGE OF BROOK
- ZONE LINE
- WETLANDS
- PROPOSED SNOW STORAGE AREA
- PAVEMENT TO BE REMOVED

NOTES

1. THE PARCEL IS LOCATED IN THE SUBURBAN DENSITY MULTI-RESIDENTIAL DISTRICT (RM-SU) AND THE HOTEL/RETAIL DISTRICT (B-4).
2. THE PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP H AS LOT 35-D.
3. THE PARCEL IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE A (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED); FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD); AND FLOODWAY AREAS IN ZONE AE (WITH A BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33017C0320D, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
4. OWNER OF RECORD: THE NEW MEADOWS, INC.
   1 LILAC LANE
   DOVER, NH
   SCRD BK.1810 PG.0194
5. ZONING REQUIREMENTS:

	REQUIRED		PROVIDED	
ZONING REQUIREMENTS:	RM-SU	B-4	RM-SU	B-4
MINIMUM LOT SIZE:	20,000 S.F.	5 ACRES	2,312,177 S.F.	24 ACRES
MINIMUM FRONTAGE:	100'	400'	1600'	895'
MAXIMUM LOT COVERAGE:	40%	33%	5%	2%
MINIMUM SETBACKS -PRINCIPAL BUILDING:				
FRONT YARD/ABUT A STREET:	50'	75'	591'	509'
SIDE YARD:	20'	75'	1320'	437'
REAR YARD:	20'	75'	489'	444'
MINIMUM OUTBUILDINGS/ACCESSORY USE SETBACKS:				
FRONT SETBACK:	50'	75'	N/A	N/A
SIDE YARD:	10'	10'	N/A	N/A
REAR YARD:	10'	10'	N/A	N/A
ABUT A STREET SETBACK:	50'	75'	N/A	N/A
MAXIMUM BUILDING HEIGHT:				
PRINCIPAL BUILDING:	40'	55'	9'	9'
OUTBUILDING:	40'	55'	N/A	N/A

6. TOTAL PARCEL AREA: 3,397,853 ± S.F.
   78 ± ACRES
7. PARKING CALCULATIONS
   USE: SELF STORAGE
   93 SELF STORAGE UNITS
   0.1 PARKING SPACE PER UNIT
   REQUIRED = 9.3 SPACES
   PROVIDED = 57 SPACES

   EXCESS PARKING SPACES WILL BE USED AS OVERFLOW PARKING FOR TENANTS.
8. WAIVER REQUESTED FROM ARTICLE IV, SECTION 149 - 13.A.19 OF THE SITE REVIEW REGULATIONS: STORMWATER MANAGEMENT PLAN (TO PROVIDE DRAINAGE ANALYSIS). A STORMWATER OPERATION AND MAINTENANCE PLAN WILL STILL BE PROVIDED.
9. WAIVER REQUESTED FROM ARTICLE IV, SECTION 149-13.A.20 OF THE SITE REVIEW REGULATIONS: TRAFFIC IMPACT ASSESSMENT AND ANALYSIS.
10. WAIVER REQUESTED FROM ARTICLE IV, SECTION 149-14.G.1(a) OF THE SITE REVIEW REGULATIONS: INTERIOR LANDSCAPING
11. VARIANCE FROM ARTICLE IV, SECTION 170-11.D AND 170-12.A GRANTED ON 5-20-2010: TO ALLOW THE ERECTION OF COLD STORAGE UNITS IN THE RM-SU AND B-4 DISTRICT WHERE COLD STORAGE UNITS ARE NOT A PERMITTED USE.
12. THE PARCEL IS LOCATED IN THE IRELAND WELL SECONDARY PROTECTION ZONE.
13. TYPICAL STORAGE UNIT: 10 FT WIDE X 20 FT DEEP. (2 UNITS IN BUILDING "C" ARE 10 FT WIDE X 15 FT DEEP)

40 0 20 40 80 160
(IN FEET)

SIGNATURE OF OWNER

OWNER DATE

CITY OF DOVER PLANNING BOARD

CHAIRPERSON DATE

Sep 12, 2011 - 12:00pm
P:\03121-2011\dwg\03121-2011-SITE.dwg

MSC
CIVIL ENGINEERS & LAND SURVEYORS, INC.
170 COMMERCE WAY
SUITE 102
PORTSMOUTH, NH 03801
PHONE: 603-433-2222
FAX: 603-431-0910
www.mscnh@hotmail.com

REV.	DATE	DESCRIPTION
1	8/2/2011	REVISED PER TAC COMMENTS

CHECKED BY: MBM
DRAWN BY: JRV

SITE PLAN (P11-38)
COLD STORAGE

MAP H LOT 35-D
PROPERTY OF
THE NEW MEADOWS, INC.
KNOX MARSH ROAD
COUNTY OF STRAFFORD
DOVER NEW HAMPSHIRE

DATE: JULY 28, 2011

C-3

PROJECT NO. 03121-2011

SCALE: 1" = 40'

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-42

Application Type:	Site Plan Review
Applicant:	Changing Places, LLC
Owner:	Marcia Wentworth Revocable Trust
Location	6 Brick Road (Assessor's Map 28, Lot 9-C)

INTENT: Site plan to build 24 townhouse units with parking spaces and infrastructure.

LOTS/UNITS PROPOSED: 24 multi-family units

AGENDA ITEM #: 4-B

ACREAGE: 2.708 Acres

ZONING DISTRICT: Office District (O)

EXISTING LAND USE: Single family residential

PROPOSED LAND USE: 24 multi-family units

SURROUNDING LAND USE: Multi-family Residential, Single Family residential, Offices

ZBA ACTION: Two variances granted on June 16, 2011to allow 24 units on one lot and to allow residential on the first floor of the buildings

ATTACHMENTS:
Site plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED:

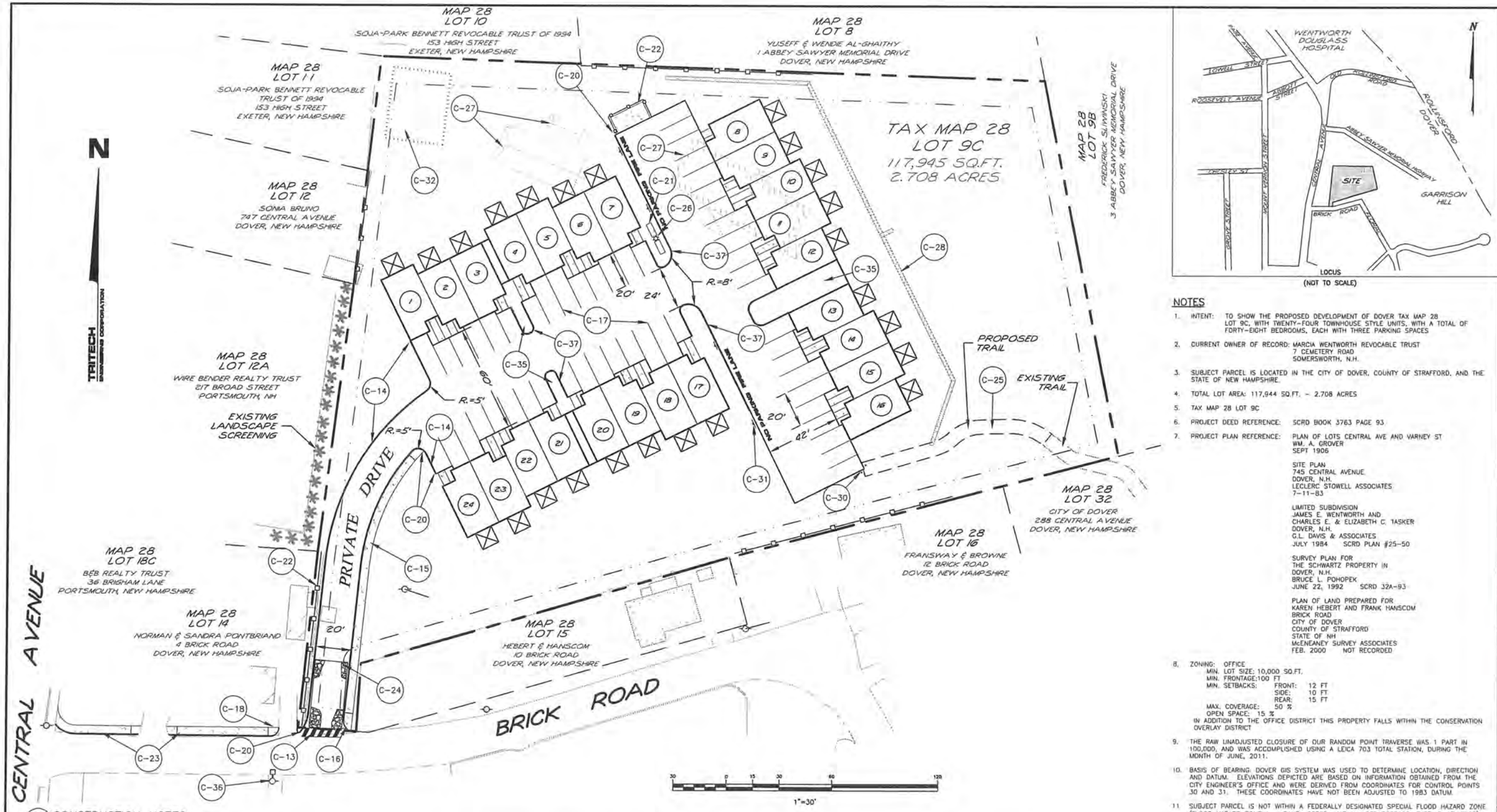
- 20 foot driveway width where 24 feet is required
- Request to not have to prepare a streetscape plan

Summary of Request and Background
The applicant has submitted a set of plans asking to construct 24 townhouse style multi-family units in four buildings and 76 parking spaces. The units will be serviced by municipal water and sewer.

The applicant appeared before TRC on September 1, 2011 (see enclosed TRC Notes).

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 Office District, which has as its purpose to provide appropriate locations for a mixture of residential and office uses along higher volume streets. These districts are transition areas between commercial areas and urban residential areas on side streets. This plan is consistent with those regulations.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application until the October 25th meeting and schedule a site walk.



NOTES

1. INTENT: TO SHOW THE PROPOSED DEVELOPMENT OF DOVER TAX MAP 28 LOT 9C, WITH TWENTY-FOUR TOWNHOUSE STYLE UNITS, WITH A TOTAL OF FORTY-EIGHT BEDROOMS, EACH WITH THREE PARKING SPACES
2. CURRENT OWNER OF RECORD: MARCIA WENTWORTH REVOCABLE TRUST
   7 CEMETERY ROAD
   SOMERSWORTH, N.H.
3. SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD, AND THE STATE OF NEW HAMPSHIRE.
4. TOTAL LOT AREA: 117,944 SQ.FT. ~ 2.708 ACRES
5. TAX MAP 28 LOT 9C
6. PROJECT DEED REFERENCE: SCRD BOOK 3763 PAGE 93
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   WM. A. GROVER
   SEPT 1906

   SITE PLAN
   745 CENTRAL AVENUE
   DOVER, N.H.
   LECLERC STOWELL ASSOCIATES
   7-11-83

   LIMITED SUBDIVISION
   JAMES E. WENTWORTH AND
   CHARLES E. & ELIZABETH C. TASKER
   DOVER, N.H.
   G.L. DAVIS & ASSOCIATES
   JULY 1984 SCRD PLAN #25-50

   SURVEY PLAN FOR
   THE SCHWARTZ PROPERTY IN
   DOVER, N.H.
   BRUCE L. POHOPEK
   JUNE 22, 1992 SCRD 32A-93

   PLAN OF LAND PREPARED FOR
   KAREN HEBERT AND FRANK HANSCOM
   BRICK ROAD
   CITY OF DOVER
   COUNTY OF STRAFFORD
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   McENEANEY SURVEY ASSOCIATES
   FEB. 2000 NOT RECORDED
8. ZONING: OFFICE
   MIN. LOT SIZE: 10,000 SQ.FT.
   MIN. FRONTAGE:100 FT
   MIN. SETBACKS: FRONT: 12 FT
   SIDE: 10 FT
   REAR: 15 FT
   MAX. COVERAGE: 50 %
   OPEN SPACE: 15 %
   IN ADDITION TO THE OFFICE DISTRICT THIS PROPERTY FALLS WITHIN THE CONSERVATION OVERLAY DISTRICT
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15. PARKING CALCULATION:
    PARKING SPACES REQUIRED: 3 SPACES PER UNIT
    72 SPACES REQUIRED
    PARKING SPACES PROVIDED: 24 GARAGE, 48 DRIVEWAY, 4 GUEST SPACES
    76 SPACES TOTAL

C-1 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 THROUGH OUT 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 (NHDOT) "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 WITHIN THE CONSERVATION DISTRICT SHALL BE FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE START 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-5.
13. MATCH EXISTING PAVEMENT.
14. INSTALL SLOPED GRANITE CURB PER DETAIL 2, SHEET SP-5.
15. INSTALL 5' CONCRETE SIDEWALK WITH INTEGRATED CONCRETE CURB PER DETAIL 7, SHEET SP-6.
16. 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-6.
17. YELLOW OR WHITE PAVEMENT MARKINGS.
18. INSTALL SITE LIGHTING PER SHEETS L-1 AND L-2.
19. SAWCUT PAVEMENT - PATCH PAVEMENT PER DETAIL 1, SHEET SP-5.
20. END SLOPED GRANITE CURB.
21. INSTALL LOCKABLE BICYCLE STORAGE RACK FOR MINIMUM 6 BICYCLES, ON CONCRETE PAD. "ALLEN SPORTS MODEL 2045 OR EQUIVALENT.
22. INSTALL 6' HIGH VINYL STOCKADE FENCE.
23. INSTALL CONCRETE SIDEWALK WITH VERTICAL GRANITE CURB PER DETAIL 8, SHEET SP-7.
24. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5, SHEET SP-5.
25. CONSTRUCT 8' WIDE WALKING TRAIL PER DETAIL 11, SHEET SP-6. CONNECT TO EXISTING TRAIL.
26. INSTALL SOLAR POWERED AREA LIGHT.
27. DEMOLISH AND REMOVE EXISTING STRUCTURES IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
28. CONTRACTOR SHALL INSTALL SEGMENTED BLOCK RETAINING WALL. WALL DESIGN SHALL BE BY OTHERS. CITY ENGINEER SHALL REVIEW AND APPROVE RETAINING WALL DESIGN PRIOR TO CONSTRUCTION.
29. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
30. INSTALL BOLLARDS AT END OF TRAIL PER DETAIL 3, SHEET SP-7.
31. INSTALL SIGN "NO PARKING – FIRE LANE"
32. CONSTRUCT 30' x 40' RECREATION AREA.
33. INSTALL CROSS WALK AT ENTRANCE.
34. RELOCATE EXISTING UTILITY POLE.
35. 4" LOAM AND SEED.
36. EXISTING PARK LIGHT TO REMAIN.
37. INSTALL CAPE COD BERM PER DETAIL 4, SHEET SP-7.

TRITECH
ENGINEERING CORPORATION
745 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

REVISIONS	
DATE:	DESCRIPTION:
09/12/11	REVISE PER TRC COMMENTS

TRITECH
SEP 12 2011
RECEIVED

GENERAL SITE PLAN
6 BRICK ROAD
BRICK ROAD
DOVER, NEW HAMPSHIRE
AUGUST 18, 2011 JOB No. 11109
SCALE: 1" = 30'

SHEET NO. SP-1

(PB-42)

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-42

Application Type:	Site Plan Review
Applicant:	Changing Places, LLC
Owner:	Marcia Wentworth Revocable Trust
Location	6 Brick Road (Assessor's Map 28, Lot 9-C)

INTENT: Site plan to build 24 townhouse units with parking spaces and infrastructure.

LOTS/UNITS PROPOSED: 24 multi-family units

AGENDA ITEM #: 4-B

ACREAGE: 2.708 Acres

ZONING DISTRICT: Office District (O)

EXISTING LAND USE: Single family residential

PROPOSED LAND USE: 24 multi-family units

SURROUNDING LAND USE: Multi-family Residential, Single Family residential, Offices

ZBA ACTION: Two variances granted on June 16, 2011to allow 24 units on one lot and to allow residential on the first floor of the buildings

ATTACHMENTS:
Site plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

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- 20 foot driveway width where 24 feet is required
- Request to not have to prepare a streetscape plan

Summary of Request and Background
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STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application until the October 25th meeting and schedule a site walk.

City of Dover, New Hampshire
SITE REVIEW APPLICATION

RECEIVED
AUG 18 2011
BY

[Revision Date: July 19, 2010]

Office Use Only	Project #: P11-42	Date Received: 8/19/11
	Amount Paid: $ 2697.00	Time Received:

APPLICANT AND OWNER INFORMATION

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

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

Name of Property Owner (*if different from applicant*): Marcia Wentworth Revocable Trust Telephone #

Address of Property Owner: 7 Cemetery Road, Somersworth, NH 03878

PROPERTY INFORMATION

Address of Property: 6 Brick Road

Assessor's Map # 28 Lot(s) # 9C

Zoning District(s) O Overlay District(s) Conservation Overlay District (Slopes exceeding 20%)

Size of Parcel: 117,944 sq. ft. 2.708 ac. Property Deed: Book 3763 Page: 93

Existing Use of Property: Single Family Residential

SITE PLAN INFORMATION

Describe Proposed Use: 24 Townhouse Units w/parking spaces and infrastructure

Area of Parcel to be Developed: 84,660 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: (4) Buildings - 24 Units total

Number of Parking Spaces: Existing N/A Proposed 72 (3 per unit)

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

Number of Employees Total: N/A In Maximum Shift: N/A

Disposition of Parcel:

Building Footprint Building #1 5,000 Building #2 5,700 Building #3 3,560 Building #4 2,850 sq. ft.

Total Building Area 17,088 sq. ft.

Paved Area 22,960 sq. ft.

Building Setbacks:

Front Yard 125 ft.

Rear Yard 16 ft.

Side Yard: Right 111.9' ft.
Left 15.1' ft.

City Water? X Yes ___ No How far is city water from the property? 7'

City Sewer? X Yes ___ No How far is city sewer from the property? 3.5'

BUILDING INFORMATION

Type of Building to be Built: Four (4) townhouse buildings

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) N/A

SURVEYOR INFORMATION

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

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

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

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) 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: P.O.A. William Pyapuka Marcia E. Wentworth Date: 8/11/11

Signature of Applicant (*if different from owner*): John O'Neill Date: 8-18-11

Signature of Agent: President Date: 08/18/11

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: P.O.A. William Punaro Marcia E Wentworth Date: 8/11/11

Abutters List

Site Development Plan

6 Brick Road

Tax Map 28, Lot 9C

6 Brick Road
Dover, New Hampshire

Job No. 11109

AUG 18 2011

Abutters:

Map 28, Lot 7	Christopher & Kathleen Quinn 757 Central Avenue Dover, NH 03820
Map 28, Lot 8	Yuseff Adam Al-Ghaithy Wendie Adam Al-Ghaithy 1 Abbey Sawyer Memorial Drive Dover, NH 03820
Map 28, Lot 9A	Quantum Office LLC 755 Central Avenue Dover, NH 03820
Map 28, Lot 9B	Frederick Sliwinski 3 Abbey Sawyer Memorial Drive Dover, NH 03820
Map 28, Lot 10 Map 28, Lot 11	Soja-Park Bennett Revocable Trust Soja-Park Bennett, Trustee 153 High Street Exeter, NH 03833
Map 28, Lot 12	Sonia Bruno 747 Central Avenue Dover, NH 03820
Map 28, Lot 12A	Wire Bender Realty Trust Richard W. Miller II, Trustee 217 Broad Street Portsmouth, NH 03801
Map 28, Lot 13	James & Kelly Welch 795 Lawrence Road Pownal, ME 04069
Map 28, Lot 14	Norman & Sandra Pontbriand 4 Brick Road Dover, NH 03820
Map 28, Lot 15 Map 28, Lot 15A	Karen Hebert Frank Hanscom 10 Brick Road Dover, NH 03820
Map 28, Lot 16	Dylan H. Fransway Morrigan H. Browne 12 Brick Road Dover, NH 03820

Abutters List

Site Development Plan

6 Brick Road

Tax Map 28, Lot 9C

6 Brick Road
Dover, New Hampshire

Job No. 11109

Abutters Cont'd:

Map 28, Lot 18	Dean Fournier Revocable Living Trust Dean Fournier, Trustee 348 Tolend Road Dover, NH 03820
Map 28, Lot 18B	3 Brick LLC c/o R. Dusinberie 141 Grandview Avenue N. Caldwell, NJ 07006
Map 28, Lot 18C	B & B Realty Trust Bruce Belanger, Trustee 36 Brigham Lane Portsmouth, NH 03801
Map 28, Lot 19A Map 28, Lot 25	McQuade Realty Incorporated PO Box 1409 Dover, NH 03820
Map 28, Lot 32	City of Dover 288 Central Avenue Dover, NH 03820
Map 28, Lot 33	Valerie Lester 2 Floral Avenue Dover, NH 03820
Map 28, Lot 35	Gregory & Bonnie Hede 4 Floral Avenue Dover, NH 03820
Map 28, Lot 37	Spinelli Corporation 400 Central Avenue Dover, NH 03820
Map 29, Lot 12	Peter & Kathleen Menounos 720 Central Avenue Dover, NH 03820
Map 29, Lot 16	Holgate Limited Partnership 163 Central Avenue Dover, NH 03820
Map 29, Lot 17	Central Commons 750 Central Avenue Dover, NH 03820

Abutters List

Site Development Plan

6 Brick Road

Tax Map 28, Lot 9C

6 Brick Road
Dover, New Hampshire

Job No. 11109

Abutters Cont'd:

Map 29, Lot 19

Tasker Family Living Trust
Grover L. Tasker & Susan R. Tasker, Trustees
756 Central Avenue
Dover, NH 03820

Map 29, Lot 100

Marker 21 Holdings LLC
163 Central Avenue
Dover, NH 03820

Owner:

Map 28, Lot 9C

Marcia Wentworth Revocable Trust
Marcia E. Wentworth, Trustee
7 Cemetery Road
Somersworth, NH 03878

Applicant:

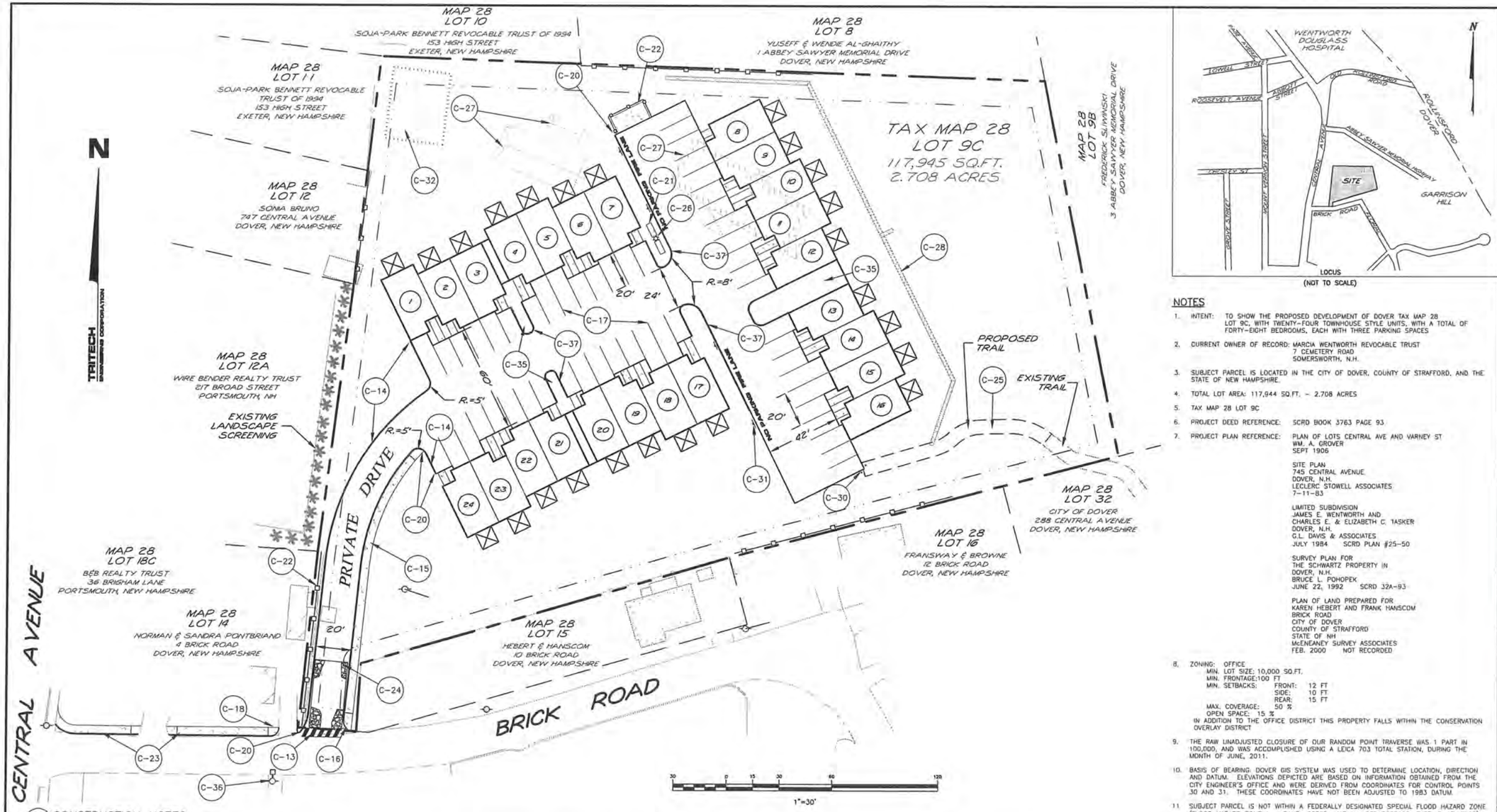
Changing Places, LLC
42J Dover Point Road
Dover, NH 03820

Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

Attorney:

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



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    PARKING SPACES REQUIRED: 3 SPACES PER UNIT
    72 SPACES REQUIRED
    PARKING SPACES PROVIDED: 24 GARAGE, 48 DRIVEWAY, 4 GUEST SPACES
    76 SPACES TOTAL

C-1 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 THROUGH OUT 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 (NHDOT) "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 WITHIN THE CONSERVATION DISTRICT SHALL BE FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE START 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-5.
13. MATCH EXISTING PAVEMENT.
14. INSTALL SLOPED GRANITE CURB PER DETAIL 2, SHEET SP-5.
15. INSTALL 5' CONCRETE SIDEWALK WITH INTEGRATED CONCRETE CURB PER DETAIL 7, SHEET SP-6.
16. 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-6.
17. YELLOW OR WHITE PAVEMENT MARKINGS.
18. INSTALL SITE LIGHTING PER SHEETS L-1 AND L-2.
19. SAWCUT PAVEMENT - PATCH PAVEMENT PER DETAIL 1, SHEET SP-5.
20. END SLOPED GRANITE CURB.
21. INSTALL LOCKABLE BICYCLE STORAGE RACK FOR MINIMUM 6 BICYCLES, ON CONCRETE PAD. "ALLEN SPORTS MODEL 2045 OR EQUIVALENT.
22. INSTALL 6' HIGH VINYL STOCKADE FENCE.
23. INSTALL CONCRETE SIDEWALK WITH VERTICAL GRANITE CURB PER DETAIL 8, SHEET SP-7.
24. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5, SHEET SP-5.
25. CONSTRUCT 8' WIDE WALKING TRAIL PER DETAIL 11, SHEET SP-6. CONNECT TO EXISTING TRAIL.
26. INSTALL SOLAR POWERED AREA LIGHT.
27. DEMOLISH AND REMOVE EXISTING STRUCTURES IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
28. CONTRACTOR SHALL INSTALL SEGMENTED BLOCK RETAINING WALL. WALL DESIGN SHALL BE BY OTHERS. CITY ENGINEER SHALL REVIEW AND APPROVE RETAINING WALL DESIGN PRIOR TO CONSTRUCTION.
29. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
30. INSTALL BOLLARDS AT END OF TRAIL PER DETAIL 3, SHEET SP-7.
31. INSTALL SIGN "NO PARKING – FIRE LANE"
32. CONSTRUCT 30' x 40' RECREATION AREA.
33. INSTALL CROSS WALK AT ENTRANCE.
34. RELOCATE EXISTING UTILITY POLE.
35. 4" LOAM AND SEED.
36. EXISTING PARK LIGHT TO REMAIN.
37. INSTALL CAPE COD BERM PER DETAIL 4, SHEET SP-7.

TRITECH
ENGINEERING CORPORATION
745 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

REVISIONS	
DATE:	DESCRIPTION:
09/12/11	REVISE PER TRC COMMENTS

TRITECH
SEP 12 2011
RECEIVED

GENERAL SITE PLAN
6 BRICK ROAD
BRICK ROAD
DOVER, NEW HAMPSHIRE
AUGUST 18, 2011 JOB No. 11109
SCALE: 1" = 30'

SHEET NO. SP-1

(PB-42)

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-44

Application Type:	Conditional Use Permit
Applicant:	Graystone Builders, Inc.
Owner:	Graystone Builders, Inc.
Location	Pacific Drive (Assessor's Map E, Lot 50-4)

INTENT: Request for a Conditional Use Permit to allow fill and regrading within the Wetland Protection District and Conservation District.

LOTS/UNITS PROPOSED: One single family house

AGENDA ITEM #: 4-C

ACREAGE: 0.709 Acres

ZONING DISTRICT: Rural Residential District – R-40

EXISTING LAND USE: Vacant single family house lot

PROPOSED LAND USE: One single family house

SURROUNDING LAND USE: Single family houses

ZBA ACTION: None

ATTACHMENTS: Conditional use plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED:

- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted plans asking to place fill within the 50-foot wetlands buffer and 20% slope Conservation District for the placement of a house on an existing lot. The total area of impact is 1,200 square feet.

The applicant appeared before the Conservation Commission on September 12, 2011 and received an endorsement (minutes enclosed).

Consistency with Land Use Regulations

The Wetlands Protection District and Conservation District ordinances provide for Conditional Use Permits to allow impacts to wetlands, wetland buffers and 20 percent slopes 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 approve the conditional use permit with the following conditions:

Conditions to Be Met Prior to any Earth Disturbance Activity:

1. The applicant shall have the surveyor stake the area of the proposed fill within the 50-foot wetland buffers and 20 percent slope areas on the lot. This shall be checked and approved by the Building Official and City Engineer.
2. Per Chapter 170-27.1-D-1-c, the applicant shall install wetland buffer signs along the 50-foot wetlands buffer line at 25 foot intervals where the house, driveway or fill is proposed within 20 feet of the buffer. This shall be checked and approved by the Building Official and City Engineer.

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2010]

Office Use Only	Project #: P11-44	Date Received:
	Amount Paid: $234.00	Time Received:

RECEIVED
SEP - 1 2011
By

APPLICANT AND OWNER INFORMATION

Name of Applicant: GRAYSTONE BUILDERS INC. Telephone # 664-5757

Address of Applicant: 38 BEECHWOOD DRIVE, STRAFFORD, NH 03884

Name of Property Owner (*if different from applicant*): SAME. Telephone #

Address of Property Owner:

PROPERTY INFORMATION

Address of Property: PACIFIC DRIVE.

Assessor's Map #: E Lot(s) #: 50-4

Zoning District(s): OPEN. Overlay District(s): WETLANDS.

Existing Use of Property: RES.

CONDITIONAL USE PERMIT INFORMATION

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

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

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

PROPOSE RESIDENTIAL STRUCTURE ON LOT OF RECORD. REQUEST TO FILL / RE-GRADE BUFFER + 20% SLOPE TO ALLOW FOR ADEQUATE GRADING AROUND STRUCTURE. (2200 SF)

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

NONE.

Name of Professional That Prepared Plans: BS+E CHRISTOPHER R. BERRY

Address: 335 SECOND CROWN POINT ROAD BARRINGTON, NH Telephone #: 332-2863

Professional License #: DAB 328 E-mail address: CRBERRY C METROCAST.NET.

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: 8-31-2011

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ AGENT Date: 8-31-2011

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

August 31, 2011

Dover Planning Department
Attention: Chris Parker

RE: Conditional Use / Graystone Builders
Tax Map E, Lot 50-4
Pacific Drive
Dover, NH

Mr. Chairman and Members of the Dover Planning Board:

Berry Surveying & Engineering is submitting this Conditional Use Permit request on behalf of Graystone Builders in an effort to provide better buildable areas suitable for a modest residential structure, an individual sewage disposal system and a proposed well, including a 75 foot protective radius. The request includes 2200 square feet of disturbance within the 50 foot wetlands buffer, which includes areas that currently contain slopes exceeding 20%.

This lot was part of the original open space condo subdivision know as Pacific Landing which was later converted to an open space single family subdivision. On the original approved set of plans this area was shown as Unit #4, and showed a residential structure approximately in the same location we have provided. The structure shown on the original plan extended from setback to setback or from conservation area to conservation area. When this is compared with the required fill slopes for road construction there is little ability to place the structure as show on the approved plan.

In addition, the plan shows three test hole locations in the area where a structure is proposed to be built, but does not provide the space for a sewage disposal system to be designed or installed adhering to the 75 foot setback to jurisdictional wetlands or the required 75 foot well radius requirements. As the proposed plan shows, we are providing a sewage disposal system at the front of the parcel whereas there is no room to the rear when the required setback is considered. This design requirement forces the proposed residential structure further back onto

the parcel into an area where the existing topography requires additional grading around the structure.

The proposal is to install a rock retaining wall to the left edge of the property along the buffer zone and not disturb any further then what is allowed under the ordinance. Being that there needs to be a reasonable driveway location and turn around as well as a reasonable way or getting to the back yard, we are proposing to fill and grade within the 50' buffer zone to the right of the proposed structure and even out the topographic relief that exists.

To minimize impacts we are proposing a rock retaining wall as shown on the plans reducing further grading and filling. There will remain a buffer of approximately 30' at the narrowest points, and areas proposed to be disturbed are devoid of vegetation in the existing condition. The applicant is also reducing the width of the original structure shown on the approved plans from 60 feet wide to 46 feet wide to allow some of the required grading to take place outside of the 50 foot buffer further reducing the total impact of the project.

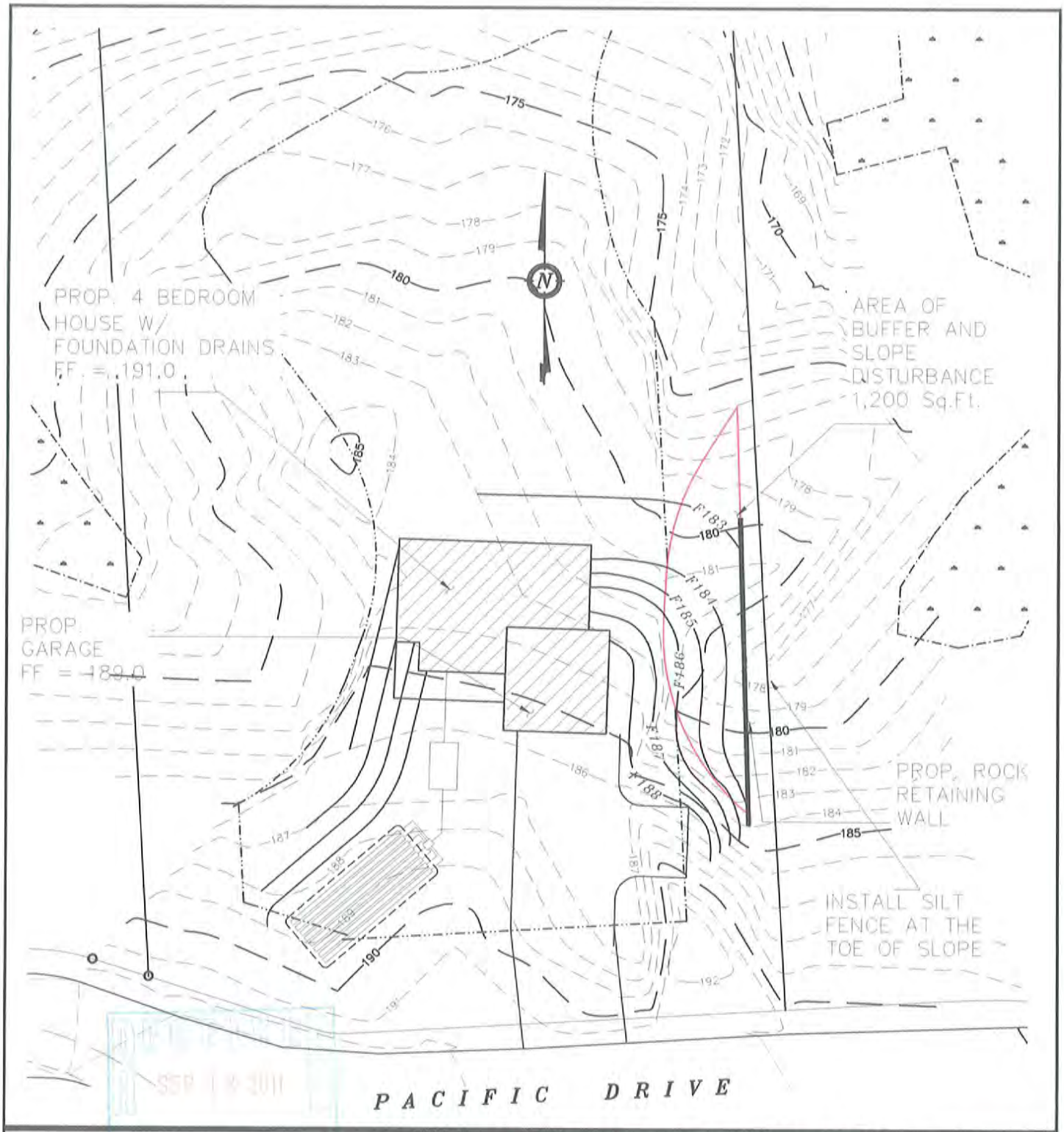
In conclusion we feel the request will allow the applicant to build a modest sized home on a lot of record that poses some natural obstructions. The proposal does not directly impact any jurisdictional wetlands, will require very little vegetation to be removed, and will not create any storm water runoff or erosion problems.

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

Berry Surveying & Engineering

Christopher R. Berry
President

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



CONDITIONAL USE PLAN
FOR
GRAYSTONE BUILDERS
PACIFIC LANE
DOVER, N.H.
TAX MAP E ~ UNIT 50-4

REV. 9-13-11 PER CONSCOM

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

SCALE : 1 IN. EQUALS 30 FT.

DATE : AUGUST 31, 2011

FILE NO. : DB 2011-007-50-4

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-45

Application Type:	Minor Subdivision
Applicant:	Roland Royer
Owner:	Roland Royer
Location	14 Royer Lane (Assessor's Map L, Lot 73-C)

INTENT: To subdivide an existing parcel on Royer Lane into two lots.

LOTS/UNITS PROPOSED: Two lots

AGENDA ITEM #: 4-D

ACREAGE: 0.53 Acres

ZONING DISTRICT: Low-Density Residential District – R-20

EXISTING LAND USE: Single family house

PROPOSED LAND USE: Existing single family house on one lot and single family house on new lot

SURROUNDING LAND USE: single family houses and high school

ZBA ACTION: Variances for frontage and lot area granted by Zoning Board of Adjustment on August 22, 2011

ATTACHMENTS:
Subdivision application and plans

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Notices were sent by certified mail to abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant has submitted a plan asking to subdivide an existing lot into two lots, one would be 10,655 square feet and the other would be 12,501 square feet. Each lot would be serviced by municipal water and sewer.

Consistency with Land Use Regulations
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. The plan is consistent with the purpose of the R-20 District, which is to provide for single family neighborhoods in less rural areas, with smaller lot sizes and homes served by municipal water and sewer. 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 subdivision application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor's stamp and signature to the plat.
4. The applicant shall revise the plat to show the front setback neighborhood average as being 41 feet.
5. The applicant shall revise the plat by amending note #10 to specify that the new house shall front on Royer Lane, as per the Zoning Board of Adjustment decision.

City of Dover, New Hampshire
SUBDIVISION APPLICATION

SEP 13 2011

[Revision Date: July 19, 2010]

Office Use Only	Project #:	#11-45	Date Received:	9/12/11
	Amount Paid:	250.00 Ck#19305	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: ROLAND ROYER Telephone # 603-742-6663

Address of Applicant: 14 ROYER LANE DOVER NH 03820

Name of Property Owner (*if different from applicant*): SAME Telephone #

Address of Property Owner:

PROPERTY INFORMATION

Address of Property: ROYER LANE

Assessor's Map # L Lot(s) # 73 C

Zoning District(s) R-20 Overlay District(s)

Size of Parcel: .53 AC. (23,156 SF) Property Deed: Book 3669 Page: 292

Existing Use of Property: SINGLE FAMILY RESIDENCE

SUBDIVISION INFORMATION

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

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

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

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

Highway Access (check where applicable): ✓ City Street ___ State Highway OFF DOVER POINT/AYERS LANE

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOC.

Address (PO BOX 681) 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 742-0911

Professional License #: NH LLS 6661 E-mail address: info@surveynh.com

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: Roland L. Rayo Date: 9-9-11

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: Roland L. Rayo Date: 9-9-11

CITY OF DOVER SUBDIVISION
LIST OF ABUTTERS

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

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
L	73C	Roland Royer	14 Royer Lane Dover NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
SAME		

Surveyor and/or Engineer:

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

Conservation Easement Holder:

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

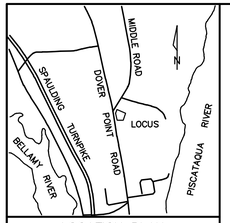
Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS
L	15	Roman Catholic Bishop of Manchester c/o St. Thomas Aquinas High School	197 Dover Point Road Dover NH 03820
L	73-6	The Spectrum Trust Allan McGuire + Henry Hyder	PO Box 988 Dover NH 03821
L	81B	Robert + Christie Anna Gosse GOSSE	10 Royer Ln. Dover NH 03820
L	73B	Scott + Sandra Knierim	45 Ayers Lane Dover NH 03820

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

UNIT #	OWNER (S) OF RECORD	MAILING ADDRESS

For Registry of Deeds Use



LOCATION PLAN
(NO SCALE)

L / 15

ROMAN CATHOLIC BISHOP OF MANCHESTER
c/o ST. THOMAS AQUINAS HIGH SCHOOL
197 DOVER POINT ROAD
DOVER, NH 03820
1969 / 725

L / 15

ROMAN CATHOLIC BISHOP OF MANCHESTER
c/o ST. THOMAS AQUINAS HIGH SCHOOL
197 DOVER POINT ROAD
DOVER, NH 03820
1969 / 725

STEEL STAKE FOUND,
DAVIS ENG'R, DOWN 4"

IRON ROD FOUND,
T.F. MORAN CAP UP 2"

ROYER LANE

MAG NAIL SET

FIRE HYDRANT

I.R.(set)

IRON PIPE FOUND,
N – 238,045.30
E – 720,207.93

IRON ROD FOUND,
DOWN 1"

N81°25'41"E 125.00'

N81°25'41"E 125.00'

L / 73C 106.01'

PARCEL AREA
10,655 S.F.
0.24 Ac.

AYERS LANE

N07°07'28"W 100.00'

NEW CONSTRUCTION "BUILD TO" LINE

35'

L / 73C

PARCEL AREA
12,501 S.F.
0.29 Ac.

35'

20'

BUILDING SETBACK LINE (TYP.)

30'

10'

SHED

S07°07'31"E 100.08'

35'

HOUSE #14

20'

30'

DECK

5.9'

HOUSE

S07°39'32"E 100.12'

L / 81B

ROBERT GOSSE
CHRISTIE ANNA GOSSE
10 ROYER LANE
DOVER, NH 03820
2077 / 279

125.00'

S81°27'44"W 106.94'

IRON PIPE FOUND,
3/4"ø UP 3"

51.08'

COPPER PIPE FOUND

IRON PIPE FOUND,
1"ø FLUSH
N – 237,911.64
E – 719,991.91

I.R.(set)

IRON PIPE FOUND,
1"ø , 0.7' OFFLINE

S81°27'44"W

EDGE OF PAVEMENT (TYP.)

99.75'

HOUSE

L / 73-6

THE SPECTRUM TRUST
ALLAN McGUIRE & HENRY HYDER
P.O. Box 988
DOVER, NH 03821
1725 / 550

L / 73-5

THE SPECTRUM TRUST
ALLAN McGUIRE & HENRY HYDER
P.O. Box 988
DOVER, NH 03821
1725 / 550

L / 73B

SCOTT KNIERIM
SANDRA KNIERIM
45 AYERS LANE
DOVER, NH 03820
3556 / 719

IRON PIPE FOUND,
1"ø UP 1"

100.00'

L / 73A

DENISE PAZDON
JOHN PAZDON
41 AYERS LANE
DOVER, NH 03820
983 / 964

IRON PIPE FOUND,
1"ø UP 1"

GRID NORTH

LEGEND

I.R.(set) – IRON ROD W/ PLASTIC I.D. CAP (SET)
-o- – UTILITY POLE
— — — — – EDGE OF PAVEMENT
S.F. – SQUARE FEET
AC. – ACRE
TYP. – TYPICAL
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
R.O.W. – RIGHT OF WAY

REFERENCE PLANS:

1.) SUBDIVISION OF LAND – 207 DOVER POINT ROAD, DOVER, N.H. FOR E & E PROPERTIES, 270 MEADOW ROAD, PORTSMOUTH N.H. 03801. SCALE: 1" = 20'; DATED: MAY, 1993; BY: LITTLE RIVER SURVEY COMPANY. RECORDED S.C.R.D. PLAN 42–58.

2.) SUBDIVISION PLAN PREPARED FOR SPECTRUM ENTERPRISES, INC., DOVER, N.H. SCALE: 1" = 50'; DATED: DEC. 30, 1987, REVISED THROUGH 12–12–88; BY: THOMAS F. MORAN, INC. RECORDED S.C.R.D. PLAN 37A–60.

3.) ROMAN CATHOLIC BISHOP OF MANCHESTER – PLAN OF LAND ON DOVER POINT ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JANUARY 1963; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. PLAN 16A, POCKET 8, FOLDER 2.

NOTES:

1.) OWNER OF RECORD:

ROLAND ROYER
14 ROYER LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 3669, PAGE 292.

2.) L / 73C – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT R–20.

MINIMUM LOT SIZE	= 20,000 S.F.
MINIMUM LOT FRONTAGE	= 125 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT (BUILD TO)	= AVERAGE OF NEIGHBORHOOD
REAR	= 30 FEET
SIDE (ABUT A LOT)	= 20 FEET
SIDE (ABUT A STREET)	= AVERAGE OF NEIGHBORHOOD
MAXIMUM LOT COVERAGE	= 30 PERCENT
MAXIMUM BUILDING HEIGHT	= 35 FEET

4.) TOTAL PARCEL AREA = 23,156 S.F. / 0.53 ACRES

5.) BASIS OF BEARING IS GRID NORTH PER CITY / GEOD CORP.

6.) PER FLOOD INSURANCE RATE MAP 33017C0340D, EFFECTIVE DATE: MAY 17, 2005: ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.

7.) THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PARCEL.

8.) FREESTANDING ACCESSORY STRUCTURES ARE ALLOWED TO BE 10' FROM THE PROPERTY LINE.

9.) REFERENCE IS MADE TO A NOTICE OF DECISION BY THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT DATED AUGUST 22, 2011 FILE Z 11–18.

10.) THE DRIVEWAY FOR NEW PARCEL L/73C–1 SHALL BE SITUATED FROM ROYER LANE ONLY.

11.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER.

OWNER SIGNATURE

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

NO.	DATE	DESCRIPTION	BY	CHK

REVISIONS

11–1951	SUBDIVISION	11–04	72–77
PROJECT NO	TYPE	FIELDBOOK & PAGES	

For Registry of Deeds Use

SUBDIVISION PLAN OF LAND
PREPARED FOR
ROLAND ROYER
TAX MAP L, LOT No. 73C
14 ROYER LANE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 11–45

DRAWN BY: RJM	FILE: VR CP\1951\11–1951
SCALE: 1" = 20'	DATE: SEPTEMBER 8, 2011

20 10 0 10 20 40 60 80

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 661
KEVIN M. McENEANEY
SIGNATURE

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

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-46

Application Type:	Minor Lot Line Adjustment
Applicant(s):	Dahn and Norma Tibbett
Owner(s):	Dahn and Norma Tibbett and John Janetos
Location:	Gulf Road & Country Club Estates Drive (Assessor's Map N, Lot 13 & 13-B)

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-E

ACREAGE: 49.06 Acres

ZONING DISTRICT:
Rural Residential District – R-40

EXISTING LAND USE: Single family house on one lot and vacant lot

PROPOSED LAND USE: Two single family house lots

SURROUNDING LAND USE: Single family houses and golf course

ZBA ACTION: None

ATTACHMENT: Lot Line Adjustment plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Notices were sent by certified mail to abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver requested to Chapter 155-18-B, the requirement to show the entirety of one lot – Map N, Lot 13.

Summary of Request and Background
The applicant has submitted a plan asking to reconfigure the lot lines between two existing lots, resulting in an increase of 0.29 acres in the size of the Tibbett lot. There is no change in the number of lots.

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

Waiver Requests
The applicant is requesting a waiver to Chapter 155-18-B-5, which requires the entire lot be shown. Lot N-13 is not shown in its entirety. This lot was subdivided in March of 2008, 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. 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 #P11-46 to the title block.
5. The approval includes the granting of the waiver requested for the reasons stated by the applicant and the Planning Department. 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 #: P11-416	Date Received:
	Amount Paid: $476.00 CK#3555	Time Received:

APPLICANT INFORMATION

Name of Applicant: Dahn & Norma Tibbett Telephone #:

Address of Applicant: 20 Clark Lane, Marshfield, MA 02050

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Same Telephone #:

Address of 1st Property Owner:

Address of Property: Gulf Road, Dover, NH 03820

Assessor's Map # N Lot(s) # 13B

Property Deed: Book 3821 Page: 262

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

Size of Existing Parcel (sq. ft.): 40,625 Size of Proposed Parcel (sq. ft.): 53,029

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): John Janetos Telephone #:

Address of 2nd Property Owner: 104 Gulf Road, Dover, NH 03820

Address of Property: 104 Gulf Road, Dover, NH 03820

Assessor's Map # N Lot(s) # 13

Property Deed: Book 2560 3125 Page: 097 962

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

Size of Existing Parcel (sq. ft.): 2,096,286 Size of Proposed Parcel (sq. ft.): 2,083,882

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Paul J. Connolly, P.E., P.L.S., Civilworks, Inc.

Address P.O. Box 1166, Dover, NH 03821 Telephone #: 749-0443

Professional License #: NH LLS #683 E-mail address: civilworksdover@comcast.net

SIGNATURES

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

Signature of First Property Owner: Dalton M Leblanc Date: 9-9-11

Signature of Second Property Owner: John S. Janetos Date: 9-9-11

Signature of Applicant (*if different from owner*): Dalton M Leblanc Date: 9-9-11

Signature of Agent: [signature] Date: 9-9-11

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 S. Janetos Date: 9-9-11

Dalton M Leblanc 9-9-11

LIST OF ABUTTERS

ROLLINSFORD, NH PARCELS:

MAP	LOT	OWNER'S NAME AND ADDRESS
3	9	Dover School District 288 Central Avenue, Dover, NH 03820
3	10	John Janetos 104 Gulf Road, Dover, NH 03820
3	21	David Nylund 459 Portland Avenue, Rollinsford, NH 03869
3	23	CRE JV Mixed Five NH Branch Holdings, LLC c/o RBS Citizens, NA Attn: Marlene Hull 525 William Penn Pl., 20th Floor Pittsburgh, PA 15259

DOVER, NH PARCELS:

MAP	LOT	OWNER'S NAME AND ADDRESS
N	12H	Carl D. Coerdt & Constance Parsons 3 Country Club Estates Drive, Dover, NH 03820
N	12I	Craig & Lisa Gage 5 Country Club Estates Drive Dover, NH 03820
N	12K	Kevin R. Cooper, Jr. P.O. Box 2213, Dover, NH 03821-2213
N	12N	Clifford M. & Margaret T. Gilbert 1 Seal Harbor Road, #307, Winthrop, MA 02152
N	12R	James & Charleen Barlow 6 Country Club Estates Drive, Dover, NH 03820
N	12V	Daniel W. Nebesky P.O. Box 623, Dover, NH 03821-0623
N	13	John Janetos 104 Gulf Road, Dover, NH 03820
N	13A	Christine J. McLaine P.O. Box 1677, Dover, NH 03820
N	13B	Norma M. & Dahn Tibbett 20 Clark Lane, Marshfield,MA 02050
N	13C	Edward J. & Ahn Murphy P.O. Box 284, Dover, NH 03821-0284
N	13E	Ahn Marie Tibbett & Michael Alan Day 2A Country Club Estates Drive, Dover, NH 03820
N	14	Millman Family Revocable Trust 117 Cocheco Street, Dover, NH 03820
N	14A	Edward M. & Sarah L. Townsend 117 Gulf Road, Dover, NH 03820

DOVER, NH PARCELS:

MAP	LOT	OWNER'S NAME AND ADDRESS
N	14B	Thomas C. & Donna H. Royer 111 Gulf Road, Dover, NH 03820
N	14C	Donna El-Hashem 105 Gulf Road, Dover, NH 03820
N	14D	Blanche A Goodman & Irene R. Carrier 50 F.W. Hartford Drive, Portsmouth, NH 03801
N	15	Cochecho Country Club 145 Gulf Road, Dover, NH 03820
25, N	1 & 13F	Jahn & Susan Janetos 28 Waterloo Circle, Dover, NH 03820
25	27	Michelle L. McNamanara 22 Fariview Avenue, Dover, NH 03820
25	29	Christopher R. & Jeanne R. Clark 21 Elmwood Avenue, Dover, NH 03820
25	41	Glenn S. Wilson & Mary Masterson 20 Elmwood Avenue, Dover, NH 03820
25	43A	State of New Hampshire J.D. Morton Building, Concord, NH 03301
25	43D	Hubbard-Leary, LLC 89 Oak Street, Dover, NH 03820
25	80	CRE JV Mixed Five NH Branch Holdings, LLC c/o RBS Citizens, NA Attn: Marlene Hull 525 William Penn Pl., 20th Floor Pittsburgh, PA 15259

P11-46

CIVILWORKS, INC.
Civil Engineers
Land Surveyors

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

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

September 9, 2011

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

RECEIVED
SEP 13 2011

Attn: Chris Parker, AICP

Re: Lot Line Adjustment
Tibbett and Janetos, Gulf Road
Lots 13B & 13, Tax Map "N"
Our Reference No. 07101

Dear Chris:

At present, we have filed an application for Lot Line Adjustment relative to the referenced parcels of land. As part of this application and in accord with Article IX, Section 155-51 of the City's Subdivision Regulations, we respectfully request that the Planning Board consider granting the following WAIVER from said Regulations:

1. Relative to Section 155-18 of the Regulations, we ask that the entirety of Lot 13, Tax Map "N" not be required to be shown on the submitted Lot Line Adjustment (LLA) plan.

The full description and survey of Lot 13, is shown on Reference Plan #10, cited on the LLA plan. Said Reference Plan #10 is referred to multiple times on the submitted LLA plan. The survey of the entire Lot 13 was performed and portrayed by this office in 2007 and again in 2008. These survey plans reside in the City's files and are recorded at the Strafford County Registry of Deeds.

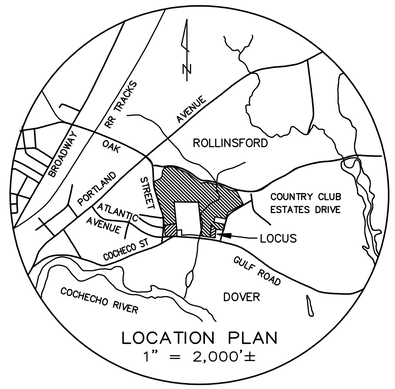
The submitted LLA plan purposely did not show the entire Lot 13 so, that instead, we could better show the detail of the adjustments between Lots 13 and 13B.

In advance, we thank you for your attention to and consideration of our request. Please contact me if you have any questions or concerns.

Very truly yours,
CIVILWORKS, INC.

Paul J. Connolly, P.E., P.L.S.

PJC/lrd
cc: Dahn Tibbett



LOCATION PLAN
1" = 2,000'±

CITY GRID

NOTES:

1.) TITLE REFERENCE FOR LOT 13: SCRD BOOK 2560, PAGE 097.
SCRD BOOK 3125, PAGE 962.
TITLE REFERENCE FOR LOT 13B: SCRD BOOK 3821, PAGE 262

2.) LOT AREA TABLE:

LOT #	EXISTING	PROPOSED
13	48.12 ACRES	47.84 ACRES
13B	0.93 ACRES	1.22 ACRES

3.) THE SUBJECT PARCELS ARE LOCATED IN THE CITY OF DOVER'S RURAL RESIDENTIAL (R-40) ZONING DISTRICT.

4.) R-40 ZONING DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 40,000 S.F.
MINIMUM LOT FRONTAGE	= 150 FEET
MINIMUM SETBACKS (PRINCIPAL BUILDING):	
FRONT/ABUT A STREET	= 40 FEET
SIDE	= 25 FEET
REAR	= 30 FEET
MAXIMUM LOT COVERAGE (BY BUILDINGS)	= 10%

5.) PLAN INTENT: TO ADJUST THE LOT BOUNDARY LINE BETWEEN LOTS 13 AND 13B, TAX MAP N; AS SHOWN HEREON.

6.) BASIS OF BEARINGS: REFERENCE PLAN NO. 10 AND THE CITY OF DOVER G.I.S. GRID.

7.) A PORTION OF THE SUBJECT PARCELS IS LOCATED IN THE FEDERAL 100-YEAR FLOOD HAZARD ZONE. AS SHOWN HEREON. SEE FEMA F.I.R.M. No. 33017C0330D, EFFECTIVE DATE MAY 17, 2005. ZONE X AS SHOWN REPRESENT AREAS OF 2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 PERCENT ANNUAL CHANCE FLOOD.

8.) EXISTING AND PROPOSED PARCEL N / 13B IS VACANT AND "UNIMPROVED".

REFERENCE PLANS:

1.) "SUBDIVISION PLAN, MAP N – LOT 13, ESTATE OF SIMON E. JANETOS FOR JOHN JANETOS, COUNTRY CLUB ESTATES DRIVE, DOVER, N.H., COUNTY OF STRAFFORD"; DATED: NOVEMBER 2001 AND REVISED THROUGH 1/30/02; BY: AMBIT ENGINEERING, INC.; SCRD PLAN Nos. 64–67 AND 64–68.

2.) "SITE PLAN, CAROLYN SNYDER, GULF ROAD & COUNTRY CLUB ESTATES DRIVE, DOVER, NEW HAMPSHIRE"; DATED: 12/2/85; BY: CIVIL CONSULTANTS; SCRD PLAN No. 28–70.

3.) "SUBDIVISION OF LAND OF RICHARD GAGNON, PORTLAND AVE., ROLLINSFORD, N.H.; DATED: 12–26–82 AND REVISED THROUGH 12/8/82; BY: LECLERC STOWELL ASSOCIATES; SCRD PLAN No. 23A–111.

4.) "SUBDIVISION PLAN FOR ESTATE OF SIMON JANETOS, DOVER, N.H."; DATED: NOVEMBER 11, 1977; BY: EMERY ENGINEERING; SCRD PLAN No. 17D–92.

5.) "PORTLAND AVE. LOTS, McQUADE REALTY, INC., DOVER, NEW HAMPSHIRE"; DATED: APRIL 1974; BY: G.L. DAVIS & ASSOCIATES; SCRD PLAN No. 46, POCKET No. 1, FOLDER No. 5.

6.) "PLAN OF LAND, McQUADE REALTY INC., PORTLAND AVE., DOVER / ROLLINSFORD, NEW HAMPSHIRE"; DATED: DEC. 1969, BY: G.L. DAVIS & ASSOCIATES; SCRD PLAN No. 58, POCKET No. 1, FOLDER No. 4.

7.) "FINAL PLAN, FISCHER HOMES, INC., COUNTRY CLUB ESTATES, DOVER, NEW HAMPSHIRE"; DATED: JAN. 1965 AND REVISED THROUGH 7/66; BY: G.L. DAVIS & ASSOCIATES; SCRD PLAN No. 23, POCKET No. 7, FOLDER No. 2.

8.) "PLAN OF LOTS, MRS. VASILO JANETOS, DOVER, NEW HAMPSHIRE"; DATED: SEPTEMBER 1955; BY: GRANT L. DAVIS; SCRD DEED BOOK 1121, PAGE 735 AND DEED BOOK 651, PAGE 454.

9.) "MINOR" SUBDIVISION & LOT LINE ADJUSTMENT PLAN OF LAND; LOTS 13 & 13A, TAX ASSESSOR'S MAP "N"; 104 & 106 GULF ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD"; DATED: 5–10–07 AND REVISED 7/2/07; BY: CIVILWORKS, INC.; SCRD PLAN Nos. 91–63 AND 91–64.

10.) "MINOR" SUBDIVISION PLAN OF LAND, LOT 13, TAX ASSESSOR'S MAP "N", 104 GULF ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD"; DATED: 2–18–08 AND REVISED 3/28/08; BY: CIVILWORKS, INC.; SCRD PLAN Nos. 94–18 AND 94–19.

OWNERS OF RECORD:

Lot 13, Tax Map N: John Janetos

signature: (John Janetos)

Lot 13B, Tax Map N: Norma M. Tibbett and/or Dahn Tibbett

signature: (Norma M. Tibbett) (Dahn Tibbett)

N / 13
NEW PARCEL AREA
2,083,882 S.F.
47.84 Ac.
SEE REFERENCE PLAN #10

N / 13E
N/F Ahn Marie Tibbett &
Michael Alan Day
2A Country Club Estates Drive
Dover, NH 03820
SCRD 2461 / 306

N / 12N
N/F Clifford M. & Margaret T. Gilbert
1 Seal Harbor Road, #307
Winthrop, MA 02152

N / 13F
N/F John & Susan Janetos
28 Waterloo Circle
Dover, NH 03820
SCRD 3655 / 154

N / 13B
NEW PARCEL AREA
52,916 S.F.
1.22 Ac.

N / 13B1
N/F Norma M. & Dahn Tibbett
20 Clark Lane
Marshfield, MA 02050
SCRD 3821 / 262

N / 14A
N/F Edward M. &
Sarah L. Townsend
117 Gulf Road
Dover, NH 03820

N / 15
N/F Cochecho Country Club
145 Gulf Road
Dover, NH 03820

N / 15
N/F Cochecho Country Club
145 Gulf Road
Dover, NH 03820

EMERSON BROOK
MARKED NATURAL GAS LINE LOCATION
ZONE "X" 100 YEAR FLOOD SEE NOTE 7
35' WIDE EASEMENT TO GRANITE STATE GAS TRANSMISSION, INC. REF. SCRD 666/341
LOT LINES TO BE ABANDONED
LOT LINE TO BE ABANDONED
NEW LOT LINE
COUNTRY CLUB ESTATES DRIVE {public – R.O.W. width varies}
GULF ROAD a.k.a. ELIOT BRIDGE ROAD {public – 66' wide R.O.W.}

N05°19'55"W 900.00'
S84°54'01"E 15.00'
S44°44'01"E 99.40'
S37°14'01"E 64.70'
S82°59'31"E 87.87'
S82°59'31"E 134.61'
S82°59'31"E 207.39'
S12°28'08"W 150.00'
S77°31'52"E 300.00'
S12°21'40"W 150.18'
N05°05'59"E 107.46'
N82°59'31"W 134.61'
N08°12'54"E 221.45'
S05°05'59"W 223.64'
N01°13'00"E 227.84'
N81°47'06"W 122.02'
N81°47'06"W 100.00'
N81°47'06"W 150.18'

I.R. (fnd) N – 256,377.72 E – 716,867.53
I.R. (fnd) N – 256,016.94 E – 716,549.24
I.R. (set)
I.P. (fnd)
S.S. (fnd)

A 20,892 S.F. 0.48 Ac.
B 8,488 S.F. 0.19 Ac.

LEGEND

- I.R.(set) – CAPPED 1/2" IRON ROD SET
- N/F – NOW OR FORMERLY
- SCRD – STRAFFORD COUNTY REGISTRY OF DEEDS
- XXX / XXX – BOOK NO. / PAGE NO.
- S.F. – SQUARE FEET
- O.A. – OVERALL
- UTILITY POLE
- ± – MORE OR LESS
- a/k/a – ALSO KNOWN AS
- EDGE OF PAVEMENT
- STONEWALL
- N / 13 – TAX ASSESSOR'S MAP / LOT NO.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH THE TECHNICAL STANDARDS ESTABLISHED BY THE NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS IN JANUARY, 1993 FOR A CATEGORY 1, CONDITION 1, STANDARD PROPERTY SURVEY (DATES OF SURVEY 3/2007 & 1/2008) AND HAS A MAXIMUM ERROR OF CLOSURE NOT EXCEEDING 1 IN 15,000 ON ALL PROPERTY LINES BORDERING THE SUBJECT PROPERTY.

DATE

PAUL J. CONNOLLY
NH L.L.S. No. 683

No.	DATE	BY	REVISION FILE: VR CP\1734\11-1734

LOT LINE ADJUSTMENT
PLAN OF LAND
LOT NOS. 13 & 13B, TAX MAP N
GULF ROAD
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

owners of record:
LOT 13: John Janetos, 104 Gulf Road, Dover, NH 03820
LOT 13B: Norma M. Tibbett, Dahn Tibbett, 20 Clark Lane, Marshfield, MA 02050

40 20 0 20 40 80 120 160
SCALE IN FEET

DOVER PLANNING FILE No. P 11–___

civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603–749–0443

DESIGN: PJC / RJM	
SCALE: 1" = 40'	
DATE: 8–30–11	
SHEET 1 OF 1	
PROJECT #07101LLA	

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-47

Application Type:	Minor Lot Line Adjustment
Applicant(s):	Jonathan P. Towle
Owner(s):	Jonathan P. Towle & Karen A. Towle Rev.Trust
Location:	Leathers Lane and 62 Back River Road (Assessor's Map I, Lot 4-A & Lot 67-B)

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: 27.2 Acres

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

EXISTING LAND USE: Single family house on one lot and vacant lot

PROPOSED LAND USE: Two single family house lots

SURROUNDING LAND USE: Single family houses, duplexes and multi-family units

ZBA ACTION: None

ATTACHMENT: Lot Line Adjustment plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Notices were sent by certified mail to abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver requested to Chapter 155-18-B-6, the requirement to show the minimum setback lines on the lots

Summary of Request and Background
The applicant has submitted a plan asking to reconfigure the lot lines between two existing lots, resulting in an increase of 1.85 acres in the size of lot 67B. 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-6, which requires the minimum setback lines on the lots be shown. The waiver request lists three reasons in support of the request.

The Planning Department supports the granting of the requested waiver because the addition of setback lines on a plan of this scale would make the plan virtually unreadable and the front setback is the neighborhood average, which would be calculated at the time of building a house.

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 #P11-47 to the title block.
5. The applicant shall revise the plat to correct the proposed lot area for lot 67B in note #2.
6. The applicant shall revise the plat to add a detail of the area where lot 67B narrows near Back River Road.
7. The approval includes the granting of the waiver requested for the reasons stated by the applicant and the Planning Department. 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 #: 211-47	Date Received: 9/12/11
	Amount Paid: $452.00 CK# 1728	Time Received:

SEP 12 2011

By

APPLICANT INFORMATION

Name of Applicant: Jonathan P. Towle Telephone #

Address of Applicant: P.O. Box 1708, Dover, NH 03821

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: P.O. Box 1708, Dover, NH 03821

Address of Property: 62 Back River Road, Dover, NH 03820

Assessor's Map # I Lot(s) # 67B

Property Deed: Book 1735 Page: 505

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

Size of Existing Parcel (sq. ft.): 9.3 Size of Proposed Parcel (sq. ft.):

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): James B. Towle, Sr. & Karen A Towle Rev Trust Telephone #

Address of 2nd Property Owner: 26 Anita Street, Rochester, NH 03867

Address of Property: Leathers Lane, Dover, NH 03820

Assessor's Map # I Lot(s) # 4A

Property Deed: Book 3211 Page: 450

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

Size of Existing Parcel (sq. ft.): 17.9 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.) Paul J. Connolly, P.E., P.L.S., Civilworks, Inc.

Address P.O. Box 1166, Dover, NH 03821-1166 Telephone #: 749-0443

Professional License #: 683 E-mail address: civilworksdover@comcast.net

SIGNATURES

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

Signature of First Property Owner: _____ Date: _____

Signature of Second Property Owner: _____ Date: _____

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: _____

MAP	LOT	OWNER & ADDRESS
I	67B	Jonathan P. Towle 2008 Trust P.O. Box 1708, 62 Back River Road, Dover, NH 03820
I	4A	James B. Towle, Sr. & Karen A. Towle Rev. Trust 26 Anita Street, Rochester, NH 03867
I	67	Mary E. Towle-McKenney 60 Back River Road, Dover, NH 03820
I	65	Rebecca L. Cook 57 Mast Road, Dover, NH 03820
I	64	Brian A. Mehr & Rachel Q. Rawlinson 68 Back River Road, Dover, NH 03820
I	66	Peter D. Hanson 72 Back River Road, Dover, NH 03820
I	67A	Lydia M. Towle P.O. Box 1392, Dover, NH 03820
I	5	Campbell Realty Trust 64C Hornetown Road, Farmington, NH 03835
I	6	Louise M. & Arthur Sweatt 54 Back River Road, Dover, NH 03820
I	68	Henry S. Dutkowski 78 Back River Road, Dover, NH 03820
I	4	Christopher & Melissa Snow 1 Clark Road, Rye, NH 03870
I	4A-1	Guy J. & Margaret A. Giguere 327 Cranberry Meadow Road, Berwick, ME 03901
I	4A-2	Lucy B. Fenell 22 Leathers Lane, Dover, NH 03820
I	4A-3	Mark E. & Diana L. Speidel P.O. Box 181, Dover, NH 03821

MAP	LOT	OWNER & ADDRESS
I	3A	Rebecca L. Partridge 31 Leathers Lane, Dover, NH 03820
I	69C	Joseph H., Jr. & Debra A. Dekorne 25 Leathers Lane, Dover, NH 03820
I	69B	Carolyn R. & Alfred R. Demers 21 Leathers Lane, Dover, NH 03820
I	69A	Robert E. & Patricia Almy 17 Leathers Lane, Dover, NH 03820
I	4B	Davis Farm Condominium Assoc. Katie Lane, Dover, NH 03820
I	3B	John T. Gavin P.O. Box 145, Rye Beach, NH 03871
I	54	K & R Towle Revocable Trust '97 67 Back River Road, Dover, NH 03820
I	54B	Deborah L. & Michael S. Brewster 65 Back River Road, Dover, NH 03820
I	54C	Douglas & Katherine Deame 69 Back River Road, Dover, NH 03820

P1-47

CIVILWORKS, INC.
Civil Engineers
Land Surveyors

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

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

September 9, 2011

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

Attn: Chris Parker, AICP

Re: Lot Line Adjustment
Jonathan P. Towle & Karen A. Towle
Back River Road & Leathers Lane
Lot 4A, Tax Map I & Lot 67B, Tax Map I
Our Reference No. 11126

Dear Chris:

On behalf of Jonathan P. Towle and Karen A. Towle, we are herewith submitting their application for minor Lot Line Adjustment approval. Included with this application are:

1. Six (6) full size and nine (9) reduced size prints of our Lot Line Adjustment Plan. An electronic pdf file of the plan will be forwarded to the Planning Department, as well.
2. "Minor Lot Line Adjustment Application" form.
3. List of Abutters
4. Check for $452.00 to cover the $200.00 application fee, the $60.00 legal ad fee and $192.00 for abutter notice mailings.

Along with the above mentioned application and in accord with Article IX, Section 155-51 of the City's Subdivision Regulations, we respectfully request that the Planning Board consider granting a WAIVER from Section 155-18B)6) of the Regulations and not require the applicants to show lot setback lines on the Lot Line Adjustment Plan.

We ask for this WAIVER for the following reasons:

1. Showing the setback lines would not add any significant meaning to the plan or the "Plan Intent" stated on said plan.

2. There are no existing structures at or near the proposed lot line.
3. Deciding now, where "rear" and "side" lot lines (and associated setbacks) are may not be consistent with a future code enforcement officer interpretation of the zoning ordinance.

We appreciate your review of and consideration of our application for "Minor Lot Line Adjustment" approval.

Please feel free to call or email should you have any questions or concerns.

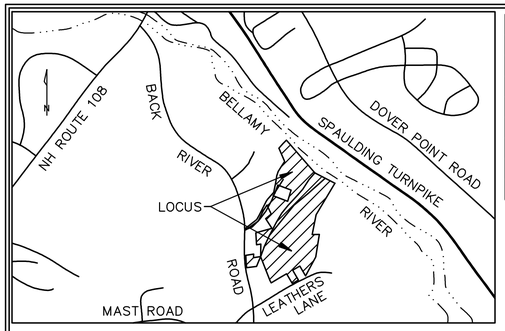
Very truly yours,
CIVILWORKS, INC.

Paul J. Connolly, P.E., P.L.S.

PJC/lrd

Enclosures

cc: Jonathan P. Towle



LOCATION PLAN

SCALE: 1" = 1,000'±

No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance
L1	N41°33'16"E	108.61'	L9	N81°12'37"E	100.00'	L17	N07°18'18"W	23.05'
L2	N40°56'42"E	128.00'	L10	S81°12'37"W	62.15'	L18	N30°32'51"E	67.47'
L3	S23°44'27"W	61.67'	L11	S33°24'48"W	8.76'	L19	N32°29'15"E	38.10'
L4	S21°32'41"W	85.32'	L12	S19°35'01"W	124.28'	L20	N41°23'33"E	126.44'
L5	N05°20'03"W	65.30'	L13	S38°47'04"W	32.05'	L21	N41°19'54"E	86.36'
L6	N02°35'18"W	108.35'	L14	S32°14'51"W	105.16'	L22	N47°03'04"E	68.23'
L7	N80°32'34"E	110.00'	L15	S26°55'10"W	60.00'	L23	N29°59'39"W	35.07'
L8	S01°25'00"W	50.00'	L16	S26°13'03"W	91.60'			

REFERENCE PLANS:

1. PLAN ENTITLED "LOT LINE ADJUSTMENT PLAN FOR JON & CATHY TOWLE AND MARY E. TOWLE–MCKENNEY"; DATED JULY 23, 2007 AND REVISED THROUGH 6/3/08; PREPARED BY POHOPEK LAND SURVEYORS & SEPTIC SYSTEM DESIGN, LLC; RECORDED IN THE SCRD, PLAN #95–014.
2. PLAN ENTITLED "BOUNDARY ADJUSTMENT PLAT, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR JAMES B., Sr. & KAREN TOWLE REVOCABLE TRUST AND MARK E. & DIANA L. SPEIDEL"; DATED MARCH 5, 2004 AND REVISED THROUGH 3/8/05; PREPARED BY ORVIS/DREW, LLC; RECORDED IN THE SCRD, PLAN #79–33.
3. PLAN ENTITLED "GRANT L. & RUTH D. DAVIS, MAST ROAD, DOVER, NH"; DATED JAN. 1988; PREPARED BY G.L. DAVIS & ASSOCIATES; RECORDED IN THE SCRD, PLAN #28–97.
4. PLAN ENTITLED "PLAN OF LAND, JAMES B. TOWLE & JUDITH WILSON, BACK RIVER ROAD, DOVER, NH"; DATED JULY 1985; PREPARED BY RICHARD P. TOWLE, LICENSED LAND SURVEYOR; RECORDED IN THE SCRD, PLAN 27–78.
5. PLAN ENTITLED "SITE PLAN, WINGATE COVE CONDOMINIUM, BACK RIVER ROAD, DOVER, NH"; DATED AUG. 2000; PREPARED BY NORWAY PLAINS ASSOCIATES, INC.; RECORDED IN THE SCRD, PLAN #61–63.
6. PLAN ENTITLED "SUBDIVISION OF LAND OF ROXANNE RAMSEY, DOVER, NH"; DATED JUNE 1987; PREPARED BY RICHARD P. TOWLE, LICENSED LAND SURVEYOR; RECORDED IN THE SCRD, PLAN #28A–149.
7. PLAN ENTITLED "PLAN OF LAND OF ROBERT & MURIEL NESMAN, BACK RIVER ROAD, DOVER, NH"; DATED MAY 6, 1988; PREPARED BY MCENEANEY & O'NEIL SURVEY ASSOCIATES; RECORDED IN THE SCRD, PLAN #34–66.
8. PLAN ENTITLED "PLAN OF LAND OF JAMES B. Jr. & LYDIA TOWLE , BACK RIVER ROAD, DOVER, NH"; DATED APRIL 17, 1989; PREPARED BY RICHARD P. TOWLE, LICENSED LAND SURVEYOR; RECORDED IN THE SCRD, PLAN #32–93.
9. PLAN ENTITLED "PROPOSED SUBDIVISION OF JAMES B. & JUDITH A. TOWLE, BACK RIVER ROAD, DOVER, NH"; DATED JUNE 1982; PREPARED BY RICHARD P. TOWLE, LICENSED LAND SURVEYOR; RECORDED IN THE SCRD, PLAN #22A–167.
10. PLAN ENTITLED "PROPERTY OF ESTATE OF EMMA L. CONNOR, PATRICIA E. HARRIMAN AD'X, BACK RIVER ROAD, DOVER, NH"; DATED MARCH 1974; PREPARED BY RICHARD P. TOWLE, LICENSED LAND SURVEYOR; RECORDED IN THE SCRD, PLAN #52, POCKET #10, FOLDER #2.
11. PLAN ENTITLED "PROPOSED LOT LINE ADJUSTMENT, LAND OF OWEN AND MARY MCKENNEY AND LAND OF JONATHAN TOWLE, BACK RIVER ROAD, DOVER, NH"; DATED 11–29–93; PREPARED BY RICHARD P. TOWLE, LICENSED LAND SURVEYOR; RECORDED IN THE SCRD, PLAN #41A–26.
12. PLAN ENTITLED "SUBDIVISION PLAT, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE; PREPARED FOR SEACOAST INVESTMENT CO., INC."; DATED MARCH 4, 1992; PREPARED BY GEOMETRES BLUE HILLS; RECORDED IN THE SCRD, PLAN #40–54.
13. PLAN ENTITLED "SUBDIVISION PLAN, HENRY J. Jr. & BARBARA H. WING, MAST ROAD, DOVER, NEW HAMPSHIRE"; DATED 3/4/89; PREPARED BY CIVIL CONSULTANTS; RECORDED IN THE SCRD, PLAN #37A–22.
14. PLAN ENTITLED "LOT LINE ADJUSTMENT PLAN PREPARED FOR BARBARA H. WING REVOCABLE TRUST AND FRANK AND TRACY WENTWORTH, BACK RIVER ROAD, DOVER, NEW HAMPSHIRE"; DATED AUGUST 9, 1995; PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC.; RECORDED IN THE SCRD, PLAN #46–66.
15. PLAN ENTITLED "SUBDIVISION PLAT, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR JAMES B. Sr. & KAREN TOWLE REVOCABLE TRUST", DATED APRIL 15, 2003 AND REVISED THROUGH 12/20/03; PREPARED BY ORVIS/DREW, LLC; RECORDED IN THE SCRD, PLAN #74–22.
16. PLAN ENTITLED "SUBDIVISION OF LAND OF GRANT L. & RUTH B. DAVIS"; DATED MAY 16, 1986; PREPARED BY CIVIL CONSULTANTS; RECORDED IN THE SCRD, PLAN #30A–44.
17. PLAN ENTITLED "TOWLE SUBDIVISION, BACK ROAD, DOVER, N.H."; DATED 7/7/86; PREPARED BY RICHARD TOWLE, SURVEYOR; RECORDED IN THE SCRD, PLAN #30A–120.
18. PLAN ENTITLED "SITE PLAN OF STEPHENS RUN CONDOMINIUMS, BACK RIVER ROAD, DOVER, NH"; DATED JAN. 9, 1989 AND REVISED THROUGH 2/22/89; PREPARED BY MCENEANEY SURVEY ASSOCIATES; RECORDED IN THE SCRD, PLAN #37A–150.
19. PLAN ENTITLED "OVERALL PROPOSED SITE PLAN, BACK RIVER ROAD, DOVER, N.H., BACK RIVER VENTURES, LLC"; DATED APRIL, 1998 AND REVISED THROUGH 6/24/98; PREPARED BY NORWAY PLAINS ASSOCIATES, INC.; RECORDED IN THE SCRD, PLAN #59–75.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS BASED UPON ACTUAL FIELD SURVEY VERIFICATIONS OF REFERENCE PLANS NO. 1 AND 2 AND INCORPORATION OF THE BOUNDARY DATA SHOWN ON SAID PLANS INTO THIS LOT LINE ADJUSTMENT PLAN OF LAND. DATES OF SURVEY: JUNE 21 & 22, 2011.

_____ DATE _____

PAUL J. CONNOLLY
NH L.L.S. No. 683

NOTES:

1. TITLE REFERENCE FOR LOT 4A: SCRD BOOK 2585, PAGE 635.
   TITLE REFERENCE FOR LOT 67B: SCRD BOOK 1735, PAGE 505.
2. LOT AREA TABLE:

LOT #	EXISTING	PROPOSED
4A	17.9 ACRES±	16.00 ACRES±
67B	9.3 ACRES±	11.03 ACRES±

3. THE SUBJECT PARCELS ARE LOCATED IN THE CITY OF DOVER'S MEDIUM DENSITY RESIDENTIAL (R–12) ZONING DISTRICT.
4. R–12 ZONING DIMENSIONAL REQUIREMENTS:
   MINIMUM LOT SIZE = 12,000 S.F.
   MINIMUM LOT FRONTAGE = 100 FEET
   MINIMUM SETBACKS (PRINCIPAL BUILDING):
   FRONT/ABUT A STREET = SEE ZONING ORD.
   SIDE = 15 FEET
   REAR = 30 FEET
   MAXIMUM LOT COVERAGE (BY BUILDINGS) = 30%
5. PLAN INTENT: TO ADJUST THE LOT BOUNDARY LINE BETWEEN LOTS 4A AND 67B, TAX MAP I; AS SHOWN HEREON.
6. BASIS OF BEARINGS: REFERENCE PLAN NO. 2 AND THE CITY OF DOVER G.I.S. GRID.
7. A PORTION OF THE SUBJECT LAND PARCELS LYING ADJACENT TO THE BELLAMY RIVER IS/ARE LOCATED WITHIN FLOOD HAZARD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, MAP NUMBER 33017 C 0340 D, EFFECTIVE DATE MAY 17, 2005.
8. PARCEL I / 4A IS PRESENTLY VACANT AND "UNIMPROVED".

OWNERS OF RECORD:

Lot 67B, Tax Map I: Jonathan P. Towle

signature: (Jonathan P. Towle)

Lot 4A, Tax Map I: Karen A. Towle

signature: (Karen A. Towle)

LEGEND

I.R.(set) – CAPPED 1/2" IRON ROD SET
N/F – NOW OR FORMERLY
SCRD – STRAFFORD COUNTY REGISTRY OF DEEDS
XXX / XXX – BOOK NO. / PAGE NO.
S.F. – SQUARE FEET
O.A. – OVERALL
± – MORE OR LESS
f/k/a – FORMERLY KNOWN AS
– EDGE OF PAVEMENT
– STONEWALL
I / 3A – TAX ASSESSOR'S MAP / LOT NO.

No.	DATE	BY	REVISION	FILE: VR CP\651–11126\11126

LOT LINE ADJUSTMENT PLAN OF LAND

LOT NOS. 4A & 67B, TAX MAP I

BACK RIVER ROAD & LEATHERS LANE

DOVER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

	LOT 4A	LOT 67B
owners of record:	James B., Sr. & Karen A. Towle Revocable Trust 26 Anita Street Rochester, NH 03867	Jonathan P. Towle P.O. Box 1708 Dover, NH 03821

80 40 0 40 80 160 240 320
SCALE IN FEET

DOVER PLANNING FILE No. P 11–___

civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603–749–0443

DESIGN:	PJC / RJM
SCALE:	1" = 80'
DATE:	7–1–11
SHEET	1 OF 1
PROJECT #	11126