

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, October 25, 2011**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 27, 2011 Regular Meeting Minutes
- October 11, 2011 Workshop Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote on 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)

4. NEW BUSINESS

- A. Consideration and possible posting of amendments to the land use ordinances and regulations.
- B. Public hearing to hear comments on the City's proposed Capital Improvements Program (CIP) FY 2013 – FY 2018. The CIP can be found on the City Web Site at www.dover.nh.gov under Online City Archives – Financial Information.
- ~~C. Consideration and acceptance of a Minor Subdivision of land for Maureen & Michael Ryan, Assessor's Map 10, Lot 162, located at 15 Arch Street. *(P11-50) **WITHDRAWN**~~
- D. Consideration and acceptance of a Minor Lot Line Adjustment of land for Changing Places LLC and Dale & Glenna Drake, Assessor's Map A, Lot 45A-2-5 & 46, zoned R-40, located at Olive Meadow Lane & 513 Sixth Street. *(P11-51)
- E. Consideration and possible vote on an amendment to a previously approved (July 26, 2011) & amended (August 23, 2011) Open Space Subdivision of land for Changing Places, LLC, Assessor's Map A, Lot 45A-2-4, 45A-2-5 & 45A-OPN, zoned R-40, located at Olive Meadow Lane. *(P10-50B)
- F. Consideration and acceptance of a Minor Lot Line Adjustment of land for Dover Point Properties LLC, Assessor's Map L, Lot 89 & 89-1, zoned R-20, located at 200 Dover Point Road. *(P11-52)
- G. Consideration and acceptance of a Minor Subdivision of land for Dover Point Properties LLC, Assessor's Map L, Lot 89, zoned R-20, located at 200 Dover Point Road. *(P11-53)
- H. Consideration and acceptance of a Minor Subdivision of land for Dover Point Properties LLC, Assessor's Map L, Lot 89-1, zoned R-20, located at 200 Dover Point Road & Shore Lane. *(P11-54)

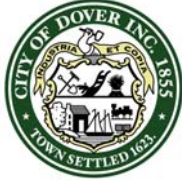
5. STAFF COMMENTS

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



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Members Present: Marcia Gasses (Chair), Frank Torr (Vice Chair), Tom Clark, Dean Trefethen, Dave White, Linda Merullo, Lee Skinner, Gary Green, Kirt Schuman (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 7:00 pm

1. CITIZENS' FORUM

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

2. APPROVAL OF THE PRIOR MINUTES

- September 13, 2011 - Regular Meeting Minutes.

Motion: F.Torr motioned to approve the September 13, 2011 minutes. D.Trefethen seconded.

Vote: U/A.

A. 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)

Motion: F.Torr motioned to remove both items from the table. Seconded by D.Trefethen. Vote: U/A.

Christopher Berry with Berry Surveying & Engineering addressed the Board and gave a brief overview of the application.

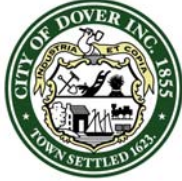
D.Trefethen asked about the storm water collecting along the property line. He asked about gutters on the buildings.

Discussion ensued between D.Trefethen and Mr. Berry who clarified the swale area and showed the board on the plan where the swale would be located. Mr. Berry explained the swale would be adequate enough to get the water away from the units. No additional storm water plans have been proposed, however, engineers are looking into relief systems. Detention ponds were also discussed. Mr. Berry showed the board the PDF drawing showing the water runoff to the lowest point on the property.

G.Green asked if the swale area is an improvement to the plan Mr. Berry explained it would be an improvement and a lower point on the property where water cannot be trapped.

Public hearing open

Jason Wall of Hemlock Forest addressed the Board and requested an explanation of the swale area. He asked about water capturing on the back part of the roofs. He also stated he is concerned about the hemlock trees and the white pines and suggested arborvitae trees to provide privacy.



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Susan Barnes of Hemlock Forest, had questions about the guidelines of the construction project, and wanted to know who she could contact on the weekends if posted work hours are not followed. C.Parker stated that due to a change in the ordinance process, construction hours and contact info would be available on site for concerned residents to call if needed.

Eric Kelsey of 26 Hemlock Forest, stated he attended the site walk, stated flooding problems in the past, and has current concerns about flooding and possibly diverting water from one side of driveway to the other side of the driveway.

Mr. Berry addressed the concerns. With respect to the breaks along the property line to allow storm water to enter the swale system. Mr. Berry states he would propose breaks.

In respect to the arborvitae trees. Arborvitae trees could be added, but would be about six feet tall- they would provide coverage at the ground level and not the second level. In respect to the drainage at the front, a proposed side walk on the Hemlock Forest side of the road, that is now capturing the water and sending to the detention facility and no longer sending it to capture area under the driveway, therefore reducing the amount of storm water that area now captures.

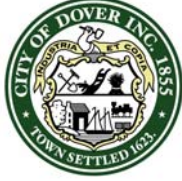
C.Parker questioned the note on the grading plan, upper left on page #9.

Public hearing closed

C.Parker noted that staff recommends that the Planning Board grant the Site Plan approval with the following conditions: Item A for Site Plan approval. Vote: (P11-13):

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 Storm water 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. If applicable, 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.
10. Applicant shall revise the plan sheet #9 to revise the note to identify tree stands that will remain with the City engineer when they do the site visit.
11. The applicant shall revise the landscape plan to show that two arborvitae trees shall be installed between each white pine.



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Condition to Be Met Prior to any Earth Disturbance Activity:

- 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

B. Discussion & Review of Land Use Amendments.

C.Parker presented to the board a sheet for Land Use Amendments and read through the list briefly. Chair Gasses stated the goal would be to get through all the zoning 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)

Matt McCormack of MSC Civil Engineers & Land Surveyors, is seeking a site plan approval. Mr. McCormack gave an overview of the project and presented to the board site maps. Previously approved by the City in 2005, it was updated with a variance in 2010 for a cold storage commercial building. Three waivers were requested. He explained the need for the waivers and an explanation on each. He pointed out the lighting plans and fixtures, the landscaping plans.

D.Trefethen asked about existing parking and sidewalks planned and if there would be gates. Mr. McCormack responded no gates proposed. Sidewalks are available and the landscaping would also allow for foot traffic.

L.Merullo asked about foot traffic to and from storage. She also asked about signage.

Mr. McCormack stated that two signs are proposed that would discourage unauthorized parking.

L.Skinner questioned temporary parking and asked for revision to signage that clarifies. He also asked about dumpsters and asked for clarification about providing dumpsters. He voiced concerns about unauthorized dumping of trash.

G.Green questioned if the development is owned by The Meadows.

D.Trefethen asked about rules of the condo association, rules about cars and storage.

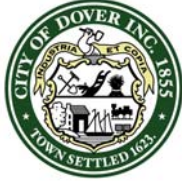
Motion: G.Green motioned to accept the application on item A. Seconded by L.Merullo. Vote: U/A

Public hearing open. Nobody addressed the board. Public hearing closed.

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

Conditions to Be Met Prior to Signing of Plans:

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



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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.
6. The applicant shall revise sheet to C3 to define the temporary parking time limit.
7. This site plan supercedes Site Plan (P04-04) signed by Planning Board Chair on 9/27/05 for two commercial pads.

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

8. The new buildings shall pay the current impact fees in place at the time of building permit application.
9. The new buildings shall be assessed the current water/sewer investment fees in place at the time of building permit application.
10. 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:

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

Motion: L.Merullo motioned to approve the site plan. Seconded by G.Green. Vote: U/A

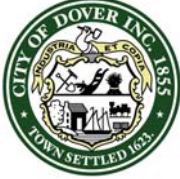
- B. Consideration and acceptance of Site Plan Review of land for Changing Places, LLC (Owner Marcia Wentworth Revocable Trust) Assessor's Map 28, Lot 9-C, zoned Office, located at 6 Brick Road. (24 Townhouse Units w/parking spaces & infrastructure) *(P11-42)

Atty. James Schulte approached the podium, and introduced the engineers from Tritech Engineering. He gave an overview of the project. The proposal includes 24 townhouse units. He discussed the location off Central Ave., the setbacks, and the lot sizes. He discussed two variances issued in 2011. They requested two waivers: one is for driveways and sidewalks. The other waiver is for a streetscape waiver. Condominium documents are being drafted, primarily for owner occupied townhouses, but some could be rented. This includes three parking spaces per unit. He discussed landscape and fencing plans. Drainage and a large swale were also proposed. Sidewalks will be provided on the easterly and northerly sides. Atty. Schulte explained they are working with the abutters regarding future easements but no agreements have been met.

D.Trefethen asked about abutter property lines and existing trees. Atty. Schulte explained there would be approximately 40 large trees retained.

G.Green asked if there is any additional right of way.

Atty. Schulte stated that Brick Road would use up most of the right of way. He further discussed turning lanes and traffic patterns.



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT October 12, 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:

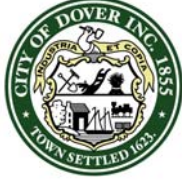
“(B) Building certificates of occupancy, temporary or final, shall be issued by the Building Official for all development activities only upon the receipt of a written memorandum from the appropriate department head certifying the adequacy of all required improvements servicing the subject parcel.

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 Guarantees 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.”



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L.Merullo asked about water infiltration. Doug LaRosa explained the drainage design.

Motion: G.Green made the motion to accept the application on item B. Seconded by K.Schuman.
Vote: U/A

Public hearing open.

Peter Menounnos, 727 Central Ave. voiced his concerns about traffic entering/coming from Oak Street.

Norman Pontbriand, 4 Brick Rd., concerned about crowding him out on the side walk side, and rear of his lot.

Wendie Adam Alghaithy, 1 Abbey Sawyer, she is an abutter who is concerned about the integrity of Garrison Hill.

Valerie Luster, 2 Floral Ave showed pictures and concerned about the impact to her neighborhood.

Bill McQuade who represents McQuade Realty. They are abutters. They own Floral Garden apartments & Oak Terrace apartments. The states the ZBA approved 4 buildings, he sees 6 buildings. He questioned roof connections between the buildings and their purpose, drainage and traffic patterns.

Bryan Fiobese, 6 Floral Ave, voiced his concern about 20 ft drive, the retaining wall and State approval for changing flow of the hill, increased traffic, decreased property values, and water drainage.

Morrigan Browne, 12 Brick Rd., concerned about property value, traffic, retaining wall, and water drainage.

Gregory Hede, 4 Floral Ave., concerned about pollution, traffic, noise, and water drainage. He would like to be present at the next site walk.

Recess the Public hearing until after the site walk. All members of the public are invited to attend.

D.Trefethen wants a copy of the ZBA minutes at the October 25th meeting. Traffic will be reviewed from Weeks Crossing to Oak Street to coordinate the signals in pairs to correct the signal patterns.

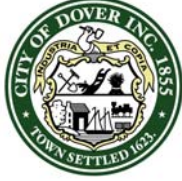
Atty. Schulte stated a 6 page traffic analysis was presented previously.

C.Parker noted that staff recommends tabling the item until the October 25th meeting and scheduling a site walk. The site walk is scheduled for Tuesday, October 4th at 5:30 pm.

Motion: F.Torr motioned to table the application. Seconded by K. Schuman. Vote: U/A

Recess at 9:20pm – Resumed 9:25pm

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)



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Christopher Berry from Berry Engineering approached the podium and gave a brief overview for the developer. He discussed the wetlands, the buffers and the slope of the parcel. They are requesting a Conditional Use Permit to fill part of the parcel. They propose the structure be moved a little to the west, and a proposed rock retaining wall. He referred to the letter submitted for review.

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

Public hearing opened. Nobody spoke to the board. Public hearing closed.

C.Parker noted that planning staff recommends approval of 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.

Motion: G.Green motioned to accept the application. Seconded by F.Torr. Vote: U/A

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.

Kevin McEaney of MSA spoke on behalf of Mr. Royer. There will be an additional Condition of Approval to change the lot number.

Chair Gasses asked about the current shed on the parcel and K.McEaney stated it will remain.

L.Merullo asked about the house on Ayers Lane, and landscaping.

T.Clark asked about front property line set back for the existing shed. This was not previously addressed by the ZBA. It meets the new lot line, but should have met the existing lot line in the back.

L.Merullo asked about ZBA sheets pertaining to the plans.

Motion: L.Merullo motioned to accept the application on item D. Seconded by T.Clark. Vote: U/A

Public hearing open. Nobody addressed the board. Public hearing closed.

C.Parker noted that planning staff recommends approval of the minor subdivision 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.



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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.
6. The applicant shall adjust the plan to correct the map and lot number of the proposed lot.
7. Note #8 shall be reversed to clarify side and rear.

Motion: T.Clark motioned to approve the application. Seconded by K.Schuman Vote: U/A

- 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)

Paul Connelly of Civilworks, represents Dahn & Norma Tibbetts and John Janetos. Mr. Connelly presented a brief overview of the plan.

Motion: T.Clark motioned to accept the application. Seconded by F.Torr Vote: U/A

Public hearing open. Nobody addressed the board. Public hearing closed.

C.Parker noted that planning staff recommends approval of 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.

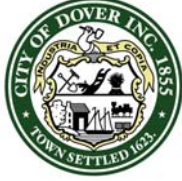
Motion: T.Merrullo motioned to approve the application with staff recommendations. Seconded by T.Clark . Vote: U/A

- 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)

Paul Connelly of Civilworks, representing Jonathan Towle and Karen A. Towle The plan calls to reduce Karen Towle's parcel and increasing Jonathan Towle's parcel. He is asking for a waiver for regulations to not show the lot line set backs.

Motion: T.Clark motioned to accept the application. Seconded by G.Green Vote: U/A

Public hearing open. Nobody addressed the board. Public hearing closed.



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C.Parker noted that planning staff recommends approval of 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.

Motion: T.Clark motioned to approve the lot line adjustment. Seconded by L.Merullo. Vote: U/A

5. STAFF COMMENTS

- Law Lecture Series workshop was discussed. Registrations should be submitted individually.
- Bruce Woodruff's last day is 9-29-11. There is a going away party 4-6 pm 9/28/11.
- The October CIP hearing on joint workshop is 10/19/11.
- The Planning Board Workshop is 10/11/11.
- The Sherman School project on School Street, has property extended until 9/16/11. Plans have been received.

6. COMMITTEE REPORTS - NONE

7. ADJOURNMENT

Motion: L.Merullo motioned to adjourn the meeting at 10:00pm. Seconded by F.Torr. Vote: U/A



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Members Not Present: Ron Cole, Jake Forget (Alternate), Kirt Schuman (Alternate), Dave White

Staff Present: Christopher Parker (Planning Director)

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

1. REVIEW OF LAND USE REGULATION AMENDMENTS

C.Parker reviewed the 10 proposed zoning amendments

- Definition changes
- Area rezoning
 - Central Avenue
 - Hall Street
 - Spruce Lane/Tanglewood Drive
- Frontage/Use amendments
 - R-12
 - R-20
 - Auto Service and Vehicle Refueling Recharge
- Adding Assisted Living Facility and Continuing Care Community Facility to the R-40, R-20, ARM-U and O districts
- Restricting drive thrus in the CBD
- Allowing greenhouse, farm stands in the R-20
- Clarifying TDR requirements
- Adding an ordinance to regulate Small Wind Energy Systems
- Clarifying the ratios of uses in the RCM Overlay district
- Amend Political Advertising requirements.

The Board discussed the vehicle refueling and recharging requirements, including the retail portions.

The Board discussed temporary sign regulations.

G.Green asked that the area rezoning be clarified; including locating lots I-100A – D.

The Board discussed concerns about the new political advertising regulations. C.Parker to confirm changes with the General Legal Counsel.

C.Parker reviewed the 24 proposed subdivision amendments

- Changes to the performance bond requirements
- Requirement for construction signs and hours of construction
- Increase in time required for a maintenance bond
- Locus map requirements for Preliminary Plats
- Elevation requirements for Final Plats
- Elevation requirements for Construction Details
- Amendment to easement requirements



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Meeting Date: **Tuesday, October 11, 2011**
Meeting Time: **7:00 pm**

- Requirement that a private right of way be called a “drive”
- Allowing the City Engineer to require a follow up drainage study
- Clarification of the location of the SWPP reports
- Requirement that HOA or Condo bylaws document the need for an O&M plan for storm water infrastructure
- Erosion Control requirements
- Clarifying the need for a gradation analysis in the street improvement regulations
- Removing the requirement for bank-run gravel in the street improvement regulations
- Requirement to add a notice to drivers if they are on a non-city maintained roadway
- Clarifying catch basin requirements
- Requirements for maintenance of private sanitary sewer lines
- Requirements for water mains to be adequately sized
- Clarifying the style of hydrant allowed.
- Requirement that private roads have a “Private” sign
- Requirement that street lighting be energy efficient
- Clarifying that if inspection fees are not paid, a CO can be withheld.
- Clarifying membership of the TRC

The Board discussed the storm water management items, private roadway items and clarifying the hours of operation for construction.

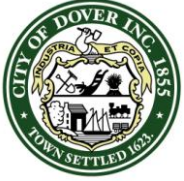
C.Parker reviewed the 9 proposed subdivision amendments

- Requirement for paving of a lot to receive site plan review
- Requirement for extending paving on a lot to receive site plan review
- Clarifying membership of the TRC
- Requirement for construction signs and hours of construction
- Clarifying escrow authority for Building Official and City Engineer
- Elevation requirements for Final Plats
- Requirement of pervious materials to be used on walkways and to require sidewalks on infill development
- Requirements relative to pervious materials on parking lots/areas
- Clarifying that if inspection fees are not paid, a CO can be withheld.

The Board discussed pervious surface requirements and suggested clarifying changes to be made.

2. ADJOURNMENT

Motion: Green motioned to adjourn the meeting at 8:10 pm pm. Seconded by Skinner. Vote: U/A



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 #: 3-A

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, 2011 to 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. The Planning Board accepted the application on September 27, 2011 and conducted a site walk on October 4, 2011.

The applicant has applied for a waiver to allow a 20-foot wide driveway where the regulations require 24 feet and to forgo the requirement to prepare a streetscape plan. The reduced road width will lessen the impact on the abutting lot owners and a sidewalk is included for pedestrian safety. A streetscape plan would be of no value given the narrow frontage and the placement of the units behind the existing houses on Brick Road. The Planning Department supports both waivers.

Consistency with Land Use Regulations

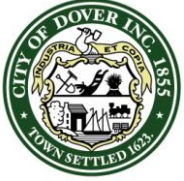
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review approval. This property is located in the Office District, which has as its purpose to provide appropriate locations for a mixture of residential and office uses along higher volume streets. These districts are transition 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 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 waivers for a driveway width of 20 feet and to forgo the streetscape plan 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 the plan to add a street name acceptable to the Building Official.



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)

7. The applicant shall add a landscape architect stamp to sheet LA-1.
8. The applicant shall submit proposed Homeowner's Association or condominium documents, addressing driveway maintenance, storm water maintenance, and recreation maintenance. These documents shall be reviewed by the Planning Department, with consultation by the City General Legal Counsel on the proper form of the documents.
9. The applicant shall contribute the amount of \$2,000 to the City to support the Fast-Trans public transportation service.
10. The applicant shall contribute the amount of \$10,000 to the City for improvements to recreational facilities at Garrison Hill Park.
11. The applicant shall contribute the amount of \$10,000 to the City for improvements to recreational facilities at Garrison Hill Park.
12. The applicant shall contribute their fair share of off-site road improvements to Floral Avenue to the City, in an amount to be determined prior to approval. This amount is the development's fair share based on an impact calculation using a rational nexus approach.
13. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

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

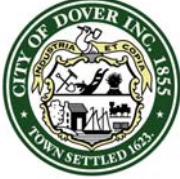
10. The applicant shall have the surveyor mark the trees that are to be preserved on the lot. This shall be checked and approved by the Building Official and City Engineer.
11. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction 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 Building Permit:

12. The new dwelling units 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.

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

14. In lieu of on-site active recreation, the applicant shall contribute the amount of \$10,000 to the City for improvements to recreational facilities at Garrison Hill Park.
15. In lieu of one half of the required on-site passive recreation, the applicant shall contribute the amount of \$5,000 to the



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT October 12, 2011

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

- 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.”
- 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.
- 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.”
- 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.”**
- Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 149-11, Performance Guarantees 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.”



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT October 12, 2011

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

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 storm water 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.**

AND

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, and Section C by adding new subsection 5 to read as follows:

(5) Infill and redevelopment projects shall include sidewalk improvements via installation of sidewalks back to closest improved sidewalk.

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 lot exceeds an area three quarters ($\frac{3}{4}$) 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 ($\frac{3}{4}$) 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 lot or other paved area meets or exceeds an area one and a half (1.5) acres, the applicant shall design and implement construct the parking vehicle storage 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.



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT October 12, 2011

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

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 October 12, 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 pre-existing 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 155-26, Maintenance Guaranty, to read as follows:

“An IRREVOCABLE LETTER OF CREDIT to guaranty that all SITE work was properly done shall be posted by the APPLICANT with the Community Services Department, which shall place the letter of credit with the ~~Finance Director/~~City Treasurer. Such MAINTENANCE GUARANTY shall be in an amount of two percent of the estimated project cost prepared by the City Engineer for ~~two (2)~~ **three (3)** years after SITE IMPROVEMENTS are completed. If such repairs are needed and are not satisfactorily installed by the DEVELOPER, then such guaranty shall be used to complete and/or install such IMPROVEMENTS in accordance with the requirements specified herein.

4. Chapter 155 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Chapter 155-28, PRELIMINARY PLAT Layout, amending Section A) to read as follows:

“A location **or locus** map ~~to be~~ drawn at a **suitable** scale of ~~one (1) inch equals one thousand (\$1,000) feet, showing the entire SUBDIVISION and its relation to the surrounding area within a radius of three thousand (3,000) feet. Said location map shall delineate all STREETS and other relevant physical/natural features that may either affect or be affected by the proposed development.”~~

5. 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.”~~



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT October 12, 2011

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

6. 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.”~~”

7. 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 an ~~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.”

8. 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 RIGHT OF WAY~~ name shall end in Drive.”**”

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 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, eg geothermal well discharge, excessive sump pumping, then a new drainage study shall be submitted to the City Engineer, for review and approval.”**”

10. 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.”



CITY OF DOVER

CITY OF DOVER - ORDINANCE

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

11. 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 C, to read as follows:

“2) Where private storm water infrastructure is installed and proposed to be maintained by a collective Association (eg Homeowners or Condominium), said Association’s bylaws shall include a *the* requirement to annually submit the Management System Operation and Maintenance Plans to the Community Services Department.”

12. 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.**”

13. 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”

14. 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”

15. 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:

“155-40 D) 2) STREET Paving.

- a) STREET paving shall be accomplished by placing a minimum of **four (4) inches, in** two courses, of hot asphalt concrete **for streets that are to become public streets**. The minimum thickness of each course shall be as shown on the standard cross section which shall be placed with a self-propelled mechanical spreader and compacted with a minimum ten ton tandem roller. Paving shall be allowed between April 15 and November 15 only and shall not be placed unless the atmospheric temperature in the shade is above forty (40°) degrees Fahrenheit and the mixture delivered to the spreader has a temperature above two hundred and fifty (250°) degrees Fahrenheit. Pavement shall not be placed on wet or frozen roadbeds. Unless otherwise specified, paving regulations shall be the same as those specified in the State of N.H. Department of Transportation standard specifications for roads and bridge construction, adopted and approved, latest edition. In special instances, when it has been



CITY OF DOVER

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determined that there is an emergency situation; the above requirements may be waived by the Community Services Director. The PLANNING BOARD shall be notified of any waivers by the Planning Director. **[Amended 09-08-87 per Planning Board]**

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.”

16. 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.”

17. 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.”

18. 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~~



CITY OF DOVER

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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.”

19. 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 water main shall be sized to provide adequate fire flow to the proposed development and any future development. The design size must be approved by the City Engineer.**”

20. 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 of 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.”

21. 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 Signs 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



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT October 12, 2011

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

Services Department. **If a roadway is to remain private, a private sign marker shall be added to the street sign.”**

22. 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 *energy* efficient power source available.”**

23. 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.”**

24. 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 10/19/11

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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.”

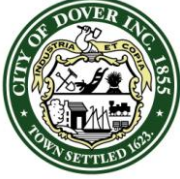
AND

“ABUTTER means:

- 1) ~~Any person whose property is located in New Hampshire and adjoins or is directly across the STREET or stream from the land under consideration.~~ **means the owner of record of a parcel of land located in New Hampshire and adjoins or is directly within two hundred (200) feet (including land across the street or waterway) of the proposed site under consideration by the Board.**
- 2) For the purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person or entity who is able to demonstrate that his land will be directly affected by the proposal under consideration.
- 3) In the case of an abutting property being under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B: 3, XXIII. Additionally, the individual owners of units within the association, which are located within two hundred (200) feet of the common property line shall be notified only by first class mail. **[Amended 12-08-10 by Ord. No. 2010-10.27-13]**
- 4) For purposes of notification and receiving testimony, abutter means all affected towns and the regional planning commission in the case of a development having regional impact, as determined by the Board.
- 5) For purposes of notification, abutter ownership information for LOTS located in Dover, shall be obtained through the City’s Tax Assessment Office. **[Amended 12-08-10 by Ord. No. 2010-10.27-13]”**

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



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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

ASSEMBLY HALL means a BUILDING or a portion of a BUILDING, not to exceed five thousand (5,000) square feet, used for groups of people to gather for an event or regularly scheduled program. Assembly Halls include but are not limited to SERVICE CLUB, religious institutions, cultural and educational lecture/performance halls, banquet halls, and similar facilities.

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 ~~CASOLINE STATION-VEHICLE REFUELING /RECHARGING STATION.~~

AND

“CONGREGATE CARE FACILITIES~~ESY~~ 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 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



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“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

CUSTOMARY HOME OCCUPATION - An occupation carried on a secondary use in a DWELLING UNIT or accessory BUILDING by the occupant of such unit. For the use of a dwelling or accessory BUILDING in any Residential District for a "home occupation," the following conditions shall apply:

- 1) "Home occupation" shall include not more than one (1) of the following uses, provided that such uses are clearly incidental and secondary residential purposes; dressmaker, artist, arts and crafts, writer, teacher, provided that not more than eight (8) pupils simultaneously occupy the BUILDING, musician, antique dealer, hairdresser, **HOME BASED AGRICULTURAL ACTIVITIES**, lawyer, doctor, photographer, dentist, architect, engineer or practitioner of any other profession or similar occupation which may be unobtrusively pursued in a residential area.
- 2) No more than one (1) nonresident shall be employed therein.
- 3) The use is carried on strictly by the occupant of the PRINCIPAL BUILDING. **[Amended 08-01-90 by Ord. No. 8-90]**
- 4) No more than twenty-five percent (25%) of the existing net FLOOR AREA of the principal and any accessory BUILDINGS not to exceed six hundred (600) square feet is devoted to such use.
- 5) There shall be no display of goods or wares visible from the STREET.
- 6) No advertising on the premises other than a small no-illuminated SIGN not to exceed two (2) square feet in area and carrying only the occupant's name and his occupation.
- 7) The BUILDINGS or premises occupied shall not be rendered objectionable or detrimental to the residential character of the NEIGHBORHOOD because of the exterior appearance, traffic emission of odor, gas, smoke, dust, noise, electrical disturbance, light emissions, or in any other way. In a MULTI-FAMILY DWELLING, the use shall in no way become objectionable or detrimental to any residential use within the multifamily STRUCTURE.
- 8) Any such BUILDING shall include no feature of design not customary in BUILDINGS for residential use. The following uses, by nature of the investment or operation, have a potential to rapidly increase beyond the limits specified above for home occupations and impair the use, value and quiet enjoyment of adjacent residential properties. Therefore, uses such as Retail, Clinic, Landscaping, Freight, Trucking or Shipping, Painting of Vehicles, Trailers and Boats, Restaurants, Caterers or Bakeries, Taxi Service, Tool or Equipment Rental, Veterinary hospital or KENNEL and others of a similar nature shall not be considered as home occupations. **[Amended 12-08-10 by Ord. No. 2010-10.27-13]**



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- 9) A minimum of two (2) off-STREET PARKING SPACES shall be provided. All driveways to be used in connection with such occupations shall conform to the city's Driveway Ordinance*.
 - 10) Not more than one (1) commercial vehicle in connection with such home occupation shall be stored on the premises.
 - 11) A certificate of use for the proposed use is issued by the Zoning Administrator verifying conformance with the preceding standards. Said certificate shall be renewed annually.
- [Amended 12-08-10 by Ord. No. 2010-10.27-13]**

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 THRU SERVICE~~ may also be allowed.

AND

HEIGHT when referring to a **telecommunications TOWER** or other **STRUCTURE** means the distance measured from ground level to the highest point on the TOWER or other STRUCTURE or appurtenance, even if said highest point is an ANTENNA or other appurtenance.

AND

HEIGHT OF BUILDING means the vertical distance measured from the grade level to the highest level of the roof surface or front PARAPET, whichever is greater. **Television and radio receiver ANTENNAS and photovoltaic systems as well as church steeples** shall not be included in this calculation.

AND

HOME BASED AGRICULTURAL ACTIVITIES means the sale of products associated with raising poultry/bees/or like animals, or harvesting of herbs, flowers or vegetables/fruit. Products must be grown on-site and may be sold in either in raw or value added forms.

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

* **Editor's Note: See Ch. 92, Driveways.**



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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, podiatry, 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 "FREE STANDING SIGN," "PROJECTING SIGN" or "WALL SIGN", shall also be considered as "TEMPORARY PORTABLE SIGNS".

AND

METEOROLOGICAL TOWER (MET TOWER) means the tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment for anemometers and vanes, data loggers, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location. For the purpose of this ordinance, met



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towers shall refer only to those whose purpose are to analyze the environmental factors needed to assess the potential to install, construct or erect a small wind energy system.

MODIFICATION in relation to a small wind energy system means any change to the system that materially alters the size, type or location of the small wind energy system. Like-kind replacements shall not be construed to be a modification.

NET METERING means the difference between the electricity supplied to a customer over the electric distribution system and the electricity generated by the customer’s small wind energy system that is fed back into the electric distribution system over a billing period.

POWER GRID MEANS the transmission system, managed by ISO New England, created to balance the supply and demand of electricity for consumers in New England.

SHADOW FLICKER means the visible flicker effect when rotating blades of the wind generator cast shadows on the ground and nearby structures causing a repeating pattern of light and shadow.

SMALL WIND ENERGY SYSTEM means a wind energy conversion system consisting of a wind generator, a tower, and associated control or conversion electronics, which has a rated capacity of 100 kilowatts or less and will be used primarily for onsite consumption.

SYSTEM HEIGHT means the vertical distance from ground level to the tip of the wind generator blade when it is at its highest point.

TOWER means the monopole, guyed monopole or lattice structure that supports a wind generator.

TOWER HEIGHT means the height above grade of the fixed portion of the tower, excluding the wind generator.

WIND GENERATOR means the blades and associated mechanical and electrical conversion components mounted on top of the tower whose purpose is to convert kinetic energy of the wind into rotational energy used to generate electricity.

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



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Chapter: **170**

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-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 shall calculate the front and side street setbacks 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



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revising the Permitted Use to remove the term Church and/or Service Club in any district where allowed.

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 Permitted Use to add the use Assembly Hall in the following districts: R-40, R-20, R-12, RM-SU, RM-U, B-1 and O.

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.**



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- 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~~ **eighty** 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 THRU 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.



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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. 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 amending the following uses and criteria in the CBD Districts:

Uses	Commercial	Mixed Use	Residential
Residential	Permitted, but not on ground floor, except as an existing use	Permitted, but not on ground floor except in existing structures	Permitted
Lodging	Permitted	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms w/stays up to 14 days
Professional Services/Offices/ Commercial/ Assembly Hall	Permitted	Permitted	Home Occupation, Neighborhood Store , others via CUP (170-10.1 B)
Eating and Drinking (without drive-thru)	Permitted	Not Permitted	Not Permitted
Retail/ Personal Services (without drive-thru)	Permitted	Permitted	Permitted
Civic	Permitted	Permitted	Permitted



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Other	Via CUP (170-10.1 B)	Via CUP (170-10.1 B)	Via CUP (170-10.1 B)
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7. 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 use in the R-20 Districts:

“Greenhouse, Retail Sale of Agricultural or Farm Products Raised on Site”

8. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Article Chapter 170-27.2 “Transfer of Development Rights”, by revising Section D “Districts Defined” as follows:

- 2) “The Residential TDR DISTRICT is hereby determined to be Residential districts ~~as shown~~ **noted or displayed** on the Zoning Map for the City of Dover, New Hampshire, adopted December 9, 2009. The SENDING AREA is defined to be any land preserved by the City of Dover through conservation programs in the R-40 or R-20 residential zoning districts. The RECEIVING AREA is defined to be all non-R-40 or R-20 zoning districts east of the Spaulding Turnpike which allow residential development.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Article Chapter 170-27.2 “Transfer of Development Rights”, by revising Section G “Residential Performance Standards” as follows:

- 2) “Regardless of the method utilized, the transfer shall equate to one (1) unit per acre preserved. If the end result is a village themed residential/commercial project, the transfer shall equate to one (1) unit per ~~third~~ **tenth (10th)** of an acre preserved. A minimum of three (3) acres shall be purchased.

9. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by adding Article VII “Overriding Districts” by adding new Chapter 170-27.3 “Small Wind Energy Systems”, as follows:

“170-27.3 SMALL WIND ENERGY SYSTEM

- A) **Authority/Purpose:**



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This SMALL WIND ENERGY SYSTEMS ordinance is enacted in accordance with RSA 674:62-66, and the purposes outlined in RSA 672:1-III-a. The purpose of this ordinance is to accommodate SMALL WIND ENERGY SYSTEMS in appropriate locations, while protecting the public's health, safety and welfare. In addition, this ordinance provides a permitting process for SMALL WIND ENERGY SYSTEMS to ensure compliance with the provisions of the requirements and standards established herein.

B) Procedure for Review:

1) **BUILDING Permit:** SMALL WIND ENERGY SYSTEMS and met TOWERS are an accessory use permitted in all zoning districts where STRUCTURES of any sort are allowed. No SMALL WIND ENERGY SYSTEM shall be erected, constructed, or installed without first receiving a BUILDING permit from the BUILDING inspector. A BUILDING permit shall be required for any physical modification to an existing SMALL WIND ENERGY SYSTEM. Met TOWERS that receive a BUILDING permit shall be permitted on a temporary basis not to exceed 3 years from the date the BUILDING permit was issued.

2) **Application:** Applications submitted to the BUILDING inspector shall contain a site plan with the following information:

- a) Property lines and physical dimensions of the applicant's property.
- b) Location, dimensions, and types of existing major STRUCTURES on the property.
- c) Location of the proposed SMALL WIND ENERGY SYSTEM, foundations, guy anchors and associated equipment.
- d) TOWER foundation blueprints or drawings.
- e) TOWER blueprints or drawings.
- f) Setback requirements as outlined in this ordinance.
- g) The RIGHT-OF-WAY of any public road that is contiguous with the property.
- h) Any overhead utility lines.
- i) SMALL WIND ENERGY SYSTEM specifications, including manufacturer, model, rotor diameter, TOWER height, TOWER type, nameplate generation capacity.
- j) SMALL WIND ENERGY SYSTEMS that will be connected to the power grid shall include a copy of the application for interconnection with their electric utility provider.
- k) Sound level analysis prepared by the wind generator manufacturer or qualified engineer.
- l) Electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the NH State BUILDING Code.
- m) Evidence of compliance or non-applicability with Federal Aviation Administration requirements.
- n) List of abutters to the applicant's property.

3) **ABUTTER and Regional Notification:** In accordance with RSA 674:66, the BUILDING inspector shall notify all abutters and the local governing body by certified mail



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upon application for a **BUILDING** permit to construct a **SMALL WIND ENERGY SYSTEM**. The public will be afforded 30 days to submit comments to the **BUILDING** inspector prior to the issuance of the **BUILDING** permit. The **BUILDING** inspector shall review the application for regional impacts per RSA 36:55. If the proposal is determined to have potential regional impacts, the **BUILDING** inspector shall follow the procedures set forth in RSA 36:57, IV.

C) Standards:

1. The **BUILDING** inspector shall evaluate the application for compliance with the following standards;

- a) **SETBACK:** The setback shall be calculated by multiplying the minimum setback requirement number by the system height and measured from the center of the **TOWER** base to property line, public roads, or nearest point on the foundation of an occupied **BUILDING**.

Minimum Setback Requirements			
Occupied BUILDINGs on Participating Landowner Property	Occupied BUILDINGs on Abutting Property	Property Lines of Abutting Property and Utility Lines	Public Roads
0	1.5	1.1	1.5

- i) **SMALL WIND ENERGY SYSTEMs** must meet all setbacks for principal **STRUCTUREs** for the zoning district in which the system is located.
 - ii) Guy wires used to support the **TOWER** are exempt from the **SMALL WIND ENERGY SYSTEM** setback requirements.
- b) **TOWER:** The maximum **TOWER** height shall be restricted to 35 feet above the tree canopy within 300 feet of the **SMALL WIND ENERGY SYSTEM**. In no situation shall the **TOWER** height exceed 150 feet.
- c) **Sound Level:** The **SMALL WIND ENERGY SYSTEM** shall not exceed 60 decibels using the A scale (dBA), as measured at the site property line, except during short-term events such as severe wind storms and utility outages.
- d) **SHADOW FLICKER:** **SMALL WIND ENERGY SYSTEMs** shall be sited in a manner that does not result in significant **SHADOW FLICKER** impacts. Significant shadow flicker is defined as more than 30 hours per year on abutting occupied **BUILDINGs**. The applicant has the burden of proving that the **SHADOW FLICKER** will not have significant adverse impact on neighboring or adjacent uses. Potential **SHADOW FLICKER** will be addressed either through siting or mitigation measures.



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- e) **SIGNs:** All SIGNs including flags streamers and decorative items, both temporary and permanent, are prohibited on the **SMALL WIND ENERGY SYSTEM**, except for manufacturer identification or appropriate warning signs.
- f) **Code Compliance:** The **SMALL WIND ENERGY SYSTEM** shall comply with all applicable sections of the New Hampshire State **BUILDING Code**.
- g) **Aviation:** The **SMALL WIND ENERGY SYSTEM** shall be built to comply with all applicable Federal Aviation Administration regulations including but not limited to 14 C.F.R. part 77, subpart B regarding installations close to airports, and the New Hampshire Aviation regulations, including but not limited to RSA 422-b and RSA 424.
- h) **Visual Impacts:** It is inherent that **SMALL WIND ENERGY SYSTEMs** may pose some visual impacts due to the **TOWER** height needed to access wind resources. The purpose of this section is to reduce the visual impacts, without restricting the owner's access to the optimal wind resources on the property.
 - i) The applicant shall demonstrate through project site planning and proposed mitigation that the **SMALL WIND ENERGY SYSTEM's** visual impacts will be minimized for surrounding neighbors and the community. This may include, but not be limited to information regarding site selection, wind generator design or appearance, buffering, and screening of ground mounted electrical and control equipment. All electrical conduits shall be underground, except when the financial costs are prohibitive.
 - ii) The color of the **SMALL WIND ENERGY SYSTEM** shall either be the stock color from the manufacturer or painted with a non-reflective, unobtrusive color that blends in with the surrounding environment. Approved colors include but are not limited to white, off-white or gray.
 - iii) A **SMALL WIND ENERGY SYSTEM** shall not be artificially lit unless such lighting is required by the Federal Aviation Administration (FAA). If lighting is required, the applicant shall provide a copy of the FAA determination to establish the required markings and/or lights for the **SMALL WIND ENERGY SYSTEM**.
- i) **Approved Wind Generators:** The manufacturer and model of the wind generator to be used in the proposed **SMALL WIND ENERGY SYSTEM** must have been approved by the California Energy Commission or the New York State Energy Research and Development Authority, or a similar list approved by the state of New Hampshire, if available.
- j) **Utility Connection:** If the proposed **SMALL WIND ENERGY SYSTEM** is to be connected to the power grid through **NET METERing**, it shall adhere to **RSA 362-A:9**.
- k) **Access:** The **TOWER** shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
- l) **Clearing:** Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the **SMALL WIND ENERGY**



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SYSTEM and as otherwise prescribed by applicable laws, regulations, and ordinances.

D) Abandonment:

- 1) At such time that a **SMALL WIND ENERGY SYSTEM** is scheduled to be abandoned or discontinued, the applicant will notify the **BUILDING** inspector by certified U.S. mail of the proposed date of abandonment or discontinuation of operations.
- 2) Upon abandonment or discontinuation of use, the owner shall physically remove the **SMALL WIND ENERGY SYSTEM** within 90 days from the date of abandonment or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the **BUILDING** inspector. “Physically remove” shall include, but not be limited to:
 - a) Removal of the **WIND GENERATOR** and **TOWER** and related above-grade **STRUCTUREs**.
 - b) Restoration of the location of the **SMALL WIND ENERGY SYSTEM** to its natural condition, except that any landscaping, grading or below-grade foundation may remain in its same condition at initiation of abandonment.
- 3) In the event that an applicant fails to give such notice, the system shall be considered abandoned or discontinued if the system is out-of-service for a continuous 12-month period. After the 12 months of inoperability, the **BUILDING** inspector may issue a Notice of Abandonment to the owner of the **SMALL WIND ENERGY SYSTEM**. The owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt date. After review of the information provided by the owner, the **BUILDING** inspector shall determine if the **SMALL WIND ENERGY SYSTEM** has been abandoned. If it is determined that the **SMALL WIND ENERGY SYSTEM** has not been abandoned, the **BUILDING** inspector shall withdraw the Notice of Abandonment and notify the owner of the withdrawal.
- 4) If the owner fails to respond to the Notice of Abandonment or if, after review by the **BUILDING** inspector, it is determined that the **SMALL WIND ENERGY SYSTEM** has been abandoned or discontinued, the owner of the **SMALL WIND ENERGY SYSTEM** shall remove the wind generator and **TOWER** at the owner’s sole expense within 3 months of receipt of the Notice of Abandonment. If the owner fails to physically remove the **SMALL WIND ENERGY SYSTEM** after the Notice of Abandonment procedure, the **BUILDING** inspector may pursue legal action to have the **SMALL WIND ENERGY SYSTEM** removed at the owner’s expense.

E) Violation:

It is unlawful for any person to construct, install, or operate a **SMALL WIND ENERGY SYSTEM** that is not in compliance with this ordinance. **SMALL WIND ENERGY**



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SYSTEMs installed prior to the adoption of this ordinance are exempt from this ordinance except when modifications are proposed to the SMALL WIND ENERGY SYSTEM.

F) **Penalties:**

Any person who fails to comply with any provision of this ordinance or a BUILDING permit issued pursuant to this ordinance shall be subject to enforcement and penalties as allowed by NH Revised Statutes Annotated Chapter 676:17.”

10. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Article Chapter 170-28.2 “Residential-Commercial Mixed Use (RCM) Overlay District”, by revising Section E “Procedural Concepts” as follows:

“The developer shall prepare a Development Plan, which locates the proposed types of non-residential and residential development, utilities, access roads, and public ways. The parcels comprising the development may be under separate ownership, but shall be treated as one development and shall be bound by the approval granted for the entire Development Plan. If approval is granted, individual LOTS must be developed as part of the larger Development Plan and phasing outlined below, and not separately. The Development Plan must identify the percentage of the non-residential uses, residential uses and OPEN SPACE. Non-residential **and/or mixed use** uses must exceed forty percent (40%) of the original tract, residential uses must not exceed thirty-five percent (35%) of the original tract, and a minimum of twenty percent (20%) of the original tract shall be OPEN SPACE. Fifty percent (50%) of the required OPEN SPACE (as defined in Chapter 155-60) must be usable uplands and reasonably accessible to all property owners in the project. Any OPEN SPACE provided above twenty percent (20%) may be mixed wetlands and upland.”

11. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Article Chapter 170-32 “Sign Review and Regulations”, by revising Section L “Election Signs” as follows:

L) ~~“Elections~~ **Political advertising SIGNS. Elections Political advertising** SIGNS are permitted as follows: **[Amended 12-09-09 by Ord. No. 2009-09.09-15]**

- 1) The provisions of this section are in addition to the political **advertising SIGN controls** established under Chapter 70 of the New Hampshire Revised Statutes Annotated, as ~~amended.~~ **provisions of state law.**
- ~~2) Elections SIGNS are permitted no sooner than thirty (30) days prior to a primary or regular election and must be removed within ten (10) days of the closing of the polls.~~
- ~~3) Elections SIGNS shall not be affixed in any manner to public property (City-owned), nor to utility poles and fixtures, nor painted, pasted or affixed in any manner that prohibits quick and complete removal.~~



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- (a) ~~As per RSA 664:17, election SIGNS are permitted within the public RIGHT OF WAY but not within the edge of pavement, with the consent of the owner of the land over which the RIGHT OF WAY passes. Signage shall not obstruct the safe flow of traffic, vehicular or otherwise. [Amended 12-08-10 by Ord. No. 2010-10.27-13]~~
- 4) ~~The person whose name appears on each political SIGN as required by Chapter 70 of the New Hampshire Revised Statutes Annotated, as amended, is responsible for the placement, distribution and removal of political SIGNS in conformance with the requirements of this Zoning Ordinance. The person whose name appears on political advertising sign, or the person providing consent to placement, is responsible for the placement of and removal of the sign.~~
- 5) No SIGN in any district shall be larger than sixteen (16) square feet.
- 6) ~~Any candidate failing to comply with the above requirements shall be subject to a fine not to exceed fifty dollars (\$50.00) per SIGN violation. Removal of a political advertizing sign not placed or removed in accordance with state law or local ordinance shall be subject to an administrative fine as contained in the local fee schedule."~~

12. 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		

Document Created by: Planning Department
Document Posted on:

Amendments 2011c
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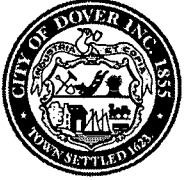
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Councilor Dorothea Hooper, Ward 4		
Councilor Catherine Cheney, Ward 5		
Councilor Gina Cruikshank, Ward 6		
Councilor Karen Weston, At Large		
Total Votes:		
Resolution does does not pass.		

ORDINANCE BACKGROUND MATERIAL:



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-51

Application Type:	Minor Lot Line Adjustment
Applicant(s):	Changing Places, LLC
Owner(s):	Changing Places, LLC and Dale & Glenna Drake
Location:	Olive Meadow Drive and 513 Sixth Street (Assessor's Map A, Lots 46 & 45A-2-5)

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-D

FILE: P11-51

APPLICANT(S): Changing Places LLC

OWNER(S): Changing Places LLC and Dale & Glenna Drake

LOCATION: Olive Meadow Lane & 513 Sixth Street (Assessor's Map A, Lots 45A-2-5 & 46)

ACREAGE: 2.14 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 Temple

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan (OVER)

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to Chapter 155:22-F to reduce the external buffer for building setbacks from 50 feet to 30 feet

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 0.66 acres in the size of the Olive Meadow Lane lot. There is no change in the number of lots with this plan.

The original subdivision plan was approved by the Planning Board on March 22, 2011 and amended on July 26, 2011 and August 23, 2011.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File #P11-51 to the title block.
5. The applicant shall revise the plat to label the lot lines for lot 45-OPN as "Boundary Lines to be Abandoned".
6. The applicant shall have the subdivision plat (P10-50A) and the minor lot line adjustment plat (P11-34) recorded at the Stafford County Registry of Deeds.



posters

City of Dover, New Hampshire MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>211-51</u>	Date Received:	
	Amount Paid:	<u>774.00</u>	Time Received:	

CR# 7547

APPLICANT INFORMATION

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

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

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

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

Address of Property: Olive Meadow Lane

Assessor's Map # A Lot(s) # 45A-2-5

Property Deed: Book 2674 Page: 333

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

Size of Existing Parcel (sq. ft.): 24,323 Size of Proposed Parcel (sq. ft.): 57,396

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: 513 Sixth Street, Dover, NH 03820

Address of Property: SAME

Assessor's Map # A Lot(s) # 46

Property Deed: Book 985 Page: 780

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

Size of Existing Parcel (sq. ft.): 68,863 Size of Proposed Parcel (sq. ft.): 40,000

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

SURVEYOR INFORMATION

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

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

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

SIGNATURES

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

Signature of First Property Owner: John O'Neill Date: 10-11-11

Signature of Second Property Owner: Glenn Drake Dale Drake Date: 10/11/11

Signature of Applicant (if different from owner): John O'Neill Date: 10-11-11

Signature of Agent: [Signature] PRESIDENT Date: 10/11/2011

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Glenn Drake Dale Drake Date: 10/11/11

John O'Neill CHANGING PLACES LLC 10-11-11

Abutters List
Minor Lot Line Adjustment Application
&
Amended Subdivision Plan
Changing Places LLC and Dale & Glenna Drake
Tax Map A, Lots 45A-2-OPN, 45A-2-4, 45A-2-5 & 46

Olive Meadow Lane & 513 Sixth Street
Dover, New Hampshire

Job No. 10137

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Abutters:

Map A, Lot 45

Jeffrey W. Bean &
Anne M. Bean
517 Sixth Street
Dover, NH 03820

Map A, Lot 45A-9

William W. Fenniman Jr. &
Donna M. Fenniman
11 Foxtail Ridge
Dover, NH 03820

Map A, Lot 45A-10

Edith H. Mitchell
9 Foxtail Ridge
Dover, NH 03820

Map A, Lot 47A-1

Fred M. Conroy &
Shasheen M. Conroy
505 Sixth Street
Dover, NH 03820

Map A, Lot 47-3

Richard A. & Adele J. Marone
2 Reyners Brook
Dover, NH 03820

Map A, Lot 47-5

John J. Sposato Jr. &
Nancy F. Sposato
4 Reyners Brook
Dover, NH 03820

Map A, Lot 47-7

Timothy F. Burns &
Carolyn A. Burns
6 Reyners Brook
Dover, NH 03820

Map A, Lot 47-9

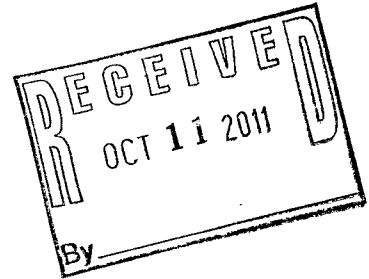
Sandra J. Keeler &
David A. Keeler
8 Reyners Brook
Dover, NH 03820

Map A, Lot 47-11

Stephen & Jean Calculator
10 Reyners Brook
Dover, NH 03820

Map A, Lot 47-13

Antonio L. Giannechini &
Elizabeth S. Giannechini
12 Reyners Brook
Dover, NH 03820



Abutters List
Minor Lot Line Adjustment Application
&
Amended Subdivision Plan
Changing Places LLC and Dale & Glenna Drake
Tax Map A, Lots 45A-2-OPN, 45A-2-4, 45A-2-5 & 46

Olive Meadow Lane & 513 Sixth Street
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Map A, Lot 47-15	Christopher & Judith Turner Revocable Trust Christopher & Judith Turner, Trustees 14 Reyners Brook Dover, NH 03820
Map A, Lot 47-17	William & Carol Urmston 16 Reyners Brook Dover, NH 03820
Map A, Lot 47-19	Laura L. Wirth 18 Reyners Brook Dover, NH 03820
Map A, Lot 47-21	Rosemary A. Pixley Revocable Trust Rosemary A. Pixley, Trustee 20 Reyners Brook Dover, NH 03820
Map A, Lot 47-23	James M. McKenna 22 Reyners Brook Dover, NH 03820
Map A, Lot 47-29	Steven V. Brown & Janet W. Campbell Revocable Trust Janet W. Campbell, Trustee 30 Reyners Brook Dover, NH 03820
Map A, Lot 51-9 Map A, Lot 51-9-6 Map A, Lot 51-9-4 Map A, Lot 51-9-8 Map A, Lot 51-9-OPN	Christine A. Estes 240 Long Hill Road Dover, NH 03820
Map A, Lot 51-10	Shanna Sklarski & Christian Believer Church 228 Long Hill Road Dover, NH 03820
Map A, Lot 51-11	Paul & Cindy Tremann 222 Long Hill Road Dover, NH 03820
Map A, Lot 52	Roger D. Corriveau & Heidi J. Corriveau 49 Sandy Lane Dover, NH 03820
Map A, Lot 52L	Deborah C. Garland 216 Long Hill Road Dover, NH 03820

Abutters List
Minor Lot Line Adjustment Application
&
Amended Subdivision Plan
Changing Places LLC and Dale & Glenna Drake
Tax Map A, Lots 45A-2-OPN, 45A-2-4, 45A-2-5 & 46

Olive Meadow Lane & 513 Sixth Street
Dover, New Hampshire

Job No. 10137

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Map B, Lot 2	Russell F. Rogers 512 Sixth Street Dover, NH 03820
Map B, Lot 2B	E. Berch & Linda L. Willard 504 Sixth Street Dover, NH 03820
Map B, Lot 2C	Keneth C. Durell & Donna M. Durell 508 Upper Sixth Street Dover, NH 03820
Map B, Lot 3	Todd J. & Denise M. Corley 518 Sixth Street Dover, NH 03820
Map B, Lot 4-1	Vadim V. & Mercy Reen Marchuk 18 Cherrywood Drive Dover, NH 03820
Map B, Lot 4-69	Robert L. & Jo Ann Suydam 11 Cherrywood Drive Dover, NH 03820
<u>Owners:</u> Map A, Lot 45A-2 Map A, Lot 45A-2-OPN	Temple Israel of Dover, Incorporated PO Box 254 Dover, NH 03820
Map A, Lot 46	Glenna Drake Dale Drake 513 Sixth Street Dover, NH 03820

<u>Owner/Applicant:</u> Map A, Lot 45A-2-4 Map A, Lot 45A-2-5	Changing Places, LLC 42J Dover Point Road Dover, NH 03820
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<u>Attorney:</u>	Attorney James Schulte Law Office of James H. Schulte 660 Central Avenue Dover, NH 03820
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<u>Agent:</u>	Tritech Engineering Corporation 755 Central Avenue Dover, NH 03820
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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-50B

Application Type: Minor Subdivision
Applicant(s): Changing Places, LLC
Owner(s): Changing Places, LLC
Location: Olive Meadow Drive (Assessor's Map A, Lots 45A-2-4, 45A-2-5 & 45A-OPN)

INTENT: To reconfigure three lots into four lots, an increase of one lot, on a previously approved Open Space Subdivision.

LOTS/UNITS PROPOSED: Four single family house lots

AGENDA ITEM #: 4-E

ACREAGE: 2.442 Acres

ZONING DISTRICT: Rural Residential District - R-40

EXISTING LAND USE: Two single family house lots and one open space lot

PROPOSED LAND USE: Four single family house lots

SURROUNDING LAND USE: Single family houses and Temple

ZBA ACTION: None

ATTACHMENTS: Subdivision plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to Chapter 155:22-F to reduce the external buffer for building setbacks from 50 feet to 30 feet

Summary of Request and Background

The applicant has submitted a plan asking to reconfigure the lot lines between three existing lots, resulting in a total of four house lots, each with frontage on Olive Meadow Lane. Each lot would be serviced by municipal water and sewer.

The original subdivision plan was approved by the Planning Board on March 22, 2011 and amended on July 26, 2011 & August 23, 2011.

The applicant has applied for a waiver to Chapter 155:22-F to reduce the external buffer for building setbacks from 50 feet to 30 feet for lots 5, 6, and 7. Since the Drake lot is being incorporated into the subdivision, these lots are no longer exterior lots. The exterior side of lot #6 is maintaining the 50-foot buffer and we are recommending that the southern exterior side of the Drake lot be required to have a 50-foot buffer. The Planning Department supports the waiver.

Consistency with Land Use Regulations

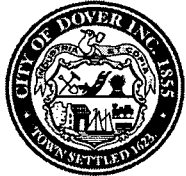
This project is located in the Rural Residential District (R-40), which encourages open space developments for major subdivisions, with reduced lot sizes in return for the permanent preservation of open space. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the subdivision 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 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.
4. The applicant shall add the surveyor stamp and signature to the plat.
5. The applicant shall revise the plat to add the Planning File #P10-50B to the title block.
6. The applicant shall revise the plat to increase the side setback on the southern side of map A, lot 46 to be 50-feet.
7. The applicant shall revise the plat to label the lot lines for lot 45-OPN as "Boundary Lines to be Abandoned".



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P10-50B

Application Type: Minor Subdivision
Applicant(s): Changing Places, LLC
Owner(s): Changing Places, LLC
Location: Olive Meadow Drive (Assessor's Map A, Lots 45A-2-4, 45A-2-5 & 45A-OPN)

8. The applicant shall have the subdivision plat (P10-50A) and the minor lot line adjustment plat (P11-34) recorded at the Strafford County Registry of Deeds.
9. The applicant shall revise the existing conservation easement for lot A, map 45A-2 (Book 3940, Page 348) to recognize the additional area. This document shall be reviewed by the Planning Department, with consultation by the City General Legal Counsel on the proper form of the document. The revised conservation easement shall be recorded at the Strafford County Registry of Deeds at the same time as the plat.

Poster



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #: <u>P10-50B</u>	Date Received: <u>DEC 11 2011</u>
	Amount Paid: <u>See P10-51</u>	Time Received: <u>DEC 11 2011</u>

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): Changing Places, LLC
42J Dover Point Road Telephone # (978) 375-3153
Dover, NH 03820

Address of Property Owner: Temple Israel of Dover, Inc.
515 Sixth Street, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: Olive Meadow Lane

Assessor's Map # A Lot(s) # 45A-2
45A-2-4
45A-2-5
45A-OPN

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

Size of Parcel: 57,396 Property Deed: Book 2674 Page: 0333
24,323 3940 0342
20,795 985 0780

Existing Use of Property: Vacant Lots

SUBDIVISION INFORMATION

AMEND SUBDIVISION

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

Existing Number of Lots: 3 Proposed Number of Lots: 4

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

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

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

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

SURVEYOR INFORMATION

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

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

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

ENGINEER INFORMATION

Robert J. Stowell

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@tritech.com

SIGNATURES

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

Signature of Property Owner: Glenna Drake Dale Drake 10/11/11 Date: 10-11-11

Signature of Applicant (if different from owner): Joe O'Neill CHAMPINO PARS LLC Date: 10-11-11

Signature of Agent: [Signature] PRESIDENT Date: 10/11/2011

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Glenna Drake Dale Drake 10/11/11 Date: 10-11-11

President Temple Israel of Dover
Joe O'Neill CHAMPINO PARS LLC 10-11-11

Abutters List
Minor Lot Line Adjustment Application
&
Amended Subdivision Plan
Changing Places LLC and Dale & Glenna Drake
Tax Map A, Lots 45A-2-OPN, 45A-2-4, 45A-2-5 & 46

Olive Meadow Lane & 513 Sixth Street
Dover, New Hampshire

Job No. 10137

Page 1 of 3

Abutters:

Map A, Lot 45

Jeffrey W. Bean &
Anne M. Bean
517 Sixth Street
Dover, NH 03820

Map A, Lot 45A-9

William W. Fenniman Jr. &
Donna M. Fenniman
11 Foxtail Ridge
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Dover, NH 03820

Map A, Lot 47-7

Timothy F. Burns &
Carolyn A. Burns
6 Reyners Brook
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Map A, Lot 47-9

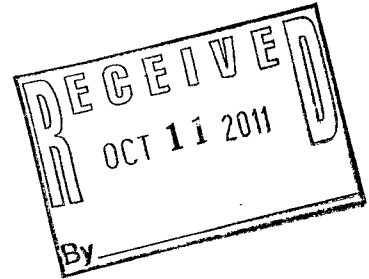
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10 Reyners Brook
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Olive Meadow Lane & 513 Sixth Street
Dover, New Hampshire

Job No. 10137

Page 2 of 3

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Map A, Lot 47-17	William & Carol Urmston 16 Reyners Brook Dover, NH 03820
Map A, Lot 47-19	Laura L. Wirth 18 Reyners Brook Dover, NH 03820
Map A, Lot 47-21	Rosemary A. Pixley Revocable Trust Rosemary A. Pixley, Trustee 20 Reyners Brook Dover, NH 03820
Map A, Lot 47-23	James M. McKenna 22 Reyners Brook Dover, NH 03820
Map A, Lot 47-29	Steven V. Brown & Janet W. Campbell Revocable Trust Janet W. Campbell, Trustee 30 Reyners Brook Dover, NH 03820
Map A, Lot 51-9 Map A, Lot 51-9-6 Map A, Lot 51-9-4 Map A, Lot 51-9-8 Map A, Lot 51-9-OPN	Christine A. Estes 240 Long Hill Road Dover, NH 03820
Map A, Lot 51-10	Shanna Sklarski & Christian Believer Church 228 Long Hill Road Dover, NH 03820
Map A, Lot 51-11	Paul & Cindy Tremann 222 Long Hill Road Dover, NH 03820
Map A, Lot 52	Roger D. Corriveau & Heidi J. Corriveau 49 Sandy Lane Dover, NH 03820
Map A, Lot 52L	Deborah C. Garland 216 Long Hill Road Dover, NH 03820

Abutters List
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Olive Meadow Lane & 513 Sixth Street
Dover, New Hampshire

Job No. 10137

Page 3 of 3

Map B, Lot 2	Russell F. Rogers 512 Sixth Street Dover, NH 03820
Map B, Lot 2B	E. Berch & Linda L. Willard 504 Sixth Street Dover, NH 03820
Map B, Lot 2C	Keneth C. Durell & Donna M. Durell 508 Upper Sixth Street Dover, NH 03820
Map B, Lot 3	Todd J. & Denise M. Corley 518 Sixth Street Dover, NH 03820
Map B, Lot 4-1	Vadim V. & Mercy Reen Marchuk 18 Cherrywood Drive Dover, NH 03820
Map B, Lot 4-69	Robert L. & Jo Ann Suydam 11 Cherrywood Drive Dover, NH 03820
<u>Owners:</u> Map A, Lot 45A-2 Map A, Lot 45A-2-OPN	Temple Israel of Dover, Incorporated PO Box 254 Dover, NH 03820
Map A, Lot 46	Glenna Drake Dale Drake 513 Sixth Street Dover, NH 03820

<u>Owner/Applicant:</u> Map A, Lot 45A-2-4 Map A, Lot 45A-2-5	Changing Places, LLC 42J Dover Point Road Dover, NH 03820
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<u>Attorney:</u>	Attorney James Schulte Law Office of James H. Schulte 660 Central Avenue Dover, NH 03820
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<u>Agent:</u>	Tritech Engineering Corporation 755 Central Avenue Dover, NH 03820
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NOTES

- 1.) INTENT: TO ADJUST THE BOUNDARY LINES BETWEEN DOVER TAX MAP A LOT 45A-2-5 AND MAP A LOT 46, AND THEN TO RECONFIGURE TAX MAP A LOTS 45A-2-5, 45A-2-OPN, 45A-2-4 FROM 3 LOTS INTO 4 LOTS. THIS PLAN ALSO ADJUSTS THE OPEN SPACE EASEMENT ON TAX MAP A LOT 45A-2 TO COMPENSATE FOR ONE ADDITIONAL OPEN SPACE LOT AND THE REMOVAL OF TAX MAP A LOT 45-2-OPN, BY PROVIDING 20,000 SQ.FT. OF OPEN SPACE FOR EACH OF THE 8 OPEN SPACE LOTS.
- 2.) CURRENT OWNER OF RECORD:

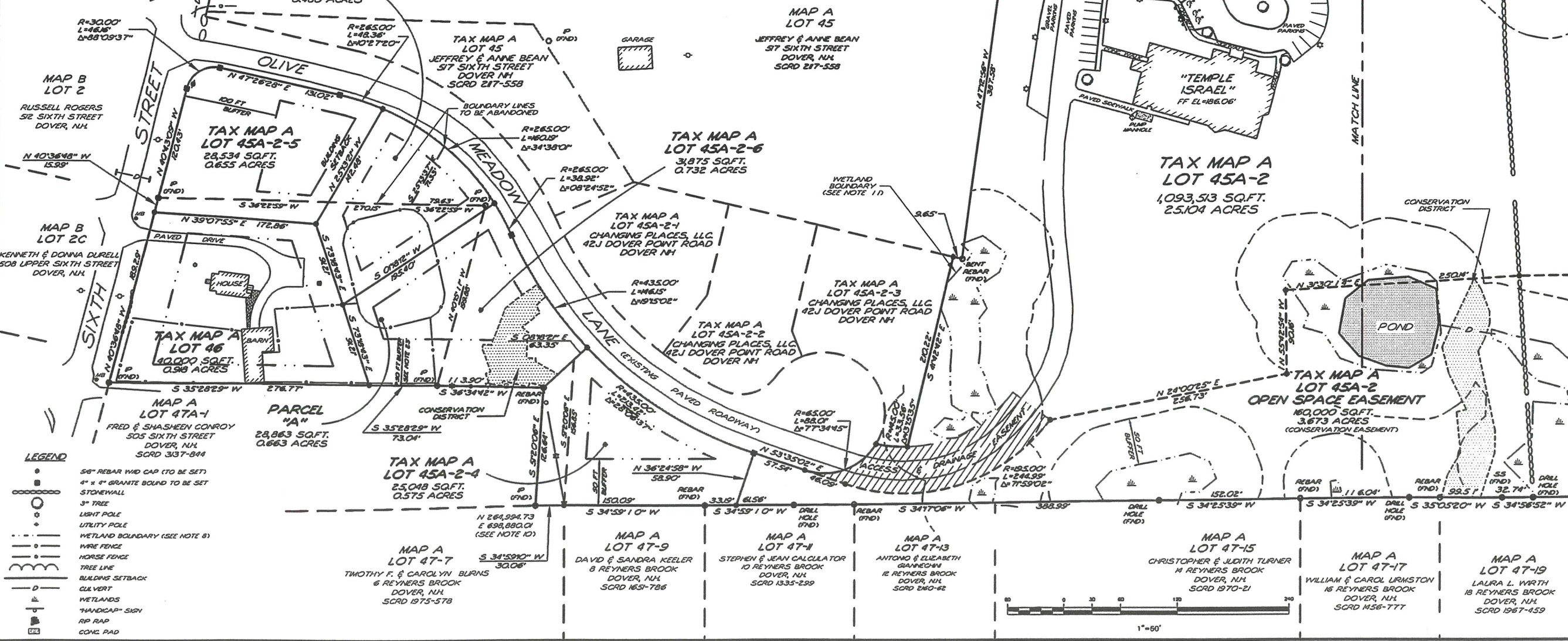
MAP A LOT 45A-2 & 45A-2-OPN TEMPLE ISRAEL OF DOVER 513 SIXTH STREET DOVER, N.H. 03820	MAP A LOT 45A-2-4 & 45A-2-5 CHANGING PLACES, LLC 42J DOVER POINT ROAD DOVER, N.H. 03820	MAP A LOT 46 DALE & GLENNA DRAKE 513 SIXTH STREET DOVER, N.H. 03820
SIGNATURE _____	SIGNATURE _____	SIGNATURE _____
- 3.) SUBJECT PARCELS ARE LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: MAP A LOT 45A-2-5

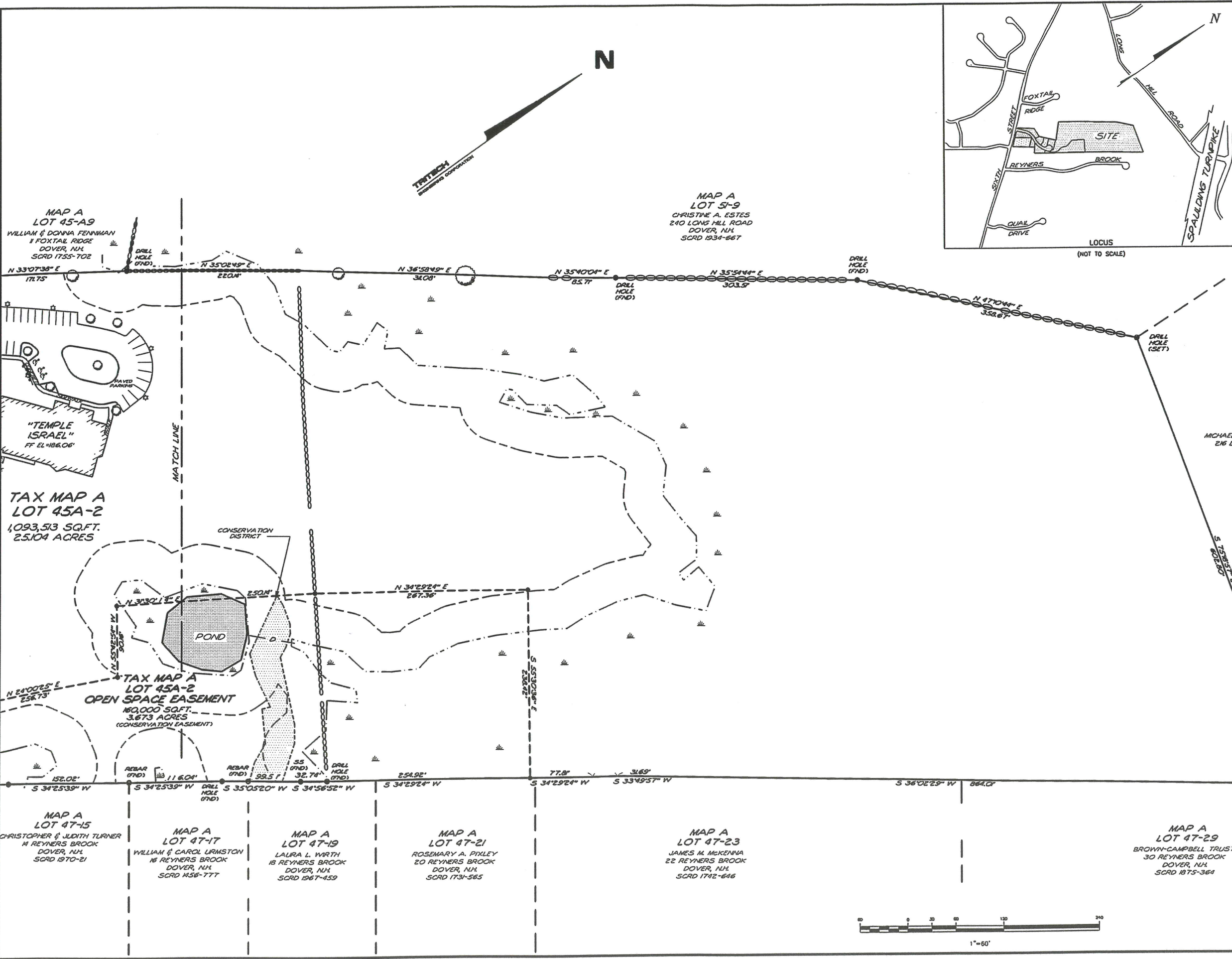
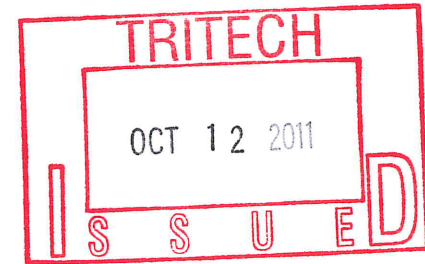
ORIGINAL: 32,390 SQ.FT. - 0.744 ACRES	MAP A LOT 46 68,863 SQ.FT. - 1.581 ACRES
PARCEL "A": 28,863 SQ.FT. - 0.663 ACRES	- 28,863 SQ.FT. - 0.663 ACRES
FINAL: 61,252 SQ.FT. - 1.408 ACRES	40,000 SQ.FT. - 0.918 ACRES
- 5.) TAX MAP A LOTS 45A-2, 45A-2-OPN, 45A-2-4, 45A-2-5 & 46
- 6.) PROJECT DEED REFERENCE: MAP A LOT 45A-2

MAP A LOT 45A-2 SCRD BOOK 2674 PAGE 333	MAP A LOT 45A-2-5 SCRD BOOK 3940 PAGE 342	MAP A LOT 46 SCRD BOOK 985 PAGE 270
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- 7.) PROJECT PLAN REFERENCE:

SUBDIVISION PLAN PREPARED FOR QUADRANT DEVELOPMENT CO. DOVER, NH T.F. MORAN, INC. MARCH 1, 1986 SCRD 30A-121	SUBDIVISION OF LAND PREPARED FOR DANIEL GABRIEL SIXTH STREET DOVER, NEW HAMPSHIRE MCNEANEY SURVEY ASSOCIATES FEBRUARY 17, 1993 SCRD 42-22	SUBDIVISION PLAN ALBERT & CHRISTINE ESTES AND NANCY HUSON WOLL LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JUNE 28, 2000 SCRD 63-39
PLAN OF LOTS A&B RICHARD J. & ELAINE N. DAY DOVER, NEW HAMPSHIRE R. W. MCRONE MAY 1978 SCRD 17-41	PROPOSED MINOR SUBDIVISION LAND OF L.E. TRUST, LINDA E. ROSSETTI, TRUSTEE SIXTH STREET DOVER, N.H. BERRY SURVEYING & ENGINEERING MARCH 10, 1988 SCRD 34-142	EXISTING CONDITIONS PLAN TEMPLE ISRAEL SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JUNE 16, 2003
EXISTING CONDITIONS PLAN TEMPLE ISRAEL SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION NOVEMBER 24, 2004		
- 8.) ZONING: R-40

MIN. LOT SIZE: 40,000 SQ.FT.	OPEN SPACE MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 150 FT	MIN. FRONTAGE: 40 FT
FRONT: 40 FT	FRONT: 20 FT
SIDE: 25 FT	SIDE: 20 FT
REAR: 30 FT	REAR: 20 FT
MAX. LOT COVERAGE: 10 %	EXISTING ROADS: 100 FT
MAX. BLD HEIGHT: 35 FT	EXISTING STRUCTURES: 100 FT
	EXTERNAL BOUNDARIES: 50 FT
- 9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 37,000, AND WAS ACCOMPLISHED USING A SOKKIA SET3100 TOTAL STATION, DURING THE MONTH OF DECEMBER, 2002.
- 10.) BASIS OF BEARING: DOVER GIS STATIONS 189 AND 190 WERE OCCUPIED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.
- 11.) DURING THE MONTH OF SEPTEMBER, 2010 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #176, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO POORLY DRAINED SOILS WERE FOUND.
- 12.) SUBJECT PARCELS ARE NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0330D, MAP No. 33017C0310D, DATE: 5-17-2005).
- 13.) LOTS TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- 14.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 15.) PLANS T-1, T-2, Y-1, S-2, S-3 ARE ALSO PART OF THIS APPROVAL (APPROVED BY THE DOVER PLANNING BOARD JULY 19, 2011)
- 16.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 17.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DWT FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- 18.) * OPEN SPACE REQUIRED: 8 LOTS x 20,000 SQ.FT. = 160,000 SQ.FT.
 * TOTAL OPEN SPACE PROVIDED: 160,000 SQ.FT.
 * UPLAND OPEN SPACE REQUIRED: 60,000 SQ.FT.
 * UPLAND OPEN SPACE PROVIDED: 103,634 SQ.FT.
- 19.) SUBJECT PARCEL MAY BE SUBJECT TO RIGHT-OF-WAY AS DESCRIBED IN SCRD 383/29, LOCATION UNKNOWN.
- 20.) WETLAND BUFFER MARKERS TO BE SET ON LOT 45A-2-3.
- 21.) THERE WILL BE NO FURTHER SUBDIVISION PERMITTED UNDER THE CURRENT ZONING ORDINANCES.
- 22.) A SIGN WILL BE POSTED ON-SITE THAT IDENTIFIES DEVELOPER AND CONTRACTOR CONTACT INFORMATION.
- 23.) FIFTY FOOT BUFFER SHALL COMPLY WITH CITY OF DOVER CODE 155-22. F.A.
- 24.) OLIVE MEADOW LANE'S PAVEMENT SHALL BE WIDENED TO 24' FROM SIXTH STREET TO THE CUL-DE-SAC.





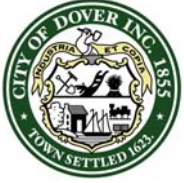
TRITECH
ENGINEERING CORPORATION

788 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03801
TELEPHONE 603 748 8107
FAX 603 742 1890

REVISIONS	DATE	DESCRIPTION

BOUNDARY LINE ADJUSTMENT AND OPEN SPACE SUBDIVISION PLAN
OLIVE MEADOW
513 SIXTH STREET &
OLIVE MEADOW LANE
DOVER, NEW HAMPSHIRE
OCTOBER 11, 2011
JOB No. 10137
SCALE: 1" = 60'

SHEET NO.
0-2
(PI0-50)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-52

Application Type: Minor Lot Line Adjustment
Applicant(s): Dover Point Properties Development, LLC
Owner(s): Dover Point Properties Development, LLC
Location: 200 Dover Point Road (Assessor's Map L, Lots 89 & 89-1)

INTENT: To adjust the lot lines between two existing lots, with no increase in the number of lots. A 1,883 square foot portion of the road right-of-way is being added to the lot.

LOTS/UNITS PROPOSED: Two single family house lots

AGENDA ITEM #: 4-F

ACREAGE: 1.964 Acres

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

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 High School

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan (OVER)

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

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 0.35 acres in the size of the lot on the corner of Dover Point Road and Shore Lane. There is no change in the number of lots with this plan.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

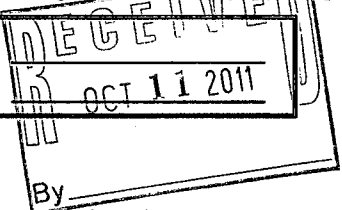
1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File #P11-52 to the title block.



posters

City of Dover, New Hampshire MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>211-51</u>	Date Received:	
	Amount Paid:	<u>774.00</u>	Time Received:	

CR# 7547

APPLICANT INFORMATION

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

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

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

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

Address of Property: Olive Meadow Lane

Assessor's Map # A Lot(s) # 45A-2-5

Property Deed: Book 2674 Page: 333

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

Size of Existing Parcel (sq. ft.): 24,323 Size of Proposed Parcel (sq. ft.): 57,396

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: 513 Sixth Street, Dover, NH 03820

Address of Property: SAME

Assessor's Map # A Lot(s) # 46

Property Deed: Book 985 Page: 780

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

Size of Existing Parcel (sq. ft.): 68,863 Size of Proposed Parcel (sq. ft.): 40,000

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

SURVEYOR INFORMATION

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

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

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

SIGNATURES

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

Signature of First Property Owner: John O'Neill Date: 10-11-11

Signature of Second Property Owner: Glenn Drake Dale Drake Date: 10/11/11

Signature of Applicant (if different from owner): John O'Neill Date: 10-11-11

Signature of Agent: [Signature] PRESIDENT Date: 10/11/2011

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Glenn Drake Dale Drake Date: 10/11/11

John O'Neill CHANGING PLACES LLC 10-11-11

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Olive Meadow Lane & 513 Sixth Street
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Job No. 10137

Page 1 of 3

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Carolyn A. Burns
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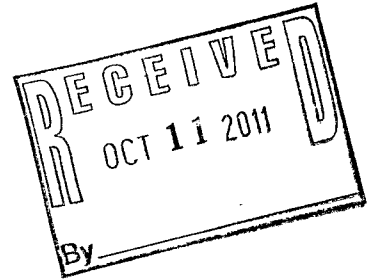
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Dover, New Hampshire

Job No. 10137

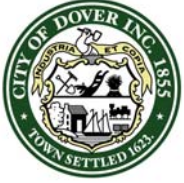
Page 3 of 3

Map B, Lot 2	Russell F. Rogers 512 Sixth Street Dover, NH 03820
Map B, Lot 2B	E. Berch & Linda L. Willard 504 Sixth Street Dover, NH 03820
Map B, Lot 2C	Keneth C. Durell & Donna M. Durell 508 Upper Sixth Street Dover, NH 03820
Map B, Lot 3	Todd J. & Denise M. Corley 518 Sixth Street Dover, NH 03820
Map B, Lot 4-1	Vadim V. & Mercy Reen Marchuk 18 Cherrywood Drive Dover, NH 03820
Map B, Lot 4-69	Robert L. & Jo Ann Suydam 11 Cherrywood Drive Dover, NH 03820
<u>Owners:</u> Map A, Lot 45A-2 Map A, Lot 45A-2-OPN	Temple Israel of Dover, Incorporated PO Box 254 Dover, NH 03820
Map A, Lot 46	Glenna Drake Dale Drake 513 Sixth Street Dover, NH 03820

<u>Owner/Applicant:</u> Map A, Lot 45A-2-4 Map A, Lot 45A-2-5	Changing Places, LLC 42J Dover Point Road Dover, NH 03820
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<u>Attorney:</u>	Attorney James Schulte Law Office of James H. Schulte 660 Central Avenue Dover, NH 03820
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<u>Agent:</u>	Tritech Engineering Corporation 755 Central Avenue Dover, NH 03820
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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-52

Application Type:	Minor Lot Line Adjustment
Applicant(s):	Dover Point Properties Development, LLC
Owner(s):	Dover Point Properties Development, LLC
Location:	200 Dover Point Road (Assessor's Map L, Lots 89 & 89-1)

INTENT: To adjust the lot lines between two existing lots, with no increase in the number of lots. A 1,883 square foot portion of the road right-of-way is being added to the lot.

LOTS/UNITS PROPOSED: Two single family house lots

AGENDA ITEM #: 4-F

ACREAGE: 1.964 Acres

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

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 High School

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan (OVER)

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

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 0.35 acres in the size of the lot on the corner of Dover Point Road and Shore Lane. There is no change in the number of lots with this plan.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File #P11-52 to the title block.

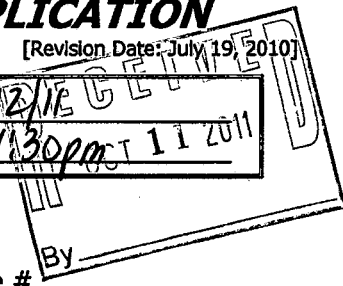
poster ✓



City of Dover, New Hampshire MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>PI-52</u>	Date Received:	<u>10/12/11</u>
	Amount Paid:	<u>564.00</u>	Time Received:	<u>4:30pm</u>



APPLICANT INFORMATION

CK# 1126

Name of Applicant: Dover Point Properties Development, LLC Telephone # _____

Address of Applicant: 2025 Woodbury Avenue, Newington, NH 03801

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: Same

Address of Property: 200 Dover Point Road

Assessor's Map # L Lot(s) # 89

Property Deed: Book 3921 Page: 928

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

Size of Existing Parcel (sq. ft.): 60,780 Size of Proposed Parcel (sq. ft.): 45,564

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: Same

Address of Property: 200 Dover Point Road

Assessor's Map # L Lot(s) # 89-1

Property Deed: Book 3921 Page: 928

Zoning District(s) R-20 Overlay District(s) Conservation District
Wetlands Protection District
Riverfront Residential Overlay District

Size of Existing Parcel (sq. ft.): 24,784 Size of Proposed Parcel (sq. ft.): 41,883

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

SURVEYOR INFORMATION

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

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

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

SIGNATURES

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

Signature of First Property Owner: [Signature] Date: 10/10/11

Signature of Second Property Owner: [Signature] Date: 10/10/11

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

Signature of Agent: [Signature], PRESIDENT Date: 10/11/2011

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

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

Abutters List
Lot Line Adjustment
Dover Point Properties Development, LLC

Dover Point Road
Tax Map L, Lots 89 & 89-1
Dover, New Hampshire

Job No. 11108

Page 1 of 1

Abutters:

Map L, Lot 15

Roman Catholic Bishop of Manchester
c/o Saint Thomas Aquinas
197 Dover Point Road
Dover, NH 03820

Map L, Lot 89 C

Jonathan A. Lummus &
Deidre Anne Shea
198 Dover Point Road
Dover, NH 03820

Map L, Lot 89 F

Anthony Loch
204 Dover Point Road
Dover, NH 03820

Map L, Lot 89 G-1

Dover Point Properties Development, LLC
Attn: Mike Yucavoni
2025 Woodbury Avenue
Newington, NH 03801

Owner/Applicant:

Map L, Lot 89
Map L, Lot 89-1

Dover Point Properties Development, LLC
Attn: Mike Yucavoni
2025 Woodbury Avenue
Newington, NH 03801

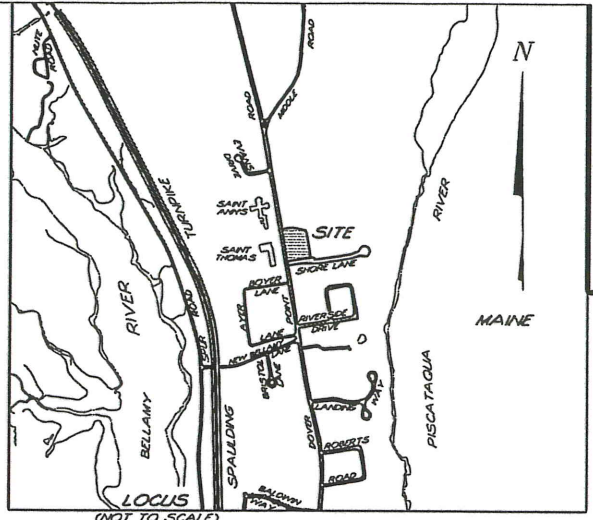
Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

N

TRITECH
ENGINEERING CORPORATION

TRITECH
OCT 11 2011
ISSUED



NOTES

- INTENT: TO ADJUST THE PROPERTY LINES BETWEEN DOVER TAX MAP L LOTS 89 & 89-1, THEN TO SUBDIVIDE THE NEW LOT 89-1 INTO 2 SINGLE FAMILY RESIDENTIAL LOTS.
 - CURRENT OWNER: DOVER POINT PROPERTIES DEVELOPMENT, LLC
2025 WOODBURY AVENUE
NEWINGTON, N.H.
- AUTHORIZED SIGNATURE
- | | |
|---|---|
| 3. TOTAL LOT AREA: MAP L LOT 89
ORIGINAL: 60,780 SQ.FT. - 1.395 ACRES
FINAL: 45,564 SQ.FT. - 1.046 ACRES
PLUS PARCEL "A"
FINAL: 45,564 SQ.FT. - 1.046 ACRES | MAP L LOT 89-1
24,784 SQ.FT. - 0.569 ACRES
40,000 SQ.FT. - 0.918 ACRES
1,883 SQ.FT. - 0.043 ACRES
41,883 SQ.FT. - 0.962 ACRES |
|---|---|
- TAX MAP L LOT 89 & 89-1
 - PROJECT DEED REFERENCE: SCR D BOOK 3921 PAGE 928.
 - ZONING: R - 20
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FEET
MIN. BUILDING SETBACKS:
(EXISTING LOT) FRONT: 35 FEET * LOTS 89 & 89-1
(PROPOSED LOT) FRONT: 25 TO 35 FEET * LOTS 89-2 & 89-3
SIDE: 20 FEET
REAR: 15 FEET
* BASED ON POSTED ZONING ORDINANCE AMENDMENTS
 - BASIS OF BEARING: DOVER GIS SYSTEM POINTS #108 & #109 WERE OCCUPIED TO DETERMINE ORIENTATION, LOCATION & ELEVATION.
 - THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000 AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2006.
 - PROJECT PLAN REFERENCE:
PLAN OF LAND
MARJORIE D. KEEFE
DOVER POINT
DOVER, N.H.
HAROLD G. HERSEY APRIL 1952
SCR D POCKET 3, FOLDER 1, PLAN #62
G.L. DAVIS & ASSOCIATES
APRIL 1986 SCR D PO 4 PO 4 PL #39
PLAN SHOWING PROPOSED DEVELOPMENT
DOVER POINT ROAD
DOVER, N.H.
HAROLD G. HERSEY APRIL 1952
SCR D POCKET 3, FOLDER 1, PLAN #62
SUBDIVISION PLAN
PAULINE L. CALDERWOOD
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
SEPT. 1981 SCR D #22A-126
PLAN OF LAND
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
prepared for PETER RASMUSSEN
JOHN W. DURGIN ASSOCIATES, INC.
JULY 3, 1980 SCR D #22A-4
SUBDIVISION PLAN
DOVER POINT PROPERTIES
DEVELOPMENT, LLC.
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JULY 5, 2007 SCR D #99-91
 - STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - THE FINAL SUBMISSION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
 - NHDOT DRIVEWAY PERMIT No. 06-125-358.
 - PARCELS ARE ENTITLED TO A 25 FOOT RIGHT TO THE PISCATAQUA RIVER AS DESCRIBED IN SCR D BOOK 1073 PAGE 343.
 - PARCELS ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.

TAX MAP L
LOT 15
CATHOLIC BISHOP OF NH
SAINT THOMAS OF AQUINAS HIGH SCHOOL

TAX MAP L
LOT 89C
JON LUMMUS & DEIDRE SHEA
188 DOVER POINT ROAD
DOVER, NH 03820
SCR D 2040-308

TAX MAP L
LOT 89
45,564 sq.ft.
1.046 acres

TAX MAP L
LOT 89C
JON LUMMUS & DEIDRE SHEA
188 DOVER POINT ROAD
DOVER, NH 03820
SCR D 2040-308

TAX MAP L
LOT 89-2
21,883 sq.ft.
0.502 acres

PARCEL
"A"
1,883 sq.ft.
0.043 acres

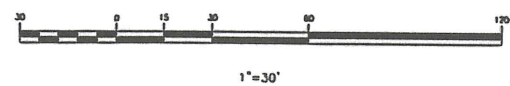
TAX MAP L
LOT 89-1
20,000 sq.ft.
0.459 acres

TAX MAP L
LOT 89F
ANTHONY LOCH
204 DOVER POINT ROAD
DOVER, NH 03820
SCR D 2458-87

TAX MAP L
LOT 89G-1
DOVER POINT PROPERTIES
41 TIDEWATER FARM ROAD
GREENLAND, NH
SCR D 3447-967

TAX MAP L
LOT 89G-3
DOVER POINT PROPERTIES
41 TIDEWATER FARM ROAD
GREENLAND, NH
SCR D 3447-967

- LEGEND
- GRANTE BOUND TO BE SET
 - 5/8" REBAR WID CAP TO BE SET
 - UTILITY POLE
 - - - BUILDING SETBACK LINE
 - ▬ WOOD FENCE
 - ▬ CHAIN LINK FENCE
 - SMH
 - CATCH BASIN
 - HYDRANT
 - WATER GATE VALVE
 - WATER SHUT-OFF



TRITECH
ENGINEERING CORPORATION

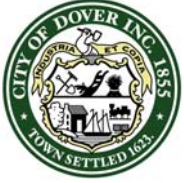
780 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 748 8707
FAX 603 748 9630

REVISIONS
DATE: DESCRIPTION:

BOUNDARY LINE ADJUSTMENT
AND SUBDIVISION PLAN
DOVER POINT PROPERTIES
DEVELOPMENT, LLC
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
OCTOBER 11, 2011
JOB No. 11108
SCALE: 1" = 30'

SHEET NO.

6-1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-53

Application Type:	Minor Subdivision
Applicant(s):	Dover Point Properties Development, LLC
Owner(s):	Dover Point Properties Development, LLC
Location:	200 Dover Point Road (Assessor's Map L, Lots 89)

INTENT: To subdivide a newly reconfigured parcel on Dover Point Road into two lots.

LOTS/UNITS PROPOSED: Two single family house lots

AGENDA ITEM #: 4-G

ACREAGE: 1.046 Acres

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

EXISTING LAND USE: Single family house

PROPOSED LAND USE: Two single family house lots

SURROUNDING LAND USE: Single family houses and High School

ZBA ACTION: None

ATTACHMENTS: Subdivision plan (OVER)

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a plan asking to subdivide a newly configured lot into two lots, one would be 21,210 square feet and the other would be 24,354 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 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 #P11-53 to the title block.
5. The applicant shall revise the plat to add a note that requires the two lots to share a single driveway.



City of Dover, New Hampshire SUBDIVISION APPLICATION

poster ✓

Office Use Only	Project #:	<u>11-53</u>	Date Received:	<u>10/11/11</u>
	Amount Paid:	<u>564.00</u>	Time Received:	<u>4:30pm GP</u>

CK#1126

[Revision Date: July 19, 2010]
OCT 11 2011

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dover Point Properties Development, LLC Telephone # _____

Address of Applicant: 2025 Woodbury Avenue, Newington, NH 03801

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

Address of Property Owner: same

PROPERTY INFORMATION

Address of Property: 200 Dover Point Road

Assessor's Map # L Lot(s) # 89

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

Size of Parcel: 45,564 Property Deed: Book 3921 Page: 928

Existing Use of Property: Residential

SUBDIVISION INFORMATION

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

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

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

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

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

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

SURVEYOR INFORMATION

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

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, Robert J. Stowell

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: [Signature] Date: 10/10/11

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

Signature of Agent: [Signature], PRESIDENT Date: 10/11/2011

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

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

Abutters List
Subdivision of Land
Dover Point Properties Development, LLC

Dover Point Road
Tax Map L, Lot 89
Dover, New Hampshire
Job No. 11108

Page 1 of 1

Abutters:

Map L, Lot 15

Roman Catholic Bishop of Manchester
c/o Saint Thomas Aquinas
197 Dover Point Road
Dover, NH 03820

Map L, Lot 89 C

Jonathan A. Lummus &
Deidre Anne Shea
198 Dover Point Road
Dover, NH 03820

Map L, Lot 89 -1

Dover Point Properties Development, LLC
Attn: Mike Yucavoni
2025 Woodbury Avenue
Newington, NH 03801

Owner/Applicant:

Map L, Lot 89

Dover Point Properties Development, LLC
Attn: Mike Yucavoni
2025 Woodbury Avenue
Newington, NH 03801

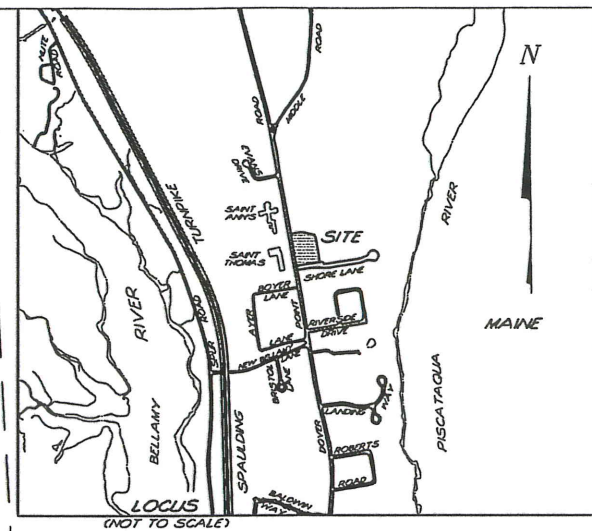
Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

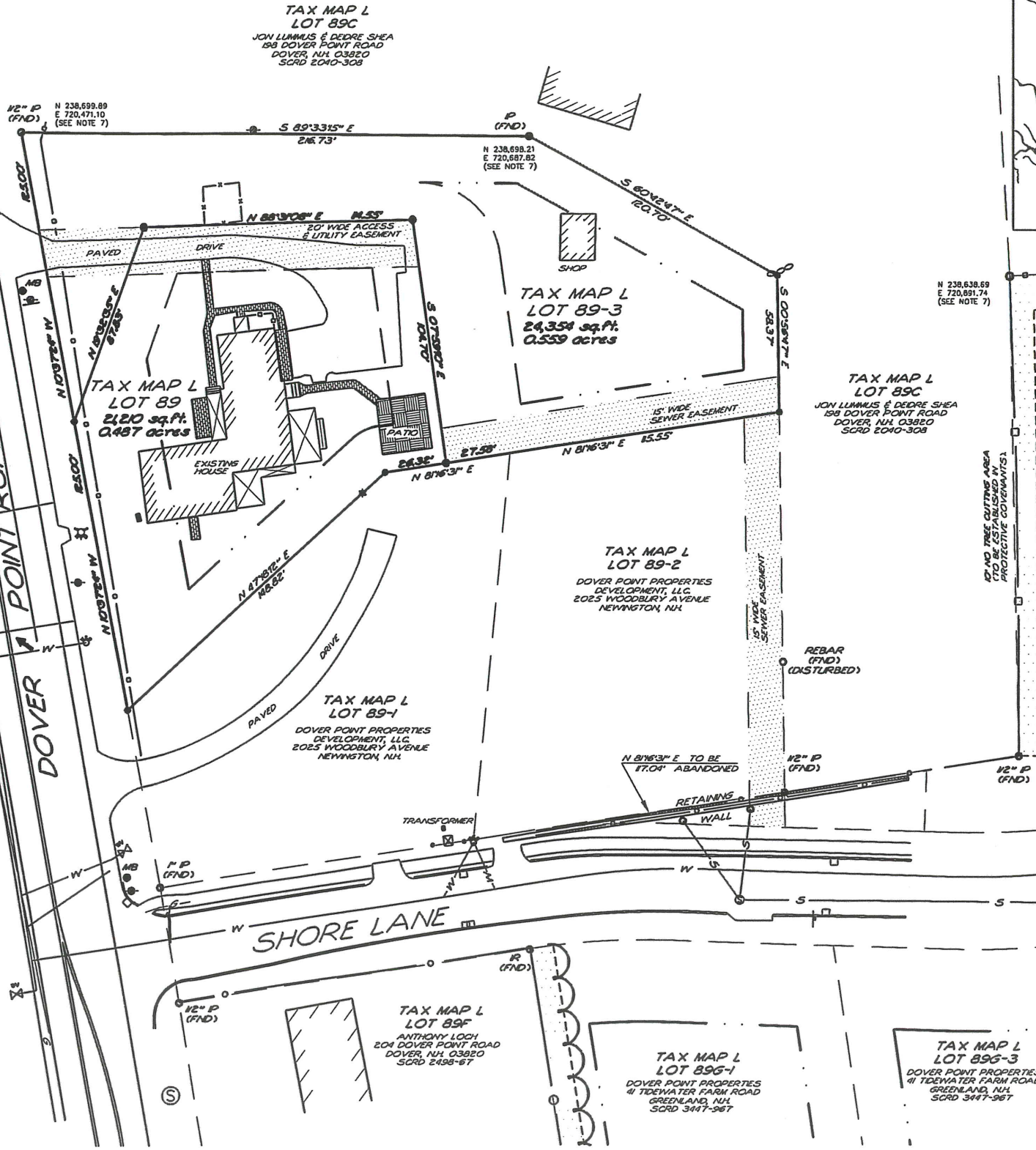
N

TRITECH
ENGINEERING CORPORATION

TRITECH
OCT 11 2011
ISSUED



TAX MAP L
LOT 15
CATHOLIC BISHOP OF NH
SAINT THOMAS OF AQUINAS HIGH SCHOOL



NOTES

- INTENT: TO SUBDIVIDE DOVER TAX MAP L LOT 89 INTO 2 SINGLE FAMILY RESIDENTIAL LOTS.
- CURRENT OWNER: DOVER POINT PROPERTIES DEVELOPMENT, LLC
2025 WOODBURY AVENUE
NEWINGTON, N.H.
- TOTAL LOT AREA: 45,564 SQ.FT. - 1.046 ACRES
- TAX MAP L LOT 89
- PROJECT DEED REFERENCE: SCRD BOOK 3921 PAGE 928.
- ZONING: R - 20
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FEET
MIN. BUILDING SETBACKS:
(EXISTING LOT) FRONT: 35 FEET *LOTS 89 & 89-1
(PROPOSED LOT) FRONT: 25 TO 35 FEET *LOTS 89-2 & 89-3
SIDE: 20 FEET
REAR: 15 FEET
* BASED ON POSTED ZONING ORDINANCE AMENDMENTS
- BASIS OF BEARING: DOVER GIS SYSTEM POINTS #108 & #109 WERE OCCUPIED TO DETERMINE ORIENTATION & ELEVATION.
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000 AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2006.
- PROJECT PLAN REFERENCE:
PLAN OF LAND
MARJORIE D. KEEFE
DOVER POINT
DOVER, N.H.
G.L. DAVIS & ASSOCIATES
APRIL 1966 SCRD PD 4 PO 4 PL #39
SUBDIVISION PLAN
PAULINE L. CALDERWOOD
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
SEPT. 1981 SCRD #22A-126
PLAN SHOWING PROPOSED DEVELOPMENT
DOVER POINT ROAD
DOVER, N.H.
HAROLD G. HERSEY APRIL 1952
SCRD POCKET 3, FOLDER 1, PLAN #62
PLAN OF LAND
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
prepared for PETER RASMUSSEN
JOHN W. DURGIN ASSOCIATES, INC.
JULY 3, 1980 SCRD #22A-4
SUBDIVISION PLAN
DOVER POINT PROPERTIES
DEVELOPMENT, LLC.
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JULY 5, 2007 SCRD #99-91
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
- NHDOT DRIVEWAY PERMIT No. 06-125-358.
- PARCELS ARE ENTITLED TO A 25 FOOT RIGHT TO THE PISCATAQUA RIVER AS DESCRIBED IN SCRD BOOK 1073 PAGE 343.
- PARCELS ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.

- LEGEND
- GRANITE BOUND TO BE SET
 - 5/8" REBAR W/ID CAP TO BE SET
 - UTILITY POLE
 - - - BUILDING SETBACK LINE
 - ▬ WOOD FENCE
 - ▬ CHAIN LINK FENCE
 - SMH SMH
 - CATCH BASIN
 - HYDRANT
 - WATER GATE VALVE
 - WATER SHUT-OFF



1"=30'

TRITECH
ENGINEERING CORPORATION

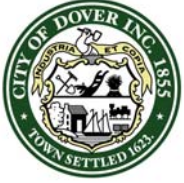
766 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 748 8907
FAX 603 748 8690

REVISIONS	DATE	DESCRIPTION

SUBDIVISION PLAN
DOVER POINT PROPERTIES
DEVELOPMENT, LLC
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
OCTOBER 11, 2011
JOB NO. 11108
SCALE: 1" = 30'

SHEET NO.

0-2



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-54

Application Type:	Minor Subdivision
Applicant(s):	Dover Point Properties Development, LLC
Owner(s):	Dover Point Properties Development, LLC
Location:	200 Dover Point Road & Shore Lane (Assessor's Map L, Lots 89-1)

INTENT: To subdivide a newly reconfigured parcel on Dover Point Road and Shore Lane into two lots.

LOTS/UNITS PROPOSED: Two single family house lots

AGENDA ITEM #: 4-H

ACREAGE: 0.962 Acres

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

EXISTING LAND USE: Vacant single family house lot

PROPOSED LAND USE: Two single family house lots

SURROUNDING LAND USE: Single family houses and High School

ZBA ACTION: None

ATTACHMENTS: Subdivision plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a plan asking to subdivide a newly configured lot into two lots, one would be 21,883 square feet and the other would be 20,000 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 plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

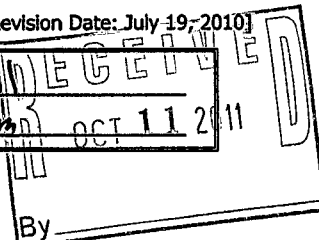
1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File #P11-54 to the title block.
5. The applicant shall revise the plat to show the driveway onto Dover Point Road to be removed and add a note that requires that the driveway for lot 89-1 be off of Shore Lane.



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>RIS4</u>	Date Received:	<u>10/11/11</u>
	Amount Paid:	<u>\$564.00</u>	Time Received:	<u>4:30 pm</u>



CH#1126

10/12/11

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dover Point Properties Development, LLC Telephone # _____

Address of Applicant: 2025 Woodbury Avenue, Newington, NH 03801

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

Address of Property Owner: same

PROPERTY INFORMATION

Address of Property: 200 Dover Point Road / Shore Lane

Assessor's Map # L Lot(s) # 89-1

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

Size of Parcel: 41,883 Property Deed: Book 3921 Page: 928

Existing Use of Property: vacant land

SUBDIVISION INFORMATION

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

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

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

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

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

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

SURVEYOR INFORMATION

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

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

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

poster ✓

ENGINEER INFORMATION

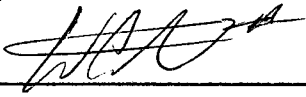
Name of Engineer and Company (Licensed In N.H.) Tritech Engineering Corporation, Robert J. Stowell

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

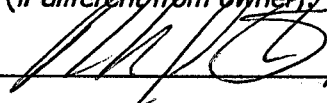
Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

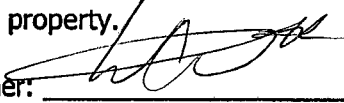
Signature of Property Owner:  Date: 10/10/11

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

Signature of Agent:  PRESIDENT Date: 10/11/2011

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 10/10/11

Abutters List
Subdivision of Land

Dover Point Properties Development, LLC

Dover Point Road
Tax Map L, Lot 89-1
Dover, New Hampshire
Job No. 11108

Page 1 of 1

Abutters:

Map L, Lot 15

Roman Catholic Bishop of Manchester
c/o Saint Thomas Aquinas
197 Dover Point Road
Dover, NH 03820

Map L, Lot 89
Map L, Lot 89 G-1

Dover Point Properties Development, LLC
Attn: Mike Yucavoni
2025 Woodbury Avenue
Newington, NH 03801

Map L, Lot 89 F

Anthony Loch
204 Dover Point Road
Dover, NH 03820

Owner/Applicant:

Map L, Lot 89-1

Dover Point Properties Development, LLC
Attn: Mike Yucavoni
2025 Woodbury Avenue
Newington, NH 03801

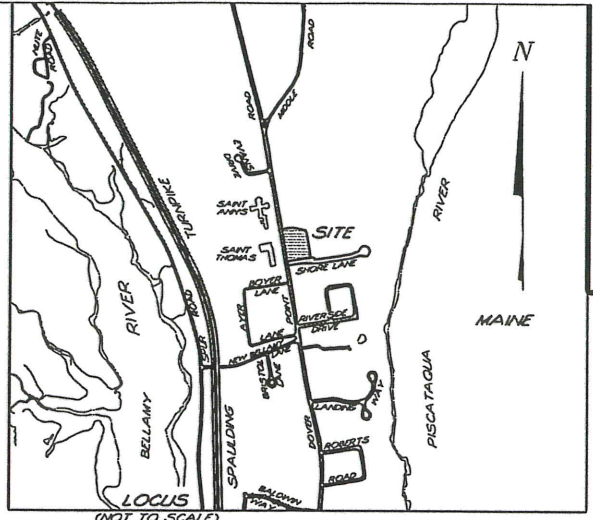
Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

N

TRITECH
ENGINEERING CORPORATION

TRITECH
OCT 11 2011
ISSUED



NOTES

- INTENT: TO ADJUST THE PROPERTY LINES BETWEEN DOVER TAX MAP L LOTS 89 & 89-1, THEN TO SUBDIVIDE THE NEW LOT 89-1 INTO 2 SINGLE FAMILY RESIDENTIAL LOTS.
 - CURRENT OWNER: DOVER POINT PROPERTIES DEVELOPMENT, LLC
2025 WOODBURY AVENUE
NEWINGTON, N.H.
- AUTHORIZED SIGNATURE
- | | |
|---|---|
| 3. TOTAL LOT AREA: MAP L LOT 89
ORIGINAL: 60,780 SQ.FT. - 1.395 ACRES
FINAL: 45,564 SQ.FT. - 1.046 ACRES
PLUS PARCEL "A"
FINAL: 45,564 SQ.FT. - 1.046 ACRES | MAP L LOT 89-1
24,784 SQ.FT. - 0.569 ACRES
40,000 SQ.FT. - 0.918 ACRES
1,883 SQ.FT. - 0.043 ACRES
41,883 SQ.FT. - 0.962 ACRES |
|---|---|
- TAX MAP L LOT 89 & 89-1
 - PROJECT DEED REFERENCE: SCR D BOOK 3921 PAGE 928.
 - ZONING: R - 20
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FEET
MIN. BUILDING SETBACKS:
(EXISTING LOT) FRONT: 35 FEET * LOTS 89 & 89-1
(PROPOSED LOT) FRONT: 25 TO 35 FEET * LOTS 89-2 & 89-3
SIDE: 20 FEET
REAR: 15 FEET
* BASED ON POSTED ZONING ORDINANCE AMENDMENTS
 - BASIS OF BEARING: DOVER GIS SYSTEM POINTS #108 & #109 WERE OCCUPIED TO DETERMINE ORIENTATION, LOCATION & ELEVATION.
 - THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000 AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2006.
 - PROJECT PLAN REFERENCE:
PLAN OF LAND
MARJORIE D. KEEFE
DOVER POINT
DOVER, N.H.
HAROLD G. HERSEY APRIL 1952
SCR D POCKET 3, FOLDER 1, PLAN #62
PLAN SHOWING PROPOSED DEVELOPMENT
DOVER POINT ROAD
DOVER, N.H.
G.L. DAVIS & ASSOCIATES
APRIL 1986 SCR D PO 4 PO 4 PL #39
SUBDIVISION PLAN
PAULINE L. CALDERWOOD
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
SEPT. 1981 SCR D #22A-126
SUBDIVISION PLAN
DOVER POINT PROPERTIES
DEVELOPMENT, LLC.
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JULY 5, 2007 SCR D #99-91
 - STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - THE FINAL SUBMISSION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
 - NHDOT DRIVEWAY PERMIT No. 06-125-358.
 - PARCELS ARE ENTITLED TO A 25 FOOT RIGHT TO THE PISCATAQUA RIVER AS DESCRIBED IN SCR D BOOK 1073 PAGE 343.
 - PARCELS ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.

TAX MAP L
LOT 15
CATHOLIC BISHOP OF NH
SAINT THOMAS OF AQUINAS HIGH SCHOOL

TAX MAP L
LOT 89C
JON LUMMUS & DEIDRE SHEA
188 DOVER POINT ROAD
DOVER, NH 03820
SCR D 2040-308

TAX MAP L
LOT 89
45,564 sq.ft.
1.046 acres

TAX MAP L
LOT 89C
JON LUMMUS & DEIDRE SHEA
188 DOVER POINT ROAD
DOVER, NH 03820
SCR D 2040-308

TAX MAP L
LOT 89-2
21,883 sq.ft.
0.502 acres

PARCEL
"A"
1,883 sq.ft.
0.043 acres

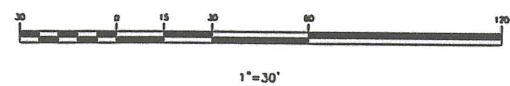
TAX MAP L
LOT 89-1
20,000 sq.ft.
0.459 acres

TAX MAP L
LOT 89F
ANTHONY LOCH
204 DOVER POINT ROAD
DOVER, NH 03820
SCR D 2458-87

TAX MAP L
LOT 89G-1
DOVER POINT PROPERTIES
41 TIDEWATER FARM ROAD
GREENLAND, NH
SCR D 3447-267

TAX MAP L
LOT 89G-3
DOVER POINT PROPERTIES
41 TIDEWATER FARM ROAD
GREENLAND, NH
SCR D 3447-267

- LEGEND
- GRANTE BOUND TO BE SET
 - 5/8" REBAR WID CAP TO BE SET
 - UTILITY POLE
 - - - BUILDING SETBACK LINE
 - ▬ WOOD FENCE
 - ▬ CHAIN LINK FENCE
 - SMH
 - CATCH BASIN
 - HYDRANT
 - WATER GATE VALVE
 - WATER SHUT-OFF



TRITECH
ENGINEERING CORPORATION

780 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 748 8707
FAX 603 748 9630

REVISIONS
DATE: DESCRIPTION:

BOUNDARY LINE ADJUSTMENT
AND SUBDIVISION PLAN
DOVER POINT PROPERTIES
DEVELOPMENT, LLC
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
OCTOBER 11, 2011
JOB No. 11108
SCALE: 1" = 30'

SHEET NO.

6-1