

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, November 8, 2011**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 25, 2011 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote 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.
- B. Consideration and possible posting of amendments to the land use regulations.

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for FW Webb, (Owner: Eileen Cecchetti & Gail Cappuccilli), Assessor's Map H, Lot 40-B, zoned B-4, located at 218 Knox Marsh Road. (Groundwater protection district lot coverage and parking space reduction) *(P11-55)
- B. Consideration and acceptance of a Site Plan Review of land for FW Webb, (Owner: Eileen Cecchetti & Gail Cappuccilli), Assessor's Map H, Lot 40-B, zoned B-4, located at 218 Knox Marsh Road. (65,000 square foot retail, warehouse and distribution building) *(P11-56)
- C. Consideration and acceptance of a Site Plan Review of land for City of Dover School District (SAU #11 – Horne Street School) Assessor's Map 36, Lot 30, zoned R-12, located at 78 Horne Street, per RSA 674:54. (Reconstruct pavement & reconfigure parking/student drop off) *(P11-49)
- D. Consideration and acceptance of a Site Plan Review of land for City of Dover, (Owner: City of Dover & Washington Street Mill LLC) Assessor's Map 23, Lots 14 & 15, zoned CBD, located at Henry Law Park & Washington Street, per RSA 674:54. (Relocation of Pedestrian Bridge) *(P11-57)

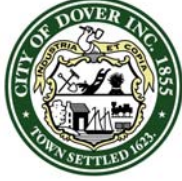
5. STAFF COMMENTS

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, Jake Forget (Alternate), Kirt Schuman (Alternate).
Members Not Present: Dean Trefethen, Ron Cole.

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

The Chair called the meeting to order at 7:01 pm

1. CITIZENS' FORUM

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

2. APPROVAL OF THE PRIOR MINUTES

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

Motion: T.Clark motioned to approve the September 27, 2011 minutes. F.Torr seconded. Vote: U/A.

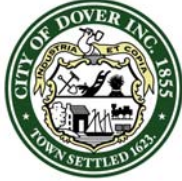
Motion: F.Torr motioned to approve the October 11, 2011 workshop minutes. T.Clark Seconded. Vote: U/A.

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)

F.Torr motioned to remove from the table. Seconded by G.Green. Vote: U/A.

Atty. J.Schulte, represents the applicant, approached the podium, and gave a brief description of the plan – which was continued until after the site walk. After the site walk and speaking with some of the residents of the neighborhood, he had spoke to the Pontbriand's of 4 Brick Rd. and discussed a proposed driveway, removing a tree, and installing fencing, but have not come to an agreement; a proposal to residents of 10 Brick Rd. exchanging easements adjacent to their fence, but no response. They have had several conversations with the residents at 12 Brick Rd. about easements behind their property and discussed landscaping – all still being discussed. Further discussions between residents continue as well as landscape proposals. He stated that during the site walk on Brick Rd. and behind 12 Brick Rd. they took notice of a group of trees which had been cut. The developers are willing to grant "use easements" and move the fence line back 20 feet if they can reach an agreement with the residents. Atty. Schulte mentioned a concern that Mr. McQuade had for his apartment complex with traffic issues; the developers have proposed parking control signage "residents only – no through traffic" which might alleviate that issue. Additional comments from the site walk and the last planning board meeting was not to upgrade the trails; however, they continue to propose some passive recreation in the back left side of the property. He discussed contributions in lieu of passive recreation and active recreation. There will still be an impact regarding the Floral Ave area, which the CIP plan calls for Floral Ave. upgrades – and proposed \$15,000 in upgrades by the developer. There would be 76 parking spaces, including one garage for each unit, and two out front parking spaces for each of the 24 units. The developer is requesting two waivers: one for the sidewalk and one not to provide a streetscape plan. He mentioned conditions proposed: fences, water



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retention areas, and a traffic study. The fiscal analysis provided shows that 4-5 students would live in the proposed homes – net result to the City is an increase in tax revenues.

C.Parker asked about the timeline.

Atty. Schulte stated construction is expected to start in the Spring of 2012 and then continue in phases. The expectation is roadway and utilities built up to the hammer head, the building on the left would be the first built, with a turn-a-round. The main reason for phasing is due to financing for prospected buyers and the number of units under construction.

G.Green asked about the storm water management plan, and asked if a 100 year study had been done. He asked if historical data was used. He stated NRCC is what the board typically uses. He also stated interest in Strafford County has 23% more precipitation and 58% more rain events. His next question is about pervious pavement.

Doug La Rosa responded they use two methods to infiltrate: Bioretention basins and deep stone drip edges along the buildings (*French drains*).

Public hearing open

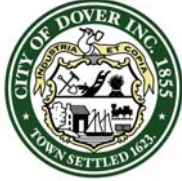
Dylan Fransway of 12 Brick Rd., stated his concerns for the project. He stated how long he owned his home and why he purchased it. His concerns were trees being removed, drainage with retaining wall, new view out his window, the new building heights, and additional traffic adding 16 per hour.

Valerie Lester of 2 Floral Ave., wants the Planning Board to reconsider the development, to review the impact statement – she felt was “generally answered”, such as public safety and the environment, traffic statistics, blasting and its impact to her property. She appreciates G.Green’s comments on impervious pavements and she mentioned the storm water study commission in regards to pollution. She asked if plans could be reviewed with the UNH storm water group.

Bryan Frobese of 6 Floral Ave., stated his concern as “negative growth” and feels the development cramps into the abutting neighbors and is squeezing apartments between single family homes. He states, for the record, his home has a dry basement now with no water issues and he is concerned about blasting and damages to foundations. He asked about a previous request if all State/local agencies have been involved and he is waiting for an answer.

Wendie Al-Ghaithy of 1 Abbey Sawyer, who was at the previous planning board meeting, continues to be opposed. Her concern is the proposed plan lowers her property value and those of other residents in the neighborhood, additional traffic, overcrowding of public schools, and a burden on the school systems. She feels the proposed setbacks are not sufficient, and the retaining wall part of the construction is currently beyond the setback line. The development will destroy landscape vegetation, birds and other wildlife. She feels there is a potential for intruders walking through the neighborhood due to partial fencing. She also has lighting concerns.

Adam Al-Gaithy Yusef of 1 Abbey Sawyer, has concerns with the number of people packed into the development, the traffic congestion, and disruption to nature. He requests fencing around the property, trees for privacy, and lighting.



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Gregory Hede of 4 Floral Ave, attended the last meeting and the site walk. He urged the board to review the previous Zoning Board Minutes on the project. He is concerned about blasting and impact on properties, sidewalk proposal at Brick Rd. and Central Ave., and the utility pole to the entrance of Brick Rd. owned by PSNH. He also had concerns about property managers and will they be onsite.

Norman Pontbriand of 4 Brick Rd., mentioned he was told the construction timeframe would be 3 years and is concerned about the length of time of construction. He has concerns about sidewalks, and a 33 ft wide x 39 ft piece of land owned by PSNH, he wants this checked on. He thanked the board for the site walk.

Public bearing closed

C.Parker responded to list of items:

Regarding the blasting, The City has requirements on blasting - Chapter 149 Section 10 outlines City requirements on blasting and makes sure the abutters are protected. The developer can address further.
Lighting: The City has requirements on lighting - Chapter 149-10E which has parking lot standards for outdoor lighting.

Drainage: Chapter 149-14A has a storm water management section to encourage low impact development practices.

Students in schools: The last impact fee review they found that .28 students are generated from each townhouse. (1/3 student per unit) .5 students is for a single family dwelling, apartments a little higher.

Utility Poles: PSNH owns the utility poles and controls where the poles go.

Sidewalks: which are valuable and help define the road and slow down traffic and improve pedestrian safety.

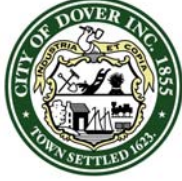
The Zoning Board minutes were requested; asked for a recess to obtain the proper minutes as wrong minute were printed.

L.Merullo questioned office district in regards to the project.

C.Parker responded. The office zone is a mixed use zone (commercial and multi-family uses). Across from Brick Rd. is a multi-family district. In the office zone, commercial should be on the first floor and residential above. This project went to the Zoning Board to request a variance to have residential on the first floor. They also went to the Zoning Board to allow four buildings without a public road.

Atty. Schulte confirmed - If they were required to subdivide, there would have been more paving and impervious areas for the same number of units. The variance was to allow up to 24 units on one lot, allowing buildings closer together and further away from the neighbors, less pavement and less impact on the environment.

C.Parker continued. The office zone is an infill zone – a multi-purpose mixed use zone looking to promote to urban density. He pointed out different office zones within Dover. This zone is in more high traffic areas. The idea is in this density, you would have had some commercial on the first floor if they did not obtain the variance. One side of Brick Rd. is multi-family district, which allows greater density. This office zone was created approximately 40 years ago. He asked for the developers to show the hill on Abbey Sawyer.



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Doug La Rosa and Bob Stowell discussed that the residents on Abbey Sawyer have some conservation slope (greater than 20% slopes). He states Garrison Hill is quite steep and slopes upwards to 40% on the back side of the old trail at the end of Brick Rd. He went onto discuss the retaining wall. The plan of construction for the retaining wall; dig out the existing soil, they anticipate no blasting, start the wall, you add several feet of crushed stone, and then you lay down a layer of filter fabric which encourages the water to go into the wall through 4" weep holes, and drops down into ditches which have redirect the water to the bio-retention areas and infiltrate. The retention wall helps with the draining issues.

C.Parker stated that all State and local authorities have been informed.

D.LaRosa spoke about storm water runoff, retention areas, and drainage from the hill.

T.Clark mentioned fencing. C.Parker mentioned LA1 landscape plan for fencing.

L.Skinner mentioned signs for parking control.

Mr. William McQuade of McQuade Realty emailed C.Parker and said he does agree to have them on his property.

Chair Gasses asked the Board if they wanted to review the ZBA minutes.

G.Green stated he printed out and read the June 16, 2011 minutes prior to tonight's meeting and said he could not find anything conflicting in the minutes.

L.Skinner feels the Board should look at the minutes.

Recessed 8:12pm Resumed 8:20 pm

Setbacks are being met on the project. It does meet side and rear setbacks. He also reminds the Board that there are civil agreements between property owners and that the applicant and the abutter have a private civil matter.

The Zoning Board minutes of June 16, 2011 were reviewed by Board members as previously requested at the 9/27/11 meeting.

C.Parker noted that staff recommends that the Planning Board grant the Site Plan approval with the following conditions:

Conditions to Be Met Prior 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 Storm water Management Maintenance and Inspection Plan approved by the Community Services Department.



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6. The applicant shall revise the plan to add a street name acceptable to the Building Official.
7. The applicant shall revise the plan to specify what passive recreational facilities are proposed.
8. The applicant shall add a landscape architect stamp to sheet LA-1.
9. 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.
10. The applicant shall revise sheet LA-1 to add a note stating that if agreements w/abutters are struck for easements, the fence locations will be revised and approved by the Director of Planning and Community Development.
11. The applicant to revise the plat adding a note that any blasting for the property shall conform to Chapter 149-10F.

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

12. 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.
13. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

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

14. The applicant shall contribute the amount of \$2,000 to the City to support the Fast-Trans public transportation service.
15. The new dwelling units shall pay the current impact fees in place at the time of building permit application.
16. 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:

17. 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.
18. In lieu of one half of the required on-site passive recreation, the applicant shall contribute the amount of \$5,000 to the City for improvements to recreational facilities at Garrison Hill Park or amend the plan to show an additional 1,200 square feet of passive recreation on the site.
19. The applicant shall contribute their fair share of off-site road improvements to Floral Avenue to the City, in the amount of \$15,000. This amount is the development's fair share based on an impact calculation using a rational nexus approach.
20. 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 with recommendations. Seconded by F.Torr Vote: U/A

G.Green thanked the neighborhood residents for their input and concerns for the project. He commented on ZBA hearing, and the traffic. He commented on the water runoff and states the land qualifies to use pervious pavement. There are available specifications that could be done, but this Board will not use additional specs in this case.



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Chair Gasses echoed Mr. Green's comments.

4. NEW BUSINESS

A. Consideration and possible posting of amendments to the land use ordinances and regulations.

C.Parker went through a list of changes to land use regulations. Site Regulations were discussed first.

G.Green mentioned the UNHSC Design Specifications for porous asphalt pavement and infiltration beds. He requested changes that we use guidelines from the stormwater management system.

C.Parker went through the subdivision changes regarding roadways.

M.Gasses mentioned energy efficient lighting alternatives and the power source itself.

C.Parker mentioned solar panels – being more energy efficient.

L.Merullo mentioned lightings regulations.

G.Green questioned the wording of “underground pedestrian traffic.” A board discussion followed. It was suggested to list as “pedestrian traffic and underground utilities” instead.

C.Parker went onto Zoning ordinances and regulations.

C.Parker discussed election signs and a general discussion followed.

L.Merullo asked about sign complaints, private property and right of ways.

C.Parker discussed how he handles sign complaints – he follows State regulations when handling.

Motion: T.Clark motioned to post the Zoning amendments to Chapter 170, which is the land use ordinances and regulations. Seconded by L.Skinner Vote: U/A

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.Parker reminds the board on November 8, 2011 to be ready with any concerns and comments and discuss the CIP at that time. Board members are encouraged to watch the DVD and read the CIP book.

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

L.Merullo will not be present on November 8th, but requested the School Superintendent; and G.Green wants Chief Colarusso also present on November 8th.

~~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**~~



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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)

Chair Gasses recused herself as Chair. F.Torr replaces M.Gasses as Chair. K. Schuman replaces F.Torr.

Robert Stowell, Tritech Engineering represented the applicant and gave a brief overview of the plan. He showed the boundary line adjustment taking the Drake parcel excess land and bringing into the Olive Meadow subdivision. They then take the existing three lots along Olive Meadow Lane, reconfigure them, and turn them into much better buildable lots. The Drake lot becomes the fourth lot. The roadway will be widened from 20 ft to 24 ft. wide.

L.Skinner questioned where in the plans the street would be changed to the new width. Second question, he asked about boundary lines to be abandoned and questioned if they really would be abandoned.

R.Stowell stated this was an error, and would be corrected.

Motion L.Skinner to accept the plan. Seconded by L.Merullo. Vote: U/A.

Public hearing open. Nobody spoke. Public hearing closed

The Planning Department recommends that the Planning Board accept the application and approve the minor lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plat

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 Strafford County Registry of Deeds.
7. The applicant shall revise the plat to correct the lot line to be abandoned.

L.Skinner mentioned a waiver which is no longer necessary. This will be discussed on the subdivision plan.

Motion: T.Clark motioned to approve with staff recommendations. L.Merullo seconded. Vote: U/A

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)

Robert Stowell, Tritech Engineering and Attorney James Schulte represented the applicant and discussed the open space subdivision. He pointed out to the Board the new boundary lines.

Motion to accept by T.Clark. Seconded by L.Skinner. Vote: U/A.



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Public hearing open. Nobody spoke. Public hearing closed.

The Planning Department recommends that the Planning Board approve the lot line adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plat:

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".
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 Map A, Lot 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.
10. This approval removes the approval for the previously granted waiver to reduce the width of the roadway to 20 feet.

T.Clark asked about the side setback increase to 50 feet.

C.Parker responded according to open space subdivision it must be 50 feet. Existing structure is already grandfathered, and that the barn will most likely be within the 50 feet.

G.Green asked about approval of the community trail head.

Motion: L.Merullo motioned to approve with staff recommendations. Seconded by T.Clark Vote: U/A

Chair Gasses returned as Chair. F.Torr steps down as Chair and returns to Vice-Chair. K.Schuman stepped down.

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)

Chair Gasses states that items F, G, and H will be discussed all at once and then open the Public Hearing.

Robert Stowell, Tritech Engineering represented the applicant and gave a brief overview of the three items – Items F, G, and H. He pointed out the lot line adjustment on the map, lot 89 has the house on it; lot 89-1 gets larger; and two new additional lots are created off Shore Lane. He stated there are three applications, and two plans.



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G.Green asked about the driveway that is going to be abandoned, is it a current driveway, or will it service a new lot.

R.Stowell responded that the driveway would be completely abandoned.

D.White questioned if the second house on city sewer and where the septic is. He also wanted to know about a small fenced in area to the north of the house.

The applicant, Bill McCullen states it's was the previous owners fenced in catch area/shelter for wheelbarrow and yard supplies.

Chair Gasses asked about setbacks. She stated if it's a non-conforming lot; her other concern would be having an accessory structure without a primary structure. She asked for clarification about the shop coming down.

C.Parker asked about the accessory structure and when a primary would be built. He asked about the septic system behind the patio, referred to subdivision plan, behind the patio – an easement on drawing S2 to connect to city sewer and the old septic would be abandoned.

D.White wants to make sure subdivision and new septic is done.

C.Parker stated he would take care of these items as conditions of approval.

G.Green asked if there would be four investment fees.

C.Parker responded that impact fees are only on the new structure, investment fees are separate.

Motion: T.Clark motioned to accept all three items - items F,G, and H. Seconded L.Merullo, Vote: U/A

Public hearing open. Nobody spoke. Public hearing closed

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.

Motion: G.Green motioned to approve with staff recommendations. Seconded by J.Forget
Vote: U/A

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)

Public hearing open. Nobody spoke. Public hearing closed



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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 Plat:

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.
6. The applicant shall revise the plat to add a note that no building permit shall be issued for lots 89-1, 89-2 and 89-3 until lot 89 has connected to City sewer.
7. A surety shall be submitted to the City Engineering in the amount of the cost to demolish the "shop" from lot 89-3. The surety shall be returned, if the shop is demolished or construction has begun on a principal structure within 6 months of the signing of the plat.

Motion: L.Merullo motioned to approve with staff recommendations. Seconded by G.Green Vote: U/A

- 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)

Public hearing open. Nobody spoke. Public hearing closed

The Planning Department recommends that the Planning Board 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.

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

5. STAFF COMMENTS

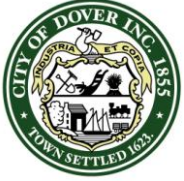
- December meeting schedule: The December 27 meeting is changed to December 20 due to the Christmas holiday.
- Chair Gasses mentioned a Low impact development 40 minute presentation that would be available.
- Educational opportunities – sign up with Director of Planning & Community Development.

6. COMMITTEE REPORTS

- Open Space Master Plan – L.Skinner gave a brief report.

7. ADJOURNMENT

Motion: L.Merullo motioned to adjourn the meeting at 9:50 pm. Seconded by D.White Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-55

Application Type: Conditional Use Permits
Applicant: FW Webb
Owner: Eileen Cecchetti & Gail Cappuccilli
Location: 218 Knox Marsh Road (Assessors Map H, Lot 40-B)

INTENT: To obtain two Conditional Use Permits, one to develop a parcel with an impervious area of 38% where 20% is allowed in a Secondary Groundwater Protection District and one per Chapter 170-44-I, to allow a reduction in parking spaces for a commercial building.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-A

ACREAGE: 10.8 Acres

ZONING DISTRICT: Hotel/Retail District (B-4); Secondary Groundwater Protection District

EXISTING LAND USE: Single family residential

PROPOSED LAND USE: Distribution, warehouse and retail building.

SURROUNDING LAND USE: Multi-family residential and industrial uses

ZBA ACTION: Variance granted by ZBA on 9/15/11 for warehouse use

ATTACHMENTS:
Conditional Use Permit application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- NHDOT Driveway Permit
- NHDES Alteration of Terrain Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a set of plans for a 65,000 square foot commercial building with associated parking and drainage. The proposed impervious coverage is 38% where 20% is allowed. The applicant is requesting a reduction in the number of required parking spaces from 87 spaces to 60 spaces.

The applicant appeared before TRC on July 21, 2011 and October 27, 2011. The applicant appeared before the Conservation Commission on October 11, 2011 (see enclosed Conservation Commission minutes).

Consistency with Land Use Regulations

The Groundwater Protection ordinance provides for Conditional Use Permits to allow an increase in impervious surfaces if standards related to storm water management, retention and percolation of development generated storm water runoff, and the removal of oil and gasoline from parking lot runoff are met. This application meets these standards.

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

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application until the November 29th meeting and schedule a site walk for Saturday, November 12th.



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

001 17 2010

[Revision Date: August 16, 2010]

Office Use Only Project #: P11-55 Date Received: _____
Amount Paid: _____ Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: FW Webb Co. Telephone # 781-272-6600

Address of Applicant: 160 Middlesex Turnpike, Bedford, MA 01730

Name of Property Owner (if different from applicant): next line Telephone # 603-742-2969
Eileen E. Cecchetti, 218 Knox Marsh Rd, Dover, NH 03820

Address of Property Owner: Gail M. Cappucilli, PO Box 280, Jericho, VT 05465

PROPERTY INFORMATION

Address of Property: 218 Knox Marsh Rd

Assessor's Map #: H Lot(s) #: 40B

Zoning District(s): B4 Overlay District(s): Secondary Groundwater

Existing Use of Property: Residential Protection

CONDITIONAL USE PERMIT INFORMATION

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

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

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

The proposed design includes 38% impervious lot coverage where the secondary groundwater protection district allows 20% coverage; and the design proposes providing 60 parking spaces where 87 are required.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Alteration of Terrain and Shoreland Protection Permits;

NHDOT driveway permit; EPA Notice of Intent. None have yet been applied for.

Name of Professional That Prepared Plans: The H.L. Turner Group Inc. (Gerard Blanchette)

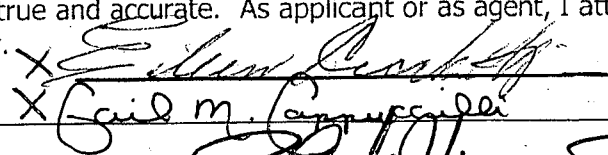
Address: 27 Locke Road, Concord, NH 03301 Telephone #: 603-228-1122

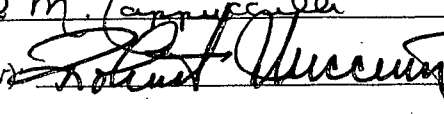
Professional License #: 5401 E-mail address: gblanchette@hlturner.com


496-9142

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.

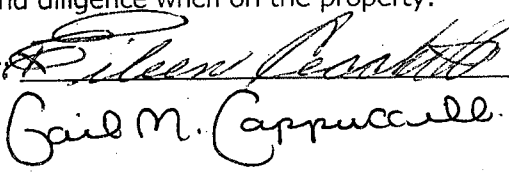
Signature of Property Owner: X  X 9/24/11
Date: 9.20.11

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

Signature of Agent:  Date: 9-27-11

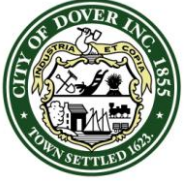
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: X  X Date: X 9/24/11
Gail M. Cappuccelli 9.20.11

CITY OF DOVER

Tax Map	Lot No.	Property Location	Owner(s) of Record	Mailing Address	
H	40B	218 Knox Marsh Road	Eileen E. Cecchetti	218 Knox Marsh Road Dover, NH 03820	Owner
H	40B	218 Knox Marsh Road	Gail M. Cappuccilli	P.O. Box 280 Jericho, VT 05465	Owner
			FW Webb Inc.	160 Middlesex Turnpike Bedford, MA 01730	Applicant
			The H.L. Turner Group Inc.	27 Locke Road Concord, NH 03301	Engineer
			WSP-Sells	155 Main Dunstable Road Suites 120&125 Nashua, NH 03060	Surveyor
H	35D	Lilac Lane	The New Meadows Inc.	1 Lilac Lane Dover, NH 03820	Abutter
H	36-B1	221 Knox Marsh Road	Storage Direct of Dover LLC	24901 Dana Point Harbor Dana Point, CA 92629	Abutter
H	37	Knox Marsh Road	Knox Marsh Condos	Knox Marsh Road Dover, NH 03820	Abutter
H	37A	239 Knox Marsh Road	McCrone Irrevocable Trust	239 Knox Marsh Road Dover, NH 03820	Abutter
H	40	Olde Madbury Lane	Olde Madbury Lane Inc.	P.O. Box 250 Dover, NH 03820	Abutter
H	40D	Knox Marsh Road	Olde Madbury Lane Inc.	P.O. Box 250 Dover, NH 03820	Abutter
H	40G	Olde Madbury Lane	Olde Madbury Lane Inc.	P.O. Box 250 Dover, NH 03820	Abutter



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-56

Application Type: Site Plan Review
Applicant: FW Webb
Owner: Eileen Cecchetti & Gail Cappuccilli
Location: 218 Knox Marsh Road (Assessors Map H, Lot 40-B)

INTENT: Site Plan Review for the construction of a 65,000 square foot distribution, warehouse and retail building with associated parking and drainage.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-B

ACREAGE: 10.8 Acres

ZONING DISTRICT: Hotel/Retail District (B-4); Secondary Groundwater Protection District

EXISTING LAND USE: Single family residential

PROPOSED LAND USE: Distribution, warehouse and retail building.

SURROUNDING LAND USE: Multi-family residential and industrial uses

ZBA ACTION: Variance granted by ZBA on 9/15/11 for warehouse use

ATTACHMENTS:
Site plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- NHDOT Driveway Permit
- NHDES Alteration of Terrain Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a set of plans for a 65,000 square foot distribution, warehouse and retail building with 60 parking spaces, 40,000 square feet of outside storage and associated drainage.

The applicant appeared before TRC on July 21, 2011 and October 27, 2011 (see enclosed TRC Notes). The applicant appeared before the Conservation Commission on October 11, 2011.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application until the November 29th meeting and schedule a site walk for Saturday, November 12th.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #: <u>PII-50</u>	Date Received: _____
	Amount Paid: <u>\$ 11542.75</u>	Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: FW Webb Co. Telephone # 781-272-6600

Address of Applicant: 160 Middlesex Turnpike, Bedford, MA 01730

Name of Property Owner (if different from applicant): next line Telephone # 603-742-2969

Eileen E. Cecchetti, 218 Knox Marsh Rd, Dover, NH 03820

Address of Property Owner: Gail M. Cappuccilli, PO Box 280, Jericho, VT 05465

PROPERTY INFORMATION

Address of Property: 218 Knox Marsh Rd

Assessor's Map # H Lot(s) # 40B

Zoning District(s) B4 Overlay District(s) Secondary Groundwater Protection

Size of Parcel: 468,781 sq. ft. 10.8 ac. Property Deed: Book _____ Page: _____

Lot 1: 3704/313
Lot 2: 797/216

Existing Use of Property: Residential

SITE PLAN INFORMATION

Describe Proposed Use: Retail, warehouse, distribution facility for FW Webb Co.

Area of Parcel to be Developed: 200,000 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: _____

Number of Parking Spaces: Existing 0 Proposed 60

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

Number of Employees Total: 20 In Maximum Shift: 20

Disposition of Parcel:

Building Footprint 65,000 sq. ft.

Total Building Area 65,000 sq. ft.

Paved Area 112,975 sq. ft.

Building Setbacks:

Front Yard 110 ft.

Rear Yard 425 ft.

Side Yard: Right 125 ft.
Left 280 ft.

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

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

BUILDING INFORMATION

Type of Building to be Built: Retail, office, warehouse facility

Height of Building: 37 ft Finished Floor Elevation: 94.5

Number of Seats (where applicable) _____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Darren Hardy, WSP-Sells Inc.

Address 155 Main Dunstable Rd, Suites 120&125, Telephone #: 603-595-7900

Nashua, NH 03060 915

Professional License #: _____ E-mail address: darren.hardy@wspells.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Gerard Blanchette, The H.L. Turner Group Inc.

Address 27 Locke Road, Concord, NH 03301 Telephone #: 603-228-1122

Professional License #: 5401 E-mail address: gblanchette@hlturner.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: *Paul M. Cappucciale* Date: 9.20.11

Signature of Applicant (if different from owner): *Gerard Blanchette* Date: 9-27-11

Signature of Agent: *[Signature]* Date: 9.27.11

AUTHORIZATION TO ENTER SUBJECT PROPERTY

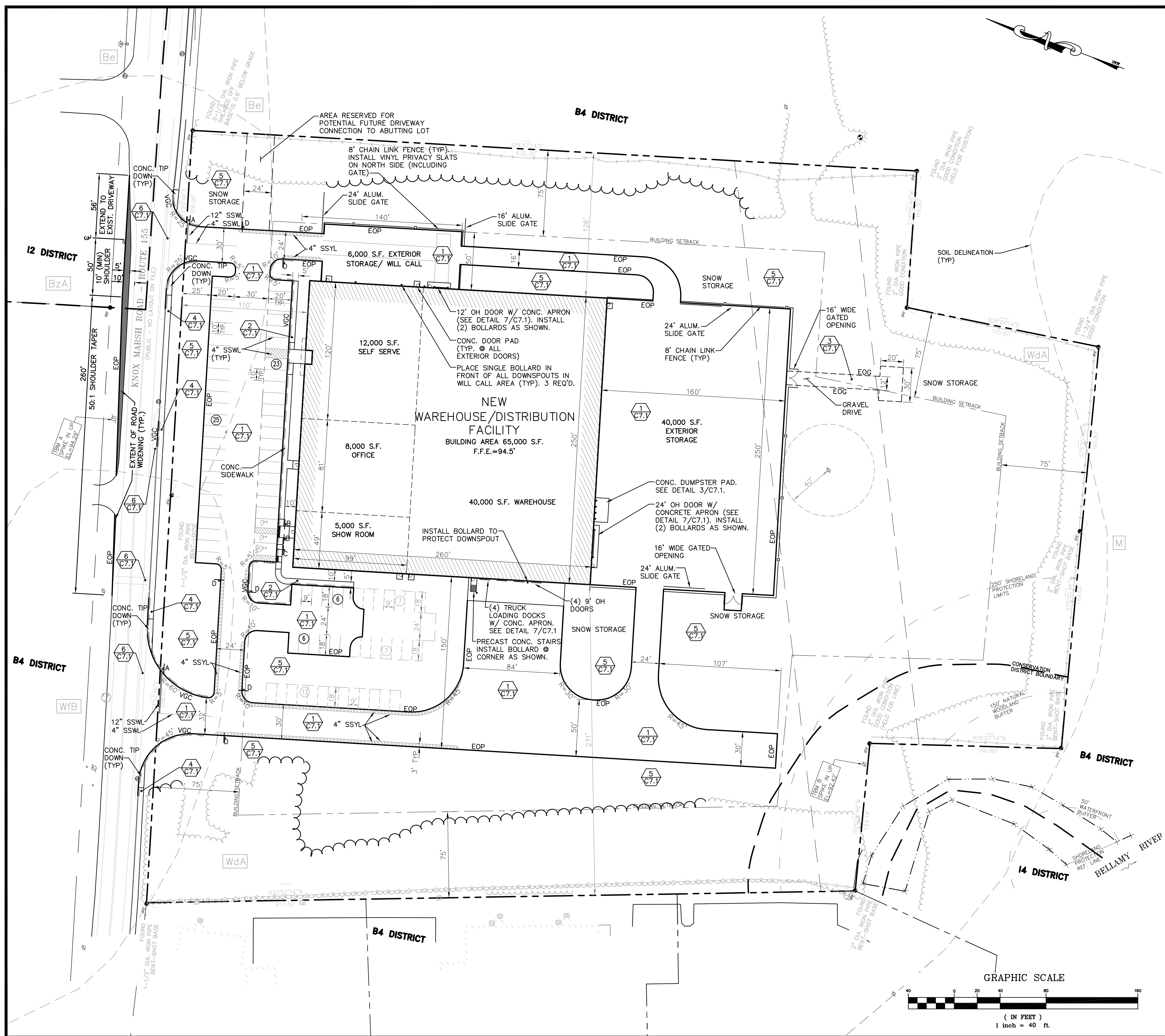
I hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy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

Signature of Property Owner: *Paul M. Cappucciale* Date: 9.20.11

Paul M. Cappucciale 9.20.11

CITY OF DOVER

Tax Map	Lot No.	Property Location	Owner(s) of Record	Mailing Address	
H	40B	218 Knox Marsh Road	Eileen E. Cecchetti	218 Knox Marsh Road Dover, NH 03820	Owner
H	40B	218 Knox Marsh Road	Gail M. Cappuccilli	P.O. Box 280 Jericho, VT 05465	Owner
			FW Webb Inc.	160 Middlesex Turnpike Bedford, MA 01730	Applicant
			The H.L. Turner Group Inc.	27 Locke Road Concord, NH 03301	Engineer
			WSP-Sells	155 Main Dunstable Road Suites 120&125 Nashua, NH 03060	Surveyor
H	35D	Lilac Lane	The New Meadows Inc.	1 Lilac Lane Dover, NH 03820	Abutter
H	36-B1	221 Knox Marsh Road	Storage Direct of Dover LLC	24901 Dana Point Harbor Dana Point, CA 92629	Abutter
H	37	Knox Marsh Road	Knox Marsh Condos	Knox Marsh Road Dover, NH 03820	Abutter
H	37A	239 Knox Marsh Road	McCrone Irrevocable Trust	239 Knox Marsh Road Dover, NH 03820	Abutter
H	40	Olde Madbury Lane	Olde Madbury Lane Inc.	P.O. Box 250 Dover, NH 03820	Abutter
H	40D	Knox Marsh Road	Olde Madbury Lane Inc.	P.O. Box 250 Dover, NH 03820	Abutter
H	40G	Olde Madbury Lane	Olde Madbury Lane Inc.	P.O. Box 250 Dover, NH 03820	Abutter



PLANNING AND ZONING NOTES

THE INTENT OF THIS SITE PLAN IS TO DETAIL THE PROPOSED DESIGN OF F.W. WEBB WAREHOUSE/DISTRIBUTION FACILITY PLANNED FOR THIS SITE.

THE REFERENCE FOR THE PROJECT PARCEL IS SHOWN AS LOT 40B, MAP H OF THE CITY OF DOVER ASSESSOR'S MAPS, THOUGH THE PARCEL IS LISTED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS 2 INDIVIDUAL LOTS

CURRENT OWNER: LOT 1
EILEEN E. CECCHETTI & GAIL CAPPUCCILLI
218 KNOX MARSH ROAD
DOVER, NH
DEED BOOK 3704, PAGE 313
5.2 ACRES

LOT 2
MICHAEL CECCHETTI
(SURVIVED BY EILEEN E. CECCHETTI)
218 KNOX MARSH ROAD
DOVER, NH
DEED BOOK 797, PAGE 216
5.6 ACRES

THE PROJECT PARCELS CONTAIN 10.8 ACRES (468,781 S.F.) OF LAND.

ZONING DIMENSIONAL & DENSITY REQUIREMENTS
ZONING DISTRICT: B4 HOTEL/RETAIL DISTRICT

REQ'D	PROVIDED
MIN. LOT SIZE: 5 ACRES (247,800 S.F.)	10.8 ACRES (468,781 S.F.)
MIN. LOT FRONTAGE: 400 FT	674 FT
MIN. YARD SETBACKS: 75 FT	75 FT
MAX. LOT COVERAGE: 33% (BLDG) 33% (PVMT)	14% (BLDG) 24% (PVMT)
(3.56 AC/154,697 S.F. ALLOWED FOR EACH)	BLDG.=1.5 AC (65,000 SF) PVMT.=2.6 AC (112,975 SF)

THIS PROPERTY IS LOCATED IN THE SECONDARY GROUNDWATER PROTECTION DISTRICT WHICH LIMITS LOT COVERAGE TO 20%, WHICH IS EQUIVALENT TO 2.16 AC (93,756 S.F.)

MAX. BLDG. HEIGHT: 55 FT 37 FT

PARKING REQUIREMENTS

MINIMUM PARKING SPACE SIZE: 18-FOOT BY 9-FOOT
SIZE OF PROPOSED PARKING SPACES:
20-FOOT BY 10-FOOT (NORTH SIDE OF BLDG)
18-FOOT BY 9-FOOT (WEST SIDE OF BLDG)
20-FOOT BY 8-FOOT (ACCESSIBLE SPACE)

NUMBER OF SPACES REQUIRED:

OFFICE-GENERAL:	1 SPACE/325 SF
RETAIL-GENERAL:	1 SPACE/250 SF
WAREHOUSE:	1 SPACE/1000 SF
WHOLESALE DISTRIBUTION:	1 SPACE/800 SF

PARCEL IS LOCATED IN THE SECONDARY GROUNDWATER PROTECTION DISTRICT, WHICH LIMITS MAXIMUM LOT COVERAGE TO 20% (2.16 AC/93,756 S.F.)

PARKING COUNT

TOTAL REQUIRED-	
OFFICE:	8000 SF/325 = 25
WAREHOUSE:	40,000 SF/1000 = 40
WHOLESALE DISTRIBUTION:	17,000 SF/800 = 22
TOTAL REQUIRED	87
TOTAL PROVIDED	60

ACCESSIBLE PARKING PER ADA REQUIREMENTS

ACCESSIBLE SPACES REQUIRED -	3
ACCESSIBLE SPACES PROVIDED -	3
ACCESSIBLE VAN SPACES REQUIRED -	1
ACCESSIBLE VAN SPACES PROVIDED -	1

IT IS EXPECTED THAT THE FACILITY WILL HAVE ±20 EMPLOYEES.

THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODES.

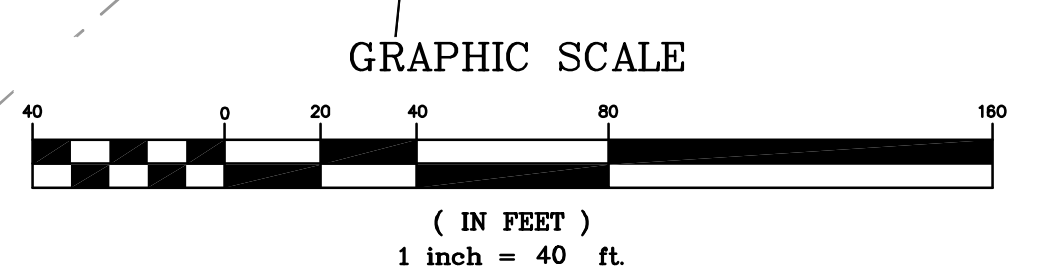
A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE 1, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.

ALL ONSITE UTILITIES SHALL BE INSTALLED UNDERGROUND. THE SUBJECT PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER.

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

BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

- NOTES:**
- THE DEVELOPER IS REQUESTING A CONDITIONAL USE PERMIT FOR THE PURPOSE OF REDUCING THE TOTAL NUMBER OF PARKING SPACES TO BE CONSTRUCTED. THIS PLAN INDICATES THOSE SPACES THAT ARE PROPOSED TO BE CONSTRUCTED AS WELL AS THE DELINEATION OF AREAS WHERE THE FULL NUMBER OF SPACES COULD BE PROVIDED.
 - THE DEVELOPER IS REQUESTING A CONDITIONAL USE PERMIT FOR THE PURPOSE OF EXCEEDING THE ALLOWABLE IMPERVIOUS COVERAGE OF 20% WITHIN THE SECONDARY GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THE DEVELOPER HAS SUBMITTED A LOT MERGER APPLICATION TO THE CITY OF DOVER.
 - ON SEPTEMBER 15, 2011 THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT GRANTED THE DEVELOPER A REQUEST FOR A VARIANCE TO CONSTRUCT THIS FACILITY (FILE Z11-17).



TURNER GROUP

THE H.L. TURNER GROUP Inc.
ARCHITECTS - ENGINEERS - BUILDING SCIENTISTS
27 LOCKE ROAD
CONCORD, NEW HAMPSHIRE 03301
T:603.228.1122 / F:603.228.1126
www.hlturner.com

J M C
JM COULL, INC.
Building Your Vision
20 POWDER MILL ROAD
MAYNARD, MA 01754
PHONE: (978) 461-0330
FAX: (978) 461-0275
CONSTRUCTION MANAGER



F.W. WEBB COMPANY
COPYRIGHT © THE H.L. TURNER GROUP INC. 2011
Electronic images of these documents may be used for the purpose of expediting shop drawings and coordination drawings for this project only. It shall be unlawful to use them for any other purpose. The Architect's or Engineer's seals shall not appear on any documents that are modified by others. The Architect shall bear no responsibility for any modifications to the original documents by others.

ISSUED FOR

●	PERMITTING
●	SCHEMATIC DESIGN
●	DESIGN DEVELOPMENT
●	BID
●	CONSTRUCTION
●	NOT FOR CONSTRUCTION

1 11.02.11 PER TRC COMMENTS

REVISIONS

PROJECT TITLE / ADDRESS
F.W. WEBB PROPOSED WAREHOUSE FACILITY
218 KNOX MARSH ROAD
DOVER, NEW HAMPSHIRE

Tax Map H, Lot 40B

PROJ. NO.: 3693	STAMP
SCALE: 1"=40'	
DESIGN BY: MHW	
DRAWN BY: MHW	
CHECK BY: GRB	
ISSUE DATE: 10.14.11	

SITE PLAN

C2.0
DIRECTORY: CIVIL FILE NAME: C2



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-49

Application Type: Site Plan Review
Applicant: Dover School District (SAU #11)
Owner: Dover School District (SAU #11)
Location: 78 Horne Street (Assessors Map 36, Lot 30)

INTENT: Site Plan Review for the reconstruction and reconfiguration of the Horne Street School parking lot and student drop off area.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-C

ACREAGE: 13.6 acres

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

EXISTING LAND USE: Elementary School

PROPOSED LAND USE: Elementary School

SURROUNDING LAND USE: Single family residential

ZBA ACTION: None

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:

- Waiver to Chapter 149-13-A-4 to not include the entire lot on the plans.

Summary of Request and Background

The applicant has submitted a set of plans for a reconfigured 59 space parking lot and student drop-off area, with associated drainage. The paved area increases from 37,250 square feet to 39,700 square feet.

The applicant appeared before TRC on October 13, 2011 (see enclosed TRC Notes).

Waiver Requests

The applicant is requesting a waiver to Chapter 149-13-A-4, which requires the entire lot be shown. All the proposed improvements are in close proximity to the parking lot and do not involve the rest of the lot. The additional expense of surveying the entire lot would not gain anything. For these reasons, the Planning Department supports the granting of the requested waiver.

Consistency with Land Use Regulations

RSA 674:54 provides for the Planning Board review of governmental land uses and nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations.

STAFF RECOMMENDATION:

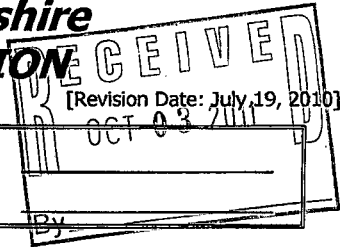
The Planning Department recommends the Planning Board approve the application with the following nonbinding recommendations:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add the surveyors and engineers stamps and signatures to all appropriate sheets.
4. The approval includes the granting of the waiver for no survey of the entire lot 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.



City of Dover, New Hampshire
SITE REVIEW APPLICATION



Office Use Only Project #: P1-49 Date Received:
Amount Paid: N/A Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dover School District (SAU #11) Telephone # 516-6800
Address of Applicant: McConnell Center, 61 Locust Street, Suite 409, Dover, NH
Name of Property Owner (if different from applicant): Same Telephone # 516-6800
Address of Property Owner:

PROPERTY INFORMATION

Address of Property: 78 Horne Street, Dover, NH
Assessor's Map # 36 Lot(s) # 30
Zoning District(s) R-12 Overlay District(s) ----
Size of Parcel: sq. ft. 13.6 ac. Property Deed: Book Page:
Existing Use of Property: Elementary School

SITE PLAN INFORMATION

Describe Proposed Use: Reconstr. Pavement, Reconfigure Parking/Student Drop-off
Area of Parcel to be Developed: No change from existing sq. ft.
If Multi-family Residential, Specify Number of Units & Buildings Proposed: N/A
Number of Parking Spaces: Existing 59 Proposed 59
Highway Access (check where applicable): X City Street State Highway
Number of Employees Total: N/A In Maximum Shift: N/A
Disposition of Parcel: Building Setbacks:
Building Footprint no change sq. ft. Front Yard N/A ft.
Total Building Area no change sq. ft. Rear Yard N/A ft.
Paved Area 37,250 existing sq. ft. Side Yard: Right N/A ft.
39,700 proposed sq. ft. Left N/A ft.

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

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

BUILDING INFORMATION

Type of Building to be Built: N/A

Height of Building: N/A Finished Floor Elevation: 124.00

Number of Seats (where applicable) N/A

SURVEYOR INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Dana C. Lynch, P.E., Civilworks, Inc.

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

Professional License #: 5745 E-mail address: civilworksdover@comcast.net

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 9/30/11

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

Signature of Agent: Dana C. Lynch, P.E. Date: 9/30/11

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 9/30/11

ABUTTERS LIST
HORNE STREET SCHOOL
STUDENT DROP-OFF/PARKING & CIRCULATION IMPROVEMENTS
SEPTEMBER 28, 2011

<u>Tax Map</u>	<u>Lot No.</u>	<u>Name & Address</u>
29	49	Gregory M. & Nicole M. Sapp 79 Horne Street, Dover, NH 03820
29	50	Leon & Jeanne Morneau, M. Steere, W. Girard P.O. Box 1674, Dover, NH 03821-1674
29	50A	Christopher Jablonski & Lauren Smith 73 Horne Street, Dover, NH 03820
29	50B	Richard M. & Rae Ann Wilson 75 Horne Street, Dover, NH 03820
29	50C	Paige N. Gibson 77 Horne Street, Dover, NH 03820
29	51	Angeliki & Michael J. Macris 67 Horne Street, Dover, NH 03820
29	51A	Eleanor S. & Stephen H. Woodbury 65 Horne Street, Dover, NH 03820
35	56P	Patrick M. Murray 17 Hillcrest Drive, Dover, NH 03820
36	5	Richard A. Fall 222 Littleworth Road, Madbury, NH 03823
36	5D	Cathy J. & Philip J. Neri 6 Redden Street, Dover, NH 03820
36	5E	Kevin P. & Sara Stewart 5 Redden Street, Dover, NH 03820

Abutters List, Horne Street School Cont'd.

<u>Tax Map</u>	<u>Lot No.</u>	<u>Name & Address</u>
36	6	Joseph & Alison B. Sweeney 8 Redden Street, Dover, NH 03820
36	7	Sandra A. Rice 10 Redden Street, Dover, NH 03820
36	8	Bart A. & Christine M. Bronson 7 Redden Street, Dover, NH 03820
36	8A	Donald & Cynthia Wood 9 Redden Street, Dover, NH 03820
36	8C	Cynthia H. Cline 17 Country Club Boulevard, Whispering Pines, NC 28327-9308
36	8D	Laura A. Hill, Trustee, Laura A. Hill Revocable Living Trust 16 Redden Street, Dover, NH 03820
36	8E	Robert & Susan Modeski 20 Redden Street, Dover, NH 03820
36	8F	Robert & Tania Nitschet and Kirsten R. Keach 685 Stanton Road, Danville, VT 05828
36	8G	Ronald E. & Diane M. Warwick 18 Redden Street, Dover, NH 03820
36	8H	Shaun D. Keefe 24 Redden Street, Dover, NH 03820
36	8I	John E. Grondahl, Jr. & Heidi Philbrick-Grondahl 14 Redden Street, Dover, NH 03820
36	25I	Frank L. Gerhard 16 Oak Hill Drive, Dover, NH 03820
36	25J	Julien A. & Melanie T. Lafleur 1 Oak Hill Drive, Dover, NH 03820

Abutters List, Horne Street School Cont'd.

<u>Tax Map</u>	<u>Lot No.</u>	<u>Name & Address</u>
36	25L	Shawn & Cheryl Fogarty 12 Redden Street, Dover, NH 03820
36	25N	Mary & Robert Huff and Linda K. & Wane Huff 21 Redden Street, Dover, NH 03820
36	25P	Warren L. Light 19 Redden Street, Dover, NH 03820
36	25Q	Deborah Napier 17 Redden Street, Dover, NH 03820
36	25R	Edmona & Paula A. Turgeon and Ronald A. Gonthier 12 Roberta Drive, Dover, NH 03820
36	25V	Andrea & Edward B. Wise 22 Redden Street, Dover, NH 03820
36	25Y	Kendra L. Neri 25 Oak Hill Drive, Dover, NH 03820
36	26D	Michael McMahan, Jr. 41 Redden Street, Dover, NH 03820
36	26E	Seng Ly & Kong Lim 37 Redden Street, Dover, NH 03820
36	27, 28 29	Fung C., Chin C. & Seng C. Ly 36 Redden Street, Dover, NH 03820
36	29A	Tuanjai & Kittiporn Chanvatik 70 Horne Street, Dover, NH 03820
36	29B	David W. & Deborah A. McCann 68 Horne Street, Dover, NH 03820
36	30	City of Dover 288 Central Avenue, Dover, NH 03820

Abutters List, Horne Street School Cont'd.

<u>Tax Map</u>	<u>Lot No.</u>	<u>Name & Address</u>
36	31C	Edward & Dorothy Buzinski, Trustees Edward & Dorothy Buzinski Revocable Living Trust 10 Glencrest Avenue, Dover, NH 03820
36	31D	Ranap & Romaulik Siagian 8 Glencrest Avenue, Dover, NH 03820
36	31E	Brian M. & Karen D. Cash 6 Glencrest Avenue, Dover, NH 03820
36	31F	A. Paul Boucher, Trustee, A.P. Boucher Revocable Trust 4 Glencrest Avenue, Dover, NH 03820
36	31G	Gary P. & Cynthia M. Mazzone 2 Glencrest Avenue, Dover, NH 03820
36	32D	Lynda C. Douglas 7 Glencrest Avenue, Dover, NH 03820
36	32E	Arthur L. Grenier Irrevocable Trust Arthur & John Grenier, Trustees 5 Glencrest Avenue, Dover, NH 03820
36	32F	Robert E. & Coleen E. Marsh, Jr. 21 Misty Lane, Clarks Summit, PA 18411
36	32G	Mary M. Brake 1 Glencrest Avenue, Dover, NH 03820
36	34F	David M. & Katherine D. Crosby 90 Horne Street, Dover, NH 03820
36	34G	Russell C. & Kate P. Huntress 88 Horne Street, Dover, NH 03820
37	39F	Amy Paz 97 Old Dover Road, Rochester, NH 03867

Abutters List, Horne Street School Cont'd.

<u>Tax Map</u>	<u>Lot No.</u>	<u>Name & Address</u>
37	39G	Michael K. Clifford & Lauren A. Kornblum 87 Horne Street, Dover, NH 03820
37	65A	Ellen P. Leighton 30 Roosevelt Avenue, Dover, NH 03820
37	65B	Brendan Harrington 45 Fifth Street, Apt. #2, Dover, NH 03820
37	65F	Philip A. Hourihan P.O. Box 56, Eliot, ME 03903
37	68	Ann Darby Reynolds Revocable Trust Ann Darby Reynolds, Trustee 24 Crescent Avenue, Dover, N 03820
37	69	Alan D. Pimentel & Kelley Anne McGuire 85 Horne Street, Dover, NH 03820
37	75	Isabel B. Stevens 13 Crescent Avenue, Dover, NH 03820
37	76	Ellen M. Wallpe 15 Crescent Avenue, Dover, NH 03820
37	81	E & J and A & J Pevine, Trustees Inter Vivos Revocable Trust 22 Crescent Avenue, Dover, NH 03820
Engineer:		Civilworks, Inc. P.O. Box 1166, Dover, NH 03821-1166

SITE NOTES

- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY, STATE, AND FEDERAL CODES.
- STRIPES PARKING AREAS AND DRIVES AS SHOWN, INCLUDING PARKING SPACES, PARKING SPACES AND PAINTED ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248, TYPE "N".
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SECTIONS 615 AND 632) AND "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
- STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
- PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT THREE (3) FEET O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- CENTERLINES AND LANE LINES SHALL BE 4-INCHES WIDE.
- THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES. ENGINEER TO PROVIDE COORDINATES FOR BUILDING PAD EXCAVATION, FIELD LAYOUT, AND EDGE OF PAVEMENT PC'S & PTS.
- CONTRACTOR SHALL SUBMIT AS-BUILT PLANS OF THE SITE ON REPRODUCIBLE MYLARS AND IN DIGITAL (DXF FORMAT) ON DISK TO THE CITY, THE OWNER, AND THE ENGINEER UPON COMPLETION OF THE PROJECT. AS BUILTS SHALL BE PREPARED AND CERTIFIED BY AN L.L.S. OR P.E.
- ADA TACTILE MAT SHALL CONFORM TO CITY OF DOVER SPECIFICATIONS.
- THIS PLAN IS INTENDED TO DEPICT SITE IMPROVEMENTS ASSOCIATED WITH DRAINAGE AND PAVEMENT UPGRADES FOR THE HORNE STREET SCHOOL PARKING AND STUDENT DROP-OFF AREA, INCLUDING EXISTING AND PROPOSED PAVEMENT, RECONSTRUCTION, REPAVEMENT, STRIPING, AND SIGNAGE.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- A PRE-CONSTRUCTION CONFERENCE WITH A REPRESENTATIVE OF SAU #11, THE DESIGN ENGINEER, THE SITE CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBANCE ACTIVITY.
- ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER. SHOULD ANY OMISSIONS, ERRORS OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE DESIGN ENGINEER THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.
- THE PHASE LINES SHOWN ARE FOR BIDDING PURPOSES ONLY.

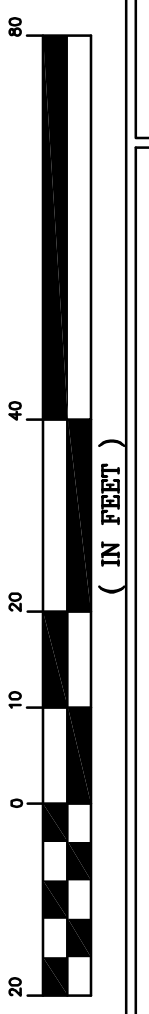
DOVER PLANNING FILE NO: P11-49

No.	DATE	BY	REVISION
1	6/26/21	DCL	REVISED PER TRC COMMENTS

SITE PLAN

PARKING & CIRCULATION IMPROVEMENTS
HORNE STREET SCHOOL
78 HORNE STREET
DOVER, NEW HAMPSHIRE

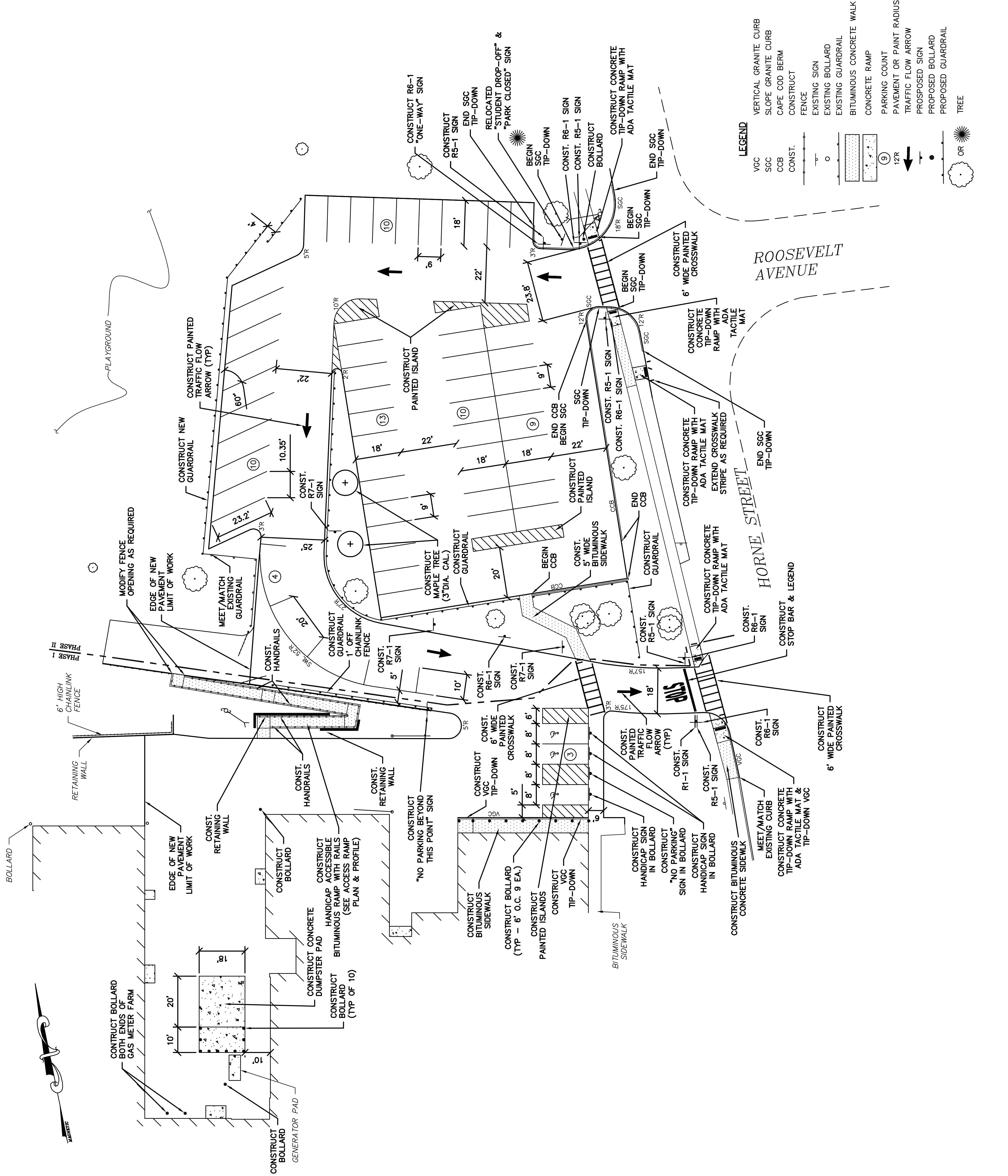
PREPARED FOR: SAU #11
 61 LOCUST STREET
 SUITE #409
 DOVER, NH 03820
 GRAPHIC SCALE



DESIGN: DCL
 SCALE: 1"=20'
 DATE: 9-1-2011
 SHEET: 4 OF 12
 PROJECT #1122

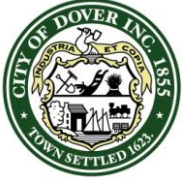
Civilworks
 engineers • s u r v e y o r s

P.O. Box 1166
 Dover, NH 603-749-0443



LEGEND

- VGC: VERTICAL GRANITE CURB
- SGC: SLOPE GRANITE CURB
- CCB: CAPE COD BERM
- CONST.: CONSTRUCTION
- FENCE: FENCE
- EXISTING SIGN: EXISTING SIGN
- EXISTING BOLLARD: EXISTING BOLLARD
- EXISTING GUARDRAIL: EXISTING GUARDRAIL
- BITUMINOUS CONCRETE WALK: BITUMINOUS CONCRETE WALK
- CONCRETE RAMP: CONCRETE RAMP
- PARKING COUNT: PARKING COUNT
- PAVEMENT OR PAINT RADIUS: PAVEMENT OR PAINT RADIUS
- TRAFFIC FLOW ARROW: TRAFFIC FLOW ARROW
- PROPOSED SIGN: PROPOSED SIGN
- PROPOSED BOLLARD: PROPOSED BOLLARD
- PROPOSED GUARDRAIL: PROPOSED GUARDRAIL
- TREE: TREE



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-57

Application Type: Site Plan Review
Applicant: City of Dover
Owner: City of Dover & Washington Street Mill LLC
Location: Henry Law Park & Washington Street (Map 23, Lots 14 & 15)

INTENT: Site Plan Review for the relocation of the City pedestrian bridge across the Cochecho River.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-D

ACREAGE: N/A

ZONING DISTRICT: Central Business District

EXISTING LAND USE: Children's Museum, Henry Law Park, and commercial mill building

PROPOSED LAND USE: Pedestrian bridge to span the river between the two properties

SURROUNDING LAND USE: Mixture of commercial and residential uses

ZBA ACTION: None

ATTACHMENTS:
Site plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- NH Department of Environmental Services Wetlands Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a set of plans for the relocation of the City pedestrian bridge across the Cochecho River between Henry Law Park and the Washington Street mill, behind the Children's Museum. The construction includes bridge abutments and ADA accessible ramps on both sides of the river. Project was designed by the Save our Bridge Committee.

The applicant appeared before the Conservation Commission on September 12, 2011 (see enclosed Conservation Commission minutes).

Consistency with Land Use Regulations

RSA 674:54 provides for the Planning Board review of governmental land uses and nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the application with the following nonbinding recommendations:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall obtain a NH Department of Environmental Services Wetlands Permit and add the permit number to the plan.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 19, 2010]

<i>Office Use Only</i>	Project #: <u>P11-57</u>	Date Received: <u>10-17-11</u>
	Amount Paid: <u>0</u>	Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: CITY OF DOVER, NH Telephone # 603-510-6050

Address of Applicant: 288 CENTRAL AVE., DOVER, NH 03820

Name of Property Owner (if different from applicant): Washington St. Mill LLC Telephone # _____

Address of Property Owner: 8 Newmarket Road, Suite 2, Durham, NH 03824

PROPERTY INFORMATION

Address of Property: HENRY HOW PARK / ONE WASHINGTON CENTER

Assessor's Map # 23 Lot(s) # 14 & 15

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

Size of Parcel: _____ sq. ft. _____ ac. Property Deed: Book _____ Page: _____

Existing Use of Property: CITIZEN'S PARK

SITE PLAN INFORMATION

Describe Proposed Use: PEDESTRIAN BRIDGE ABUTMENT & ADA RAMP

Area of Parcel to be Developed: 410 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: NA

Number of Parking Spaces: Existing NA Proposed NA

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

Number of Employees Total: NA In Maximum Shift: _____

<p>Disposition of Parcel:</p> <p>Building Footprint <u>NA</u> sq. ft.</p> <p>Total Building Area <u>NA</u> sq. ft.</p> <p>Paved Area <u>NA</u> sq. ft.</p>	<p>Building Setbacks:</p> <p>Front Yard <u>NA</u> ft.</p> <p>Rear Yard <u>NA</u> ft.</p> <p>Side Yard: Right <u>NA</u> ft. Left <u>NA</u> ft.</p>
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City Water? Yes No How far is city water from the property? _____

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

BUILDING INFORMATION

Type of Building to be Built: RELOCATION OF CITY PEDESTRIAN BRIDGE

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

SURVEYOR INFORMATION

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

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

Professional License #: 661 E-mail address: KEVIN@SURVEYNH.COM

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

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

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

Signature of Agent: _____ Date: _____

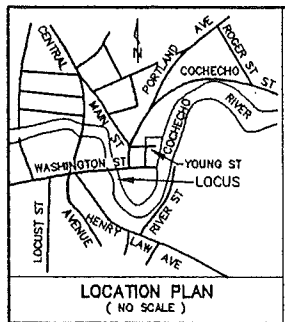
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

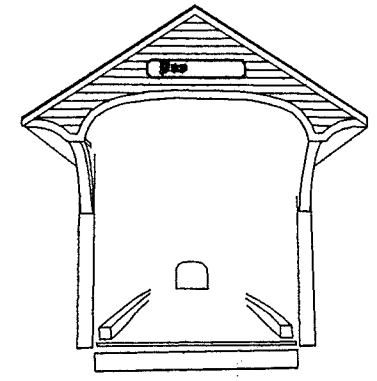
X Signature of Property Owner: [Signature] Date: 10/11/11

Parcel ID	Owners Name 1	Owners Name 2	Mailing Address 1	City	State	Zip
LOCUS/APPLICANT	SAVE OUR BRIDGE		288 CENTRAL AVENUE	DOVER	NH	03820
SURVEYOR	MCNEANEY SURVEY ASSOCIATES, INC.	C/O CITY OF DOVER	24 CHESTNUT STREET	DOVER	NH	03820
2 / 11, 12, 19, 20, 21	TRI COUNTY REALTY INC		192 DOVER POINT ROAD	DOVER	NH	03820
2 / 13, 2 / 15, 22 / 1, 23 / 1	CITY OF DOVER ** no labels		288 CENTRAL AVENUE	DOVER	NH	03820
2 / 14	90 TEMPLE ASSOCIATES LIMITED PARTNERSHIP		80 NASHUA ROAD	LONDONDERRY	NH	03053
2 / 22	VSH REALTY INC		100 CROSSING ROAD	FRAMINGHAM	MA	01702
2 / 35, 35A	STRAFFORD NATL BANK & BANK OF NH	C/O TD BANK	380 WELLINGTON ST TOWER B 12TH FLR	LONDON	ONTARIO	N6A 4S4
2 / 37, 37A	DOVER MILLS PARTNERSHIP		100 MAIN ST STE 100	DOVER	NH	03820
2 / 40, 41	SARNIA PROPERTIES INC	C/O CP MANAGEMENT INC	11 COURT ST STE 100	EXETER	NH	03833
3 / 63B	COCHECO OVERLOOK LIMITED PARTNERSHIP		100 MAIN ST STE 100	DOVER	NH	03820
20 / 23	JOHN E LIATIS		193 WASHINGTON STREET	DOVER	NH	03820
20 / 24	ROB ROY & ALICE MACGREGOR		28 HAMPTON TOWN ESTATES	HAMPTON	NH	03842
20 / 25	PAUL & CHARLENE WILLIAM		71 HENRY LAW AVENUE	DOVER	NH	03820
20 / 26	ROBERT B SHAW		2G ROGERS STREET	DOVER	NH	03820
20 / 27	DAVID D SQUIER		27 GEORGE STREET	DOVER	NH	03820
20 / 28	MICHAEL FRITZ		25 GEORGE STREET	DOVER	NH	03820
2 / 30	MICHAEL FRITZ		35 MYRICA AVENUE	RYE	NH	03870
20 / 31	VINCENT STRIPTO	STEPHEN STRIPTO	9 SONNETT STREET	DOVER	NH	03820
20 / 32	MICHAEL RUSSELL & NANCY DOYLE	NANCY DOYLE	32 1/2 HANSON STREET	DOVER	NH	03820
22 / 3	DUBOIS FAMILY 2003 REV TRUST		80 HENRY LAW AVENUE	DOVER	NH	03820
22 / 4	PAULA M CLARK		84 HENRY LAW AVENUE	DOVER	NH	03820
22 / 6	CATHERINE A PETERSON		2368 OLD PINE TRAIL	FLEMING ISLE	FL	32003-4923
22 / 7	GREGORY DOW		275 PROSPECT HILL ROAD	LEBANON	ME	04027
22 / 8	MICHAEL FRITZ		94-96 HENRY LAW AVENUE	DOVER	NH	03820
22 / 9	DOVER BLUFF CONDOMINIUM ASSOCIATION		98 HENRY LAW AVENUE	DOVER	NH	03820
23 / 11, 12, 13	GLORIA L & JOSEPH ALLIS REVOCABLE TRUST		2 JAN LANE	NEWMARKET	NH	03857
23 / 14	WASHINGTON STREET MILL LLC		8 NEWMARKET ROAD SUITE 2	DURHAM	NH	03824
23 / 16, 32	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
23 / 21, 23	KOSTIS ENTERPRISES LLC		263 CENTRAL AVENUE	DOVER	NH	03820
23 / 22	WILLIAM P MCQUADE		17 INDIAN TRAIL	YORK	ME	03909
23 / 29	PAULINE CARSWELL REVOCABLE TRUST		14214 SHELDON STREET	SUN VALLEY	CA	91352
23 / 30	WILLIAM G DUBOIS		30 GEORGE STREET	DOVER	NH	03820
23 / 31	RUTH & RAYMOND DENNIS		32 GEORGE STREET	DOVER	NH	03820

911-57

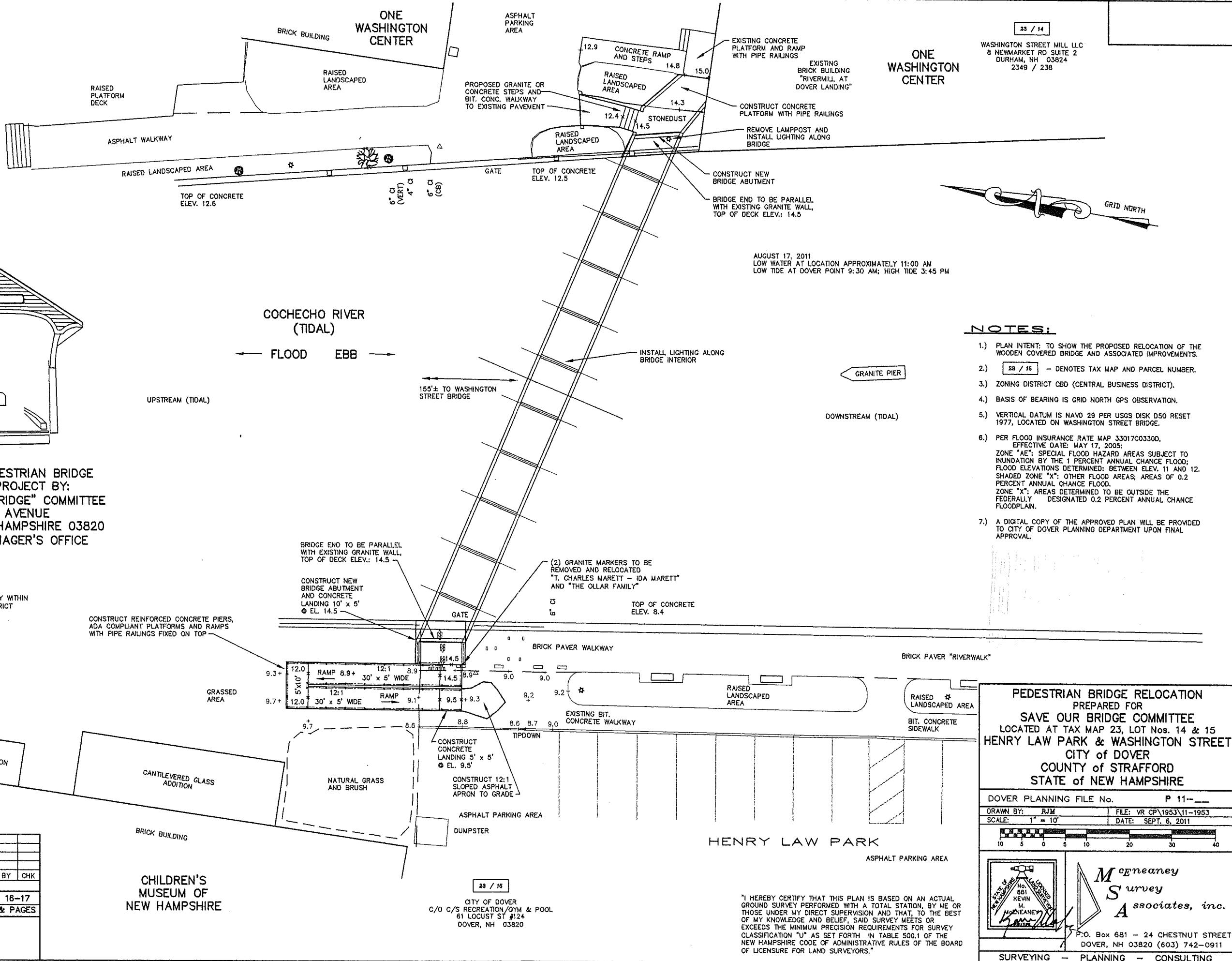


23 / 14
 WASHINGTON STREET MILL LLC
 8 NEWMARKET RD SUITE 2
 DURHAM, NH 03824
 2349 / 238



COVERED PEDESTRIAN BRIDGE
 RELOCATION PROJECT BY:
 "SAVE OUR BRIDGE" COMMITTEE
 288 CENTRAL AVENUE
 DOVER, NEW HAMPSHIRE 03820
 c/o CITY MANAGER'S OFFICE

PROJECT IS LOCATED ENTIRELY WITHIN
 THE 100' CONSERVATION DISTRICT



- NOTES:**
- 1.) PLAN INTENT: TO SHOW THE PROPOSED RELOCATION OF THE WOODEN COVERED BRIDGE AND ASSOCIATED IMPROVEMENTS.
 - 2.) 28 / 16 - DENOTES TAX MAP AND PARCEL NUMBER.
 - 3.) ZONING DISTRICT CBD (CENTRAL BUSINESS DISTRICT).
 - 4.) BASIS OF BEARING IS GRID NORTH GPS OBSERVATION.
 - 5.) VERTICAL DATUM IS NAVD 29 PER USGS DISK D50 RESET 1977, LOCATED ON WASHINGTON STREET BRIDGE.
 - 6.) PER FLOOD INSURANCE RATE MAP 33017C03300, EFFECTIVE DATE: MAY 17, 2005:
 ZONE "AE": SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD;
 FLOOD ELEVATIONS DETERMINED: BETWEEN ELEV. 11 AND 12. SHADDED ZONE "X": OTHER FLOOD AREAS; AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD.
 ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
 - 7.) A DIGITAL COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.

PEDESTRIAN BRIDGE RELOCATION
 PREPARED FOR
 SAVE OUR BRIDGE COMMITTEE
 LOCATED AT TAX MAP 23, LOT Nos. 14 & 15
 HENRY LAW PARK & WASHINGTON STREET
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 11-
 DRAWN BY: RJM FILE: VR CP\1953\11-1953
 SCALE: 1" = 10' DATE: SEPT. 6, 2011

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

NO.	DATE	DESCRIPTION	BY	CHK
11-1953	BRIDGE	11-08	16-17	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

CHILDREN'S MUSEUM OF NEW HAMPSHIRE

28 / 16
 CITY OF DOVER
 C/O C/S RECREATION/GYM & POOL
 61 LOCUST ST #124
 DOVER, NH 03820

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