

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, December 20, 2011**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 29, 2011 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public Hearing and possible vote on zoning amendments to the Zoning Ordinance (Chapter 170). The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under City Documents and View Current City Reports.
- 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 Michael & Shelby Brewer, Assessor's Map 32, Lots 36-E & 36-F, zoned R-12, located at Fourth Street. (Encroachment into wetland buffer) *(P11-61)~~
Withdraw
- B. Consideration and a possible vote of a request for a 2 year extension of approved plans for the overall phasing plan of Dover Marketplace (approved on 1/9/2007) for VC Dover Investments LLC, Assessor's Map H, Lot 4-3, zoned B-4, located at NH Route 108 & Mast Road. *(P06-25E)
- C. Consideration and acceptance of an architectural design review for Site Plan of land for a retail building (9,100 sq. ft.), Assessor's Map H, Lot 4-3, zoned B-4, located at NH Route 108 & Mast Road. *(P11-62)

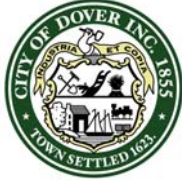
5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board.

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, November 29, 2011**
Meeting Time: **7:00 pm**

Members Present: Marcia Gasses (Chair), Frank Torr (Vice Chair), Tom Clark, Lee Skinner, Gary Green, Mayor Dean Trefethen, Linda Merullo, Dave White, Jake Forget (Alternate), Kirt Schuman (Alternate).

Members Not Present: Ron Cole

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

- November 8, 2011 - Regular Meeting Minutes

Motion: F.Torr motioned to approve the November 8, 2011 minutes. Seconded by G.Green.

Vote: U/A.

L.Skinner pointed out he was not present at the November 8, 2011.

3. OLD BUSINESS

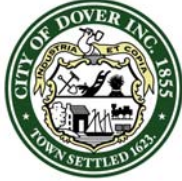
C.Parker gave an update to the Gladiola Lane project. There was a Hearing in April, agreed list of action plans, and deficiencies. There is a \$90,000 bond for roadway improvements/curb improvements. An increase in bond amount was asked for drainage improvements; a second hearing was held in September. Staff developed a new action plan – and met with attorney's for residents, and builder. In October, a letter was received from the residents' attorney, and they did not agree with the Planning Board plan. We are still waiting for response from Mr. Goldstein's attorney to date. There were 3 problems: (1) \$90,000 could be used to repair the roadway/curbs; (2) drainage improvements (3) formation of homeowner association. The residents do not want to form a homeowner association until the drainage issues are fixed. They want the City to use the \$90,000 to fix the drainage; all three elements would need to be put in place. The attorney for Mr. Goldstein and an attorney for the residents are still trying to get cooperation and communication between parties.

L.Skinner asked if the developer have done anything about the problems; D.White & C.Parker agree that developer have not done anything. The City was not given permission to go onto private property and the City is considering legal action to have Mr. Goldstein forced to signed so the City could go onto the property and make improvements.

L.Merullo asked if its prudent to use the \$90,000 to just do the work; when the drainage just goes back into the road, the road would be ruined. Can the \$90,000 be used for the drainage. The bonded money needs to be used for the bonding purposes – roadways and curbs.

Chair Gasses asks the Board what can be done. The City and the residents want the same outcome.

C.Parker states that no work has been done since the September discussions and letters have been received from residents disagreeing with the resolutions.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, November 29, 2011**
Meeting Time: **7:00 pm**

G.Green asked if it would be beneficial to meet with General Legal Council to discuss. The Board agrees and C.Parker will coordinate with A.Krans.

- A. Public Hearing and possible vote on zoning amendments to the Zoning Ordinance (Chapter 170). The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under City Documents and View Current City Reports.

C.Parker gave a presentation on the City Rezoning 2011. He explained the Non-Use and Use Amendment types.

L.Merullo asked about the signage amendments for example political signs. She is questioning the length of time political signs/presidential race signs are up for up to 11 months which is encouraging others to just place signs wherever.

Public hearing open

John Scruton, 99 Sixth Street – questioned 37 acres on Spruce Lane. He is questioning the City giving away farm land for development. More government means more schools, which means higher taxes.

C.Parker stated in 2004 more land was zoned agricultural than in 1979 encouraging more farm land. The Open Space Master Plan encourages more open space in the City.

Catherine Forbes, 215 Long Hill Road, questioned Assembly Hall and Function Halls – they are different than church activities.

C.Parker pointed out the 5,000 square feet size limitations.

Donna Verville, 102 Stark Avenue, questioned removing the use of Church. She asked about the “language change.” She asks that the City not be vote on until it is researched further. She asked further about Amendment 170-12 Gas Stations but just wanted a clarification.

C.Parker pointed out it is a Federal Law of the wording, making it non-discriminatory. He pointed out all religious uses, assembly hall, banquet hall, place of gathering – group them as one use and not be discriminating. The current use will still be allowed. The City can not ask a church to change its name.

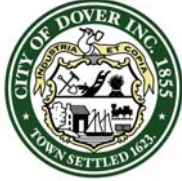
Ron Pfeiffer, Belknap Street, wanted clarification about nursing homes, congregate care. He questioned the elderly definitions.

Mr. Parker stated that added wording adds opportunity for elder care facilities in the City.

Billy Verville, 102 Stark Avenue, asked about wind systems and definitions.

C.Parker gave detailed description of wind turbines, creating local ordinance for alternate energy sources.

K.McEneaney asked about TDR (Transfer Development Rights).



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
 Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
 Meeting Date: **Tuesday, November 29, 2011**
 Meeting Time: **7:00 pm**

Recess Public Hearing on Zoning Amendments.

- B. Consideration and possible vote on a Conditional Use Permit for FW Webb, Assessors Map H, Lot 40-B, zoned B-4, located at 218 Knox Marsh Road. (P11-55)

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

Mark McCleod – HL Turner Group. Andrew McBeth, Michael Shea (FW Webb). Mr. McCleod gave a brief overview. The Site Walk was October 12th, The Conservation Committee Meeting was November 14th. He stated that the Planning Board comments were technical and were addressed clearly. The Engineering Dept. requested specific items on the plans. All items requested by the City have been taken care of, with the exception of two items:

- 1) The road treatment as requested by DOT which is a pending issue. Two concept plans will be discussed with the DOT on November 30th.
- 2) The State permit for the Alteration of Terrain Permit is pending from November 14th.

Reopen the Public hearing on Items B & C for F.W.Webb. Nobody spoke. Closed the public hearing.

The Planning Department recommends the Planning Board approve the Conditional Use Permit applications with the following conditions:

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

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

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit for Secondary Groundwater Protection District:

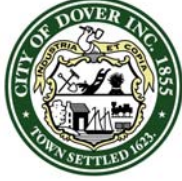
1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit.

- C. Consideration and possible vote on a Site Review of land for FW Webb, Assessors 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)

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 have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
4. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, November 29, 2011**
Meeting Time: **7:00 pm**

- The applicant shall provide the Planning Department with a copy of the NH Department of Transportation Driveway Permit and add the permit number to the plan.

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

- The applicant shall complete the Lot Merger Form and record the document at the Strafford County Registry of Deeds.
- The applicant shall provide proof that the EPA Notice of Intent has been filed.
- The new buildings shall pay the current impact fees in place at the time of building permit application.
- The new buildings shall be assessed the current water/sewer investment fees in place at the time of building permit application.
- 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:

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

G.Green asked about the DOT letter/Joint Use Agreement with the power company and asked if it should be listed as a condition.

C.Parker felt he did not feel it was necessary.

Motion: Frank Torr motioned to approve the Conditional Use Permit. Seconded by G.Green. Vote: U/A.

Motion: Frank Torr motioned to approve the Site Plan. Seconded by T.Clark. Vote: U/A.

Public Hearing Open. Nobody spoke. Public Hearing Closed.

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

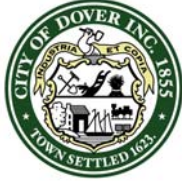
C.Parker asked to keep on the table and will come back to it later.

Motion: Motioned by G.Green to keep on the table. Seconded by L.Merullo. Vote: U/A

4. NEW BUSINESS

- Consideration and acceptance of a Minor Subdivision of land for Maureen & Michael Ryan, Assessor's Map 10, Lot 162, zoned R-12, located at 15 Arch Street. (1 new lot) *(P11-50)

K.McEaney who represented the applicants and presented for them. He stated the Zoning Board approved a variance on October 23, 2010 with two conditions, which allowed the subdivision. The new lot would be limited to a single family dwelling and that the second lot have its driveway on the right side/southerly side of the property and no closer than 5 feet from the property line.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, November 29, 2011**
Meeting Time: **7:00 pm**

G.Green asked about the single driveway for the existing home, and the newly created parcel would have a new driveway as specified by the Variance granted.

D.Trefethen – asked portico to remain due to 5 ½ feet distance to the proposed property line.

C.Parker answered it was approved to keep it at its current location of 5 ½ feet, as it was not considered a structure and did not require the 10 feet distances as a structure. If future construction were to enclose it, they would need another variance and it probably would not be approved.

Motion: G.Green motioned to accept the application. Seconded by D.Trefethen. 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 subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing the 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.

G.Green asked if a condition needed to be added that it is single family only.

C.Parker responded that it was updated on the plan. (note #9)

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

- B. Consideration and acceptance of a Conditional Use Permit for Dahn & Norma Tibbett, Assessors Map N, Lot 13B, zoned R-40, located at Gulf Road. *(P11-58)

Paul Connelly, Civilworks Engineering, spoke on behalf of the applicants. This plan was previously presented due to a Lot Line Adjustment. This property was part of a family farm parcel from the early 1900's. In July 2011, a septic design was prepared by Civilworks. There are wetland issues and diminished setbacks from the septic area. A meeting was held with the Conservation Committee which requested a wetland buffer line signage or placards.

L.Merullo asked about the driveway and impacting wetlands with driveway.

P.Connelly showed the Board on the drawings and responded there is no wetlands impact, but a tiny wetland buffer.

D.White asked when the markers delineating the wetland buffer.

P.Connelly advised right away. In addition, the buffer will be marked in the field with construction fence.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, November 29, 2011**
Meeting Time: **7:00 pm**

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

Public hearing open. Nobody spoke. Close public hearing.

The Planning Department recommends that the Planning Board approve the conditional use permit with the following conditions:

Conditions to Be Met Prior to any Earth Disturbance Activity:

1. Per Chapter 170-27.1-D-1-c, the applicant shall install a minimum of seven wetland buffer signs along the 50-foot wetlands buffer line as shown the plan prepared by Civilworks. This shall be checked and approved by the Building Official and City Engineer.

Motion: L.Merullo motioned to approve the conditional use permit. Seconded by T.Clark. Vote: U/A

- C. Consideration and acceptance of a Site Plan Review of land for Cocheco Mills, LLC, (Owner: Dover Mills Partnership) Assessors Map 2, Lots 37, 37A; Assessors Map 3, Lots 63, 63B, & 45, zoned CBD, located at 100 Main Street, 43 & 51 Washington Street. (Change of use of 120,000 sq. ft. office space to 120 residential units) *(P11-60)

Dana Lynch of Civilworks presented the proposal on behalf of the applicant. Eric Chinburg was also present to answer any questions. D.Lynch gave a presentation on the project. The complex consists of Mill #2, #3, and #5. There are 170 on-site parking spaces at Mill #3. The proposal is a Change of Use application on the upper levels of the buildings, being converted to residential apartments. Mill #2 will be phase I. Mill #3 will be phase II and Mill #5 will be phase III. Phase I will be immediate. There will be 620 parking spaces available to the mills. D.Lynch went on to discuss current parking spaces vs. the proposal. National parking studies range from 1.2 to 1.4 spaces per unit. The proposal calls for approximately 168 spaces. The owner of the Mill will use his own parking system including parking stickers which designates a parking area in lieu of a parking space. He discussed daytime parking vs. office parking and peak hour parking requirements.

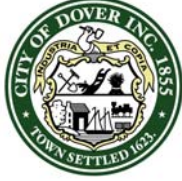
D.Trefethen asked about bike storage for residents of the apartments, and which floors would be converted to residential. He asked about trip generation and if there would be enough parking for the remaining commercial/office units.

D.Lynch stated bike storage will be inside each building. E.Chinburg discussed residential spaces in the buildings. There will be 40 units on the top two floors of building #2 and possibly the top two floors of building #3. He stated because of the shift occupancy (daytime/nighttime), it will allow flexibility and utilize the commercial spaces. Current parking leases will be adhered to until the current owners' obligation is fulfilled. After that, parking permits would be purchased.

G.Green questioned a reduction in handicapped spots and the ADA.

D.Lynch stated there will be an overlapping of residential/commercial. There will also be a shuttle for commercial tenants from the outer parking lots to the mills. There are no plans to change any of the existing parking spaces/or lines.

C.Parker questioned the previous comment about the 2nd and 3rd shift occupancy. He asked how you would market to remaining commercial spaces with limited parking.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, November 29, 2011**
Meeting Time: **7:00 pm**

L.Skinner asked about current available spaces on Chestnut Street. The developer feels there should be enough parking at the mills for the residents.

L.Merullo asked about building #2, and that there are only 22 spaces and questioned guest parking.

D.Lynch stated there are two entrances – in that vicinity there are additional parking spaces on School Street, and adjacent to the Taste of India lot, and 90 on the steam plant lot. Some visitors spaces would be provided, but as non-designated spaces.

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

Public hearing open. Nobody spoke. Public hearing closed.

C.Parker handed out an email from Eric Chinburg.

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 approval includes the granting of the waiver for minimum site plan requirements 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.

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

4. The applicant shall complete the Lot Merger Form and record the document at the Strafford County Registry of Deeds or provide proof that a Lot Merger is disadvantageous for financing.

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

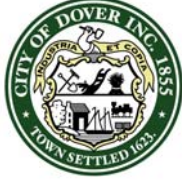
5. The new dwelling units shall pay the current impact fees in place at the time of building permit application.
6. The new buildings shall be assessed the current water/sewer investment fees in place at the time of building permit application.
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work, at the phasing point (3 phases).

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

Open public hearing. Nobody spoke to the board. Public hearing closed.

5. STAFF COMMENTS:

- The Department has a new employee that will start on January 3, 2012.
- Chris Parker thanked Steve Bird for stepping up to the plate and filling in while searching for the new Zoning Assistant.
- 2012 schedule – Please submit any agenda/education topics for the upcoming year



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, November 29, 2011**
Meeting Time: **7:00 pm**

- Chair Gasses pointed out what a wonderful job C.Parker did on the CIP.

6. COMMITTEE REPORTS

- Master Plan – There were 7 positions to fill (4 from council, 3 volunteers from community.)
The Chair approves the following to the Master Plan Steering Committee:
Jack Mettee – DBIDA Rep
Dana Lynch – Chamber Rep
TBD - A Council Rep
Kirt Schuman – Planning Board Rep
Alison Webb – Citizen
Anne Ross – Citizen
Norm Francassa – Citizen
- Chair nominates the following be accepted by Council to represent the City at Strafford Regional Planning Commission:
Tom Clark
Sam Reid
Marcia Gasses
- one vacant opening remains
- Lee Skinner reported on the Open Space Committee. January could be final meeting, then it would go to planning board for adoption.
- Gary green commented on getting info to planning board members.

7. ADJOURNMENT

Motion: G.Green motioned to adjourn the meeting at 9:15 pm. Seconded by F.Torr. Vote: U/A



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT December 14, 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 land disturbance.”**

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.”



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT December 14, 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 (¾) of an acre, the applicant shall document that they have investigated utilization of pervious materials to implement the parking area. The applicant shall supply the documentation to the City Engineer to review and approve prior to TRC. Said documentation shall include, design conditions and other such variables to show that the use of pervious materials is prohibitive.

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

(g) Where a proposed parking lot or other paved area meets or exceeds an area one and a half (1.5) acres, the applicant shall design and construct the vehicle storage areas using pervious materials. The design of the area shall meet or exceed standards developed and outlined in the New Hampshire Stormwater Manual. 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 December 14, 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 December 14, 2011

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

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

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

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

“Construction activities and storage of BUILDING materials shall only be carried on in such a manner and at such times that shall render said activities not unduly objectionable to adjacent properties. Hours of construction shall be determined during the pre-construction meeting and documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Development prior to construction land disturbance.”

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 December 14, 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 **and underground utilities** 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)**



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT December 14, 2011

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

prepared during construction shall be submitted to the Dover Community Services Department as they are completed.”

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



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT December 14, 2011

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

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 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 bank run 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.**



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT December 14, 2011

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

E) All pipes shall be sized and have proper bearing material under them. All trenches shall be opened by the DEVELOPER for inspection by the Community Services Department prior to approval. House connections shall be made in a workmanlike manner ~~and when asbestos-cement pipe is used~~; tees shall be supplied in the main. Should a tap be required, it shall be completed by use of a mechanical tapping machine. All joints shall be tight fitting and sealed. Inspections shall be completed on a normal workday within a forty-eight (48) hour period after notification. Lateral connections shall be through a tee (wye) or cast-iron saddle. All joints of said sewer system shall be ~~cemented or consist~~ of a suitable locking-type joint to prevent the seepage of water either in or out. Minimum SLOPE of a sanitary sewer shall be established to maintain a minimum average velocity of two (2) feet per second.”

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



CITY OF DOVER

CITY OF DOVER - ORDINANCE

DRAFT December 14, 2011

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

signs shall be of the approved size, color and type set forth by the Community Services Department and shall be purchased at a nominal rate from the Department or other suitable source of supply. The signs shall be installed at the expense of the DEVELOPER and done to the satisfaction of the Community Services Department. **If a roadway is to remain private, a private sign marker shall be added to the street sign.**”

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:

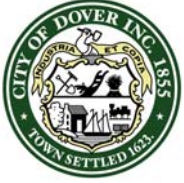
“All utility lines for telephone and electric service shall be placed underground in the RIGHT-OF-WAY or in rear-lot EASEMENTS. Where telephone and electric service lines are placed underground entirely throughout a subdivided area, said conduits or cables shall be placed within EASEMENTS or dedicated 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. ***The most energy efficient 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

PLANNING BOARD - STAFF MEMO FILE #P06-51

Application Type:	Extension of Conditional Use Permit/ Phasing Plan
Applicant(s):	Chad Kageleiry and John O'Neill
Owner(s):	Chad Kageleiry and John O'Neill
Location:	Middle Road and Thornwood Lane (Assessors Map M, Lot 4 and Map K, Lot 19 & 19-1)

INTENT: A request for a one year extension of the Conditional Use Permit and phasing plan of Thornwood Commons that was approved on 12/19/2006.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: N/A

ACREAGE: 98.7 acres

ZONING DISTRICT:

Executive Technology Park (ETP) and Residential-Commercial Mixed Use (RCM) Overlay District

EXISTING LAND USE:

Single family dwellings and former agricultural uses

PROPOSED LAND USE: 48 single family homes, congregate care units, and commercial and retail space

SURROUNDING LAND USE:

Single Family residential, retail and office uses

ZBA ACTION: N/A

ATTACHMENT: Extension request application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: No

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

This application for an extension was received after the agenda was set.

The Planning Board conditionally approved the Site Plan on December 19, 2006. The phasing plan was approved for five years. Chapter 170-28.2-D-1 provides for the Planning Board to extend the initial five year phasing period if the developer is making reasonable efforts to develop the site. Since the plan was signed, the developers have built 25 residential units and a parking lot associated with the Dube automobile dealership.

The application states that market conditions and societal trends have warranted a re-design of much of the project, but that significant infrastructure improvements have already been made.

The developer has requested a one year extension for the Conditional Use Permit and phasing plan, which would make the new expiration date December 19, 2012.

Consistency with Land Use Regulations

This project is located in a Residential-Commercial Mixed Use (RCM) Overlay District, which encourages a mixture of residential and non-residential uses in close proximity to each other. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the Conditional Use Permit and phasing plan extension request so that the new expiration date is December 19, 2012.



P06-51

City of Dover, New Hampshire

APPLICATION FOR EXTENSIONS OF/ AMENDMENTS TO AN APPROVED PLAN

[Creation Date: December 13, 2011]

Office Use Only Amount Paid: 150.00 Date/Time Received: 12/14/11 3P CK# 1032

APPLICANT INFORMATION

Name of Applicant: Chad Kageleiry and John O'Neill Telephone # 603-749-2800
Project Name: Thornwood Commons et al Project Location: Middle Rd. and Thornwood Lane
Planning File Number: P06-51 Date of Original Approval 12/19/06
File Type: Conditional Use X Site Plan Review Subdivision

EXTENSION INFORMATION

Current deadline date: 12/19/11
Number of Extensions Previously granted by Board 0
Reason(s) for extension/comments Though certain portions of the project have advanced, market conditions and societal trends have warranted a re-design of much of the project. Significant infrastructure improvements have already been made. Requesting a one year extension of current C.U. permit.

AMENDMENT INFORMATION

Condition(s) to be amended:
Reason(s) for amendment/comments

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: 12/12/11
Signature of Applicant (if different from owner): Date:
Signature of Agent: Date:

Glidden, Jean

From: Parker, Christopher G.
Sent: Tuesday, December 13, 2011 1:13 PM
To: Glidden, Jean
Subject: FW: Brewer

For the file.

Chris

Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169
e: c.parker@dover.nh.gov
p: 603.516.6008 f: 603.516.6007

Dover: First in New Hampshire, First with you!

www.dover.nh.gov

<http://dovernhplanning.blogspot.com/>

Facebook: www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351

Twitter: [@DoverNHPlanning](https://twitter.com/DoverNHPlanning)

From: Kev425@aol.com [<mailto:Kev425@aol.com>]

Sent: Tuesday, December 13, 2011 12:03 PM

To: Parker, Christopher G.

Subject: Brewer

Chris

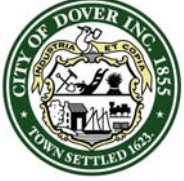
The Con Com tabled the Brewer application last night. They would like us to try to minimize the impact as much as we can. So we will not be on the Planning Board agenda in December. If you could pull us from that meeting we will shoot for the January meeting.

Thanks

Kevin

Please consider conserving our natural resources before printing this e-mail and/or any attachments.

This electronic message and any attachments may contain information that is confidential and/or legally privileged in accordance with NH RSA 91-A and other applicable laws or regulations. It is intended only for the use of the person and/or entity identified as recipient(s) in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the material. Do not print, deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains unless authorized to do so. Thank you.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P06-25E

Application Type:	Extension of Site Plan Phasing Plan
Applicant(s):	VC Dover Investments, LLC
Owner(s):	VC Dover Investments, LLC
Location:	Mast Road/NH Route 108 (Assessors Map H, Lot 4-3)

INTENT: A request for a 2 year extension of the overall phasing plan of Dover Marketplace that was approved on 1/9/2007.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 21.2 acres

ZONING DISTRICT:

Assembly and Office District (I-4),
Hotel/Retail District (B-4) and Residential-
Commercial Mixed Use (RCM) Overlay
District

EXISTING LAND USE:

Supermarket and single family dwellings

PROPOSED LAND USE: 47 single family
homes, 8 duplexes, 3 triplexes, and 72
congregate care units; commercial and retail
space

SURROUNDING LAND USE:

Single Family residential, retail store, gravel
pits

ZBA ACTION: N/A

ATTACHMENT: Extension request letter

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Certified mail sent to
abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The Planning Board conditionally approved the Site Plan on January 9, 2007. The phasing plan was approved for five years. Chapter 170-28.2-D-1 provides for the Planning Board to extend the initial five year phasing period if the developer is making reasonable efforts to develop the site. Since the plan was signed, the developer has built the Hannaford supermarket on this lot. The residential portion of the project was sold to Heron Bay Partners, LLC and 25 units have been built. Additionally, the developer has the construction of a 9,100 square foot retail building on tonight's agenda.

The developer has requested an additional two years for the phasing plan, which would make the new expiration date January 9, 2014.

Consistency with Land Use Regulations

This project is located in a Residential-Commercial Mixed Use (RCM) Overlay District, which encourages a mixture of residential and non-residential uses in close proximity to each other. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the phasing plan extension request so that the new expiration date is January 9, 2014.



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Planners

PO6-25E

DEC - 5 2011

December 2, 2011

Steve Bird, City Planner
 Dover Planning Department
 288 Central Avenue
 Dover, NH 03820-4169

Re: Dover Marketplace – Extension of Approved Plans
 Mixed Use Development Retail Phase
 NH Route 108 and Mast Road
 Dover, NH; Tax Map H Lot 4

Dear Mr. Bird:

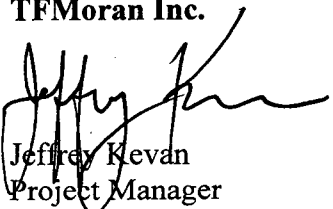
On behalf of our client, VC Dover Investments, LLC, we are respectfully requesting an Extension of Approved Plans for the Overall Phasing Plan of the Dover Marketplace project.

To date, the Hannaford Supermarket (Phase 1C) has been constructed at the Dover Marketplace including all utilities extended and stubbed within the site for future phases and all offsite improvements completed. It is our understanding that due to completed infrastructure, the project is vested for site plan approval, and that they are only required to receive an extension of the Phasing Plan as long as proposed construction fits within the footprints of the vested site plan.

Our client is requesting an extension of two (2) years, due to the current economy and the uncertain timelines for securing tenants for the site.

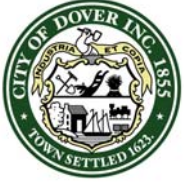
If you have any questions, please contact me at 472-4488 or jkevan@tfmoran.com.

Sincerely,
TFMoran Inc.



Jeffrey Kevan
 Project Manager

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
www.tfmoran.com



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P11-62

Application Type:	Architectural Review for Site Plan
Applicant(s):	VC Dover Investments, LLC
Owner(s):	VC Dover Investments, LLC
Location:	Mast Road/NH Route 108/Cielo Drive (Assessors Map H, Lot 4-3)

INTENT: Site plan for an architectural review of a proposed 9,100 square foot retail building that was part of the approved Dover Marketplace plan.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE: 21.2 acres

ZONING DISTRICT:

Assembly and Office District (I-4), Hotel/Retail District (B-4) and Residential-Commercial Mixed Use (RCM) Overlay District

EXISTING LAND USE:

Supermarket and single family dwellings

PROPOSED LAND USE: 47 single family homes, 8 duplexes, 3 triplexes, and 72 congregate care units; commercial and retail space

SURROUNDING LAND USE:

Single Family residential, retail store, gravel pits

ZBA ACTION: N/A

ATTACHMENT: Architectural rendering of proposed building and site plan for Phase 4C

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Certified mail sent to abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The Planning Board conditionally approved the Site Plan on January 9, 2007. Note #25 on the approved site plan requires that the architectural design of all commercial building must be reviewed and approved by the Planning Board. A 9,100 square foot, one story retail building is proposed. The proposed tenant is Dollar Tree.

Consistency with Land Use Regulations

This project is located in a Residential-Commercial Mixed Use (RCM) Overlay District, which encourages a mixture of residential and non-residential uses in close proximity to each other. The building design standards are contained in Chapter 149-14.2-B-8 & 9. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the architectural rendering and site plan for Phase 4C 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 revise the plan by adding the project number to the title block on all sheets.
4. The applicant shall revise the architectural rendering to show window elements on the west side of the building facing Cielo Drive.
5. This decision does not constitute approval of the sign shown. A sign permit application is required for all proposed signs.

Conditions to Be Met Prior to Any Earth Disturbance Activity:

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

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

7. The applicant shall pay the current impact fees in place at the time of building permit application.

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

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



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>PI-62</u>	Date Received:	_____
	Amount Paid:	<u>\$450.00</u>	Time Received:	<u>07-5</u>

CL# 330

APPLICANT AND OWNER INFORMATION

Name of Applicant: VC Dover Investments, LLC Telephone # 472-4488

Address of Applicant: 48 Constitution Drive, Bedford, NH 03110

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

Address of Property Owner: same

PROPERTY INFORMATION

Address of Property: NH Route 108 & Mast Road

Assessor's Map # H Lot(s) # 4-3

Zoning District(s) B-4 Overlay District(s) Residential - Commercial Mixed Use

Size of Parcel: 923,185 sq. ft. 21.2 ac. Property Deed: Book 3496 Page: 733

Existing Use of Property: Retail

SITE PLAN INFORMATION

Describe Proposed Use: Retail (Phase 4C) - Plan submitted for Architectural Review

Area of Parcel to be Developed: 74,180 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: n/a

Number of Parking Spaces: Existing 208 Proposed 71

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

Number of Employees Total: 20 In Maximum Shift: 6

Disposition of Parcel:

Building Footprint 9,100 sq. ft.

Total Building Area 9,100 sq. ft.

Paved Area 56,460 sq. ft.

Building Setbacks:

Front Yard Per approved site plan ft.

Rear Yard Per approved site plan ft.

Side Yard: Right Per approved S.P. ft.
Left Per approved S.P. 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: Commercial with Cementitious Horizontal Siding & Brick Base

Height of Building: 25' Finished Floor Elevation: 109.0

Number of Seats (where applicable) n/a

SURVEYOR INFORMATION

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

Address 48 Constitution Drive, Bedford, NH 03110 Telephone #: 472-4488

Professional License #: 852 (John W. Myhaver, Jr) E-mail address: jmyhaver@tfmoran.com

ENGINEER INFORMATION

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

Address 48 Constitution Drive, Bedford, NH 03110 Telephone #: 472-4488

Professional License #: 7105 (Robert C. Duval) E-mail address: jkevan@tfmoran.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: *DA Lyness, Manager, VL Dover, LLC* Date: 12/2/11

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

Signature of Agent: *Jeffrey Kevan* Date: 12/2/11
JEFFREY KEVAN - TFMORAN INC

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, 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: *DA Lyness, Manager, VL Dover, LLC* Date: 12/2/11

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: DA Cress, Manager ^{W Dover, 11c} Date: 12/2/11

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

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: DA Cress, Manager ^{W Dover, 11c} Date: _____

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



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects

POB-25E
 P11-62

December 1, 2011

Abutters List
 VC Dover Investments

Job # 46001.24

I-22
 Jensen's Residential Communities LLC
 P.O. Box 608464
 Charlotte, NC 28216

H-4N
 David Lulek & Wayne Lulek
 211 Durham Road
 Dover, NH 03820

H-4B,H-4-2
 Robert H. Torr & Joanne A. Torr
 215 Mast Rd.
 Dover NH 03820

H-4-1
 Scott A. Torr & Renee L. Torr
 217 Durham Road
 Dover, NH 03820

H-4-3
 VC Dover Investments, LLC
 48 Constitution Dr.
 Bedford, NH 03110

H-5-A
 Robert H. Torr
 207 Durham Road
 Dover, NH 03820

H-2 & H-58
 City of Dover
 288 Central Ave.
 Dover, NH 03820

H-53
 Paul J. Martel
 7 Drew Road
 Dover, NH 03820

H-2A
 Joanne Johnson
 18 Freshet Road
 Dover, NH 03820

H-4,H-4-1-2,5,7,21-23,25-28,30-69
 Heron Bay Partners, LLC
 242 Central Ave.
 Dover, NH 03820

H-4-4
 Maurice J. Jr. & Alice Ryan
 4 Cielo Dr.
 Dover, NH 03820

H-4-6
 Judith Ann Edwards
 93 Belknap St.
 Dover, NH 03820

H-4-8
 Cheryl A. & Timothy R. Lindsay
 9 Whitehorse Dr.
 Rye, NH 03870

H-4-13
 Bauer Family Irrev. Trust
 Lizbeth Mayer, Tr.
 107 Willowbrook Ave.
 Stratham, NH 03885

H-4-14
 Joel & Sharon Ponte Rev. Inter. Vivos
 Trust - Joel & Sharon Ponte, Trustees
 14 Cielo Dr.
 Dover, NH 03820

H-4-15
 Robert R. Jr. & Linda J. Stafford
 15 Cielo Dr.
 Dover, NH 03820

H-4-16
 JJM Rev. Living Trust
 Shaun Mahoney, Tr.
 111 Hollytree Ln.
 Stoughton, MA 02072

H-4-17
 John Taylor
 17 Cielo Dr.
 Dover, NH 03820

H-4-19
 John Jr. & Margaret K. Silvia
 19 Cielo Dr.
 Dover, NH 03820

H-4-24
 Mark I. & Kim R. Decker
 24 Cielo Dr.
 Dover, NH 03820

H-4-9
 Kevin R. Plante & Dianne S. Plante
 9 Cielo Dr.
 Dover, NH 03820

48 Constitution Drive
 Bedford, NH 03110
 Tel: (603) 472-4488
 Fax: (603) 472-9747
 www.tfmoran.com

H-4-11
David J. Rivoire & Joyce C. Rivoire
11 Cielo Dr.
Dover, NH 03820

H-4-20
William & Christine Dowd, Tr.
Dowd Family Rev. Tr.
20 Cielo Dr.
Dover, NH 03820

John Myhaver, LLS
TFMoran Inc.
48 Constitution Drive
Bedford, NH 03110

H-4-12
Peter J. Dixon & Sally J. Dixon
12 Cielo Drive
Dover, NH 03820

H-4-29
Frank B. Pinney & Alice Pinney
29 Cielo Dr.
Dover, NH 03820

Robert Duval, P.E.
TFMoran Inc.
48 Constitution Drive
Bedford, NH 03110

H-4-18
Jennifer Badger George
Norma Badger George
32 Railroad Ave.
Rochester, NH 03867

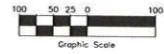
H-4-22
Sandra & Mark Poyant
1 North Main St., Apt. 1
Newmarket, NH 03857

H-4-22
Sandra & Mark Poyant
22 Cielo Drive
Dover, NH 03820



PHASING NOTES

- LIST OF NON-RESIDENTIAL STRUCTURES
 - RETAIL 1 = 38,784 S.F.
 - RETAIL 2 = 4,200 S.F. (FUTURE ADDITION)
 - RETAIL 3 = 2,100 S.F.
 - RETAIL 4 = 2,100 S.F.
 - RETAIL 5 = 3,150 S.F.
 - RETAIL 6 = 3,150 S.F.
 - MEDICAL OFFICE = 15,600 S.F.
 - BANK = 3,150 S.F.
 - COFFEE SHOP = 2,200 S.F.
 - CLUB HOUSE = 4,500 S.F.
 - CONGREGATE CARE 1 = 15,630 S.F.
 - CONGREGATE CARE 2 = 15,630 S.F.
 - TOTAL NON-RESIDENTIAL = 118,214 S.F.
- LIST OF RESIDENTIAL STRUCTURES = 72 UNITS
- LIST OF PHASED CONSTRUCTION
 - PHASE 1C**
 - NON-RESIDENTIAL S.F. = 38,784 S.F. (RETAIL 1)
 - PERCENTAGE OF NON-RESIDENTIAL STRUCTURES WITHOUT FUTURE ADDITION = 31.1%
 - PHASE 2C**
 - NON-RESIDENTIAL S.F. = 2,200 S.F. (COFFEE SHOP)
 - PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 2.1%
 - ACCUMULATED PERCENTAGE OF NON-RESIDENTIAL = 33.2%
 - PHASE 2R-A**
 - NUMBER OF RESIDENTIAL UNITS = 28 UNITS & CLUBHOUSE (4,500 S.F.)
 - PERCENTAGE OF RESIDENTIAL UNITS = 38.8%
 - PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 3.8%
 - ACCUMULATED PERCENTAGE OF NON-RESIDENTIAL = 37.0%
 - PHASE 2R-B**
 - NUMBER OF RESIDENTIAL UNITS = 44 UNITS
 - PERCENTAGE OF RESIDENTIAL UNITS = 100%
 - PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 29.4%
 - ACCUMULATED PERCENTAGE OF NON-RESIDENTIAL = 63.4%
 - PHASE 3C**
 - NON-RESIDENTIAL S.F. = 3,150 S.F. (BANK)
 - PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 2.7%
 - ACCUMULATED PERCENTAGE OF NON-RESIDENTIAL = 66.1%
 - PHASE 4C**
 - NON-RESIDENTIAL S.F. = 2,100 S.F. (RETAIL 4-5)
 - PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 7.8%
 - ACCUMULATED PERCENTAGE OF NON-RESIDENTIAL = 73.9%
 - PHASE 4D**
 - NON-RESIDENTIAL S.F. = 5,600 S.F. (RETAIL 2-3)
 - PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 4.7%
 - ACCUMULATED PERCENTAGE OF NON-RESIDENTIAL = 78.6%
 - PHASE 5C**
 - NON-RESIDENTIAL S.F. = 15,600 S.F. (MEDICAL OFFICE BUILDING)
 - PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 13.2%
 - ACCUMULATED PERCENTAGE OF NON-RESIDENTIAL = 91.8%
 - PHASE 6C**
 - NON-RESIDENTIAL S.F. = 9,690 S.F. (FUTURE ADDITION)
 - PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 8.2%
 - ACCUMULATED PERCENTAGE OF NON-RESIDENTIAL = 100%
- PHASE 1C 38,784 S.F. OF NON-RESIDENTIAL DEVELOPMENT MUST HAVE OBTAINED A BUILDING PERMIT PRIOR TO COMMENCEMENT OF THE RESIDENTIAL CONSTRUCTION.
- THE REMAINING SUBSEQUENT PHASES 2R OR 2C THRU 6C MAY RUN CONCURRENTLY, INDEPENDENTLY, OR SUBSEQUENT TO EACH OTHER IRRESPECTIVE OF THE COMMERCIAL AND RESIDENTIAL DEVELOPMENT DEPENDING ON THE MARKETABILITY AND TENANTSHIP OF THE DEVELOPMENT PROGRAM (I.E. PHASE 4C MAY BE CONSTRUCTED PRIOR TO PHASE 3C OR PHASE 2R MAY BE CONSTRUCTED PRIOR TO PHASE 3C, ETC.).
- ALL INFRASTRUCTURE AND SITE IMPROVEMENTS FOR ALL THE PHASING SHALL BE COMPLETED WITHIN 5-YEARS FROM RECEIPT OF FINAL SITE PLAN APPROVAL FROM THE DOVER PLANNING BOARD. IF THE DEVELOPMENT PLAN IS NOT COMPLETED WITHIN 5-YEARS, THE DEVELOPER WILL BE REQUIRED TO GET AN EXTENSION FROM THE DOVER PLANNING BOARD.
- WATER, GAS AND ELECTRIC SERVICES WILL BE REQUIRED TO BE BUILT IN PHASE 1.
- THE DRIVEWAY BETWEEN PHASE 6C AND PHASE 4C WILL BE REMOVED AND ALL LANDSCAPING, GRADING AND SITE WORK BETWEEN THESE PHASES SHALL BE INSTALLED UPON COMPLETION OF THE BINDER COURSE OF PAVEMENT IN PHASE 4D.



**TAX MAP H LOT 4
OVERALL DEVELOPMENT PLAN
MIXED USE DEVELOPMENT
RETAIL PHASE**
NH ROUTE 108 AND MAST ROAD
DOVER, NEW HAMPSHIRE

OWNER OF RECORD: JOHN F. TORR TRUSTEE, ET AL.
1501 WYATT AVENUE
THE VILLAGES, FL 32182-0138

APPLICANT/DEVELOPER: VO DOVER INVESTMENTS, LLC
48 CONSTITUTION DRIVE
BEDFORD, NH 03110

SCALE: 1"=100' OCTOBER 30, 2008

 Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Bedford, NH • Manchester, NH • Keene, NH • Salem, NH	554 Union Street Manchester, NH 03104 Phone (603) 847-2242 Fax (603) 847-1718 www.tfm.com
46001.01 KE TB 1927 DLD CAFFRE 48001-31 PHASING Concept	SHEET 5 OF 32



Copyright 2011 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, NH 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

3	11/20/01	REVISED PHASING TO ADD 4D	HRB	DLB
1	12/21/06	REVISED PER TRC COMMENTS-11/16/06	HRB	DLB
REV	DMR	DESCRIPTION	AP	CK

REFERENCE PLANS

1. TAX MAP H LOT 4, SUBDIVISION PLAN - MIXED USE DEVELOPMENT RETAIL PHASE 4C, NH ROUTE 108 AND MAST ROAD, NEW HAMPSHIRE, OWNER OF RECORD: THOMAS F. MORAN, INC., DATED OCTOBER 30, 2009. BY THOMAS F. MORAN, INC. AND RECORDED AS PLANS 89-40 AND 89-41 AT THE STRAFFORD COUNTY REGISTER OF DEEDS.
2. TAX MAP H LOTS 4 AND 4-3, SITE EASEMENT PLAN - MIXED USE DEVELOPMENT RETAIL PHASE 4C, NH ROUTE 108 AND MAST ROAD, NEW HAMPSHIRE, OWNED BY VC DOVER INVESTMENTS, LLC, DATED FEBRUARY 18, 2007 BY THOMAS F. MORAN, INC. AND RECORDED AS PLAN 91-43 AT THE STRAFFORD COUNTY REGISTER OF DEEDS.

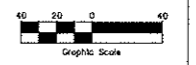
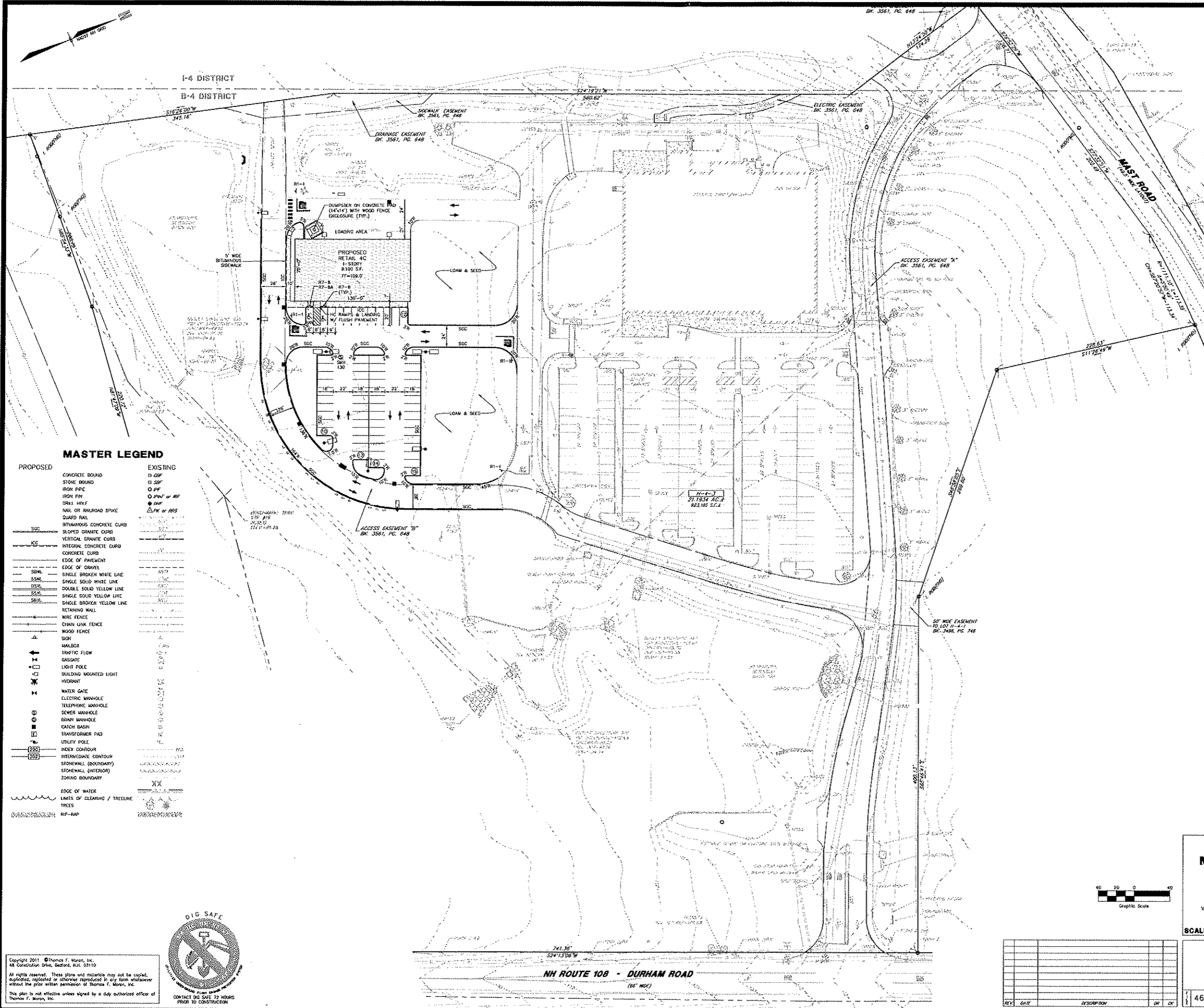
NOTES

1. OWNER OF RECORD OF MAP H LOT 4-3, VC DOVER INVESTMENTS, LLC, 48 CONSTITUTION DRIVE, BEDFORD, NH 03110. SEE REFERENCE TO PARCEL 15 IN DC 3488 PG. 233. AREA OF PARCEL = 873,185 S.F. OR 21,192.4 ACRES.
2. [H-4-3] INDICATES TAX MAP AND LOT NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED PHASE 4C PORTION OF THE PROJECT, INCLUDING THE RETAIL BUILDING AND PARKING ASSOCIATED WITH THIS PHASE AS WELL AS THE EXISTING SUPERMARKET.
4. THE CONTRACTOR SHALL REFER TO THE APPROVED COMPLETE SITE PLAN SET FOR ALL PLAN NOTES, DETAILS AND SPECIFICATIONS FOR THIS PROJECT CONSTRUCTION.
5. PARKING: RETAIL (SHOWING PLANS/DETAILS) 1 SPACE/200 S.F. = 8,100 S.F. = 45.5 SPACES. EXISTING IN PHASE 4C. 24 PARKING SPACES (INCLUDING 2 ACCESSIBLE SPACES).
6. UTILITY INFORMATION SHOWN IS BASED UPON VISUAL EVIDENCE AS SUPPLEMENTED BY PROPOSED LOCATIONS PER APPROVED SITE PLAN. NO AS-BUILT LOCATIONS OF UNDERGROUND UTILITIES WAS PERFORMED BY THIS FIRM PRIOR TO DRAFTING. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. T.F. MORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
7. BOUNDARY INFORMATION IS BASED ON FIELD SURVEY PERFORMED BY THOMAS F. MORAN, INC.
8. HYDROGRAPHIC INFORMATION IS BASED ON FIELD SURVEY BY THOMAS F. MORAN, INC. PERFORMED IN NOVEMBER 2011 AND AERIAL PHOTOGRAPHY BY MARSHALL MAPS FROM IN NOVEMBER OF 2004.
9. HORIZONTAL DATUM: NAD 83. VERTICAL DATUM: NAVD 1988. BENCHMARK USED: CITY OF DOVER GIS CONTROL, TRANSFER #28A, P1411, ELEVATION=100.46 (NOV09S). BENCHMARK SET AS NOTED.
10. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), PANEL 320 OF 406, MAP NUMBER 3301703200, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTER OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

MASTER LEGEND

PROPOSED	EXISTING
CONCRETE BOUND	CONCRETE BOUND
STONE BOUND	STONE BOUND
IRON PIPE	IRON PIPE
IRON POST	IRON POST
DRILL HOLE	DRILL HOLE
NAIL OR RIVETED SPIKE	NAIL OR RIVETED SPIKE
GUARD RAIL	GUARD RAIL
BITUMINOUS CONCRETE CURB	BITUMINOUS CONCRETE CURB
SLOPED GRANITE CURB	SLOPED GRANITE CURB
VERTICAL GRANITE CURB	VERTICAL GRANITE CURB
MISCELLANEOUS CONCRETE CURB	MISCELLANEOUS CONCRETE CURB
CONCRETE CURB	CONCRETE CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
SSWL	SSWL
SSSL	SSSL
SSYL	SSYL
SSBL	SSBL
RETAINING WALL	RETAINING WALL
WIRE FENCE	WIRE FENCE
CHAIN LINK FENCE	CHAIN LINK FENCE
WOOD FENCE	WOOD FENCE
SGR	SGR
WALKBOX	WALKBOX
TRAFFIC FLOW	TRAFFIC FLOW
GASGATE	GASGATE
LIGHT POLE	LIGHT POLE
BUILDING MOUNTED LIGHT	BUILDING MOUNTED LIGHT
HYDRANT	HYDRANT
WATER GATE	WATER GATE
ELECTRIC MANHOLE	ELECTRIC MANHOLE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
SEWER MANHOLE	SEWER MANHOLE
GRASSY MANHOLE	GRASSY MANHOLE
CATCH BASIN	CATCH BASIN
TRANSFORMER PAD	TRANSFORMER PAD
UTILITY POLE	UTILITY POLE
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
STONEWALL (BOUNDARY)	STONEWALL (BOUNDARY)
STONEWALL (INTERIOR)	STONEWALL (INTERIOR)
ZONING BOUNDARY	ZONING BOUNDARY
EDGE OF WATER	EDGE OF WATER
LIMITS OF CLEARING / TREELINE	LIMITS OF CLEARING / TREELINE
TREES	TREES
RP-BAP	RP-BAP

Copyright 2011 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, NH 03110
All rights reserved. These plans and portions may not be copied, duplicated, reprinted or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION



**TAX MAP H LOT 4-3
SITE LAYOUT PLAN - RETAIL PHASE 4C
MIXED USE DEVELOPMENT
RETAIL PHASE**
NH ROUTE 108 AND MAST ROAD
DOVER, NEW HAMPSHIRE

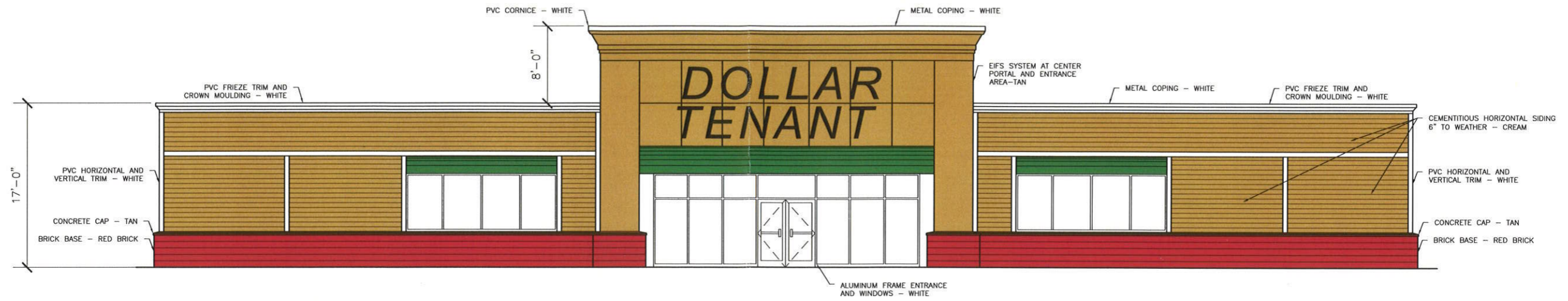
OWNER OF RECORD AND APPLICANT/DEVELOPER
VC DOVER INVESTMENTS, LLC AND VC DOVER INVESTMENTS, LLC
48 CONSTITUTION DRIVE 48 CONSTITUTION DRIVE
BEDFORD, NH 03110 BEDFORD, NH 03110

SCALE: 1" = 40' DECEMBER 12, 2011

TFM T.F. Moran, Inc.
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

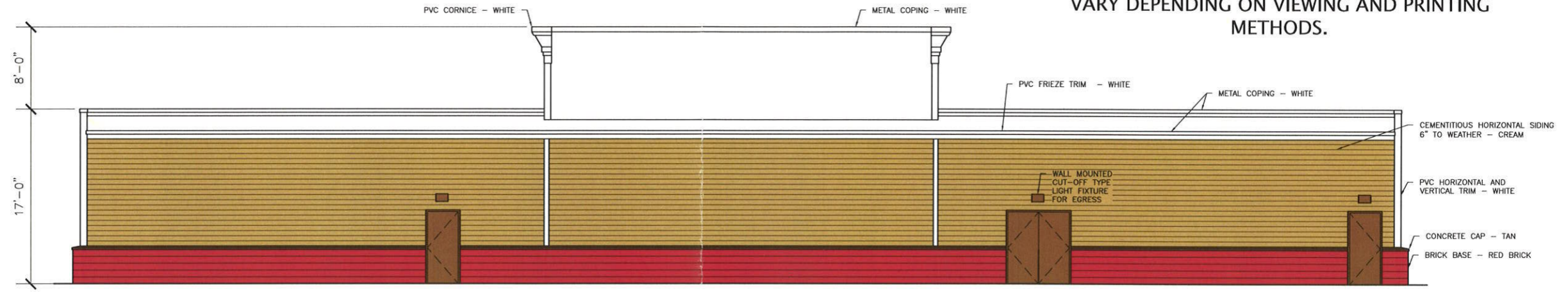
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-8747
www.tfmoran.com

46001.24 DW:WBL JB 1927
DK:JK GAW: 46001-24 Site.dwg SHEET 1 OF 1

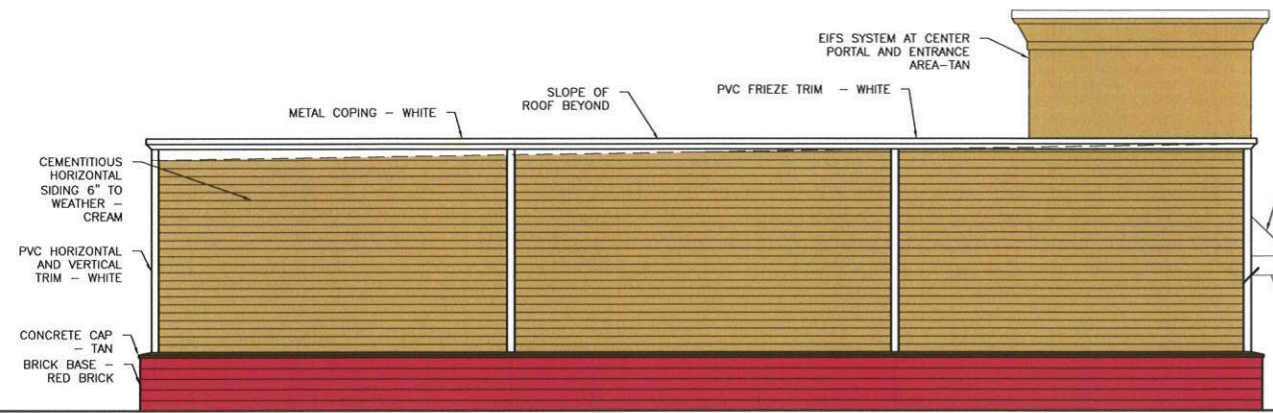


A SOUTH ELEVATION
3/16" = 1'-0"

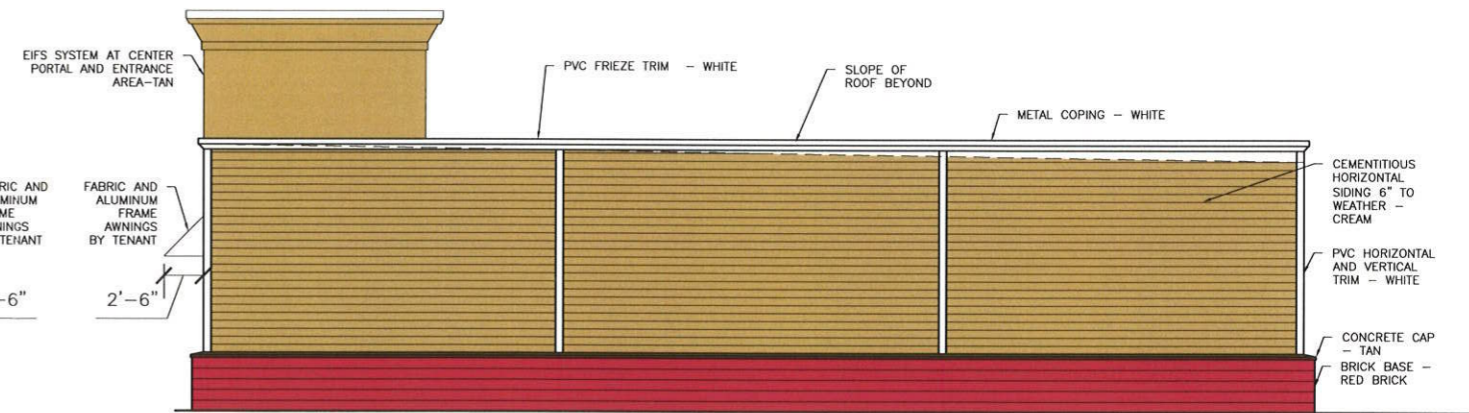
NOTE:
COLORS SHOWN ARE A REASONABLE FACSIMILE OF MATERIAL COLORS AND MAY VARY DEPENDING ON VIEWING AND PRINTING METHODS.



B NORTH ELEVATION
3/16" = 1'-0"



C WEST ELEVATION
3/16" = 1'-0"



D EAST ELEVATION
3/16" = 1'-0"

COLORED-12-9-11

JOHN S. JORDAN DESIGN PLLC ARCHITECTS + PLANNERS 18 SHOE STRING ROAD CANTERBURY, NH 03224 603.753.6920 fax 603.753.6921 john@jordandesign.biz	PROJECT NAME AND LOCATION: DOVER FIELDS MARKETPLACE DOLLAR TREE DOVER, NEW HAMPSHIRE		CONTENT: BUILDING ELEVATIONS	DRAWN BY: JSJ PROJECT NO.: DOVER-2011 DATE: - SCALE: 3/16"=1'-0"	DRAWING NO: A2 <small>COPYRIGHT © 2011 BY JOHN S. JORDAN DESIGN PLLC ALL RIGHTS RESERVED. NO REPRODUCTION WITHOUT PERMISSION.</small>					
	<table border="1"> <thead> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Revision/Issue	Date						
No.	Revision/Issue	Date								