



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA - REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, September 25, 2012**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 11, 2012 Meeting Minutes

3. OLD BUSINESS

- A. Discussion and possible vote on proposed zoning amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7. 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.

4. NEW BUSINESS

- A. Consideration and acceptance of an Open Space Subdivision of land for River Valley Development Corp., (Owner: Gulf Landing Properties LLC) Assessor's Map N, Lot 8-A, 8-A-A, 8-A-TM1, and 8-A-TM2, zoned R-40, located at Gulf Road. (20 new lots) *(P12-20)
- B. Consideration and acceptance of a Conditional Use Permit for River Valley Development Corp., Assessor's Map N, Lot 8-A, zoned R40, located at Gulf Road (steep slopes, wetland and buffer impacts) *(P12-25)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for River Valley Development Corp., Cochecho Country Club and First Hole, LLC, Assessor's Map N, Lots 8-A, 15 & 16, zoned R-40, located at Gulf Road. * (P12-30)
- D. Preliminary public hearing per Chapter 155-22-C, 1 for consideration and acceptance of an Open Space Subdivision of land for Salmon Falls Holdings, LLC, Assessor's Map 11, Lots 16 & 16-1, zoned R-12, located at Arch Street (3 duplexes) *(P12-28)

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

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Meeting Time: **7:00 pm**

Members Present: Dennis Ciotti (Chair), Frank Torr (Vice Chair), Dean Trefethen, Mayor; Gary Green, Kirt Schuman, Dexter Tarbox (Alternate)

Members Not Present: Dave White, Lee Skinner, Jake Forget (Alternate)

Staff Present: Christopher Parker (Planning Director), Steve Bird (City Planner), Gail Pare (Recording Secretary)

The Chair called the meeting to order at 7:03 pm.

In honor of the date 9-11, the chair asked for a moment of silence.

1. CITIZENS' FORUM

Citizen's Forum open. Nobody spoke. Citizens Forum closed.

2. APPROVAL OF THE PRIOR MINUTES

- August 28, 2012 Regular Meeting Minutes.

Motion: F.Torr motioned to approve the minutes as presented. Seconded by G.Green
Vote: U/A

3. OLD BUSINESS

- A. Consideration and possible vote on an amendment to a previously approved Site Plan (8/24/10) for 2830 Holdings, LLC, Assessors Map K, Lot 19C, zoned R-12, B-3 & ETP, located at 30 Dover Point Road and Thornwood Lane. (P10-09A)

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

Kirt Schuman joined the meeting at 7:08 pm

C.Parker stated that the application was accepted on July 24, 2012 and the item was tabled. A site walk was held on August 7, 2012, and the Board discussed the item at its August 28, 2012 meeting.

Steve Haight from Haight Engineering represented the applicants. He did a follow-up presentation to address the concerns and conversations for amendments to the plan from the Board.

- Extend the fencing and landscaping along the entrance drive on the left side and move it forward, maintaining sight distance, about 25-30 feet with a 4 ft. high fence with arborvitae in the front of it.
- Limits of the reciprocal easement for the hatched area, for the abutting lot to use same driveway.
- Possible future connection on that lot as requested, knowing that the driveway may later need to be relocated. (see notes 30 and 31 on the plans)
- Traffic counts on Dover Point Road relative to peak hours, St. Thomas school schedules. He passed out a traffic volume report.



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- Driveways and entrances similar to other similar businesses in the City. He passed out a comparison chart for information purposes only. The proposed driveway is consistent with other gas stations and convenience stores in the City and does have an existing curb cut.

The developer received the staff comments and takes no exception to the conditions for approval by staff.

D.Trefethen asked about the color plan which showed markings on Dover Point Road and questioned if they are the same. He wanted to make sure there is no concern with the left hand turn.

Steve Haight stated that the layout is the same. When a light becomes necessary at Thornwood Lane with any future development, the left hand turn lane will be one continuous lane all the way down.

G.Green commented that he is happy that the drive through has been eliminated. He feels that a gas station is a destination. He questioned the location of the fence which may have to be removed for potential development. He asked if the shielding would remain even though they are moved if the driveways are connected. This includes light shielding. He asked if it needs to be added to the conditions of approval.

S.Haight stated the plans need to be modified based on future development. All screening will be out to the road.

C.Parker stated that the staff is comfortable with the planned screening. If a variance is requested for a non-residential use in the future, screening would be required and handled at that time.

D.Ciotti asked about the fence and the reciprocal easement, he asked where the driveway is.

S.Haight showed the potential location of the 32 ft wide driveway. It could be relocated as necessary, however, a developer cannot remove it.

G.Green commented about light pollution.

Public hearing reopened. Vote: U/A.

Marilyn Follansbee, of Dover Point Road, asked about the definition of local traffic. She asked if the land is leased, or will the gas station own the land. She commented that she has never seen a large gas station like this along a two lane road before.

Kevin McEneaney, 8 Gold Post Road, is one of the owners of the abutting two parcels of land with the common driveway. He has reviewed the plan, and easement language. He stated that if the driveway is approved as proposed, he is willing to give up the existing driveway and a common driveway to the North, if his lot is developed for a use other than single family residential, but he would maintain the other common driveway. If it is not approved as presented, he would request access to the driveways. He is in favor of both plans.

D.Ciotti asked about a letter that was submitted and if it was part of the Planning Board approval.

C.Parker stated a note will be placed in the file about the letter.



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F.Torr asked if K.McEneaney would forgo the entrances/exits from both lots if the egress was granted.

C.Parker clarified that if the two lots are combined and a non-residential use is proposed, Lot K19A and K19C are not developed as a single family residential lot, they would maintain the other driveway.

S.Haight addressed the questions asked. The term local traffic is traffic up and down Dover Point Road at during any time of the day. (an estimated 13,000 cars per day.)

Public Hearing Closed.

Staff Recommendations:

The Planning Departments recommends the Planning Board approve the Amended Site Plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall revise the plan to add the planning file number P10-09A to the title block on all sheets.
4. The applicant shall revise the plan to reduce the width of all driveways to 32 feet to comply with Chapter 92-6-I.
5. The applicant shall prepare language for the easement for installation of future traffic signals and equipment easement for review by the Planning Department, with consultation by the City General Legal Counsel for compliance with conditions of approval.
6. The applicant shall prepare language for the easement for the installation of a sidewalk along Thornwood Lane from Dover Point Road to the first driveway for review by the Planning Department, with consultation by the City General Legal Counsel for compliance with conditions of approval.
7. The applicant shall prepare a Developer's Agreement that covers all subsequent conditions of approval. The agreement shall be submitted for review by the Planning Department, with consultation by the City General Legal Counsel for compliance with conditions of approval. The agreement shall be recorded at the Strafford County Registry of Deeds at the applicant's expense.
8. The applicant shall prepare a Storm water Management Maintenance and Inspection Plan and have it approved by the Community Services Department.

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

9. The applicant shall provide the Planning Department with a copy of the proposed access easement with the owner of map K, lot 19A.
10. The owner shall be responsible for providing a form of security for their fair share of 10.7 percent of the off-site improvements associated with the signalization of the Thornwood Lane/Dover Point Road intersection.
11. The owner shall be responsible for providing a form of security for their fair share of 11.7 percent of the off-site improvements associated with the Central Avenue/Stark Avenue/East Watson Lane intersection.
12. Any new building shall pay the current impact fees in place at the time of building permit application.
13. Any new building shall be assessed the current water/sewer investment fees in place at the time of building permit application.



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14. 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:

15. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
16. Any signs proposed for the site shall comply with Chapter 170-32.

T.Clark asked about Dover Point Road, and stated he recalls in the past that the buildings heading south on northern Central Avenue did not have left hand turns. Later, a resolution was created to allow left hand turns. To require any different from this applicant would be unfair. He supports the application.

D.Ciotti stated the Board has received much conflicting info.

F.Torr made a correction; the Central Avenue CITGO had no left hand turn. He has problems with left hand turns on mayor highways and he considers Dover Point Road a major highway. There will be problems especially when St. Thomas High School lets out. It's not ideal situation, and he may vote against it due to left hand turn.

K.Schuman generally agrees with F.Torr. However, he stated if you look at the singular site and not considering the other parcels you need to be cautious and when you add in the additional easement he becomes more comfortable. It's good planning to look beyond the site.

G.Green asked if anyone can compare the traffic counts for Dover Point Road with Knox Marsh Road because the Route 155 Circle K is similar.

C.Parker stated they both have approximately 13,000 vehicles per day.

D.Ciotti stated in the long term it will work fine; traffic lights could be installed up front, but that is not how it works in the planning stages. As a planner, you think long term. Mr. Mike's is the only one with lights.

D.Trefethen has some reservations, but it is common problem and seems to work with other locations. Once the traffic lights are installed, if traffic is backed up, it will train people to use the public road or traffic light to exit.

Motion: K.Schuman motioned to approve with staff recommendations. Seconded by T.Clark.

Vote: U/A.

- B. Consideration and possible vote on a Site Review of land for STF Development Corp., Assessor's Map K, Lot 38, zoned R-12, located at 37 Dover Point Road. (Multi-Unit (8) townhouses with parking.) (P12-19)

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



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Paul Connelly of Civilworks, Inc. presented on behalf of STF Development Corp. He stated that revised plans were submitted since the last Planning Board meeting on 8/28/12. A partial list of concerns by the Planning Staff was revisited:

#4 The applicant shall revise the plan to add the street name to the plan. Thomas Clark, Building Official has approved the name Sheffield Drive, which will be added to the plan.

#5 The applicant shall prepare a lighting plan that complies with Chapter 149-14-E-2. They will be placing down lit fixtures on the appenditures of the buildings that jet out towards the parking lot. They may also need to add one or two post lamps on the access drive coming out onto Dover Point Road and the intent is to keep those lamps at a 12 or 14 ft height maximum.

#6 The applicant shall have the Storm water Management Maintenance and Inspection Plan approved by the Community Services Department. That document has been submitted, and still needs approval.

#7 In regards to the development's fair share contributions towards the traffic light, Planning Staff has spoken to the applicant in regards to the fair share contribution. Negotiations have been positive and a ballpark figure of percentages has been reached.

#8-16 the developer is fine with, with one request. Condition #10 states that all new dwelling units be assessed the current water/sewer investment fees in place at the time of the building permit application. They ask that the fees be assessed "prior to certificate of occupancy".

C.Parker discussed that it would be assessed at building permit, but not payable until "time of certificate of occupancy."

#16 In regards to the paved temporary turnaround, they ask if it could be a compact gravel turnaround until after construction of the adjoining congregate care facility is complete and prior to a certificate of occupancy being issued.

D.Giotti asked when the congregate care facility was approved, which he thought was about 2 years ago. He asked if there will be a time limit on the completion of the congregate care facility. He voiced his concerns on what would happen if the facility does not happen.

C.Parker stated it was 6 years ago and they need to come back to the Planning Board because they have recently gone to the Zoning Board for an amendment. He stated it can be a condition of approval.

G.Green asked where the property line is to the grassy area. He feels the access road looks tight and is concerned about fire equipment getting down there.

P.Connelly reviewed the rendering and stated the property line is 20 feet to the right of the pavement. The access drive is 32 feet wide at the throat. Other areas of the pavement are 40 feet and wider in other areas. The parking plan will include striped and fire lane markings.

C.Parker asked about the fence along the Spaulding Turnpike and is concerned about noise. He asked about the dumpster pad or where trash removal will be.



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P.Connelly stated there is a fairly good existing treed and vegetative buffer between the fence and the travel lane of the Spaulding Turnpike. He said there is no dumpster pad, and he believes it will be a bag and tag system out on Dover Point Road. Harvest Place is a similar situation down the road.

F.Torr asked about the tree barrier along the Spaulding. He is concerned that the State is in the process of removing much of the trees along the Spaulding Turnpike. He thinks some sort of arborvitae should be installed.

P.Connelly stated that the applicant has agreed to put up a sound barrier fence along the westerly side along the property.

P.Connelly confirmed for D.Trefethen that the fence runs along the State right of way.

Reopen public hearing.

Marilyn Follansbee agrees there should be some trees. You get used to noise.

Public Hearing Closed.

Staff recommendations:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan 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 plans to add the surveyor and engineer's stamps and signatures to the appropriate sheets.
4. The applicant shall revise the plan to add the street name Sheffield Drive.
5. The applicant shall prepare a lighting plan that complies with Chapter 149-14-E-2.
6. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
7. The applicant shall calculate the development's fair share contribution to the off-site improvements associated with the signalization of the Thornwood Lane/Dover Point Road intersection, including adding signal heads. Said calculation shall be reviewed and approved by the Planning Department.
8. The applicant shall submit a colored Streetscape Plan.
9. The applicant shall revise the landscape plan to locate screening along the west edge for sound attenuation.

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

10. The applicant shall provide the Planning Department with a copy of the proposed access easement with the owner of map K, lot 37.
11. All new dwelling units shall be assessed the current water/sewer investment fees in place at the time of building permit application, payable at time of certificate of occupancy.
12. 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:

13. All new dwelling units shall pay the current impact fees in place.



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14. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
15. The owner shall provide a form of security acceptable to the City for their fair share of the off-site improvements associated with the signalization of the Thornwood Lane/Dover Point Road intersection.
16. In lieu of providing on-site active and passive recreation, the applicant shall contribute the amount of \$2,400 to the City for improvements to recreational facilities.
17. The applicant shall install a compact gravel temporary turnaround in compliance with NFPA 1, Chapter 18, if the connecting driveway has not been built. A security acceptable to the City shall be provided to be used to pave the turnaround on or before November 15, 2014.

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

4. NEW BUSINESS

A. DISCUSSION ON MASTER PLAN PROCESS

C.Parker asked Steve Bird to present the Master Plan process.

Bird gave an illustration of the Master Plan Process and stated that the first two are required by State law: The Vision Chapter and the Land Use Chapter. The others are what are allowed. He gave the status of the Dover Chapters and discussed what was reviewed in the past and what is in place as of today. He then gave a timeline of the 2013-2014, and the 2015-2016 timelines. The Stewardship of Community Resources Chapter will be reviewed in 2013 which includes Natural Resources, Natural Hazards, Cultural and Historic Resources, and Energy. The Land Use Chapter will be reviewed in 2014 which includes Economic Development, Housing, and Community Design. Planners are expected to do long term planning, and keep the Master Plan up to date.

K.Schuman asked about the Data Appendix.

S.Bird stated that it depends on census data which is available every 10 years.

D.Giotti asked if the data is comprehensive. He asked if new data will be up to date including comprehensive reports. Can compare education rates from 2000 to 2010, and look at trends.

B. LEGISLATIVE UPDATE

This item will be postponed until a later date. The State is doing an update for Planners next week.

5. STAFF COMMENTS:

- Parker thanked Bird for covering for him during the Summer meetings.
- October 3, 2012 which is the first Wednesday – A Joint CIP workshop with the City Council will be held.
- October 9, 2012 there will be a van tour at 5:30 pm. and the Legislative Update will be reviewed at the workshop at 7 pm.



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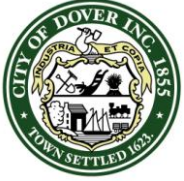
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- The Planning Department has received a Community Planning Grant Award of \$50,000 from the N.H. Housing Finance Authority and has gone out to bid for consultants. Interviews for consultants will start Thursday. He hopes to have the award of bid to Council on September 26, 2012. The project will last October 1, 2012 -June 14, 2013. It will be a 2 year project.
- There will be no Zoning Chapter Amendments scheduled in 2013 unless needed.
- Congratulations to Mr. & Mrs. Schuman for the birth of their new son “Reid”

6. ADJOURNMENT:

Motion: F.Torr motioned to adjourn at 8:32 pm. Seconded by T.Clark. Vote: U/A.

DRAFT



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P12-20

Application Type: Open Space Subdivision
Applicant: River Valley Development Corp.
Owner: River Valley Development Corp. and Gulf Landing Properties, LLC
Location: Gulf Road (Assessor's Map N, Lots 8-A, 8-A-A, 8-A-TM1, and 8-A-TM2)

INTENT: To consolidate four existing lots on Gulf Road into one lot and subdivide that 31.04 acre lot into 20 lots as part of an open space subdivision.

LOTS/UNITS PROPOSED: 20 house lots

AGENDA ITEM #: 4-A

ACREAGE: 27.86 Acres

ZONING DISTRICT: Rural Residential District – R-40

EXISTING LAND USE: Three vacant lots and one house lot

PROPOSED LAND USE: 20 single family house lots

SURROUNDING LAND USE: Single family residential and golf course

ZBA ACTION: None

ATTACHMENTS: Subdivision plan; application; traffic impact analysis; fiscal analysis

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- NH Department of Environmental Services Subdivision Permit
- NH DES Alteration of Terrain Permit
- NH DES Wetlands Permit
- NH Department of Transportation Driveway Permit

WAIVERS REQUESTED:

- Waiver to Chapter 155-33-J to allow a street to be longer than 1,000 feet
- Waiver to Chapter 155-22-F-4 to allow development within the 50-foot perimeter buffer in two locations

Summary of Request and Background

The applicant has submitted plans showing a 20 lot open space subdivision off of Gulf Road. The proposed road is approximately 1,600 feet in length. Open space would be set aside in two lots totaling 10.28 acres. Each house lot would have a septic system and on-site well.

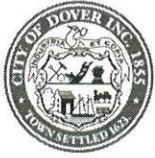
The applicant appeared before the Technical Review Committee on August 9, 2012 (see enclosed TRC Notes).

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. The plan is consistent with the purpose of the R-40 District, which is to provide for single family neighborhoods in rural areas, with larger lot sizes and homes served by on-site septic systems and wells. 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 to a date certain so that a site walk can be held.



City of Dover, New Hampshire
SUBDIVISION APPLICATION



[Revision Date: July 19, 2010]

Office Use Only Project #: #12-20 Date Received: 7/30/12
Amount Paid: \$287700 Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: RIVER VALLEY DEV. CORP. Telephone # 1-978-815-4590

Address of Applicant: 9 PATRIOT WAY, DOVER, NH 03820

Name of Property Owner (if different from applicant): PROPERTIES LLC Telephone # 978-815-4590

Address of Property Owner: 9 PATRIOT WAY, DOVER, NH 03820

PROPERTY INFORMATION

Address of Property: GULF ROAD, DOVER, NH 03820

Assessor's Map # N Lot(s) # B-A, B-A-A, B-A-TM2 & B-A-TM1

Zoning District(s) R-40 Overlay District(s) CONSERVATION / WETLAND / RIVER FRONT

Size of Parcel: 31.04 ACRES Property Deed: Book 4037 Page: 710

Existing Use of Property: RESIDENTIAL

SUBDIVISION INFORMATION

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

Existing Number of Lots: 4 Proposed Number of Lots: 20

City Water? Yes X No How far is city water from the property? +/- 1/2 MILE

City Sewer? Yes X No How far is city sewer from the property? +/- 1 MILE

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

Estimated Length of Proposed Roads: 2028' feet Public or Private Road? PRIVATE

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) BERRY SURVEYING & ENGINEERING

Address 335 SECOND CROWN POINT RD BARRINGTON, NH 03825 Telephone #: 332-2863

Professional License #: 805 E-mail address: CRBERRY@METROLAST.NET

ENGINEER INFORMATION

BERRY SURVEYING & ENGINEERING

Name of Engineer and Company (Licensed in N.H.) DAVID A. BERRY, PE, LL S

Address 335 SECOND CROWN POINT ROAD
BARRINGTON, NY 03825 Telephone #: 332-2663

Professional License #: 1088 E-mail address: CR BERRY@METROCAST.NET

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 7-30-12

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

Signature of Agent: [Signature] Date: 7-30-12

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: [Signature] Date: 7-30-12

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby authorize the City of Dover and 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: [Signature] Date: 7-30-12

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: [Signature] Date: 7-30-12

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



P12-20 & P12-25
revised list

BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

August 13, 2012

Abutters List

Owner of Record

Tax Map N, Lot 8-A & 8-A-TM2

River Valley Development Corp.
9 Patriot Dr.
Dover, NH 03820

Tax Map N, Lot 8-A-A

River Valley Development Corp.
9 Patriot Dr.
Dover, NH 03820

Tax Map N, Lot 8-A-TM1

Gulf Landing Properties, LLC
9 Patriot Drive
Dover, NH 03820

Abutters

Tax Map N, Lot 8-B

State of New Hampshire
Fish & Game Department
11 Hazen Drive
Concord, NH 03301

Tax Map N, Lot 8-2

Della Penta, David & Karen
32 Wisteria Dr.
Dover, NH 03820-5110

Tax Map N, Lot 8-3

Dover Narrows, LLC
9 Patriot Dr.
Dover, NH 03820

Current owner

Book 4037, Page 716
Corrective Deed
Book 4016, Page 827

Book 4037, Page 710

Book 4037, Page 701

Book 3887, Page 774

Book 3169, Page 75

Book 3873, Page 689

Tax Map N, Lot 8-3-1

Bent Family Trust
Bent, John & Linda, Trustess
18 Wisteria Dr.
Dover, NH 03820

Book 3644, Page 987

Tax Map N, Lot 8-3-2

Conley Richard E. 2003 Rev. Trust
Conley, Richard E., Trustee
24 Wisteria Dr.
Dover, NH 03820

Book 3553, Page 842

Tax Map N, Lot 8-3-3

Dover Narrows, LLC
9 Patriot Dr.
Dover, NH 03820

Book 3873, Page 689

Tax Map N, Lot 8-3-4

Dover Narrows, LLC
9 Patriot Dr.
Dover, NH 03820

Book 3873, Page 689

Tax Map N, Lot 8-3-5

Dover Narrows, LLC
9 Patriot Dr.
Dover, NH 03820

Book 3873, Page 689

ZANZI, DAVID
+
KAREN
45 WISTERIA DRIVE
DOVER, NH 03820

Tax Map N, Lot 8A-1

Kurtz, Michelle E. & James I.
220 Gulf Road
Dover, NH 03820

Book 2105, Page 399

Tax Map N, Lot 8A-2

Decolfmacker Robert J. & Patricia T. Trust
Decolfmacker, Robert J. & Patricia, Trustees
232 Gulf Road
Dover, NH 03820

Book 2742, Page 946



BERRY SURVEYING & ENGINEERING

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

Tax Map N, Lot 8A-3

Moore, David J. & Diane M.
246 Gulf Road
Dover, NH 03820

Book 2284, Page 410

Tax Map N, Lot 8A-4

Reed, Donald W. & Beverly Ann.
1032 Manitou Park Road
Tower, MN 55790

Book 2314, Page 619

Tax Map N, Lot 8A-5

Reed, Charles J. & Deborah Dube
262 Gulf Road
Dover, NH 03820

Book 2174, Page 125

Tax Map N, Lot 11

Carter, Robert L. & Margaret A.
210 Gulf Road
Dover, NH 03820-5109

Book 3542, Page 422

Tax Map N, Lot 12A

Deyak, Linda J.
Dehart, Barbara B.
206 Gulf Road
Dover, NH 03820-5109

Book -, Page -

Tax Map N, Lot 12B-1

Demers, Robert J. & Monique
189 Gulf Road
Dover, NH 03820

Book 1669, Page 320

Tax Map N, Lot 15

Cochecho Country Club
145 Gulf Road
Dover, NH 03820

Book 781, Page 279



BERRY SURVEYING & ENGINEERING

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

Tax Map N, Lot 16

First Hole, LLC
145 Gulf Road
Dover, NH 03820-5510

Book 3934, Page 241

Tax Map N, Lot 18

Ayer, Daniel & Jacqueline Rev. Trust
Ayer, Daniel & Jacqueline, Trustees
160A Back Road
Dover, NH 03820-5004

Book 2665, Page 744 & 74

N-8 CHANGING PLACES LLC
425 DOVER POINT ROAD
DOVER, NH 03820

Marc Jacobs, CWS, CSS
PO Box 417
Greenland, NH 03840

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



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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PA-20

David & Karen Zanni
45 Wisteria Drive
Dover NH 03820

David & Karen Zanni
45 Wisteria Drive
Dover NH 03820

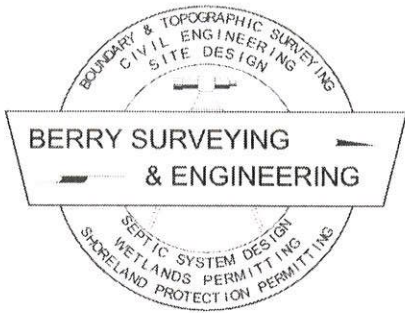
David & Karen Zanni
45 Wisteria Drive
Dover NH 03820

Changing Places LLC
42J Dover Point Road
Dover NH 03820

Changing Places LLC
42J Dover Point Road
Dover NH 03820

Changing Places LLC
42J Dover Point Road
Dover NH 03820

updated
9/13/12



BERRY SURVEYING & ENGINEERING

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

City of Dover Planning Board
Attn: Christopher Parker Chief Planner
288 Central Ave
Dover, NH 03820
RE: Proposed Open Space Development
River Valley Development Corp.
Gulf Road
Waiver Request #1.



Mr. Chairperson & Members of the Dover Planning Board:

In accordance with to the subdivision standards Article 155-51 following waivers are hereby requested:

1. Identification of Waiver Request:

- 50' Buffer required to perimeter of the proposed development.

2. Explanation:

There are two places on the proposed development plan where a 50' buffer is not provided. The first is the entrance area adjacent to land being granted to First Hole LLC, and the second is on the rear of proposed lot #7 and the side of proposed lot #8.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose of the regulation is to buffer surrounding property owners from the effects of development. In this instance the parties affected by the action are part of the application. Since RVDC has granted the abutting property to the Cochecho Country Club, it is our understanding that they are amendable to this request.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

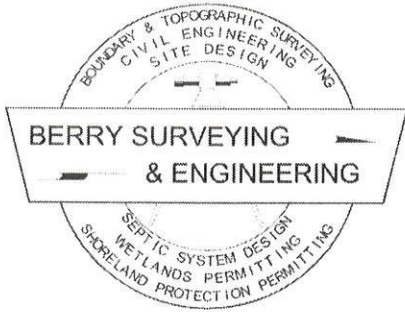
With respect to the entrance area, strict conformity would require that land being granted to the country club be retained by RVDC. Additionally it would require the road be placed further into the wetland area and create more buffer disturbance.

With respect to the area around proposed lots 7 & 8, the land would not be transferrable to the country club.

In both cases the affected parties are amendable to this arrangement and development layout.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING



BERRY SURVEYING & ENGINEERING

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

City of Dover Planning Board
Attn: Christopher Parker Chief Planner
288 Central Ave
Dover, NH 03820
RE: Proposed Open Space Development
River Valley Development Corp.
Gulf Road
Waiver Request #2



Mr. Chairperson & Members of the Dover Planning Board:

In accordance with to the subdivision standards Article 155-51 following waivers are hereby requested:

1. Identification of Waiver Request:

- Cul-De-Sac Length over 1,000 feet.

2. Explanation:

As part of the planning process RVDC has discussed with the current home owners, that take access off from Wisteria Drive, a road connection as required by the subdivision regulations. They have expressed, that a narrower, gravel access which is gated in the center, is preferred over a full 20' side paved, open access. In an effort to comply with the abutting wishes the development plan incorporates their request.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

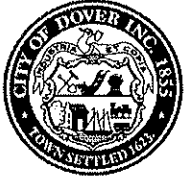
The purpose of the regulation is to provide a level of safety to the community being developed, through connectivity. This allows fire and safety access in the event of a tragic emergency. In this case a permanent constructed access is proposed which is amenable to the abutting parties and will allow fire and emergency access.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Though strict conformity is permissible, it would place the board and the applicant in conflict with the abutting wishes which RVDC has worked hard to achieve.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P12-20

Application Type: Major Open Space Subdivision
Applicant(s): River Valley Development Corporation
Owner(s): River Valley Development Corporation & Gulf Landing Properties LLC
Location: Gulf Road (Assessor's Map N, Lots 8-A, 8-A-A, 8-A-TM1, and 8-A-TM2)
Date: August 9, 2012

INTENT: Subdivide 4 lots into 20 lots

LOTS/UNITS PROPOSED: 20 single family house lots

AGENDA ITEM #: 1

ACREAGE: 31.04 Acres

ZONING DISTRICT: R-40

EXISTING LAND USE: 3 vacant lots and one single family house

SURROUNDING LAND USE:
Single Family Residential and golf course

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES Wetlands Permit
- NHDES Subdivision Permit
- NHDES Alteration of Terrain Permit
- NHDOT Driveway Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Dennis Ciotti – Planning Board
Tom Clark (Fire Department)
Steve Bird (Planning Department)
Chris Parker (Planning Director)
David White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Chris Berry
Mike Patenaude

Planning Comments:

- Impact fees will be assessed at certificate of occupancy
- Need Traffic Study
- Need Fiscal Impact Analysis
- Add local plan number to all sheets
- Add Yield Plan to plan set
- Need Homeowner Association documents
- Has State Wetlands Permit been prepared and filed yet?
- Need Stormwater Operation and Maintenance Plan
- Need sample deed language for wetlands buffer notification
- Add project name to title block on all sheets
- Need Conditional Use Permit for wetlands and wetland buffer impacts and for 20% slope impacts
- Show street trees
- Show street lights
- Need waiver for existing house and septic system in 50-foot perimeter buffer

Cover Sheet:

- Change title to indicate that this an Open Space subdivision

Page 1:

- Eliminate sheet and add information to a detail sheet

Page 2:

- Add buildings to abutting lots
- Label as the Neighborhood Plan

Page 3:

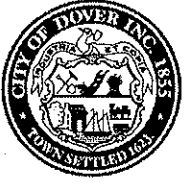
- Show four lots on this sheet and add to note #1
- Change stone wall symbol to remove line where there is no lot line
- Show easement for tee on lot
- Show abutters information where the lot is located
- What is cross hatched area near 50' wide access easement?
- Add Wetland Scientist stamp

Page 4:

- Show Riverfront Residential Overlay District location
- Label barn to be removed
- Revise legend to remove unused line styles

Page 5:

- Add Strafford County Registry of Deeds plan number to all reference plans listed
- Show Riverfront Residential Overlay District location
- Remove tree symbols from reference plan list
- If lot #9 is in Riverfront Residential Overlay District it needs to be a minimum of 60,000 square feet
- Provide metes and bounds for easements to golf course



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P12-20

Application Type: Major Open Space Subdivision
Applicant(s): River Valley Development Corporation
Owner(s): River Valley Development Corporation & Gulf Landing Properties LLC
Location: Gulf Road (Assessor's Map N, Lots 8-A, 8-A-A, 8-A-TM1, and 8-A-TM2)
Date: August 9, 2012

- Can open space be extended to the rear of lots #9-12?
- Length of dead-end road will require wavier request
- Remove electric pole symbols
- Show 100-foot front buffer and label as no cut/no disturb areas
- Label 50-foot buffers as being no cut/no disturb areas
- Revise note #4 to add side and rear setbacks for open space lots
- Revise note #15 to remove municipal water and sewer
- Maintenance of the open space to be included in HOA documents
- Measure sight distance at road intersection
- Revise note #23 to list permits
- Label emergency/secondary access road and add gate location

Page 6:

- Label steep slope areas and calculate total impacts
- Where are the septic areas for all lots?
- How were 20% slope areas identified? Seems like there are more steep slopes

Page 7:

- Proposed road can not be in 50-foot perimeter buffer
- Will a house fit on all lots?
- Label as a private road
- Why can't road be relocated to minimize wetland impacts
- Show existing driveway to be closed or relocate off of new road
- Correct Open Space B note to accurately calculate the amount of upland

Page 8:

- Show frontage calculations for cul-de-sac lots
- Why extend open space lot between lots #5 and #6?

Page 9:

- Show 20% slope areas
- Add elevations to topographic lines

Page 10:

- Deduct the easement to the golf course from the open space calculations
- Show ledge on lots

Page 11:

- Show easement to lot N-8B

Page 16:

- Add match lines
- Plan for controlling vegetation that may block sight distance

Yield Plan:

- Lots in the Riverfront Residential Overlay district have to be 120,000 square feet
- Show existing house location
- Can not use hammerhead design since they are not allowed on City street; show cul-de-sac
- How do you access lot #1?
- Show 1,000' long dead-end road
- Show calculation for upland versus wetlands
- Show that each lot meets 40% wetland buffer requirement in footnote #3
- Show house locations

Engineering Comments:

- Add driveway locations
- Add path to Nature Conservancy lot
- Will review drainage study
- Wall near front needs engineered plans
- Berms at rear of lots for drainage?
- Check cross sections for cul-de-sac area

Police Department Comments:

- Have PSNH relocate public street light on Gulf Road from either PSNH 120/31 or 120/34 to PSNH 120/36
- Don't use apostrophe in Childs Drive
- Add fire lane striping/sign in front of emergency gate
- Explain location and context of "Emergency Vehicles Only" sign and trail, referenced on sheet 13

Fire/Inspections Comments: No comments

Economic Development Comments: No comments

Planning Board Comments:

- Consider adding a tot lot
- Why no sidewalks?
- Clarify easements in note #15 on sheet #5



STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

District 6 Office, PO Box 740, Durham, NH 03824



JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

CHRISTOPHER D. CLEMENT,
SR.
COMMISSIONER



August 14, 2012

City of Dover
City Planner
288 Central Avenue
Dover, NH 03820

Please find attached a driveway permit application for Mike Patenaude on Gulf Rd (N1250334) for your information and review. This letter does not convey any form of approval of the application.

If you have any concerns or wish to provide input please contact James Driver at (603) 868-1133 within thirty days of the date of this notice.

Sincerely,

James Driver
Access and Utilities
NH DOT District 6

P12-20

NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION

District 1, 641 Main St, Lancaster, NH 03584
District 2, 8 Eastman Hill Road, Enfield, NH 03748
District 3, 2 Sawmill Rd, Gilford, NH 03249

District 4, 19 Base Hill Road, Swanzey, NH 03446
District 5, 16 East Point Drive, Bedford, NH 03101
District 6, PO Box 740, Durham, NH 03824

APPLICATION FOR DRIVEWAY PERMIT

Pursuant to the provisions of Revised Statutes Annotated, Chapter 236, Section 13 (printed on reverse of application) and amendments thereto, and Declaratory Ruling 2000-01, permission is requested to: (select one) Construct / Alter (Indicate quantity of) 1 driveway entrance(s) to my property on the (select): North (South / East / West side of NH Route or Street/Road: GOLF In the Town of DOVER at a location which will meet the requirements for safety specified in said statutes.

The driveway entrance(s) requested is (are) for access to: 20 Lot SOB. Residence, Industry, Business, Subdivision, Other

Describe nature and size of industry, business or subdivision: 20 Lot RES. SOB. Feet (select): North (South / East / West of Utility Pole Number: ACROSS ST. PSNH 120-36 Feet (select Feet or Miles): North / South / East / West of Road or Junction:

Town Tax Map # N and Lot # BA

As the landowner (or designated applicant) I agree to the following:

- 1. To construct driveway entrance(s) only for the bonafide purpose of securing access to private property such that the highway right-of-way is used for no purpose other than travel.
2. To construct driveway entrance(s) at permitted location(s).
3. To construct driveway entrance(s) in accordance with statutes, rules, standard drawings, and permit specifications as issued by the New Hampshire Department of Transportation.
4. To defend, indemnify and hold harmless the New Hampshire Department of Transportation and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.
5. To furnish and install drainage structures that are necessary to maintain existing highway drainage and adequately handle increased runoff resulting from the land development and obtain all easements thereto.
6. I am the owner or a duly authorized agent of the owner of the parcel upon which the driveway will be constructed. I have provided accurate and complete title and subdivision information concerning the parcel to the Department. I understand that the Department is relying on this information in considering this application and that the Department does not perform independent title research or make judgments about title or access disputes.

For new driveway(s), include copy of current deed and, if not the same, previous deed dated prior to July 1, 1971 of the parcel. If this parcel is part of a larger tract subdivided after July 1, 1971, then provide complete subdivision plans and deed history dating back to at least July 1, 1971.

- Attach sketch or plan showing existing and proposed driveway(s) and the adjacent highway indicating distance to town road, town line, or other readily identifiable feature or landmark and also to the nearest utility pole (including pole numbers)

Signature of Landowner (Applicant) M Patenaude

Printed Name of Landowner MIKE PATEWAUDE

Date: 8-10-12

Mailing Address 9 PATRIOT DRIVE.

Town/City, State, Zip Code DOVER, NH 03825

Telephone Number(s) 332-2863.

Contact /Agent, if not Landowner: BS+E C BERRY C METROCAST.NET.

RECEIVED AUG 13 2012 DISTRICT SIX

FOR OFFICE USE ONLY: GPS N = GPS W = Section: Width: Speed: Right of Way: Drainage: SLD: Conditions: Permit Number Assigned:

3765

SECONDARY ACCESS TO WISTERIA DRIVE & CHILDS DRIVE
15' WIDE GRAVEL SURFACE

MATCH POINT SHEET 8 SHEET 7

NOTES:
1. REFERENCE: TAX MAP N, LOT BA, BA-A, BA-TW2
2. OWNERS OF RECORD: RIVER VALLEY DEVELOPMENT CORP.
8 PATRIOT WAY
DOVER, NH 03820
S.C.R.D. BOOK 4018, PAGE 827
S.C.R.D. BOOK 4037, PAGE 710
1A. REFERENCE: TAX MAP N, LOT BA-TW1
2A. OWNER OF RECORD: GULF LANDING PROPERTIES LLC
8 PATRIOT WAY
DOVER, NH 03820
S.C.R.D. BOOK 4037, PAGE 701
3. TOTAL PARCEL AREA: 1,352,050 Sq.Ft., 31.04 Ac.

EXISTING TEE BOX

TAX MAP N, LOT 15
COACHEO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER. - 1:10,000 -
KENNETH A. BERRY RLS 805 DATE

MARC E. JACOBS
CWS #90

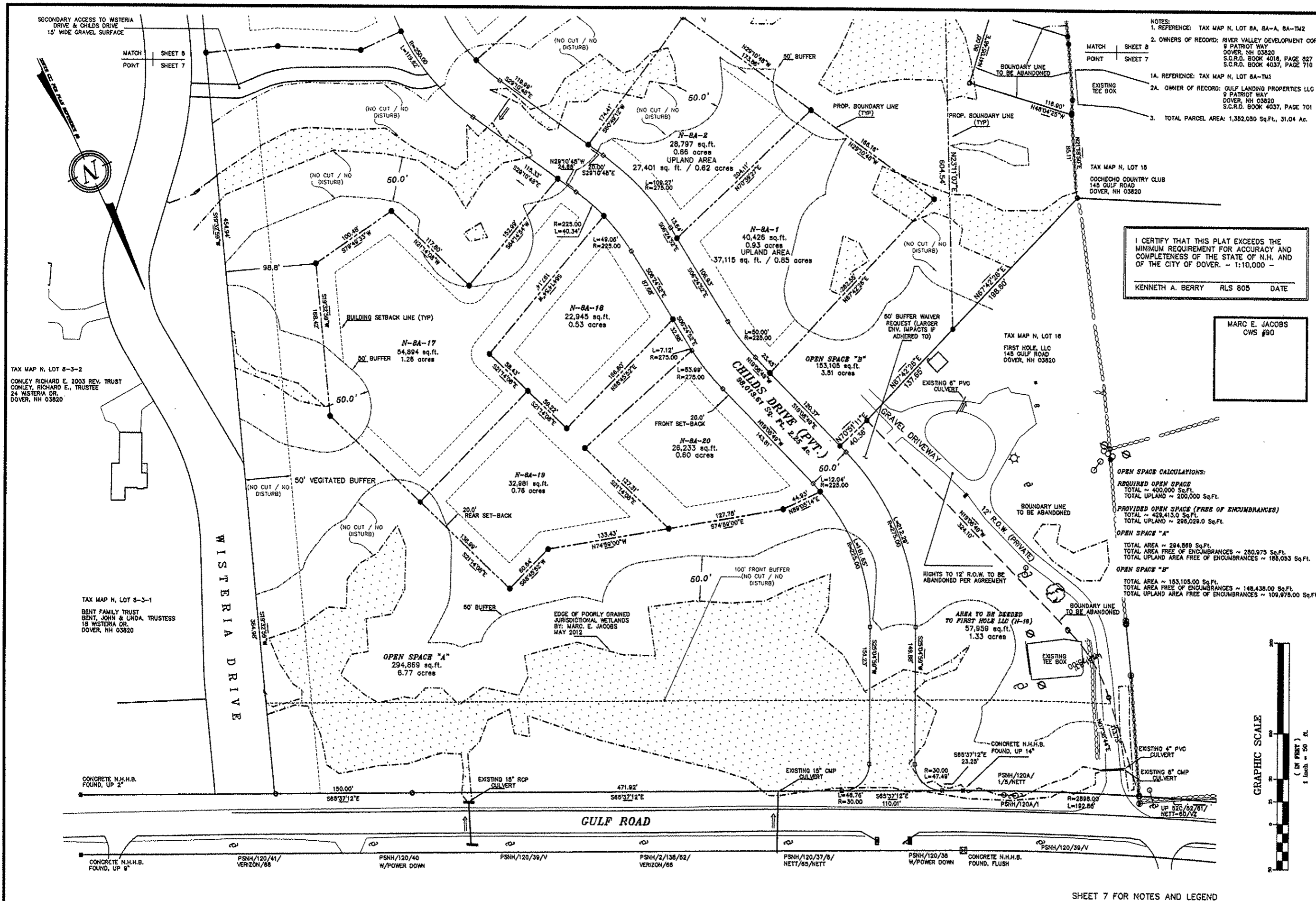
OPEN SPACE CALCULATIONS:
REQUIRED OPEN SPACE
TOTAL ~ 400,000 Sq.Ft.
TOTAL UPLAND ~ 200,000 Sq.Ft.
PROVIDED OPEN SPACE (FREE OF ENCUMBRANCES)
TOTAL ~ 428,413.0 Sq.Ft.
TOTAL UPLAND ~ 295,029.0 Sq.Ft.
OPEN SPACE "A"
TOTAL AREA ~ 294,559 Sq.Ft.
TOTAL AREA FREE OF ENCUMBRANCES ~ 280,975 Sq.Ft.
TOTAL UPLAND AREA FREE OF ENCUMBRANCES ~ 168,083 Sq.Ft.
OPEN SPACE "B"
TOTAL AREA ~ 153,105.00 Sq.Ft.
TOTAL AREA FREE OF ENCUMBRANCES ~ 148,438.00 Sq.Ft.
TOTAL UPLAND AREA FREE OF ENCUMBRANCES ~ 109,975.00 Sq.Ft.

DOVER PLANNING FILE #P12-20

REVISION	DATE	DESCRIPTION
#2	9-10-12	REVISE PER GOLD COURSE AGREEMENT
#1	8-10-12	REVISE PER TRC

COACHEO WOODS SUBDIVISION PLAN FOR RIVER VALLEY DEVELOPMENT CORP. GULF ROAD DOVER, N.H. TAX MAP N, LOT BA

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 IN. EQUALS 50 FT.
DATE: JULY 26, 2012
FILE NO.: DB 2012-043



SHEET 7 FOR NOTES AND LEGEND

MARC E. JACOBS
CWS #90

- NOTES:
1. REFERENCE: TAX MAP N, LOT 8A, 8A-A, 8A-TM2
 2. OWNERS OF RECORD: RIVER VALLEY DEVELOPMENT CORP.
Patriot Way
DOVER, NH 03820
S.C.R.D. BOOK 4018, PAGE 827
S.C.R.D. BOOK 4037, PAGE 710
 - 1A. REFERENCE: TAX MAP N, LOT 8A-TM1
 - 2A. OWNER OF RECORD: GULF LANDING PROPERTIES LLC
Patriot Way
DOVER, NH 03820
S.C.R.D. BOOK 4037, PAGE 701
 3. TOTAL PARCEL AREA: 1,382,050 Sq.Ft., 31.04 Ac.

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE
TOTAL ~ 400,000 Sq.Ft.
TOTAL UPLAND ~ 200,000 Sq.Ft.

PROVIDED OPEN SPACE (FREE OF ENCUMBRANCES)
TOTAL ~ 428,413.0 Sq.Ft.
TOTAL UPLAND ~ 286,028.0 Sq.Ft.

OPEN SPACE "A"
TOTAL AREA ~ 294,869 Sq.Ft.
TOTAL AREA FREE OF ENCUMBRANCES ~ 280,975 Sq.Ft.
TOTAL UPLAND AREA FREE OF ENCUMBRANCES ~ 188,053 Sq.Ft.

OPEN SPACE "B"
TOTAL AREA ~ 153,105.0 Sq.Ft.
TOTAL AREA FREE OF ENCUMBRANCES ~ 148,438.00 Sq.Ft.
TOTAL UPLAND AREA FREE OF ENCUMBRANCES ~ 108,978.00 Sq.Ft.

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

KENNETH A. BERRY RLS 805 DATE

AREA TO BE DEEDED
TO COCHECHO GOLF COURSE (N-15)
80,482 sq.ft.
1.85 acres

TAX MAP N, LOT 15
COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820



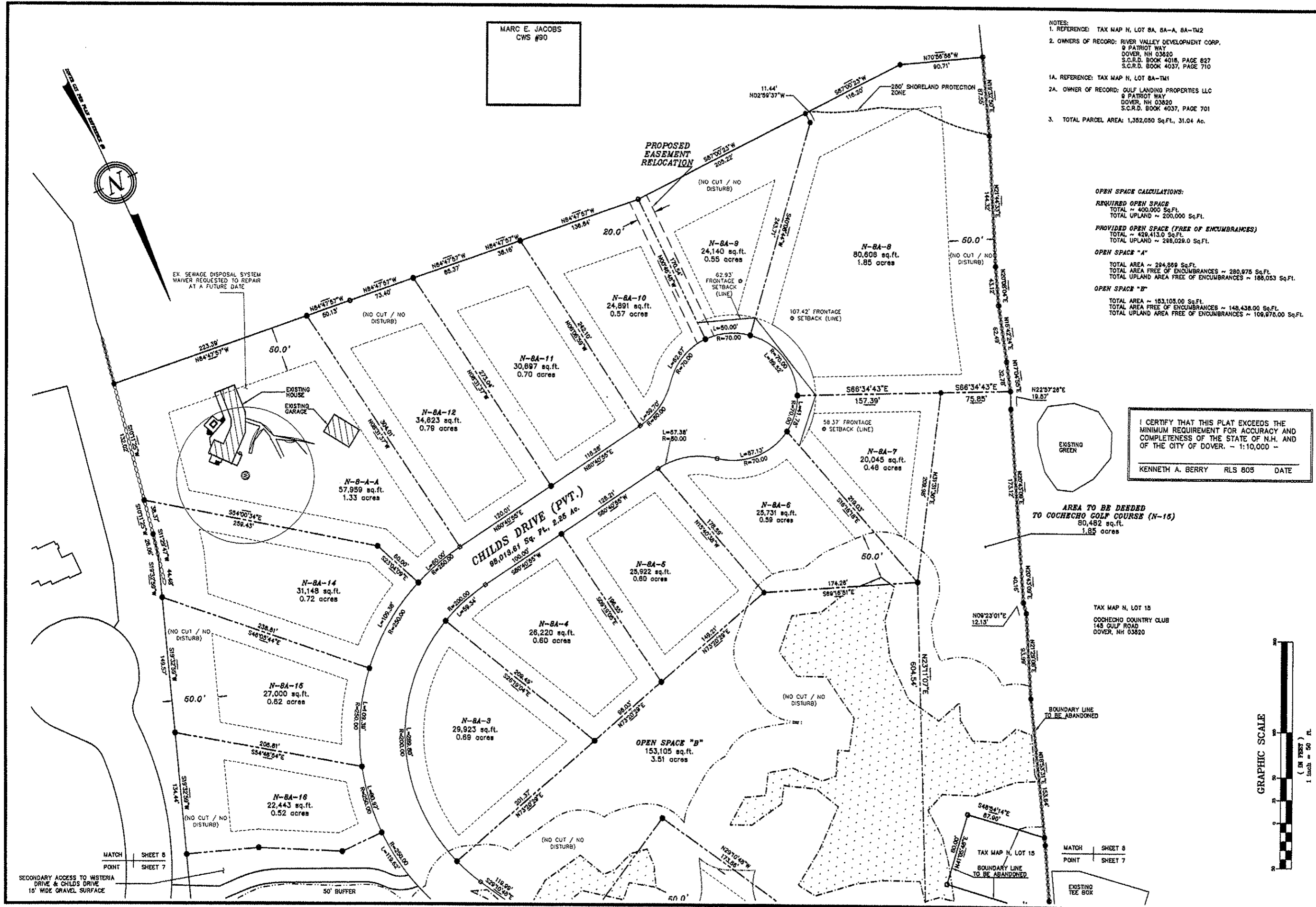
DOVER PLANNING FILE #P12-20

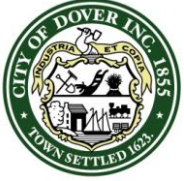
REVISION	DATE	DESCRIPTION
#2	9-10-12	REVISE PER GOLF COURSE AGREEMENT
#1	8-10-12	REVISE PER IRC

COCHECHO WOODS
SUBDIVISION PLAN
FOR
RIVER VALLEY DEVELOPMENT CORP.
GULF ROAD
DOVER, N.H.
TAX MAP N, LOT 8A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

SCALE: 1 IN. EQUALS 50 FT.
DATE: JULY 26, 2012
FILE NO.: DB 2012 - 043





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P12-25

Application Type: Conditional Use Permit
Applicant: River Valley Development Corp.
Owner: River Valley Development Corp.
Location: Gulf Road (Assessor's Map N, Lots 8-A)

INTENT: To obtain a Conditional Use Permit to impact 6,430 square feet of wetlands, 12,564 square feet of wetlands buffer and 8,852 square feet of steep slopes to construct a new subdivision road.

LOTS/UNITS PROPOSED: 20 house lots

AGENDA ITEM #: 4-B

ACREAGE: 27.86 Acres

ZONING DISTRICT: Rural Residential District – R-40

EXISTING LAND USE: Three vacant lots and one house lot

PROPOSED LAND USE: 20 single family house lots

SURROUNDING LAND USE: Single family residential and golf course

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit 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 Subdivision Permit
- NH DES Alteration of Terrain Permit
- NH DES Wetlands Permit
- NH DOT Driveway Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted plans to impact the Wetlands Protection District and Conservation District to construct a new subdivision road. Total impact is 6,430 square feet to wetlands, 12,564 square feet to the 50-foot wetlands buffer, and 8,852 sq. ft. to steep slopes of 20% or greater.

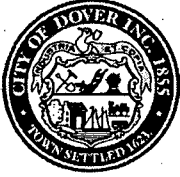
The applicant appeared before the Conservation Commission for a preliminary review of the plan on August 13, 2012.

Consistency with Land Use Regulations

The Wetlands Protection District ordinance and Conservation District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers and to slopes of 20% or greater if standards related to demonstration of need, avoidance, minimization, and mitigation are met.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application to a date certain so that a site walk can be held in conjunction with the Conservation Commission.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P12-25

Application Type: Conditional Use Permit
Applicant: River Valley Development Corp.
Owner: River Valley Development Corp.
Location: Gulf Road (Assessor's Map N, Lots 8-A)

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ZBA ACTION: None

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APPLICATION IS COMPLETE: Yes

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

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- NH DES Alteration of Terrain Permit
- NH DES Wetlands Permit
- NH DOT Driveway Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

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The applicant appeared before the Conservation Commission for a preliminary review of the plan on August 13, 2012.

Consistency with Land Use Regulations

The Wetlands Protection District ordinance and Conservation District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers and to slopes of 20% or greater if standards related to demonstration of need, avoidance, minimization, and mitigation are met.

STAFF RECOMMENDATION:

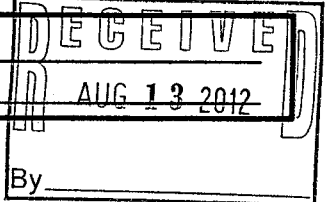
The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application to a date certain so that a site walk can be held in conjunction with the Conservation Commission.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2010]

Office Use Only	Project #: <u>P/2-25</u>	Date Received: _____
	Amount Paid: _____	Time Received: _____



APPLICANT AND OWNER INFORMATION

Name of Applicant: RIVER VALLEY DEVELOPMENT Telephone # 978-815-4590

Address of Applicant: 9 PATRIOT DRIVE, DOVER, NH 03820

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

Address of Property Owner: GULF ROAD

PROPERTY INFORMATION

Address of Property: GULF ROAD TAX MAP N, LOT 8A

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

Zoning District(s): R40 Overlay District(s): CONSERVATION

Existing Use of Property: RESIDENTIAL

CONDITIONAL USE PERMIT INFORMATION

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

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

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

CONSTRUCTION OF A PRIVATE ROADWAY TO ALLOW ACCESS TO
PRODUCTIVE UPLAND AREAS.
STEEP SLOPES : WETLANDS : BUFFERS.

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

AOT, NHDES WETLANDS, STATE SUB, NHDOT.

Name of Professional That Prepared Plans: BERRY SURVEYING + ENG.

Address: 335 SECOND CROWN POINT RD Telephone #: 332-2863
BARRINGTON, NH 03820

Professional License #: LHS # 805 E-mail address: CRBERRY@METROCAST.NET.

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

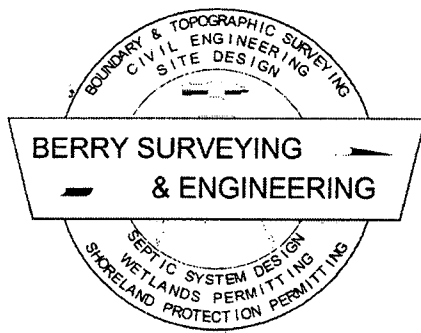
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent:  _____ Date: 8-6-12

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:  For Prop. _____ Date: 8-6-12



BERRY SURVEYING & ENGINEERING

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

City of Dover Planning Board
Attn: Christopher Parker Chief Planner
288 Central Ave
Dover, NH 03820

August 13, 2012

RE: Conditional Use Application
River Valley Development Corp.
Gulf Road

Madam Chairperson & Members of the Dover Planning Board:

As part of the Open Space Subdivision application for River Valley Development Corp. located off Gulf Road, we are applying for a Conditional Use Permit to allow for disturbance within the 50 foot wetlands buffer as well as disturbance on 20% slopes over 2,000 SF in size.

The entrance to the project was selected in conjunction with New Hampshire Department of Transportation. Sight distance and driveway alignment are the two primary reasons for the roadway entrance placement.

The proposed entrance along with a 12 foot shoulder widening creates a wetlands impact against the side of Gulf Road which is 6,030 Sq.Ft. in size. This crossing is at the top of the proposed wetland and bisects only a portion of the area. If the crossing were moved East the square footage of impact would be increased, and a larger portion of the wetland would be bisected. The area of impact is largely created by overland surface storm water from off site. Additionally if the proposed crossing were moved East, larger flows would need to be managed in a stream crossing due to two culverts which cross Gulf Road. If the crossing were moved West, sight distance would be limited by a vertical curve within Gulf Road. Wetlands impacts are minimized through the use of retaining walls and stabilized 2:1 side slopes. All sediment & erosion control measures have been designed and shown on the construction drawings.

Directly adjacent to this wetland is a buffer impact which is 5,152 Sq.Ft., in size. The design keeps the crossing as perpendicular to the buffer zone as feasible, before a horizontal curve into the proposed project. Buffer impacts are minimized through the use of stabilized 2:1 side slopes. Due to the entrance alignment this impact cannot be avoided, however if sight distance was not an issue, and the alignment were moved West, impacts to the buffer would be greater due to the introduction of steep slopes immediately adjacent. (Below) If a larger cut were required into these slopes, there would be more earth work required within the buffer, as well as the potential need for blasting. Both of these adverse solutions would cause greater impacts within the buffer. In an effort to reduce larger buffer impacts we are proposing a waiver request to impede on the 50 foot perimeter buffer required for the open space subdivision. Though this scenic buffer will be reduced, a larger portion of the overall wetlands buffer will be preserved.

Directly adjacent to the buffer impact are steep slopes which are over 2,000 SF in size. This area is represented as a hill, and is in a direct line with the required entrance. The proposed disturbance in this area is 5,252 Sq.Ft.. Please note there is some overlap between buffer impact and steep slope impact in the area of the stabilized 2:1 fill slope. If this area were shifted to the West (up hill), there would be a larger impact due to impact on the remainder of the steep slopes. This would cause a larger cut through the slopes and cause a larger disturbance within the remaining slopes and wetlands buffer zone.

In the same general area, we are proposing a rain garden, a low impact device, to catch the storm water from two of the residential lots and infiltrate it into the ground. Part of the berm required for this device will be within the steep slope district, and generates an impact of 3,600 Sq.Ft.

Further into the project there is an existing wetlands crossing. We are proposing to keep the proposed infrastructure for the new road within this existing impact area. Through the widening process for the new road there will be an additional 400 Sq.Ft., of jurisdictional wetlands impacted. We have minimized the profile within this area, and have kept the fill to a stabilized 2:1 slope.

Due to this crossing there is 6,937 Sq.Ft., of buffer impact proposed. Please note that much of this "impact" already exists with the existing driveway crossing. It should also be noted that since the wetland has been previously impacted (Prior to Jurisdiction) the area is no longer considered "buffer zone" and thus artificially inflates the square footage of impact within the buffer. The crossing is designed to minimize impact through the perpendicular crossing. As mentioned above, the profile through this buffer area was designed to be as low as possible, and the cross section is designed with stabilized 2:1 slopes.

Lastly there is an impact to a buffer zone directly adjacent to an existing trail / woods road. The applicant is proposing to remove this woods road and move it to the South, and re-stabilizing / re-vegetating the traveled way. As a result of this access road, there is a loam and seed back slope proposed on the old trail and within the buffer. Though there is an "impact" we would submit that a large portion of buffer will now be restored to a natural state.

In conclusion we have designed all crossings, buffer impacts, and steep slope impacts with avoidance and minimization in mind. We have balanced the impacts in order of importance; wetlands, buffer, and steep slopes. The total wetlands impact is proposed to be 6,430 Sq.Ft., the total Buffer impact is proposed to be 12,564 Sq.Ft., and the total steep slopes impact is proposed to be 8,852 Sq.Ft.

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry, President

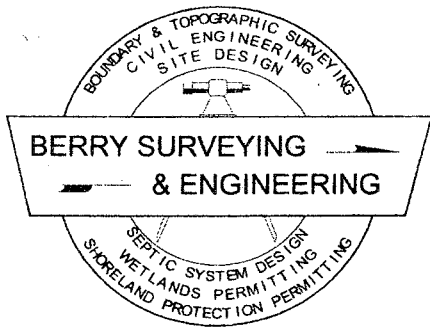


BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

www.BerrySurveying.Com



P12-20 e. P12-25
revised list

BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

August 13, 2012

Abutters List

Owner of Record

Tax Map N, Lot 8-A & 8-A-TM2

River Valley Development Corp.
9 Patriot Dr.
Dover, NH 03820

Tax Map N, Lot 8-A-A

River Valley Development Corp.
9 Patriot Dr.
Dover, NH 03820

Tax Map N, Lot 8-A-TM1

Gulf Landing Properties, LLC
9 Patriot Drive
Dover, NH 03820

Abutters

Tax Map N, Lot 8-B

State of New Hampshire
Fish & Game Department
11 Hazen Drive
Concord, NH 03301

Tax Map N, Lot 8-2

Della Penta, David & Karen
32 Wisteria Dr.
Dover, NH 03820-5110

Tax Map N, Lot 8-3

Dover Narrows, LLC
9 Patriot Dr.
Dover, NH 03820

Current owner

Book 4037, Page 716
Corrective Deed
Book 4016, Page 827

Book 4037, Page 710

Book 4037, Page 701

Book 3887, Page 774

Book 3169, Page 75

Book 3873, Page 689

Tax Map N, Lot 8A-3

Moore, David J. & Diane M.
246 Gulf Road
Dover, NH 03820

Book 2284, Page 410

Tax Map N, Lot 8A-4

Reed, Donald W. & Beverly Ann.
1032 Manitou Park Road
Tower, MN 55790

Book 2314, Page 619

Tax Map N, Lot 8A-5

Reed, Charles J. & Deborah Dube
262 Gulf Road
Dover, NH 03820

Book 2174, Page 125

Tax Map N, Lot 11

Carter, Robert L. & Margaret A.
210 Gulf Road
Dover, NH 03820-5109

Book 3542, Page 422

Tax Map N, Lot 12A

Deyak, Linda J.
Dehart, Barbara B.
206 Gulf Road
Dover, NH 03820-5109

Book -, Page -

Tax Map N, Lot 12B-1

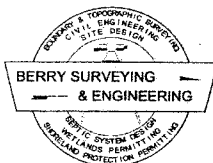
Demers, Robert J. & Monique
189 Gulf Road
Dover, NH 03820

Book 1669, Page 320

Tax Map N, Lot 15

Cochecho Country Club
145 Gulf Road
Dover, NH 03820

Book 781, Page 279



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

Tax Map N, Lot 16

First Hole, LLC
145 Gulf Road
Dover, NH 03820-5510

Book 3934, Page 241

Tax Map N, Lot 18

Ayer, Daniel & Jacqueline Rev. Trust
Ayer, Daniel & Jacqueline, Trustees
160A Back Road
Dover, NH 03820-5004

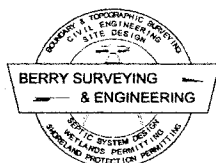
Book 2665, Page 744 & 74

N-8 CHANGING PLACES LLC
425 DOVER POINT ROAD

Professionals: DOVER, NH 03820

Marc Jacobs, CWS, CSS
PO Box 417
Greenland, NH 03840

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



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

www.BerrySurveying.Com

PA-20

David & Karen Zanni
45 Wisteria Drive
Dover NH 03820

David & Karen Zanni
45 Wisteria Drive
Dover NH 03820

David & Karen Zanni
45 Wisteria Drive
Dover NH 03820

Changing Places LLC
42J Dover Point Road
Dover NH 03820

Changing Places LLC
42J Dover Point Road
Dover NH 03820

Changing Places LLC
42J Dover Point Road
Dover NH 03820

updated
9/13/12

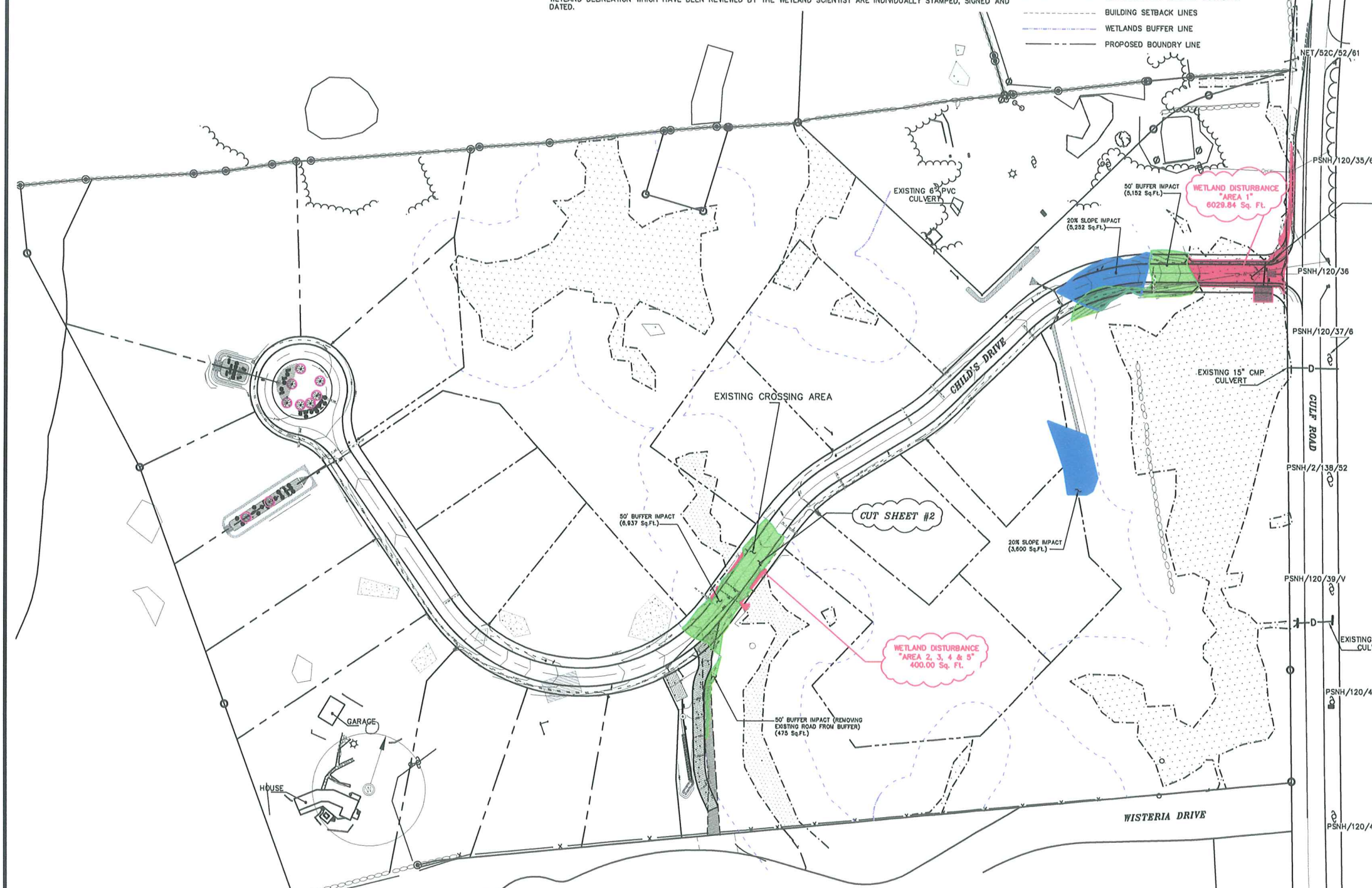
WETLAND NOTE:
 MARC E. JACOBS
 CWS #90

MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN MAY 2012 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987. (ENVIRONMENTAL LABORATORY, 1987; US ARMY ENGINEERS WATERWAYS EXPERIMENT STATION, VICKSBURG, MS); THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (U.S. ARMY CORPS OF ENGINEERS, 2009. INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, ED. J.S. WAKELY, R.W. LICHVAR, AND C.V. NOBLE. ERDC/EL TR-09-19. VICKSBURG, MS; U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.); AND THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES-WETLANDS BUREAU. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. (NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2004. 3RD ED. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA) AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7 (UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2010. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.) THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. FISH AND WILDLIFE SERVICE. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED.

LEGEND:

- 3-4" IRON BOUND W/ ID CAP
- NH DOT CONCRETE BOUND
- GRANTE BOUND (TO BE SET)
- DRILL HOLE (FND)
- UTILITY POLE
- STEEL STAKE/ IRON BOUND (FND)
- SOILS LINE
- JURISDICTIONAL WETLAND BOUNDARY
- BUILDING SETBACK LINES
- WETLANDS BUFFER LINE
- PROPOSED BOUNDARY LINE

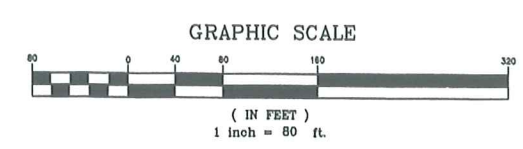
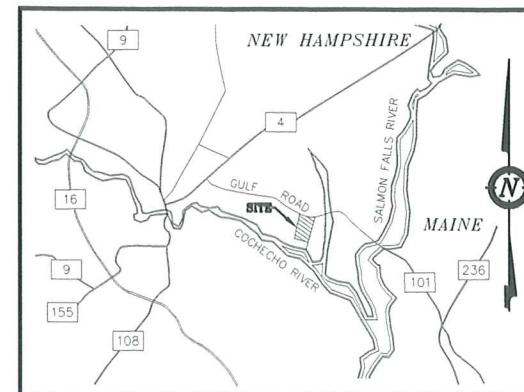
- NOTES:**
1. REFERENCE: TAX MAP N, LOT 8A, 8A-A, 8A-TM2
 2. OWNERS OF RECORD: RIVER VALLEY DEVELOPMENT CORP.
 9 PATRIOT WAY
 DOVER, NH 03820
 S.C.R.D. BOOK 4016, PAGE 827
 S.C.R.D. BOOK 4037, PAGE 710
 - 1A. REFERENCE: TAX MAP N, LOT 8A-TM1
 - 2A. OWNER OF RECORD: GULF LANDING PROPERTIES LLC
 9 PATRIOT WAY
 DOVER, NH 03820
 S.C.R.D. BOOK 4037, PAGE 701
 3. TOTAL PARCEL AREA: 1,352,050 Sq.Ft., 31.04 Ac.



TOTAL WETLANDS IMPACT ~ 6,430 SF

TOTAL BUFFER IMPACT ~ 12,564 SF

TOTAL STEEP SLOPE IMPACT ~ 8,852 SF



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

KENNETH A. BERRY RLS 805 DATE

DOVER PLANNING FILE #P12-20

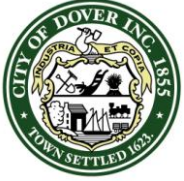
REVISION	DATE	DESCRIPTION
#1	8-10-12	

COACHECHO WOODS
 OVERVIEW PLAN
 CONDITIONAL USE PLAN
 FOR
 RIVER VALLEY DEVELOPMENT CORP.
 GULF ROAD
 DOVER, N.H.
 TAX MAP N, LOT 8A

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 {332-2863}
 SCALE : 1 IN. EQUALS 80 FT.
 DATE : JULY 26, 2012
 FILE NO. : DB 2012 - 043

Kenneth A. Berry
 RLS 805
 DATE

DOVER GIS PLAN REF. #9



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P12-30

Application Type: Lot Line Adjustment
Applicant: River Valley Development Corp.
Owner: River Valley Development Corp., Cochecho Country Club and First Hole, LLC
Location: Gulf Road (Assessor's Map N, Lots 8-A, 15 & 16)

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

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-C

ACREAGE: 77.58 Acres

ZONING DISTRICT: Rural Residential District – R-40

EXISTING LAND USE: One vacant lot, one house lot and a country club

PROPOSED LAND USE: One vacant lot, one house lot and a country club

SURROUNDING LAND USE: Single family residential

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment 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 Subdivision Permit
- NH DES Alteration of Terrain Permit
- NH DES Wetlands Permit
- NH DOT Driveway Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED:

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

Summary of Request and Background

The applicant has submitted a set of plans to reconfigure the lot lines between three existing lots. 1.85 acres will be added to Lot N-15; 1.33 acres will be added to Lot N-16; and Lot N-8A will decrease by 3.18 acres. There is no change in the number of lots.

Consistency with Land Use Regulations

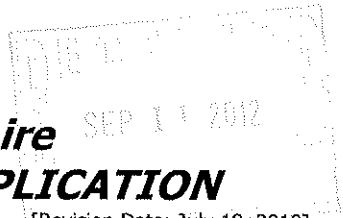
Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then table the application to a date certain so that a site walk can be held, and the lot line adjustment can be considered together with the Open Space Subdivision.



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION



[Revision Date: July 19, 2010]

<i>Office Use Only</i>	Project #:	<u>P12-30</u>	Date Received:	<u>9/11/12</u>
	Amount Paid:	_____	Time Received:	_____

APPLICANT INFORMATION

Name of Applicant: RIVER VALLEY DEVELOPMENT CORP. Telephone # 978-815-4590
Address of Applicant: 9 PATRIOT DRIVE, DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

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

Property Deed: Book 4016 Page: 827

Zoning District(s) R40 Overlay District(s) CONSERVATION

Size of Existing Parcel (sq. ft.): 422,230 Size of Proposed Parcel (sq. ft.): _____

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): _____ Telephone # _____
COCHECHO COUNTRY CLUB & FIRST HOLE LLC
Address of 2nd Property Owner: 145 GULF ROAD, DOVER, N.H.

Address of Property: SAME

Assessor's Map # N Lot(s) # 15 & 16

Property Deed: Book _____ Page: _____

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

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) BERRY SURVEYING & ENGINEERING

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

Professional License #: KEN BERRY 805 E-mail address: CRBERRY@METROCAST.NET
CHRIS BERRY (PROJECT MANAGER)

SIGNATURES

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

Signature of First Property Owner: [Signature] Date: 7-10-12

Signature of Second Property Owner: [Signature] Date: 9/10/12

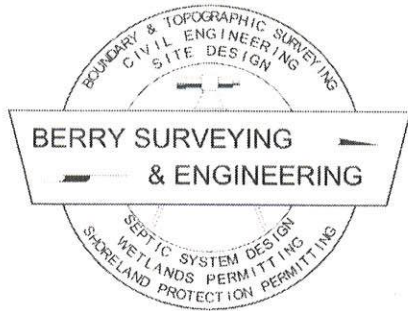
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: [Signature] Date: 9/10/12

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: 9/10/12



BERRY SURVEYING & ENGINEERING

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

City of Dover Planning Board
Attn: Christopher Parker Chief Planner
288 Central Ave
Dover, NH 03820

RE: Proposed Lot Line Adjustment
River Valley Development Corp. & Cochecho Country Club.
Gulf Road
Waiver Request



Mr. Chairperson & Members of the Dover Planning Board:

In accordance with to the subdivision standards Article 155-51 following waivers are hereby requested:

1. Identification of Waiver Request:

- Waiver to Full Survey of Cochecho Country Club.

2. Explanation:

The regulations require a full survey of both properties party to the revision. In this case the Country Club land has been previously surveyed and is on record as part of a conservation subdivision.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

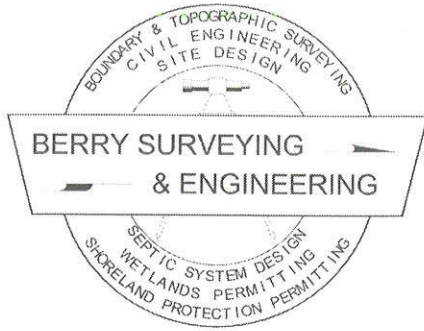
The purpose of the regulation is to get a clear understanding and check for overall compliance of both parcels involved. In this case the lot sending the land has been surveyed and shown, and compliance is clearly met. The receiving land only stands to get larger.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would require the applicants to undergo large expense for information already on public record.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING



P12-30

BERRY SURVEYING & ENGINEERING

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



September 10, 2012

Abutters List

Owner of Record

Tax Map N, Lot 8-A & 8-A-TM2

Current owner

River Valley Development Corp.
9 Patriot Dr.
Dover, NH 03820

Book 4037, Page 716
Corrective Deed
Book 4016, Page 827

Tax Map N, Lot 15

Cochecho Country Club
145 Gulf Road
Dover, NH 03820

Book 781, Page 279

Tax Map N, Lot 16

First Hole LLC
145 Gulf Road
Dover, NH 03820

Abutters

Tax Map N, Lot 6A

Jalbert, Bertha B. Trustee
Bertha B. Jalbert Revocable Living Trust
P.O. Box 64
Rye Beach, NH 03871-0064

Tax Map N, Lot 8-A-A

Book 4037, Page 710

River Valley Development Corp.
9 Patriot Dr.
Dover, NH 03820

Duplicate

Tax Map N, Lot 8-A-TM1

Gulf Landing Properties, LLC
9 Patriot Drive
Dover, NH 03820

Book 4037, Page 701

Tax Map N, Lot 8-B & Lot 15-1

State of New Hampshire
Fish & Game Department
11 Hazen Drive
Concord, NH 03301

Book 3887, Page 774
Book 4015, Page 470

Tax Map N, Lot 8-2

Book 3169, Page 75

Della Penta, David & Karen
32 Wisteria Dr.
Dover, NH 03820-5110

Tax Map N, Lot 8-3

Book 3873, Page 689

Dover Narrows, LLC
9 Patriot Dr.
Dover, NH 03820

Tax Map N, Lot 8-3-1

Book 3644, Page 987

Bent Family Trust
Bent, John & Linda, Trustess
18 Wisteria Dr.
Dover, NH 03820

Tax Map N, Lot 8-3-2

Book 3553, Page 842

Conley Richard E. 2003 Rev. Trust
Conley, Richard E., Trustee
24 Wisteria Dr.
Dover, NH 03820

Tax Map N, Lot 8-3-3

Book 3873, Page 689

Dover Narrows, LLC
9 Patriot Dr.
Dover, NH 03820

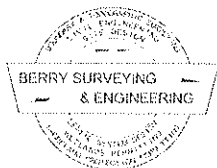
Duplicate

Tax Map N, Lot 8-3-4

Book 3873, Page 689

Dover Narrows, LLC
9 Patriot Dr.
Dover, NH 03820

Duplicate



BERRY SURVEYING & ENGINEERING

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

Tax Map N, Lot 8-3-5

Book 4026, Page 309

Zanni, David & Karen
9 Patriot Dr.
Dover, NH 03820

Tax Map N, Lot 8A-1

Book 2105, Page 399

Kurtz, Michelle E. & James I.
220 Gulf Road
Dover, NH 03820

Tax Map N, Lot 8A-2

Decolfmacker Robert J. & Patricia T. Trust
Decolfmacker, Robert J. & Patricia , Trustees
232 Gulf Road
Dover, NH 03820

Book 2742, Page 946

Tax Map N, Lot 8A-3

Moore, David J. & Diane M.
246 Gulf Road
Dover, NH 03820

Book 2284, Page 410

Tax Map N, Lot 8A-4

Reed, Donald W. & Beverly Ann.
1032 Manitou Park Road
Tower, MN 55790

Book 2314, Page 619

Tax Map N, Lot 8A-5

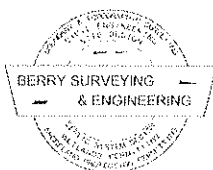
Reed, Charles J. & Deborah Dube
262 Gulf Road
Dover, NH 03820

Book 2174, Page 125

Tax Map N, Lot 8A-6

Book 2205, Page 654

Gabriel, Margaret M. Trustee
Margaret M. Gabriel Revocable Trust
270 Gulf Road
Dover, NH 03820



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(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Tax Map N, Lot 8A-7
Gabriel, Daniel G. Trustee
Daniel G. Gabriel Revocable Trust
270 Gulf Road
Dover, NH 03820
Book 2367, Page 581

Tax Map N, Lot 9A
Book 2105, Page 397

Kurtz, Michelle E. & James I.
220 Gulf Road
Dover, NH 03820
Duplicate

Tax Map N, Lot 10
Book 2002, Page 011

Emerson, Lucius H.
107 Old Mill Lane
Rollinsford, NH 03869

Tax Map N, Lot 11
Book 3542, Page 422

Carter, Robert L. & Margaret A
210 Gulf Road
Dover, NH 03820-5109

Tax Map N, Lot 12A

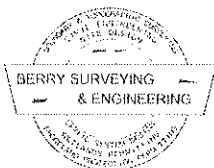
Deyak, Linda J.
Dehart, Barbara B.
206 Gulf Road
Dover, NH 03820-5109
Book -, Page -

Tax Map N, Lot 12B

Demers, Patricia F. & Robert, Trustees
Patricia F. Demers Rev. Trust
358 Gulf Road,
Dover, NH 03820

Tax Map N, Lot 12B-1

Demers, Robert J. & Monique
189 Gulf Road
Dover, NH 03820
Book 1669, Page 320



Tax Map N, Lot 12L

Book 1937, Page 571

Arkwell, Allen & Karen
9 Country Club Estates Drive
Dover, NH 03820

Tax Map N, Lot 12M

Book 2737, Page 363

Goodareau, Scott C. & Linda R.
11 Country Club Estates Drive
Dover, NH 03820

Tax Map N, Lot 12N

Book 3566, Page 717

Gilbert, Clifford M. & Margaret T.
1 Country Club Estates Drive
Dover, NH 03820

Tax Map N, Lot 12P

Book 1343, Page 68

St. Pierre, Mathur & Ronald
16 Country Club Estates Drive
Dover, NH 03820

Tax Map N, Lot 12Q

Book 3011, Page 054

Madden, David B. & Linda M. Trustees
David B. & Linda M. Revocable Living Trust
P.O. Box 896
Dover, NH 03821-0896

Tax Map N, Lot 12S

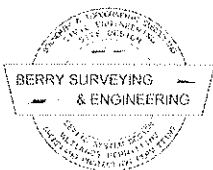
Book 2966, Page 949

Bastille, Jason & Jamie
15 Country Club Estates Drive
Dover, NH 03820

Tax Map N, Lot 12T

Book 2192, Page 663

Lo, Sor & Kelly
10 Country Club Estates Drive
Dover, NH 03820



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Tax Map N, Lot 12U

Book 3978, Page 229

Mitchell, Kevin J. & Alicia D.
18 Country Club Estates Drive
Dover, NH 03820

Tax Map N, Lot 12V

Book 1935, Page 197

Nebesky, Daniel W.
P.O. Box 623
Dover, NH 03821-0623

Tax Map N, Lot 13

Book, 2560, Page 097

Janetos, John
104 Gulf Road
Dover, NH 03820

Tax Map N, Lot 13B

Book 3984, Page 321

Tibbett, Norma & Dahn
20 Clark Land
Marshfield, MA 02050

Tax Map N, Lot 14A

Book 2124, Page 659

Townsend, Edward M. & Sarah L.
117 Gulf Road
Dover, NH 03820

Tax Map N, Lot 14J

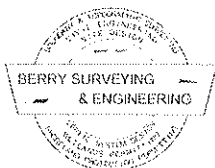
Book 3401, Page 383

Brown, James A. & Deborah M.
15 Fairway Drive
Dover, NH 03820

Tax Map N, Lot 14S

Book 3058, Page 025

Oak Bluff Realty LLC
242 Central Avenue
Dover, NH 03820



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Tax Map N, Lot 14T

Book 3934, Page 413

Miller, Elizabeth C. &
Davis, Thomas M
19 Fairway Drive
Dover, NH 03820

Tax Map N, Lot 14K

Book 4038, Page 721

Lotter, Cornelis Jacobos &
Lotter, Debrah
21 Fairway Drive
Dover, NH 03820

Tax Map N, Lot 16

Book 3934, Page 241

First Hole, LLC
145 Gulf Road
Dover, NH 03820-5510

Town of Rollinsford Abutters

Tax Map 3, Lot 1

Book 3296, Page 704

McCue, Daniel & Sarah
43 Godfry Cove Road
York, ME 03909

Tax Map 3, Lot 1-1

Book 3417, Page 880

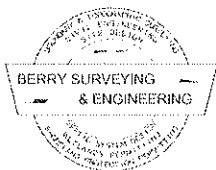
Demers, Patricia & Robert, Trustees
Patricia F. Demers Revocable Trust
358 Gulf Road
Dover, NH 03820

Duplicate

Tax Map 3, Lot 7-1

Book 3667, Page 713

Dodier, Richard J. & Janice Trustee
R. & J. Dodier Family Revocable Trust of 2005
P.O. Box 33
Rollinsford, NH 03869



BERRY SURVEYING & ENGINEERING

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

Tax Map 3, Lot 8

Book 3053, Page 425

Emerson, Barbara, Trustee
Barbara E. Emerson Revocable Trust of 2004
107 Old Mill Lane
Rollinsford, NH 03869

Duplicate

Tax Map 3, Lot 9

Dover School District
McConnell Center
61 Locus Street
Dover, NH 03820

Professionals:

Marc Jacobs, CWS, CSS
PO Box 417
Greenland, NH 03840

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



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

712-30

David & Karen Zanni
45 Wisteria Drive
Dover NH 03820

David & Karen Zanni
45 Wisteria Drive
Dover NH 03820

David & Karen Zanni
45 Wisteria Drive
Dover NH 03820

Changing Places LLC
42J Dover Point Road
Dover NH 03820

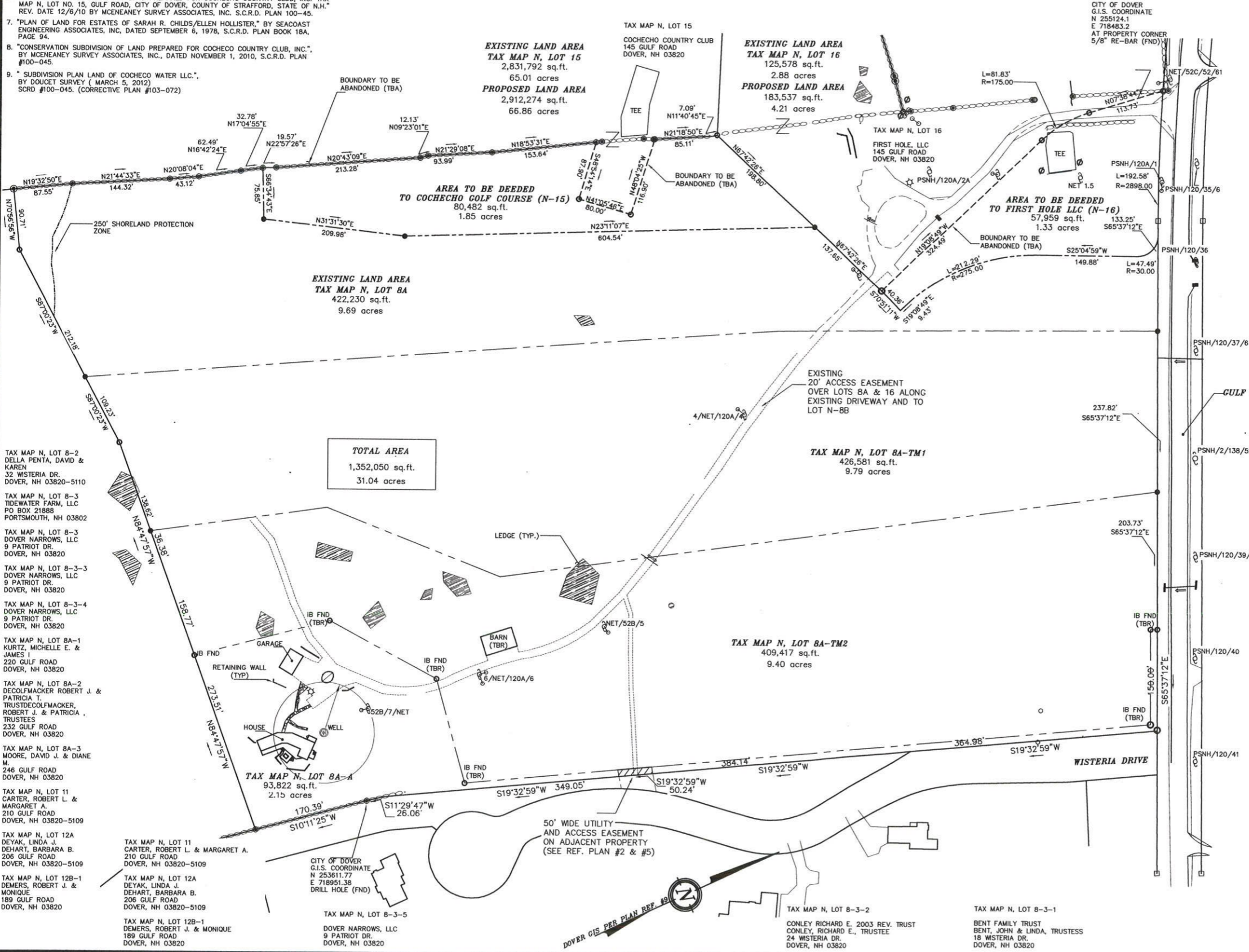
Changing Places LLC
42J Dover Point Road
Dover NH 03820

Changing Places LLC
42J Dover Point Road
Dover NH 03820

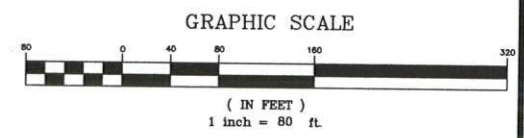
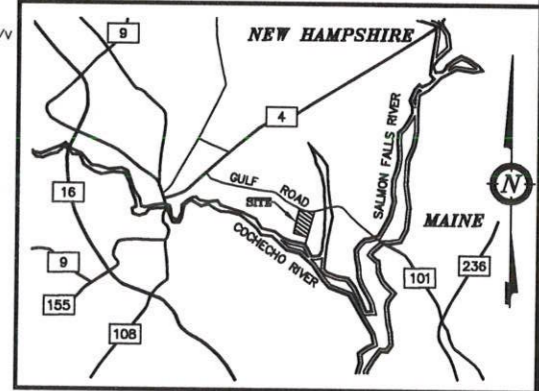
updated
9/13/12

- REFERENCE PLANS:
1. "BOUNDARY LINE ADJUSTMENT OF LAND OF COCHECO WATERS, LLC, COCHECO COUNTRY CLUB, & FIRST HOLE, LLC", BY DOUCET SURVEY, INC., DATED JULY 8, 2011, S.C.R.D. PLAN #102-72.
 2. "OPEN SPACE SUBDIVISION FOR WOODWIND FARMS, LLC.", BY DOUCET SURVEY, INC. DATED MARCH 25, 2005, S.C.R.D. PLAN BOOK 83, PAGE 57.
 3. "SUBDIVISION OF LAND FOR MONTGOMERY CHILDS," BY MCNEANEY SURVEY ASSOCIATES, DATED MAY 11, 1989, S.C.R.D. PLAN BOOK 37A, PAGE 91.
 4. "ELIOT BRIDGE ROAD, DOVER N.H., PLAN SHOWING CONSTRUCTION LINE & RIGHT-OF-WAY" DATED JANUARY 1947, AVAILABLE FROM DISTRICT VI OFFICE OF THE NHDOT, #F-4-18.
 5. "SUBDIVISION PLAN OF MONTGOMERY CHILDS LAND FOR STEPHEN WOOD, GULF ROAD, DOVER N.H." REV. DATE 1/4/10 BY DOUCET SURVEY, INC. S.C.R.D. PLAN 98-64.
 6. "CONSERVATION SUBDIVISION OF LAND PREPARED FOR COCHECO COUNTRY CLUB, INC. TAX MAP N, LOT NO. 15, GULF ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF N.H." REV. DATE 12/6/10 BY MCNEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 100-45.
 7. "PLAN OF LAND FOR ESTATES OF SARAH R. CHILDS/ELLEN HOLLISTER," BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED SEPTEMBER 6, 1978, S.C.R.D. PLAN BOOK 18A, PAGE 94.
 8. "CONSERVATION SUBDIVISION OF LAND PREPARED FOR COCHECO COUNTRY CLUB, INC.", BY MCNEANEY SURVEY ASSOCIATES, INC., DATED NOVEMBER 1, 2010, S.C.R.D. PLAN #100-045.
 9. "SUBDIVISION PLAN LAND OF COCHECO WATER LLC.", BY DOUCET SURVEY (MARCH 5, 2012) SCRD #100-045. (CORRECTIVE PLAN #103-072)

- NOTES:
1. REFERENCE: TAX MAP N, LOT 8A.
 2. OWNERS OF RECORD: RIVER VALLEY DEVELOPMENT CORP. 9 PATRIOT WAY DOVER, NH 03820 S.C.R.D. BOOK 4016, PAGE 827
- 1A. REFERENCE: TAX MAP N, LOT 15
 - 2A. OWNERS OF RECORD: COCHECO COUNTRY CLUB INC. 145 GULF ROAD DOVER, NH 03820 S.C.R.D. BOOK 761, PAGE 279
- 2B. REFERENCE: TAX MAP N, LOT 16
 - 2B. OWNERS OF RECORD: FIRST HOLE LLC 145 GULF ROAD DOVER, NH 03820 S.C.R.D. BOOK 761, PAGE 279



- LEGEND:
- 3-4" IRON BOUND W/ ID CAP (SET 7-9-12)
 - ⊙ DRILL HOLE (FND)
 - UTILITY POLE
 - ⊖ STEEL STAKE/ IRON BOUND (FND)
 - NH DOT CONCRETE BOUND



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

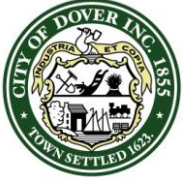
KENNETH A. BERRY RLS 805 DATE

DOVER PLANNING FILE #12-20

REVISION	DATE	DEVELOP. PLAN SHEET DESCRIPTION
#1	9-9-12	

COCHECO WOODS LOT LINE ADJUSTMENT FOR RIVER VALLEY DEVELOPMENT CORP. GULF ROAD DOVER, N.H. TAX MAP N, LOT 8A

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 {332-2863}
 SCALE: 1 IN. EQUALS 80 FT.
 DATE: JULY 26, 2012
 FILE NO.: DB 2012-043



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P12-28

Application Type: Open Space Subdivision
Applicant: Salmon Falls Holdings, LLC
Owner: Salmon Falls Holdings, LLC
Location: Arch Street (Assessor's Map 11, Lots 16 & 16-1)

INTENT: To do an Open Space Subdivision on an existing parcel on Arch Street to create three duplexes (six dwelling units).

LOTS/UNITS PROPOSED: Six dwelling units

AGENDA ITEM #: 4-D

ACREAGE: 3.49 Acres

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

EXISTING LAND USE: Vacant land

PROPOSED LAND USE: Three duplexes on lot

SURROUNDING LAND USE: Single family houses, duplexes and three unit house

ZBA ACTION: None

ATTACHMENTS: Subdivision plan, application and impact statement

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a plan to do an Open Space Subdivision on an existing lot to allow three duplexes on the lot. The units would be serviced by municipal water and sewer and be accessed by a one way driveway. The driveway will be shared with the adjacent lot that will contain a three unit building.

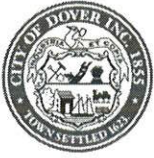
Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots.

Chapter 155-22 allows an open space subdivision in the R-12 District if the lot is a minimum of five acres. Projects that do not meet the acreage requirements are allowed if an impact statement is submitted and a preliminary public hearing is held so the Planning Board can determine if an open space subdivision is more warranted than a conventional subdivision. The applicant has submitted a yield plan showing a subdivision based on conventional regulations and a second plan design as an open space subdivision.

STAFF RECOMMENDATION:

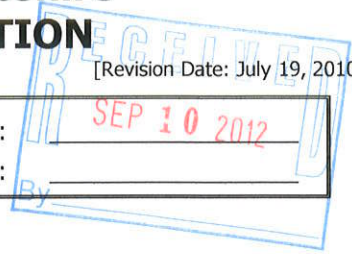
The Planning Department recommends the Planning Board hold a preliminary public hearing and then make a determination as to whether the applicant can process the application as an open space subdivision or if a conventional subdivision would be preferred.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>P12-28</u>	Date Received:	<u>SEP 10 2012</u>
	Amount Paid:	<u>1183.00</u>	Time Received:	



APPLICANT AND OWNER INFORMATION

Name of Applicant: SALMON FALLS HOLDINGS LLC Telephone # 603-591-0675
 Address of Applicant: PO Box 4300 PORTSMOUTH, NH 03802
 Name of Property Owner (if different from applicant): SAHE Telephone # _____
 Address of Property Owner: ARCH STREET

PROPERTY INFORMATION

Address of Property: ARCH STREET
 Assessor's Map # 11 Lot(s) # 16 + 16-1
 Zoning District(s) R12 Overlay District(s) CONSERVATION
 Size of Parcel: 151,611 sq. ft. 3.49 ac. Property Deed: Book 3884 Page: 263
 Existing Use of Property: RES.

SITE PLAN INFORMATION

Describe Proposed Use: 6 RES UNITS (OPEN SPACE SUB)
 Area of Parcel to be Developed: _____ sq. ft.
 If Multi-family Residential, Specify Number of Units & Buildings Proposed: 3 DUPLEX UNITS
 Number of Parking Spaces: Existing Ø Proposed GARAGES
 Highway Access (check where applicable): City Street _____ State Highway _____
 Number of Employees Total: Ø In Maximum Shift: Ø
 Disposition of Parcel: _____ Building Setbacks:
 Building Footprint _____ sq. ft. Front Yard 5-25 ft.
 Total Building Area _____ sq. ft. Rear Yard 30 ft.
 Paved Area _____ sq. ft. Side Yard: Right 15 ft.
 Left 15 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: 3 DUPLEX

Height of Building: _____ Finished Floor Elevation: VARIES

Number of Seats (where applicable) _____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) BERRY SURVEYING + ENG.

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

BARRINGTON, NH 03825

Professional License #: #805 #1088 E-mail address: CBERRY@METROCAST.NET

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 9/11/12

Signature of Applicant (if different from owner): for Samuel Falls Hickey, LLC Date: _____

Signature of Agent: _____ Date: _____

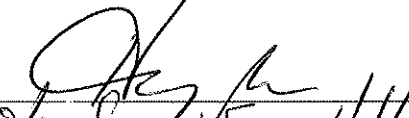
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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: [Signature] Date: 9/11/12
for Samuel Falls Hickey, LLC

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

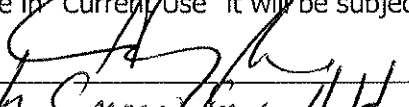
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

Signature of Property Owner:  Date: 9/11/12

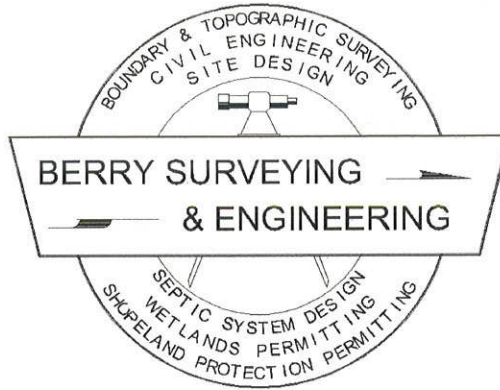
Signature of Applicant (if different from owner): *for Samuel Thomas Hobbs, LLC* Date: _____

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:  Date: 9/11/12

Signature of Applicant (if different from owner): *for Samuel Thomas Hobbs, LLC* Date: _____



9-10-12
July 5, 2012

ABUTTERS LIST

Owner:

Tax Map 11, Lot 16

Salmon Falls Holding LLC
PO Box 4300
Portsmouth, NH 03802
Book 3884, Page 263

Abutters:

Tax Map 10, Lot 20

Holgate Limited Partnership
130 Central Ave.
Dover, NH 03820
Book 2199, Page 401

Tax Map 10, Lot 21

Boston & Maine Rail Road Company
Iron Horse Park
High Street
North Billerica, MA 01862

Tax Map 10, Lot 22

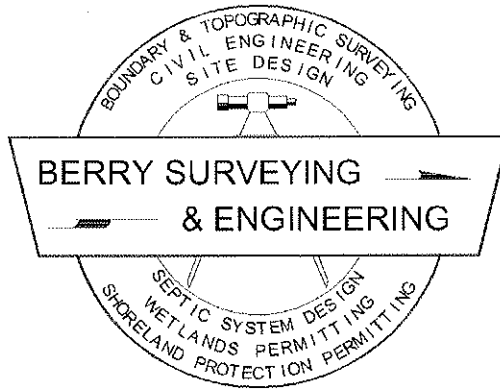
Cote, Joshua & Kyle
281 Washington St.
Dover, NH 03820
Book 3947, Page 144

Tax Map 10, Lot 149A

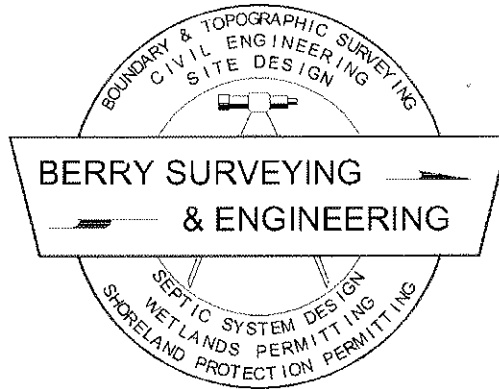
Murjani, Rajeev
31A Cushing Street
Dover, NH 03820
Book 3438, Page 334

Tax Map 10, Lot 150

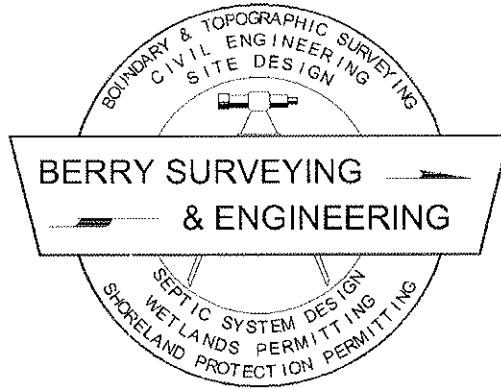
Nadeau, Paul & Kristine
13 Madison Ave.
Kingston, NH 03848
Book 2988, Page 61



Tax Map 10, Lot 151	McDavitt, Kenneth & Sandra PO Box 245 Sanbornville, NH 03872 Book 2929, Page 605
Tax Map 10, Lot 152	Sherwood, Jane Ann & George 43 Arch Street Dover, NH 03820 Book 1004, Page 74
Tax Map 10, Lot 153	Driscoll, Peter & Patricia 41 Arch Street Dover, NH 03820 Book 1593, Page 376
Tax Map 10, Lot 154	Leighton, Doreen 39 Arch Street Dover, NH 03820 Book 3827, Page 406
Tax Map 10, Lot 155	Perry, Janet 37 Arch Street Dover, NH 03820 Book 2216, Page 196
Tax Map 10, Lot 156	Crawford, Dorothy Trustee Dorothy Crawford Trust 1906 Mississippi Ave. Englewood, FL 34224 Book 2232, Page 544
Tax Map 10, Lot 157	Buckley, Sharon 33 Arch Street Dover, NH 03820 Book 3568, Page 57



Tax Map 11, Lot 13	Vanderweil, Catherine M. Trustee Catherine M. Vanderweil Living Trust 20 Arch Street Dover, NH 03820 Book 3662, Page 712
Tax Map 11, Lot 14	Jones, Mark & Suzanne PO Box 1480 Rockport, TX 78382 Book 3257, Page 460
Tax Map 11, Lot 14-B	Buckley, John & Sharon Trustees John & Sharon Buckley Rev. Living Trust 36 Arch Street Dover, NH 03820 Book 3607, Page 122
Tax Map 11, Lot 14-B-1	Yuskaitis, Richard & Janis 81 Clearwater Drive Dover, NH 03820
Tax Map 11, Lot 15	Brandt, Henry & Jacqueline 37 Wholey Way Portsmouth, NH 03801 Book 3888, Page 182
Tax Map 11, Lot 17	Boston & Maine Rail Road Company Iron Horse Park High Street North Billerica, MA 01862



Tax Map G, Lot 7-1

Washington Highlands
Homeowners Association
PO Box 2253
Dover, NH 03820
Book 2263, Page 430

Tax Map G, Lot 7B

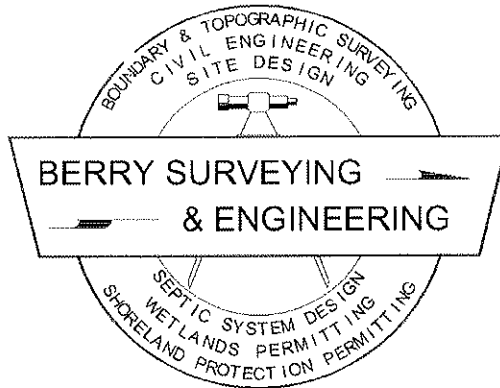
Properties Inc. (PSNH)
1000 Elm Street
Manchester, NH 03105
Book 582, Page 20

Tax Map G, Lot 7E

Cumming, Marilyn
5 Meadow Lane
Dover, NH 03820
Book 624, Page 196

Tax Map G, Lot 7G

John Taylor Trust
15 Pleasant Street
Portsmouth, NH 03801
Book 3179, Page 933



Engineer / Land Surveyor

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

Wetland Scientist

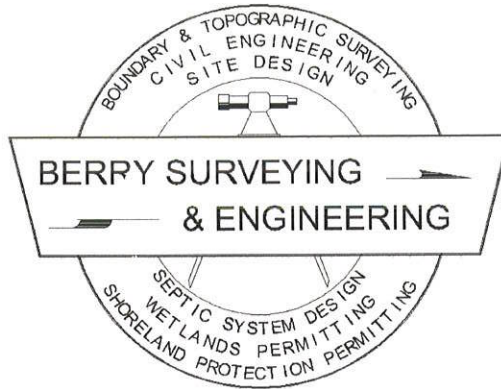
Marc Jacobs, CWS
PO Box 417
Greenland, NH 03840

Legal Representation

Donahue, Tucker & Ciandella, PLLC.
Christopher Boldt.
PO Box 214
Meredith, NH 03253

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form completely and submit to the Department of Development Services by the application deadline. I certify that the names and addresses listed above have been verified against the City of Dover database on September 10, 2012

Applicant or Agent signature: _____



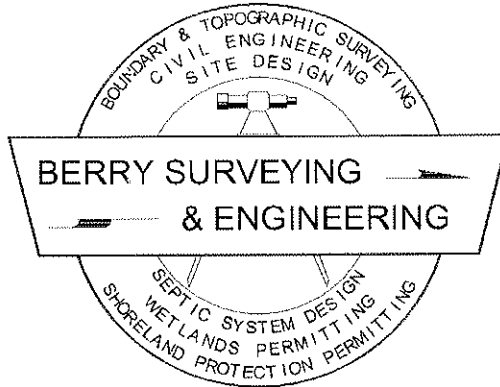
Jw.



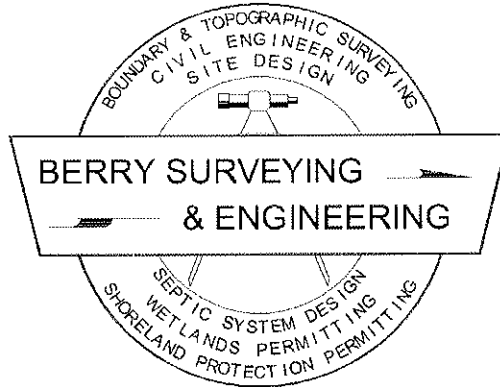
ABUTTERS LIST

September 10, 2012

Tax Map G, Lot 7-1-1	Eade, Mario & Adriana Trustees Eade, Mario & Adriana Rev. Liv. Trust 10 Morrison Lane Dover, NH 03820 Book 3506, Page 726
Tax Map G, Lot 7-1-2	David, Doris E. Life Estate & David, Mary A. 12 Morrison Lane Dover, NH 03820 Book 2762, Page 454
Tax Map G, Lot 7-1-3	Dirom, Elizabeth T. 14 Morrison Lane Dover, NH 03820 Book 3624, Page 462
Tax Map G, Lot 7-1-4	Wyskiel, Christopher & Cynthia Trustees Wyskiel, Christopher & Cynthia Rev. Liv. Trust 15 Lexington Street Dover, NH 03820 Book 3439, Page 649
Tax Map G, Lot 7-1-5	McGary, Daniel 18 Morrison Lane Dover, NH 03820 Book 2695, Page 26
Tax Map G, Lot 7-1-6	Hebert, Ronald A. Trustee Hebert Ronald A. Rev. Trust 20 Morrison Lane Dover, NH 03820 Book 3572, Page 1



Tax Map G, Lot 7-1-7	Warren, John P. 24 Morrison Lane Dover, NH 03820 Book 2911, Page 88
Tax Map G, Lot 7-1-8	Fongemie, Corey & Brittain, Morgan 26 Morrison Lane Dover, NH 03820 Book 3596, Page 278
Tax Map G, Lot 7-1-9	DVED, LLC. 15E Hanson Street Dover, NH 03820 Book 3141, Page 203
Tax Map G, Lot 7-1-10	Strange, Suzanne 40 Morrison Lane Dover, NH 03820 Book 3902, Page 555
Tax Map G, Lot 7-1-11	Gap Realty Trust Paolini, David Trustee 242 Central Ave. Dover, NH 03820 Book 3101, Page 590
Tax Map G, Lot 7-1-12	Tremblay, Norman A. & Therese Trustee Tremblay Rev. Trust 44 Morrison Lane Dover, NH 03820 Book 3973, Page 346
Tax Map G, Lot 7-1-13	Alty, Charles H. 46 Morrison Lane Dover, NH 03820 Book 3053, Page 604



Tax Map G, Lot 7-1-14

Beauregard, Peter R. & Margaret A.
48 Morrison Lane
Dover, NH 03820
Book 3678, Page 903

Tax Map G, Lot 7-1-15

Goubert, Gerard
50 Morrison Lane
Dover, NH 03820
Book 2886, Page 293

Tax Map G, Lot 7-1-16

Karol, Lawrence P. & Rhonda M.
3901 Sonoma Spring Ave. Apt. #905
Las Cruces, NM 88011-7115
Book 3389, Page 388

Tax Map G, Lot 7-1-17

Panasis, Helen S.
49 Morrison Lane
Dover, NH 03820
Book 2810, Page 199

Tax Map G, Lot 7-1-18

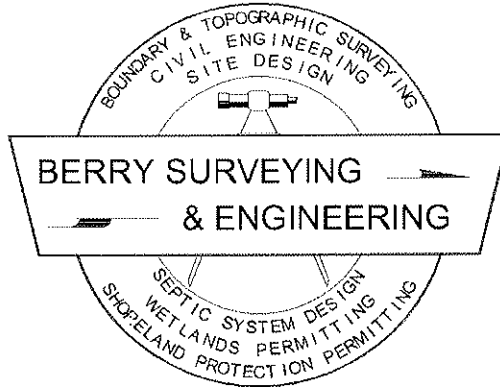
Sanderell, Judith A. & Michael A.
47 Morrison Lane
Dover, NH 03820
Book 2897, Page 435

Tax Map G, Lot 7-1-19

Gross, Janet
45 Morrison Lane
Dover, NH 03820
Book 3931, Page 90

Tax Map G, Lot 7-1-20

Jordan, Nigel S.
43 Morrison Lane
Dover, NH 03820
Book 3808, Page 175



Tax Map G, Lot 7-1-21

Calderwood, Pauline L.
23 Morrison Lane
Dover, NH 03820
Book 3427, Page 910

Tax Map G, Lot 7-1-22

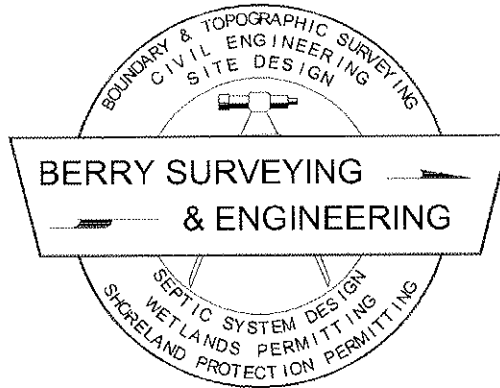
Cannon, Robert & Jean
21 Morrison Lane
Dover, NH 03820
Book 2958, Page 581

Tax Map G, Lot 7-1-23

Phillips, Marilyn life estate
Comeau, Cynthia & Phillips, Berkowitz
19 Morrison Lane
Dover, NH 03820
Book 3736, Page 973

Tax Map G, Lot 7-1-24

Wilson, Shirley s. Trustee
Wilson, Shirley s. Rev. Trust
17 Morrison Lane
Dover, NH 03820
Book 3928, Page 724



Engineer / Land Surveyor

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

Wetland Scientist

Marc Jacobs, CWS
PO Box 417
Greenland, NH 03840

Legal Representation

Donahue, Tucker & Ciandella, PLLC.
Christopher Boldt.
PO Box 214
Meredith, NH 03253

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form completely and submit to the Department of Development Services by the application deadline. I certify that the names and addresses listed above have been verified against the City of Dover database on ~~July 9, 2012~~ **SEP 10, 2012**

Applicant or Agent signature: _____

NOTES:

- OWNER: SALMON FALLS HOLDINGS, LLC
PO BOX 4300
PORTSMOUTH, NH 03802
- DOVER TAX MAP 11, LOT 16 & 16-1
- S.C.R.D. : BOOK 3884, PAGE 263
- TOTAL AREA: 151,811 Sq. Ft., 3.49 AC
- ZONING : R-12
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~12,000 Sq. Ft.
FRONT SETBACK ~ 5.0'
SIDE SETBACK ~ 15.0'
REAR SETBACK ~ 30.0'
WETLANDS SETBACK ~ 50.0'
30 % LOT COVERAGE
- THE PURPOSE OF THIS PLAN IS TO DESIGN A SITE PLAN FOR AN OPEN SPACE DEVELOPMENT OF 6 UNITS. (3 DUPLEX BUILDINGS)
- NHDES APPROVAL IS NOT NEEDED ON THIS REVIEW
- THIS IS A MULTI PAGE PLAN SET WITH ADDITIONAL ENGINEERING INFORMATION PROVIDED.
- I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PARCEL DO NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE DOVER CITY HALL, 33017C03100, DATED: MAY 17, 2005
- THERE WAS NO OBSERVED LEDGE ON THE LOT.
- THERE ARE NO EXISTING EASEMENTS ATTACHED TO THIS PROPERTY.
- THERE ARE NO PROPOSED RESTRICTIONS OR PROTECTIVE COVENANTS.
- SUBJECT PARCEL IS NOT IN CURRENT USE.
- SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.
- A 4' ROAD WIDTH WAS USED IN DETERMINING THE FRONT BOUNDARY ALONG ARCH STREET.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- SUBJECT PARCEL IS ON CITY OF DOVER GRID AND NGS VERTICAL DATUM 1983.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE BOUNDS SHOWN ON THIS PLAN ARE A RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN THE SPRING OF 2012 UNDER NO SNOW CONDITIONS, WITH AN ERROR OF CLOSER OF BETTER THAN 1 PART IN 10,000.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

PLAN REFERENCES:

- "LOT LINE ADJUSTMENT PLAN PREPARED FOR MARK W. & SUZANNE M. JONES AND VIRGINIA & EARLE GOODWIN, JR. TAX MAP 11, LOT # 14 & 14B-1, ARCH STREET, CITY OF DOVER, COUNTY OF STRAFFORD STATE OF NH"
BY: MCNEANEY SURVEY ASSOCIATES, INC.
DATED: JANUARY 18 2007
S.C.R.D. # 89-82
- "RIGHT OF WAY AND TRACK MAP, BOSTON AND MAINE R.R., OPERATED BY THE BOSTON AND MAINE R.R., STATION 3495+77 TO STATION 3545+57"
BY: BOSTON & MAINE R.R.
DATED: JUNE 30, 1914
- "PLAN OF SUBDIVISION FOR EARLE GOODWIN JR., ARCH STREET DOVER, NH"
BY: K.E. MOORE & B.G. STAPLES
DATED: MARCH 1986
S.C.R.D. # 28-77
- "LOT LINE ADJUSTMENT PLAN FOR EARLE GOODWIN JR. & JOHN BUCKLEY, TAX MP 11 LOT # 14-B & 14-B-1, 34 & 36 ARCH STREET, DOVER, STRAFFORD COUNTY, NH"
BY: KEM LAND SURVEY, INC.
DATED: MARCH 12, 2002
S.C.R.D. # 68-53
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR GAIL V. & ALFRED CATALFO, JR. TAX MAP 11, LOT # 13 & 14, 20 ARCH STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES, INC.
DATED: JULY 25, 2005
S.C.R.D. # 81-33
- "SONOMA BUILDERS, INC. STORY STREET SUBDIVISION, 46 & 48 ARCH STREET, DOVER NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: MARCH 18, 2010
JOB # 09151

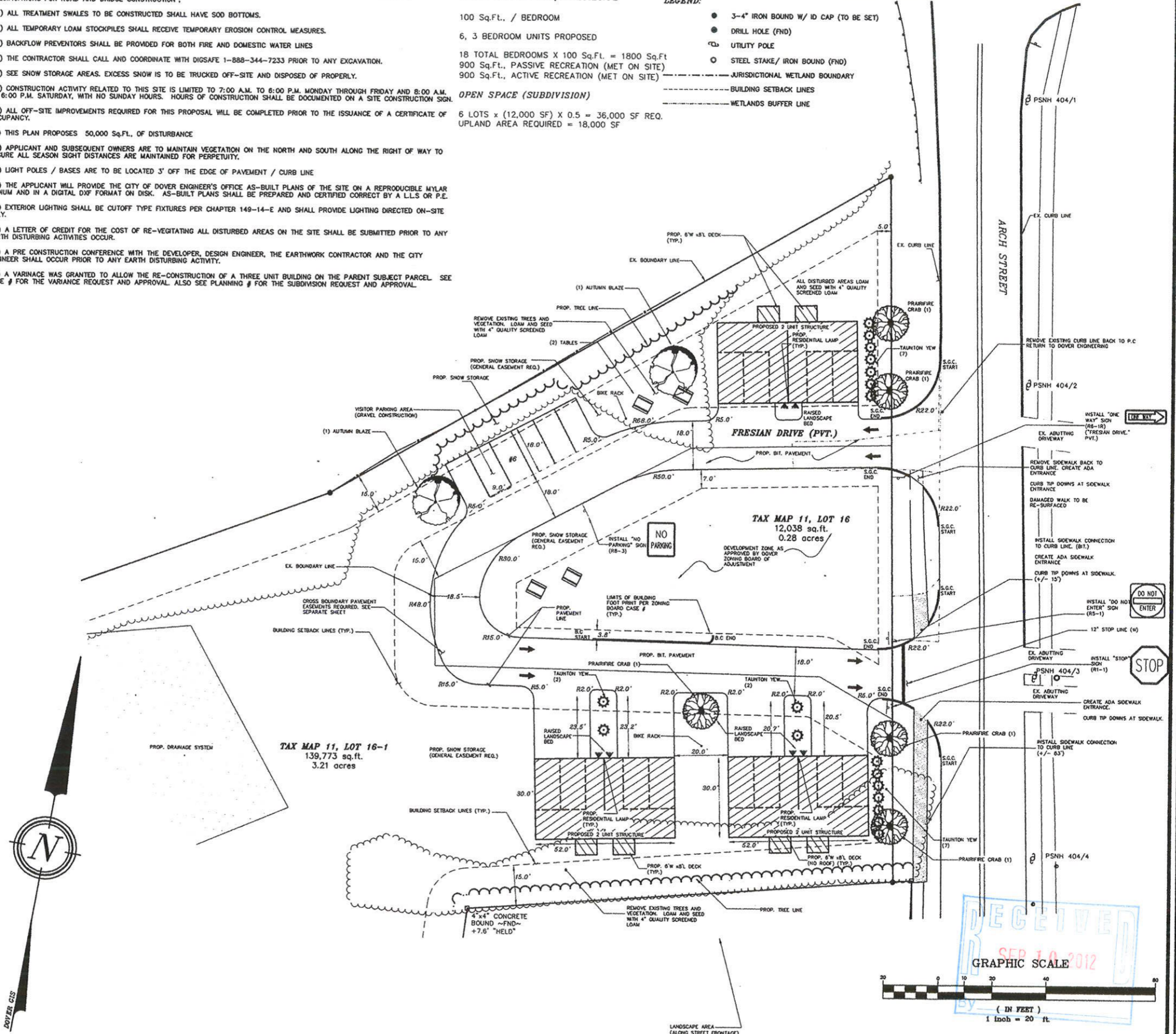
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE 500 BOTTOMS.
- ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 PRIOR TO ANY EXCAVATION.
- SEE SNOW STORAGE AREAS. EXCESS SNOW IS TO BE TRUCKED OFF-SITE AND DISPOSED OF PROPERLY.
- CONSTRUCTION ACTIVITY RELATED TO THIS SITE IS LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY, WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN.
- ALL OFF-SITE IMPROVEMENTS REQUIRED FOR THIS PROPOSAL WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THIS PLAN PROPOSES 50,000 Sq.Ft. OF DISTURBANCE
- APPLICANT AND SUBSEQUENT OWNERS ARE TO MAINTAIN VEGETATION ON THE NORTH AND SOUTH ALONG THE RIGHT OF WAY TO ENSURE ALL SEASON SIGHT DISTANCES ARE MAINTAINED FOR PERPETUITY.
- LIGHT POLES / BASES ARE TO BE LOCATED 3' OFF THE EDGE OF PAVEMENT / CURB LINE
- THE APPLICANT WILL PROVIDE THE CITY OF DOVER ENGINEER'S OFFICE AS-BUILT PLANS OF THE SITE ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S OR P.E.
- EXTERIOR LIGHTING SHALL BE CUTOFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITIES OCCUR.
- A PRE CONSTRUCTION CONFERENCE WITH THE DEVELOPER, DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- A VARIANCE WAS GRANTED TO ALLOW THE RE-CONSTRUCTION OF A THREE UNIT BUILDING ON THE PARENT SUBJECT PARCEL. SEE CASE # FOR THE VARIANCE REQUEST AND APPROVAL. ALSO SEE PLANNING # FOR THE SUBDIVISION REQUEST AND APPROVAL.

OPEN SPACE REQUIREMENTS

100 Sq.Ft. / BEDROOM
6, 3 BEDROOM UNITS PROPOSED
18 TOTAL BEDROOMS X 100 Sq.Ft. = 1800 Sq.Ft
900 Sq.Ft., PASSIVE RECREATION (MET ON SITE)
900 Sq.Ft., ACTIVE RECREATION (MET ON SITE)
OPEN SPACE (SUBDIVISION)
6 LOTS x (12,000 SF) X 0.5 = 36,000 SF REQ.
UPLAND AREA REQUIRED = 18,000 SF

LEGEND:

- 3-4" IRON BOUND W/ ID CAP (TO BE SET)
- DRILL HOLE (FND)
- UTILITY POLE
- STEEL STAKE/ IRON BOUND (FND)
- JURISDICTIONAL WETLAND BOUNDARY
- BUILDING SETBACK LINES
- WETLANDS BUFFER LINE



DOVER PLANNING FILE P12-27

REVISION	DATE	DESCRIPTION

SITE PLAN
PROPOSED OPEN SPACE SITE PLAN
FOR
SALMON FALLS HOLDING LLC
ARCH STREET
DOVER, N.H.
TAX MAP 11, LOT 16

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 5, 2012
FILE NO. : DB 2011 - 032

DAVID A. BERRY
No. 1088
REGISTERED PROFESSIONAL ENGINEER

PAGE 3 OF 5

