



CITY OF DOVER

DOVER PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, February 12, 2013**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 22, 2013 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public hearing and possible vote regarding proposed Fire, Police, Recreation and School Impact Fees for Accessory Dwelling Units (ADU's). NH RSA 674:21-I authorizes impact fees to be collected to pay for impacts to Capital Facilities caused by development. The details of the impact fees are outlined in a memo prepared for the Planning Board, which is available for public inspection in the Planning Department and on the City's website at www.ci.dover.nh.us.
- B. Consideration and acceptance of an Open Space Subdivision of land for Salmon Falls Holdings, LLC and Henry & Jacqueline Brandt, Assessor's Map 11, Lots 16, 16-1 & 15, zoned R-12, located on Arch Street (4 lots, with 3 single family lots and 4 duplexes on one lot) *(P12-28A)

4. NEW BUSINESS

- A. Update to Planning Board on Dover Business & Industrial Development Authority (DBIDA) activities and projects, by Dan Barufaldi
- B. Presentation from Cynthia Copeland – Executive Director, Strafford Regional Planning Commission Regarding Current Activities and Services Description
- C. Strafford Regional Planning Commission (SRPC) - Review of Regional Master Plan Livability Principle Matrix

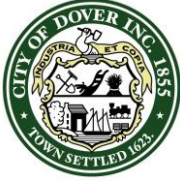
5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

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

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



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Members Present: Dennis Ciotti (Chair), K.Schuman (Vice Chair); Dean Trefethen, Mayor; Tom Clark, Lee Skinner, Dave White, Frank Torr, Dexter Tarbox (Alternate)

Members Not Present: Gary Green, John Leggett, Jake Forget (Alternate)

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

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

1. CITIZENS' FORUM

Citizens Forum Open. No one spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- January 8, 2013 Regular Meeting Minutes

Motion: T.Clark motioned to approve and accept the January 8, 2013 meeting minutes with corrections. Seconded by F.Torr. Vote: U/A.

3. OLD BUSINESS – N/A

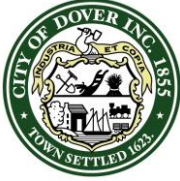
4. NEW BUSINESS

The Chair announced that Items E and F will not be heard tonight. He entertained a motion to refer these items to the February 26, 2013 regular meeting.

Motion: L.Skinner motioned to Items E and F to the February 26, 2013 meeting. Seconded by T.Clark. Vote: U/A.

- A. Consideration and acceptance of a Site Review for Aroma Joe's Coffee LLC (Owner: Estate of Robert & Ruth Plante) Assessor's Map 16, Lot 1, zoned B-5, located at 1 Charles Street. *(P12-36) (Replace residential duplex with retail takeout coffee kiosk – 922 sq. ft.)

Steven J. Smith, of Steven Smith Engineering, represented the applicant Aroma Joe's. He commented that William Staff, project engineering, and Norway Plains Associates, and owner Kevin Plante, principal from Aroma Joes were on hand to answer any questions. S.Smith gave an overview of the proposed plan and reviewed other establishments in the same neighborhood of the plan which include Burger King, Agway, Sullivan Tire and Roland's Subs; with mixed residential on Charles Street on both sides of the street, and the mill property nearby to the property. In the B-5 district, a drive-up food establishment is allowed with conditions. This plan did go to TRC on November 29, 2012 and suggestions from that meeting resulted in a request for a patron walk-up window, so plans were revised to extend the sidewalk down to the property and up the side of the building for the walk-up. There will be a handicap ramp with ADA markings with access to Charles Street to get onto the site. There will be a dedicated access/fire lane bypass lane going around the property, four parking spaces including a handicap space (three parking spaces are allowed for employees and one for handicapped patrons). The property abuts a residential property, and they are proposing a 6 foot high fence, arborvitae, and additional screenings along the boundary line abutting the residential property, with screenings to the rear of the property as well. During the traffic study, it was suggested there be



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dedicated right/left hand turn lanes, and the TRC suggested a sign at the exit directing those that want to use the traffic light down on Central Avenue. TRC suggested LED down casted lighting which would be on a time controller coming on 30 minutes before and after opening/closing. A waiver was requested for landscaping. Electrical was discussed with all electrical currently located off site. There is currently a feed from the street pole to the current home.

D.Trefethen entered the meeting at 7:22 p.m.

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

Public hearing open.

Jim Ellis, 15 Alder Lane, spoke on behalf of his parents who own the abutting property at 5-7 Charles Street, asked about the drainage from the water coming from the Agway area and with additional pavement areas, he is concerned with water runoff. He asked for a clarification on the arborvitae and if they would be on one side or both of the property. He requested an 8 foot fence instead of 6 foot and wanted to know how many cars will fit into the lot at one time and how many will be waiting in queue.

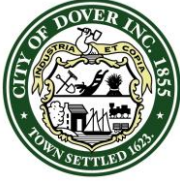
Paul Sevigny, 19 Charles Street, addressed the parking. He stated that on Thursday through Saturday nights there is a lot of parking from the rental unit that primarily houses college students. He stated that there is a lot of parking for Roland's sub shop at Sullivan Tire during lunch time, and during the school drop off/pickup times, the parents drop off kids from Mill Street. When they are waiting for the school bus, there are issues with cars parking on both sides of the street. (The bus times are 7:30 a.m., noon, and shortly after 3 p.m.)

Atty. J.Schulte, represented the Estate of Robert & Ruth Plante, which has been in the family since 1932 and three generations have lived there. The children of the Plante's have had many choices for the property and they have been happy working with Aroma Joe's. They feel the use is appropriate for the property considering other permitted uses for the property which are allowed. They feel that this plan is an overall improvement to the proposed site, and the neighborhood. Atty. Schulte reviewed the location of the proposed plan, which he stated will be an improvement to the traffic to Charles Street with new turn lanes, and added sidewalks.

Public hearing closed.

C.Parker spoke on behalf of some of the concerns of the citizens. First he addressed the parking concerns on Charles Street and offered to bring the concern to the TAC. They looked at having the road as a one way street but did not want to cause the residents further in on Charles Street to have to loop around. In regards to the request for the 8 foot high fence, as a staff perspective, the ordinance does allow for that. For the lighting requirements, ordinance requires no lighting drift onto an abutter's property. This will be reviewed throughout the construction process and verified.

S.Smith addressed the drainage questions. There will be no issue with the 8 foot fence. He discussed the arborvitae location and the placement reasoning. The drainage is capturing all the water runoff and reducing it, directing into the new drainage system. Drainage issues will be an improvement with the plan. There is a minimum of five (5) stacking spaces for the order window and nearly seven (7) because the pickup window is on the other side, which will add an additional 4 on that side. They used the Laconia location as a reference to this locations design. The design allowed for maximized stacking on the site.



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C.Parker mentioned that through experience with the Dunkin Donuts up on Central Avenue that more stacking is better than less. Regarding the fence, ordinance requires that the nice side of the fence face the abutter, and usually the arborvitae is planted on the proposed site rather than the abutter's side because if the plantings shall fail, it becomes part of the plan and the city would have control over replanting requirements as a condition of approval. If the plantings are on the abutter's side, there would be no recourse.

D.Ciotti asked if a specific fence would be used, stockade, or chain link with slats.

C.Parker confirmed that it would be a stockade fence for the boundary lines, and a slatted fence for the dumpster for screening.

STAFF RECOMMENDATION:

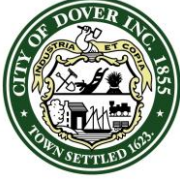
The Planning Department recommends that the Planning approve the site plan application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan 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 by adding the project number P12-36 to the title block on all plan sheets.
5. The applicant shall revise the plan to correct the lot number for the lot owned by Cruden Bay LLC to "TM 15-3" on sheet #1.
6. The applicant shall revise the plan by correcting note #9 on sheet #2.
7. The applicant shall revise the plan to depict the installation of an ADA compliant tip-down at the southern end of the crosswalk across Charles Street.
8. The applicant shall revise the plan to add revision dates to the appropriate sheets.
9. The applicant shall revise the plan to add a drop down utility pole on the property to run the electric line underground to the building.
10. The applicant shall have the Storm water Management Maintenance and Inspection Plan approved by the Community Services Department.
11. The approval includes the granting of the waiver requested for the reasons stated by the applicant and by staff. The Board finds that the criteria of Chapter 149-19-A have been met.
12. The applicant shall provide proof that the invoice for the peer review of the traffic analysis has been paid.
13. The applicant shall revise the Neighborhood Plan to add the proposed development and to narrow the extent to include an area bounded by the Bellamy River and Locust Street.
14. The applicant shall revise the plan to show an eight foot high fence, not a six foot fence, along the southeast property line.
15. The applicant shall revise the plan to add a note on sheet #2 identifying the location of the walk up window.

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

16. Any new building shall pay the current impact fees in place at the time of building permit application.
17. 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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18. 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.
19. The applicant shall prepare a sidewalk easement deed for the sidewalk along Charles Street for review by the Planning Department, with consultation by the City General Legal Counsel for compliance with conditions of approval. Said deed shall be recorded at the Strafford County Registry of Deeds at the expense of the applicant.

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

20. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
21. All off-site improvements proposed for Charles Street shall be completed and accepted by the City.

T.Clark asked about the size of the construction sign and should the size be specified. He also wanted to know the location of the walkup window.

C.Parker discussed that the applicant should provide a draft design before installing the final sign.

D.Trefethen feels that the plan should go to the TAC for available parking. He agrees with the assessment to not make Charles Street a one way. He discussed parking on the street on a regular basis. He commented to the applicant that there may be parking at Aroma Joe's when it is bus time.

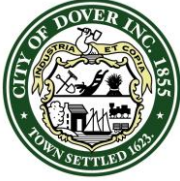
D.Ciotti asked if the location of the fence is satisfactory to Mr. Ellis. He feels this should go to TAC and require that no parking on the northerly side of Charles Street, down to the entrance of Aroma Joe's and across the street on Charles Street by Roland's subs. The front half of Charles Street should have parking eliminated until you get past the Sullivan Tire driveway.

Motion: F.Torr motioned to approve with recommended conditions. Seconded by K.Schuman. Vote: U/A.

- B. Request for a Determination of substantial completion to meet performance requirements of the Open Space Subdivision or waiver of the same, per Dover Code 155-24(E) and NH RSA 674:39(v), for Brian Stern, Assessor's Map E, Lot 45, zoned R-40, located at Tolend Road/Lika Drive. *(P05-71B) and;
- C. Consideration and acceptance of an application for a one-year extension to an approved Open Space Subdivision Plan, per Dover Code 155-24(A), for Brian Stern, Assessor's Map E, Lot 45, zoned R-40, located at Tolend Road/Lika Drive. Previously granted one-year extension on 2/28/12. *(P05-71B)

C.Parker recommended that the board entertain hearing both items B & C at the same time, and hold a public hearing for both.

Brian Stern presented on his own behalf and gave an overview of the proposed subdivision. He received a one year extension one year ago. He discussed the terms of substantial completion or waiver. He said it ties into state statue. The City wants to show the developer has a financial investment in the plan and that he is committed to the completion of the development. The subdivision is irreversible. He will not let the approval lapse. He has a financial investment into the plan including water service tie-ins, and has paid property taxes for the past 5 years. He states he needs more time.



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He discussed the previous plans for the 4 lot subdivision, one of which has been sold. There are 4 lots left of the original 20. The original plan was a 20 acre lot. There has been a lot line adjustment and the original home sold off including 15 of the original 20 lots have been sold. There is no way it can be reversed now.

D.Trefethen commented that the City Council is set to award the bid for the Tolend Road reconstruction tomorrow night. Construction will start in the spring of 2013.

Motion: T.Clark motioned to accept the application for items B & C. Seconded by D.Tarbox. Vote: U/A.

Public hearing open.

Silvio Pupino, owns 217 Tolend Road. He stated that he purchased it as a rental property. His concern is the side and with the current driveway being the main entrance to the house it becomes more public and less private. He is concerned with the safety due to the driveway being so close to the house. He is asking if the driveway can be moved to the other side of the house. There is a safety hazard with the driveway and would like to see the driveway moved for a safety perspective where they would have a better line of vision to the road when exiting. He asked if Lika Drive is going to be paved or not. He was concerned if the driveway was removed where his tenants would park. He is concerned about the construction on Tolend Road, and the building of homes as well. It will become less desirable to rent his property out.

Public hearing closed.

C.Parker addressed the concerns for Mr. Pupino that Lika Drive will be paved. There is no discussion on relocating Lika Drive. He asked D.White to comment on the Tolend Road construction and how it would or wouldn't impact the development of Lika Drive.

D.White stated that Lika Drive and Tolend Road are two separate projects. When the construction starts on Tolend Road, depending on which end it starts on, he's not sure if there would be one or multiple crews.

D.White asked C.Parker to confirm what substantial completion ordinance.

C.Parker read the Chapter 155:24.e and its requirements.

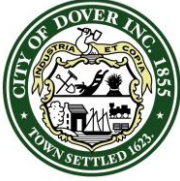
D.White discussed that there was a parcel of land with a house on it. The land was subdivided, and a portion of it went to conservation. The existing house was sold. There was supposed to be a driveway.

C.Parker confirmed that the existing driveway became Lika Drive, and three new lots were created on Lika Drive. Planning staff previously requested that the roadway be upgraded with a gravel base as required by the ordinance. This was not done so it doesn't meet the substantial completion requirements. Staff does not support the waiver or granting of the substantial completion.

L.Skinner agrees with D.White. He feels that what has been done is hardly completed.

STAFF RECOMMENDATION:

In regards to the first request, the Planning Department recommends that the Planning Board determine that the criteria for a finding of substantial completion have not been met and the request be denied.



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The Planning Department recommends that the extension request be approved for one year with the following conditions:

1. A letter of credit shall be submitted for the outstanding work prior to April 1, 2013.

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

2. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application. (and a letter of credit)
3. Any new dwelling unit shall be assessed the current water investment fees in place at the time of building permit application.

Motion: D.White motioned to deny the Determination of Substantial Completion (Item B) and grant the one year extension (Item C). Seconded by L.Skinner. Vote: U/A.

Discussion after the motion.

D.White asked if or a letter of credit for any outstanding work on the roadways, electrical, drainage, and water should be required.

L.Skinner confirmed that the law provides four years to complete, but the state recognized the economy and extended it to six years. He does not feel the board can limit the amount of extensions.

D.Tarbox agrees with L.Skinner; he is not in favor of blocking extensions but he would not vote for another one.

D.White feels that a letter of credit be required and is insurance to those who purchase a lot that will make sure the work is finished.

Discussion ensued about the need for the letter of credit and when it would be required.

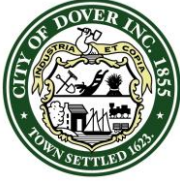
The motion was amended to include D.White's request for a letter of credit to be received by April 1, 2013. L.Skinner seconded the amended motion. The extension is contingent on the letter of credit. The new extension expires 3/23/14.

D. Consideration and acceptance of a Minor Lot Line Adjustment for David Della Penta and Woodwind Farm, LLC Assessor's Map N, Lots 8-2 & 8-1-10, zoned R-40, located at 32 Wisteria Drive and Saddle Trail Drive. *(P13-01)

Dana C. Lynch, Civilworks represented David Della Penta for a minor lot Doucet Surveyor of record. Civilworks was the Engineer of record for Saddle Trail Drive. Mr. Della Penta is going to purchase the "the barn lot or stable lot" which is 3.25 acres on lot 8-1-10. It will take his lot from 13 acres to 16.3 acres and reduce lot 8-1-10 from 16.66 to 13.4 acres. There will be no change in the number of lots on Saddle Trail Drive subdivision and there will be no change in the OSS lot of Saddle Trail Drive (Lot 8-1).

D.Trefethen confirmed with C.Parker that when the site walk was done on Winterberry Drive that they discussed that area behind those lots and thought that it was to be an open space or conservation area.

C.Parker responded its further down but it's not the immediate area. The immediate area on the original plan showed another 10 lots. The original yield plan would be diminished with this action.



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D.Lynch discussed the 3.26 acres which has over an acre of it as wetlands. It's more of a visual protection for Mr. Della Penta. He wishes to obtain more buffer area for his single family lot.

D.Trefethen questioned what the intension was and that this area was always available for development.

C.Parker responded that the original yield plan included removal of the barn and putting more houses and an additional roadway. When Saddle Trail Drive was approved, with any additional development, the road would have needed to be upgraded and widened.

D.White confirmed with D.Lynch that the setback lines follow the new lot lines. He also asked if this change would make Lot 8-2 (the Della Penta lot) sub-dividable .

D.Lynch confirmed that conditions of approval require that the setbacks lines be altered with the change. Lot 8-2 is not sub-dividable as it only has 150 feet of frontage on Gulf Road.

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

Public hearing open. Nobody spoke. Public hearing closed.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File #P13-01 to the title block.
4. The applicant shall revise the plat by removing the Planning Board signature block.
5. The applicant shall revise the plat by adding the 50-foot perimeter building setback line to the new property line.

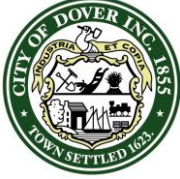
Motion: D.Tarbox motioned to approve with conditions as recommended. Seconded by D.White.
Vote: U/A.

~~E. Consideration and acceptance of a Conditional Use Permit for Bennett Holmes, (Owner: John Gesek) Assessor's Map I, Lot 30, located at 127 Spur Road. *(P13-02) (For construction of a retaining wall and concrete patio within 100 feet of the Bellamy River.)~~

~~F. Consideration and possible vote on an amendment to a previously approved Site Plan (2/28/06) for Dover Retirement Residence, LLC/Maple Suites, Assessor's Map I, Lot 56, zoned R-12, located at 30 Holiday Drive. *(P05-48A) (Add driveway lighting)~~

G. Discussion on Accessory Dwelling Unit Impact Fees

Chris Parker discussed the Accessory Dwelling Unit Impact Fee proposed fee schedule and explained the process. The latest zoning ordinance amendments added Accessory Dwelling Unit as a permitted use in some zoning districts. The current adopted Impact Fee Schedule does not include impact fees for Accessory Dwelling Units. The intent is to propose impact fees for the Planning Board to consider. Board members



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were given a staff memo to review. A public hearing will be held at the February 12, 2013 Planning Board meeting to discuss the recommended fee schedule and discuss the process of the Accessory Dwelling Unit methodologies.

By show of hands, Board members agree that there should be a fee schedule for Assessor Dwelling Units and a public hearing is scheduled for February 12, 2013 meeting.

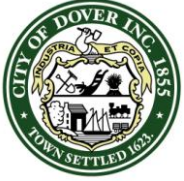
5. STAFF COMMENTS

- Dan Barufaldi from Dover Business Industrial Development Authority (DBIDA) will update the Planning Board on its activities and projects.
- Cynthia Copeland of Strafford Regional Planning will give a presentation on services and activities.
- Jake Forget resigned from the Planning Board effective immediately due to his work schedule.
- Waiver application forms are being worked on.
- The Gateway Zoning Project design charrette/brainstorming sessions are scheduled for Saturday, February 2nd & 9th at the McConnell Center – Room 306. The public is invited to attend from 10-11 a.m. Consultants will work on design planning from 11 am-2 pm, and the public is invited back at 2pm for a review.

6. COMMITTEE REPORTS

7. ADJOURNMENT

Motion: K.Schuman motioned to adjourn at 8:37 p.m. Seconded by F.Torr. Vote: U/A.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P12-28A

Application Type: Open Space Subdivision
Applicant: Salmon Falls Holdings, LLC
Owner: Salmon Falls Holdings, LLC and Henry and Jacqueline Brandt
Location: Arch Street (Assessor's Map 11, Lots 16, 16-1, & 15)

INTENT: To do an Open Space Subdivision by merging three existing parcels on Arch Street and subdividing to create three single family lots and one lot with four duplexes (11 dwelling units).

LOTS/UNITS PROPOSED: Four lots/ Eleven dwelling units

AGENDA ITEM #: 3-B

ACREAGE: 3.73 Acres

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

EXISTING LAND USE: Three unit house, single family house, and vacant lot

PROPOSED LAND USE: Three single family house lots and four duplexes on fourth lot

SURROUNDING LAND USE: Single family houses and duplexes

ZBA ACTION: Variances for a three unit use and front setback were granted by Zoning Board of Adjustment on May 17, 2012

ATTACHMENTS: Subdivision plan, application and traffic study

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to Chapter 155-22-F to allow buildings to be located within the 100 foot front buffer
- Waiver to Chapter 155-22-F-4 to allow buildings to be located within the 30 foot perimeter buffer
- Waiver to Chapter 155-32-F to allow a block less than 500 feet in length

Summary of Request and Background

The applicant has submitted a plan for a four lot Open Space Subdivision, with three single family house lots and one lot with four duplexes. The units would be serviced by municipal water and sewer. The four duplexes and one single family house lot would be accessed by a common driveway and two single family lots would share a driveway off Arch Street.

On October 23, 2012, the Planning Board voted to allow an Open Space Subdivision rather than a conventional subdivision.

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 5 acres. This project does not meet the acreage requirements and submitted an impact statement. The Planning Board held a public hearing and determined that an open space subdivision was more warranted than a conventional subdivision.

Waiver Request

The applicant has requested three waivers. One waiver would allow buildings to be located within the 100 foot front buffer and a second waiver would allow buildings within the 30-foot perimeter buffer. The four buildings within the front buffer are more in keeping with the neighborhood layout. Two of the buildings within the 30-foot perimeter buffer abut the railroad so there is no impact. The proposed house on lot #15 is in almost the same location as the existing house and a landscape buffer will be added to improve the screening. The third waiver would allow the main driveway to be less than 500 feet from the Washington Street/Arch Street intersection. The location of the common road was chosen after consultation with the neighbors and will reduce headlight glare and increase safety by reducing the number of curb cuts and eliminating the need to back out onto Arch Street. The Planning Department supports the waiver requests for these reasons.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.



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Application Type: Open Space Subdivision
Applicant: Salmon Falls Holdings, LLC
Owner: Salmon Falls Holdings, LLC and Henry and Jacqueline Brandt
Location: Arch Street (Assessor's Map 11, Lots 16, 16-1, & 15)

3. The applicant shall add the surveyor's, engineers, and wetland scientist stamps and signature to the appropriate sheets.
4. The applicant shall revise the plat to correct the plan number to be P12-28A on all sheets.
5. The applicant shall revise the plat by amending note #20 on sheet 4 to state that no further subdivision is allowed.
6. The applicant shall revise the plat to show how water and sewer services will be brought to lots 15 and 16-1.
7. The applicant shall revise the plat to add gas lines to sheet #9.
8. The applicant shall revise the plat by adding silt fence along the southern side of the project on sheets # 8 and 10.
9. The applicant shall revise sheet #7 of the plat to extend the landscaping along the common boundary with lot 14-B
10. The applicant shall receive written confirmation that all the details sheets are acceptable to the City Engineer.
11. The applicant shall prepare an easement plan to be recorded.
12. The applicant shall prepare an engineered plan to show the proposed improvements the Arch Street/Washington Street intersection, subject to the approval of the City Engineer.
13. The approval includes the granting of the requested waiver for the buffer for the reasons stated by the applicant and staff. The Board finds that the criteria of Chapter 155-51-A have been met.
14. The applicant shall submit proposed Homeowner's Association Documents, addressing maintenance of the road, drainage infrastructure, and utilities, open space ownership, and preservation of perimeter landscaping. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on compliance with conditions.
15. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.

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

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

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

17. Any new building shall be assessed the current water/sewer investment fees in place at the time of building permit application.
18. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.

Conditions to Be Met Prior to the Issuance of the First Certificate of Occupancy:

19. The applicant shall submit documentation that a Homeowner's Association has been formed.
20. The applicant shall complete all of the proposed off-site intersection improvements to the satisfaction of the City Engineer.
21. A letter of credit shall be established with the City Engineer for all remaining site work.

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) BS + E DAVID A. BERRY

Address SAME Telephone #: _____

Professional License #: #1088 E-mail address: SAME.

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: 1-17-13.

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:  AGENT Date: 1-17-13

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:  AGENT Date: 1-17-13.

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:  AGENT Date: 1-17-13.

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

City of Dover, New Hampshire Subdivision Application

Page 2

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) BS+E DAVID A. BERKEY

Address SAME Telephone #: _____

Professional License #: 1E/DOB E-mail address: SAME

SIGNATURES

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Signature of Applicant (if different from owner): [Signature] Date: 1-17-2013

Signature of Agent: [Signature] Date: 1-17-13

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Signature of Property Owner: [Signature] AGENT Date: 1-17-13

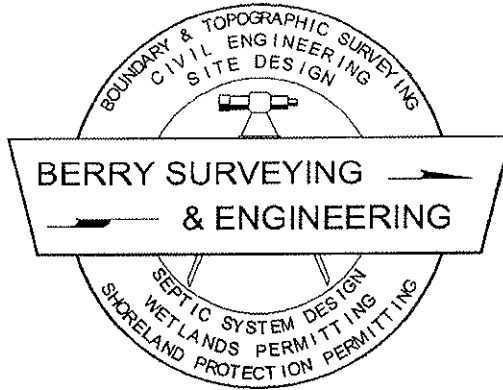
Signature of Applicant (if different from owner): [Signature] Date: 1-17-2013

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Signature of Property Owner: [Signature] AGENT Date: 1-17-13

Signature of Applicant (if different from owner): [Signature] Date: 1-17-2013



CERTIFIED
ABUTTERS.

JAN 24 2013

ABUTTERS LIST

January 7, 2013

Owner:

Tax Map 11, Lot 16 (16-1)

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

Tax Map 11, Lot 15

Brandt, Henry & Jacqueline
37 Wholey Way
Portsmouth, NH 03801
Book 3888, Page 182

Abutters:

Tax Map 10, Lot 20

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

Tax Map 10, Lot 21

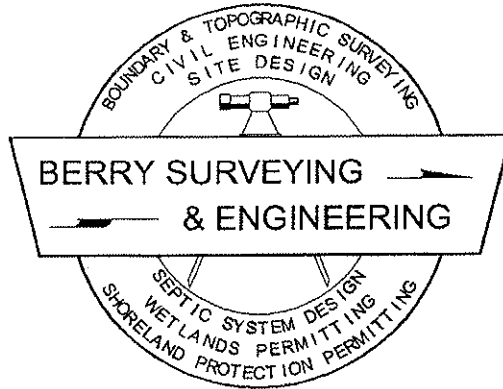
Boston & Maine Rail Road Company
Iron Horse Park
High Street
North Billerica, MA 01862

Tax Map 10, Lot 22

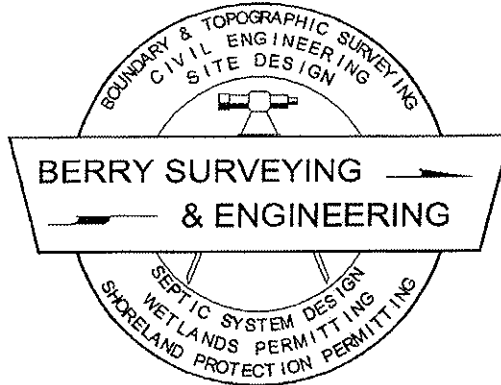
Cote, Joshua & Kyle
281 Washington St.
Dover, NH 03820
Book 3947, Page 144

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
322 Glenmore Street
Corpus Christi TX 78412
Book 3257, Page 460

Tax Map 11, Lot 14-B

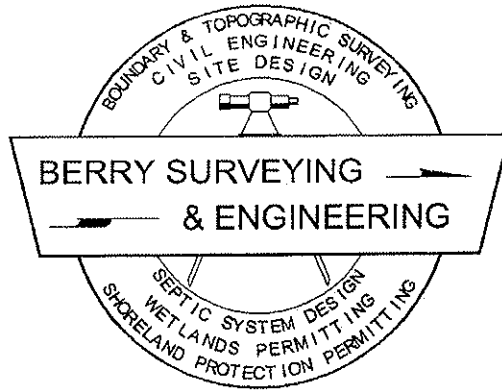
Buckley, John & Sharon Trustees
John & Sharon Buckley Rev. Living Trust
36 Arch Street
Dover, NH 03820
Book 3607, Page 122

Tax Map 11, Lot 14-B-1

Yuskaitis, Richard & Janis
34 Arch Street
Dover, NH 03820
Book 4036, Page 461

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

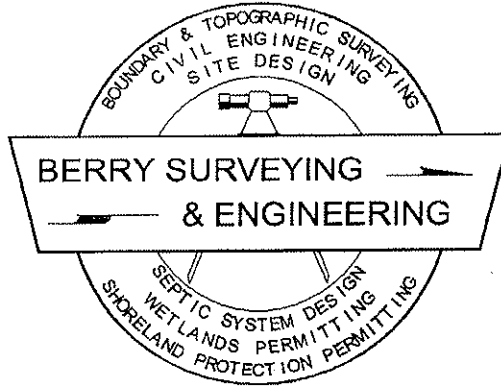
Properties Inc. (PSNH)
1000 Elm Street
Manchester, NH 03105
Book 582, Page 20

Tax Map G, Lot 7E

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

Tax Map G, Lot 7G

Oak Bluff Realty, LLC
242 Central Ave
Dover, NH 03820
Book 4073, Page 459



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

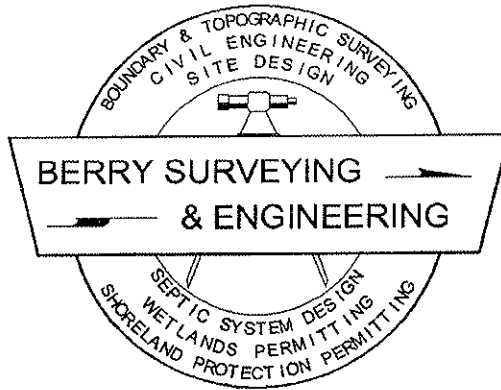
Marc Jacobs, CWS
PO Box 417
Greenland, NH 03840

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 January 7, 2013

Applicant or Agent signature: _____



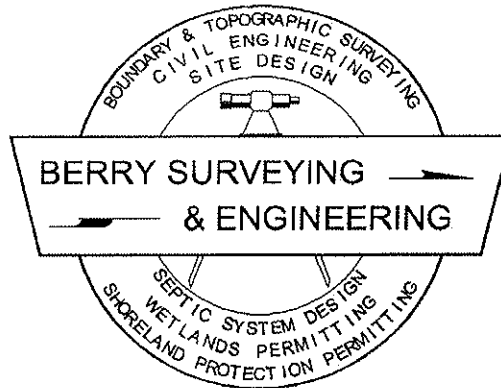
FIRST CLASS
ABUTTERS

JAN 24 2013

ABUTTERS LIST

January 7, 2013

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	Batson, Karen A. 14 Morrison Lane Dover, NH 03820 Book 4055, Page 165
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

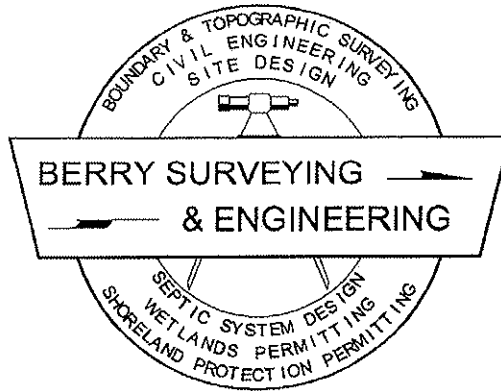
Goransson, Paul N. & Helen
255 Depot Road
Eliot, ME 03903
Book 4048, Page 541

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

Skinger, Virginia & Parry, Karen Co Trust
Skinger Liv. Trust
10 Crescent Ave
Dover, NH 03820
Book 4057, Page 746

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

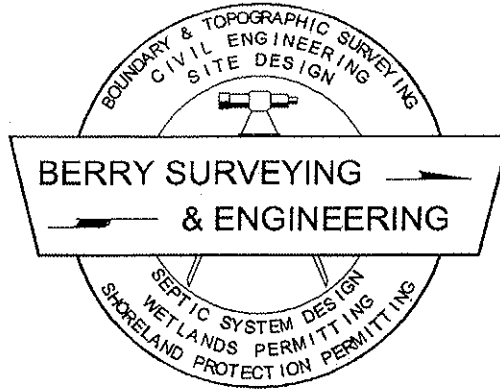
Sanderell, Judith A. & Michael A.
47 Morrison Lane
Dover, NH 03820
Book 2897, Page 435

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

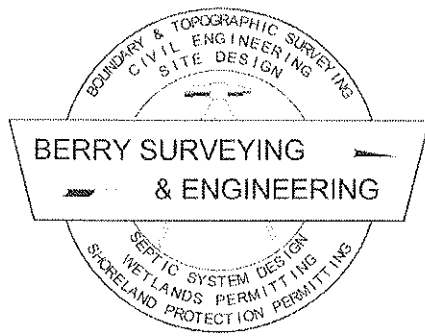
Phillips, Marilyn life estate
Comeau, Cynthia & Phillips, Berkowitz
19 Morrison Lane
Dover, NH 03820
Book 3736, Page 973

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

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 January 7, 2013

Applicant or Agent signature: _____



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 Subdivision
Salmon Falls Holdings LLC
Arch Street

FEB 06 2013

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:

- Open Space Buffers

2. Explanation:

This open space project incorporates tighter setbacks to Arch Street to promote more open space to the rear. The 100' front buffer and 30' sideline buffer is reduced in this proposal.

3. Waiver Justification:

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

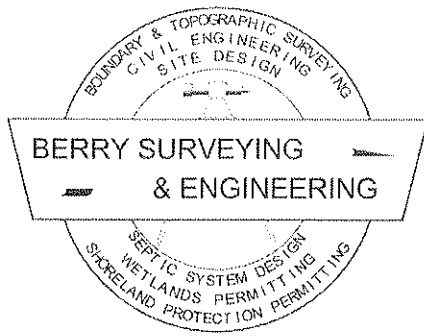
The purpose of buffers is to shield development from the road and abutting parties. In this case all of Arch Street is developed and therefore additional streetscape along it will not impact the surrounding neighborhood. With respect to these buffers, through multiple neighborhood meetings the abutting parties requested that this design be brought forward, whereas it is least impacting to them.

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

Strict conformity would force further development to the rear and center of the site removing all streetscape features the applicant and the neighborhood have tried to develop.

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

BERRY SURVEYING & ENGINEERING



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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 Subdivision
Salmon Falls Holdings LLC
Arch Street

FEB 06 2013

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:

- Intersection Separation

2. Explanation:

The proposal has a joint driveway known as Friesian Drive within the minimum setback to the abutting intersection of Arch Street and Washington Street. In this instance, the abutting parties voiced input on the placement of the driveway. In its shown location it allows for least impact to abutters across the street as well as perimeter abutters. Per the AASHTO manual 200' is the required sight distance, while 215' is provided. Lastly, the arrangement of the driveways allows for 1 less along the corridor, and allows all drivers to enter Arch Street head first.

The Traffic Impact analysis concluded that only one trip would be added to the queue length at the Arch Street intersection during peak times, which would not cause detriment to the Level of Service in this location.

To slow cars entering Arch Street the applicant has compiled a revised design and submitted it for review. This will improve the safety along Washington as well as slow the speeds along Arch Street.

3. Waiver Justification:

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

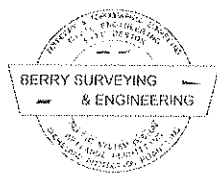
In this case the purpose and intent is to review safety of the corridor and cars accessing the proposed driveway. This has been reviewed and mitigation has been designed to ensure safety is preserved.

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

Strict conformity would force the applicant to place the proposed driveway further from the intersection of Arch and Washington. This location would cause detriment to the abutting land owners by way of headlights, and other disturbance. The configuration has been reviewed by the Neighborhood which endorses the development plan. This driveway is integral in the approved overall design.

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

BERRY SURVEYING & ENGINEERING

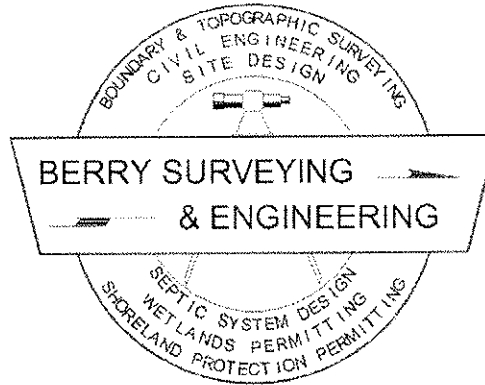


BERRY SURVEYING & ENGINEERING

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

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

www.BerrySurveying.Com



FEB 06 2013

Dover Planning Department
288 Central Ave
Dover, NH 03820

February 5, 2013

Attn: Christopher G. Parker, AICP
Director: Planning & Community Development

RE: Trip End Analysis & Design Analysis
Salmon Falls Holdings LLC
11 Residential Unit Re-Development
Arch Street, Dover, NH

Dear Director Parker:

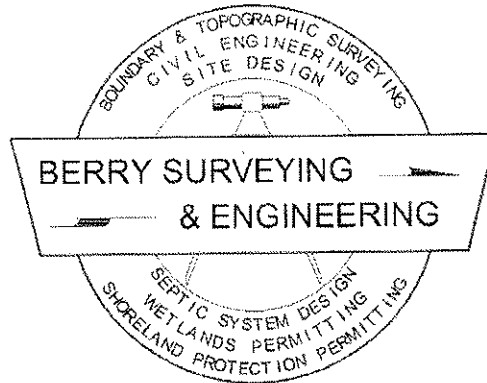
Pursuant to the Major Subdivision Regulations and Site Plan Review procedure we have conducted a low level traffic analysis. In this analysis we will review the following items as they relate to the difference in development.

- Site description & proposal
- Arch Street description
- Existing Traffic counts
- Trip Generation & Distribution
- Sight Distances
- Intersection Modification

Site Description & Proposal:

The proposal is to construct 11 units on approximately 4 acres of land off from Arch Street. The four acres consist of three parcels and two residential structures. The existing condition includes a three unit building which sits adjacent to Arch Street. This structure has two driveway locations, one to the North and the primary to the South side of the structure. These drives are used and are situated in a fashion to only allow front "in" and back "out" movements. There is a second structure on site which is convertible to a duplex. The driveway to this structure is placed to the south side and is also situated in a way that the use is likewise restricted to front "in", back "out" movements. For purposes of the trip end analysis, 5 units were used in calculating the existing traffic load to and from the site with these three driveway access points combined.

The proposal is to re-configure the 5 existing units on site, and add 6 additional residential units. The new configuration is proposed to be 3 frontage lots which contain single family homes, with the remaining 8



units divided equally amongst 4 buildings in a Duplex design. Nine of the units are to share a common driveway design which enters directly onto Arch Street. The remaining two units, frontage lots, will share a driveway access point onto Arch Street. Both driveway designs allow for all vehicles to enter onto Arch Street head first with no requirement for reverse movements.

Arch Street Description:

Arch Street is a wide street (30'+) and is considered a collector road / street. The posted speed limit is 30 miles per hour (MPH). The centerline is divided with a Double Yellow line. Edge lines are not provided. Given the curb line, design speed, lighting, straight horizontal geometry and flat vertical alignment edge lines are not warranted. The proposed common driveway is 215 feet of the intersection of Washington Street and Arch Street. This intersection is a one way stop configuration, with no signalization. Washington Street in this area is posted at 30 MPH. Through traffic on Washington Street is un-obstructed. Currently the intersection geometry allows vehicles to turn right onto Arch Street from Washington Street at higher speeds than are currently posted. This is evidenced by complaints in the neighborhood, as relayed at public meetings, as well as firsthand accounts while on site.

This intersection of Arch Street onto Washington Street is not square / perpendicular and therefore the tendency for traffic leaving Arch Street onto Washington Street is to yield through the stop sign while making a turning movement onto Washington. The stop line placement does not allow for vehicles to see safely down Washington (East) towards downtown, and therefore operators move beyond the line, never making complete stop.

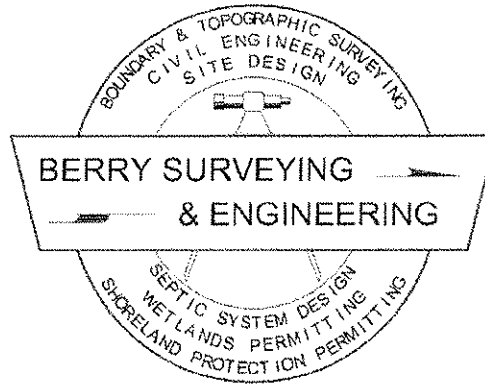
The southern end of Arch Street is controlled by a signalized intersection with multiple turning bays. This intersection sees more traffic from Silver Street while commuters are going to and getting off from the Spaulding Turnpike. As seen in the trip distribution Arch Street carries traffic during peak hours to and from the Silver Street corridor.

Existing Traffic:

During the winter months of 2013 Berry Surveying and Engineering counted the exiting traffic volumes on Arch Street during the AM Peak (7:00 – 9:00) and the PM Peak (4:00 – 6:00) Times. This traffic count timing was driven by the generators published known peak times.

AM Peak North (Washington Street)	AM Peak South (Silver Street)	PM Peak North (Washington Street)	PM Peak South (Silver Street)	
209T 32.35%	439T 67.75%	290T 45.89%	342T 54.11%	

*Average Daily Trips (ADT) was not recorded during this hand count. Only Peak Hours were evaluated.



Existing Trip Generation:

The 7th Edition ITE Trip Generation Manual was used to determine the volume of trips, as well as the percentage of entrance to exit traffic experienced at the AM & PM Peak hour between 7:00 and 9:00 AM and 4:00 and 6:00 PM.

Code 220 (Apartment) Peak Hour of Adjacent Street Traffic Peak Hour of Street / Unit AM

Units	Average Rate	Total Trip Ends	20% Entering	80% Exiting
5	0.51T	2.55T	1T 1T Entering from South	2T 1T Exiting to South 1T Exiting to North

Code 220 (Apartment) Peak Hour of Adjacent Street Traffic Peak Hour of Street / Unit PM

Units	Average Rate	Total Trip Ends	65% Entering	35% Exiting
5	0.62T	3.1T	2T 1T Entering from South 1T Entering from North	1T 1T Exiting to South

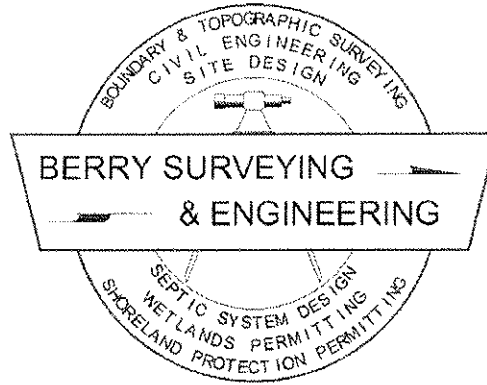
*Total Daily Generation is 33.6T

Proposed Trip Generation:

(Code 210 Single Family & Code 230-231 Town House) Peak Hour of Adjacent Street Traffic Peak Hour of Street / Unit AM

Units	Average Rate	Total Trip Ends	25% Entering	75% Exiting
3	0.75T	2.25T	2T	6T
8	0.67T	5.36T	1T Entering from South 1 Entering from North	4T Exiting to South 2T Exiting to North
		**Total = 7.61T		

(Code 210 Single Family & Code 230-231 Town House) Peak Hour of Adjacent Street Traffic Peak Hour of Street / Unit AM



Units	Average Rate	Total Trip Ends	60% Entering	40% Exiting
3	1.01T	3.03T	6T	3T
8	0.78T	6.24T	3T Entering from South	2T Exiting to South
		**Total = 9.27T	3 Entering from North	1T Exiting to North

*Total Daily Generation is 76 Trip Ends
 ** This represents the total in the proposed condition.

Due to the existing trips to and from the site in the AM/PM Peaks the total increase in traffic is less.

Total AM Increase = **5 Trip Ends**
 Total PM Increase = **6 Trip Ends**

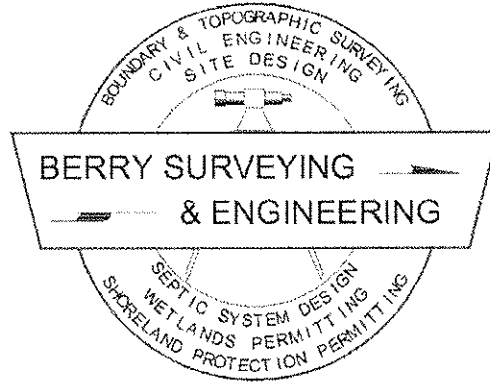
Given the multiple distributions of the trips over the site during the peak hours, the nominal increase will not impact surrounding intersection performance. As can be seen in the existing distribution of Arch Street, most of the trips are distributed to and from the South, to a signalized intersection.

Though the queue length during the PM Peak can reach 12 cars at or around 5:30, the intersection repeatedly cleared within one minute or less, indicating a high level of performance. Given the distribution from this site is limited to 1T, no adverse effects will be placed on this queue or intersection. In the event the 1 trip is leaving during the high queue, a less than 1 minute delay in leaving the site can be expected.

Site Distance & Driveway Placement:

The primary driveway placement was chosen in conjunction with Planning Staff and abutting input through neighborhood meetings. This access is aligned with the driveway across the street to remove headlight concerns. This placement allows for clear sight distance to the North and South. There are no vertical obstructions or horizontal challenges.

Pursuant to AASHTO GDHS Exhibit 3-1 stopping sight distance requirements on this type of road with this geometry and speed is calculated to be 196.7' and is rounded to 200'. The available sight distance to the intersection is 215', with longer sight distances available East and West on Washington Street.



Intersection Modification:

As discussed above the intersection of Arch and Washington Street allows for higher speed movements. We have provided three upgrades to this intersection which will improve speeds on Arch Street and will improve safety within the intersection.

- Modifying the stop line on Arch Street. Bringing this line out towards the intersection and squaring it up with traffic passing by on Washington Street will improve safety, and sight distance. This also serves to increase the queue length by one car. Lastly, it will decrease the number of trips which “cut” the corner off as drivers are turning Left onto Arch from Washington. This serves to decrease the speed turning Left onto Arch.
- Modifying the curb line entering the intersection (Right) from Washington will slow speeds onto Arch. Currently the turn is soft and is traveled at high speeds. This construction item will slow cars turning Right onto Arch.
- Adding further delineation of centerline within the intersection will force drivers to make slower movements.

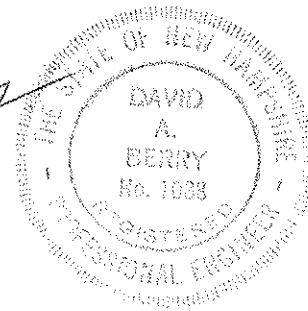
Conclusion:


The increased number of trips to and from the proposed site is very small and does not cause a decrease in the safety or level of service within the two abutting intersections. Sight distance provided to the nearest intersection is more than what is required by the AASHTO GDHS manual, and intersection improvements are provided to decrease speeds on Arch Street.

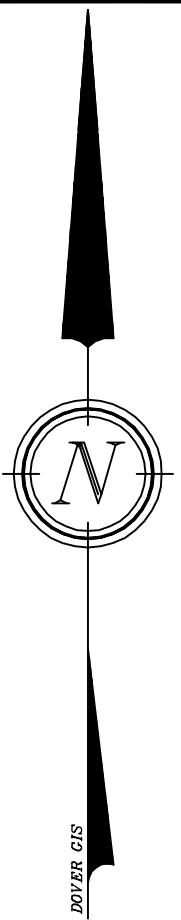
Respectfully Submitted,

BERRY SURVEYING & ENGINEERING


David A. Berry PE, LLS
Principal – President Emeritus




Christopher R. Berry, SIT
Principal – President
Project Manager



WETLAND NOTE:

MARC E. JACOBS
CWS #90

MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN JUNE 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 (MAY 1988). COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED.

PLAN REFERENCES:

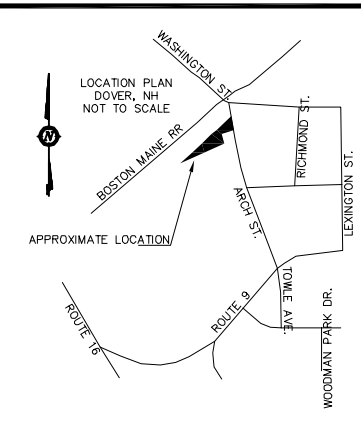
- 1.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR MARK W. & SUZANNE M. JONES AND VIRGINIA & EARLE GOODWIN, JR. TAX MAP 11, LOT # 14 & 14B-1, ARCH STREET, CITY OF DOVER, COUNTY OF STRAFFORD STATE OF NH" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: JANUARY 18 2007 S.C.R.D. # 89-62
- 2.) "RIGHT OF WAY AND TRACK 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
- 3.) "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. # 29-77
- 4.) "LOT LINE ADJUSTMENT PLAN FOR EARLE GOODWIN JR. & JOHN BUCKLEY, TAX MAP 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. # 86-53
- 5.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR GAIL V. & ALFERD CATALFO, JR. TAX MAP 11, LOT # 13 & 14, 20 ARCH STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: JULY 25, 2005 S.C.R.D. # 81-33
- 6.) "SONOMA BUILDERS, INC. STORY STREET SUBDIVISION, 46 & 48 ARCH STEET, DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: MARCH 18, 2010 JOB # 09151
- 7.) "PROPOSED SUBDIVISION FOR SALMON FALLS HOLDINGS, ARCH STREET, DOVER, N.H., TAX MAP 11, LOT 16" BY: BERRY SURVEYING & ENGINEERING DATED: JULY 9, 2012 NOT RECORDED

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

NOTES:

- 1.) OWNER: SALMON FALLS HOLDINGS, LLC
PO BOX 4300
PORTSMOUTH, NH 03802
- 2.) DOVER TAX MAP 11, LOT 16
- 3.) S.C.R.D. : BOOK 3884, PAGE 263
- 4.) TOTAL AREA: 151,811 Sq.Ft., 3.49 AC
- 1A.) OWNER: HENRY & JACQUELINE BRANDT
37 WHOLEY WAY
PORTSMOUTH, NH 03802
- 2A.) DOVER TAX MAP 11, LOT 15
- 3A.) S.C.R.D. : BOOK 3888, PAGE 182
- 4A.) TOTAL AREA: 10,567 Sq.Ft., 0.24 Ac.
- 5.) REFERENCE IS MADE TO A MERGER PLAN TO BE RECORDED.
- 6.) ZONING : R-12
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~12,00 Sq. Ft.
FRONT SETBACK ~
SIDE SETBACK ~ 15.0'
REAR SETBACK ~ 30.0'
WETLANDS SETBACK ~ 50.0'
30 % LOT COVERAGE
- 7.) THE PURPOSE OF THIS PLAN IS TO SHOW THE OVERVIEW DEVELOPMENT PLAN IN RELATION TO THE ENTIRE PROPERTY

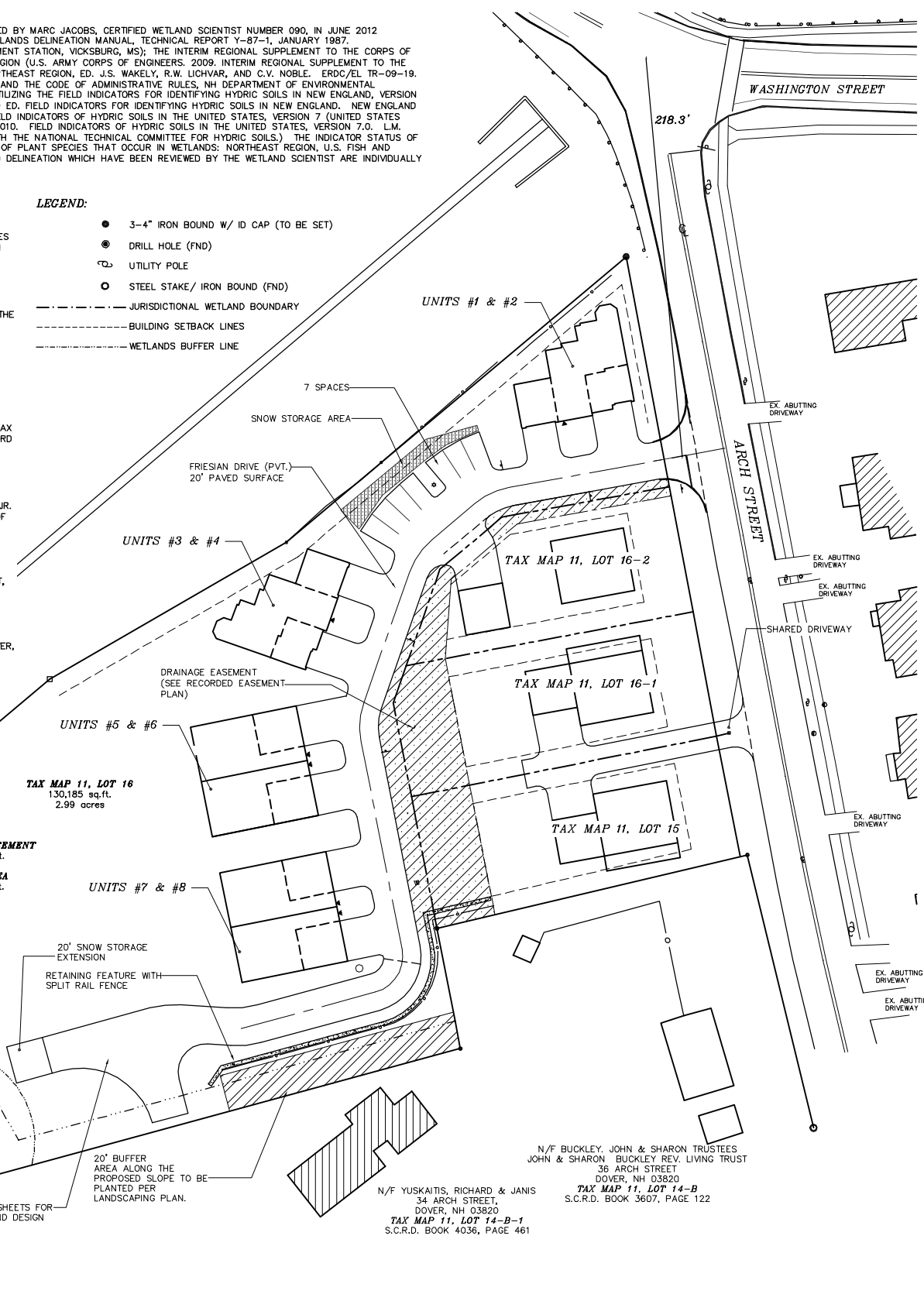


N/F BOSTON & MAINE RAIL ROAD COMPANY
IRON HORSE PARK
HIGH STREET
NORTH BILLERICA, MA 01862
TAX MAP 11, LOT 17

N/F JONES, MARK & SUZANNE
PO BOX 1480
ROCKPORT, TX 78382
TAX MAP 11, LOT 14
S.C.R.D. 3257, PAGE 460

OPEN SPACE (SUBDIVISION)
6 LOTS x (4,000 SF) = 24,000 SF REQ.
UPLAND AREA REQUIRED = 12,000 SF

OPEN SPACE EASEMENT
47,575 sq.ft.
1.09 acres
UPLAND AREA
12,839 Sq.Ft.
0.29 Ac.



N/F MCDAVITT, KENNETH & SANDRA
PO BOX 245
SANBORNVILLE, NH 03872
TAX MAP 10, LOT 151
S.C.R.D. BOOK 2929, PAGE 605

N/F SHERWOOD, JANE ANN & GEORGE
43 ARCH STREET
DOVER, NH 03820
TAX MAP 10, LOT 152
S.C.R.D. BOOK 1007, PAGE 74

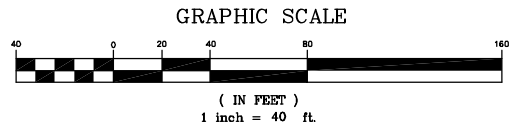
N/F DRISCOLL, PETER & PATRICIA
41 ARCH STREET
DOVER, NH 03820
TAX MAP 10, LOT 153
S.C.R.D. BOOK 1593, PAGE 376

N/F LEIGHTON, DOREEN
39 ARCH STREET
DOVER, NH 03820
TAX MAP 10, LOT 154
S.C.R.D. BOOK 3827, PAGE 406

N/F PERRY, JANET
37 ARCH STREET
DOVER, NH 03820
TAX MAP 10, LOT 155
S.C.R.D. BOOK 2216, PAGE 544

N/F BUCKLEY, JOHN & SHARON TRUSTEES
JOHN & SHARON, BUCKLEY REV. LIVING TRUST
36 ARCH STREET
DOVER, NH 03820
TAX MAP 11, LOT 14-B
S.C.R.D. BOOK 3607, PAGE 122

N/F YUSKAITIS, RICHARD & JANIS
34 ARCH STREET,
DOVER, NH 03820
TAX MAP 11, LOT 14-B-1
S.C.R.D. BOOK 4036, PAGE 461



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 P12-28

OVERVIEW SITE PLAN
FRIESIAN ESTATES OPEN SPACE SUBDIVISION
FOR
SALMON FALLS HOLDING LLC
ARCH STREET
DOVER, N.H.
TAX MAP 11, LOT 16 & 15

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 40 FT.
DATE : JANUARY 17, 2013
FILE NO. : DB 2011 - 032

KENNETH A. BERRY
NO. 805
KENNETH A. BERRY
SIGNATURE

REVISION	DATE	DESCRIPTION
#1	2-6-13	REVISED PER TRC