

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, March 26, 2013**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- March 12, 2013 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Gary Guppy, Debra Leahy, Dennis Guppy, Sandra Paige & Nancy Rouleau and David and Linda Gosselin & Jennie Exas, Assessor's Map 29, Lots 68C, 68F, & 69, zoned R-12, located at 128 & 130 Grove Street, Maple Street and Snow Avenue. *(P13-08)
- B. Consideration and possible vote on a Citizen Petition for Rezoning for South Dover Storage Solutions, LLC, Assessor's Map 15, Lot 62, located at 68 Rutland Street. (rezone approximately 2/3 acres of land from Medium-Density Residential District (R-12) to Restricted Industrial District (I-1)) *(P13-05). The complete amendment and maps are available in the Planning Department and on the City's website at www.dover.nh.gov.
- C. Consideration and possible vote on a Citizen Petition for Rezoning for Grammas Investment, LLC, (Owner: George Mitropoulos, Trustee, of the George Mitropoulos Revocable Living Trust) Assessor's Map H, Lot 29-A, located on Littleworth Road. (rezone 6.4 acres of vacant land from Low-Density Residential District (R-20) to Hotel/Retail District (B-4)) *(P13-06). The complete amendment and maps are available in the Planning Department and on the City's website at www.dover.nh.gov.
- D. Public Hearing to hear Community Development Block Grant (CDBG) funding requests for Fiscal Year 2013/2014. All applicants for CDBG funding will be given the opportunity to present their application to the Board.

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), Kirt Schuman (Vice Chair), Frank Torr, Lee Skinner, Gary Green, Dave White, Dean Trefethen, Mayor; Dexter Tarbox (Alternate)

Members Not Present: Tom Clark, John Leggett

Staff Present: Steve Bird (City Planner); Gail Pare (Recording Secretary)

The Chair called the meeting to order at 7:00 pm.

1. *CITIZENS' FORUM*

Citizens Forum Open.

Rick Hebbard, 97 Spruce Lane, asked the Chair if he would consider reopening the public hearing due to the recent site walk for PSNH. He mentioned that the date of the Assembly Permit posted in City Hall had expired. He also mentioned Roberts Rules for tabling with a date certain vs. postponing a case, and that the Planning Board should be familiar with the fundamental facts on road ownership in this case.

Mary Hebbard, 97 Spruce Lane, followed up on the previous comments and read sections from Roberts Rules about motions and postponing. She feels that what Mr. Trefethen stated at the last meeting about tabling to a date certain was incorrect and thinks the Board should be familiar with Roberts Rules and have a copy on hand at each meeting. She commented that site walks should be part of regular procedures in a case like this.

Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- February 26, 2013 Regular Meeting Minutes

Motion: K.Schuman motioned to approve the February 26, 2013 meeting minutes. Seconded by F.Torr.

Vote: U/A.

3. OLD BUSINESS

- A. Consideration and possible vote of a request by Public Service of New Hampshire to trim and remove trees and brush along the right-of-way of scenic roads (Old Garrison Road and Rochester Neck Road) (P13-04)

Motion: F.Torr motioned to remove from the table and reopen the public hearing. Seconded by L.Skinner.

Vote: U/A.

Reopen the public hearing.

Mary Hebbard, 97 Spruce Lane, thanked the Board members who attended the site walk which was held on March 2, 2013. M.Hebbard spoke on behalf of the Perkin's. She stated that the site walk benefited the Perkins' who could not attend and they feel comfortable that PSNH will notify them prior to tree cuttings.



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Mr. Burner from PSNH has agreed to meet with the Perkins' prior to any cuttings. M.Hebbard encouraged the Board to approve the tree cutting as outlined by the PSNH request.

Public hearing closed.

S.Bird mentioned the site walk was held on March 2, 2013 and per staff recommendations, the Planning staff recommends approval.

D.Trefethen commented that at the previous meeting an abutter mentioned they were willing to pay more to leave the trees; Trefethen stated that there is no mechanism to do that and the reality is everyone shares the cost in a power failure and that there are no charges to restore power as it is built into everyone's bill. He stated that years ago the City had designated Old Garrison Road and Rochester Neck Road as scenic roads and it is has been enforced including with building permits and new construction. He feels there is no reason to change the course of action.

D.Tarbox recused himself from voting because he was unable to attend the site walk. However, in reviewing the application, D.Tarbox mentioned that in his perspective, the documents were insufficient, there were no pictures and the Planning Board has to do due diligence in the future.

D.Ciotti commented that he agrees with Tarbox, and that he had spoken to the Planning Director in regards to the application having insufficient documentation.

Motion: F.Torr motioned to approve the application. Seconded by L.Skinner. Vote: U/A. (Tarbox abstained).

4. NEW BUSINESS

ITEMS A & B WILL BE DISCUSSED TOGETHER.

- A. Consideration and acceptance of a Conditional Use Permit for Liberty Mutual Insurance Company, Assessor's Map E, Lot 24, zoned ETP, located at 100 Liberty Way. (287 space parking lot expansion – 11,764 sq. ft. of grading within the wetland buffer and 19,887 sq. ft. of grading within 20% slopes). *(P12-39)
- B. Consideration and acceptance of a Site Review for Liberty Mutual Insurance Company, Assessor's Map E, Lot 24, zoned ETP, located at 100 Liberty Way. (Motor Vehicle parking lot expansion (287 additional spaces). *(P12-38)

K.Schuman recused himself from this matter.

Atty. Malcolm McNeill of McNeill, Taylor & Gallo represented the applicants. He introduced Carl Cressey, Regional Manager. Gordon Leedy of VHB, Inc. who is also a landscape architect; Mike Leo, of VHB Inc., who is also a professional engineer.

Atty. McNeill gave a brief overview of the Site Review and the Conditional Use application. He discussed on the site plans where the previous helicopter pad is located which is no longer used. Liberty Mutual needs additional parking to allow for 152 new seats for employees being added due to employee restacking. The new parking is primarily for the Dover East building. There is no change in the footprint of the Dover East



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building. The maximum number of spaces proposed without burdening environmental impacts is 287 spaces. There will be a new proposed walkway and bridge. He outlined the number of employees in the three buildings on the Liberty campus and the number of current parking spaces for the three buildings. The total number of employees at Liberty Mutual in Dover will be 3700. This company is an active corporate company within the city. These proposals went to TRC on December 13, 2012, and the Conservation Commission meeting on February 11, 2013 voted in favor of the plan.

One of the waivers originally requested was for lighting but has been withdrawn because the plan been revised to comply with regulations from the city. The lighting waiver has been withdrawn.

The third waiver was for pervious pavement. Atty. McNeill read the letter received from the Planning Dept. (copy of the letter) He discussed the location of the vehicle recharging stations. The traffic demand management report was discussed. Efforts have been made by Liberty Mutual to keep employees on campus and 75%-80% of employees use the onsite cafeteria which provides traffic relief. A number of options are available for traffic relief by carpool sharing, the COAST bus system, alternate transportation including bicycles. The changes being made will be beneficial to the city and to Liberty Mutual. He stated that all conditions of approval have been reviewed and are acceptable to the applicant.

Gordon Leedy, of VHB, Inc. and a certified planner, and a licensed landscape architect discussed the parking issues, the additional 152 seats, and the general parking issues on the site. He stated that the current ratio on site is .8 spaces per seat but they found that actual utilization was more like .9 spaces per seat in terms of demand. 287 is the goal for additional spaces. He identified the old helicopter pad which has only been used a few times. There will be 287 spaces in four bays of parking with significant screenings of evergreen near the main entrance. He discussed limiting the grade in the existing area, and using natural no-cut grasses and wildflower plantings, and plantings in detention basins. There will be a permeable pathway, a small bridge over the wetlands area, and the new section of pathway will tie into the existing pathway and an island to the front of the building and tie into the main entrance. The recharging stations were discussed.

Mike Leo, an engineer with VHB, Inc. discussed the conditional use impact plan, the impact to wetland buffers, and steep slope impacts. He discussed the grading and drainage, and the storm water basins will have deep sump catch basins, underground filtration systems, micro pools and catch systems. In regards to the waiver on the porous pavement, they are going with a more conventional system vs. porous pavements taking into consideration of the long term use and maintenance of the property.

Atty. McNeill summarized the request, and believes that the system designed will work well. They feel it is a reasonable addition, limiting adverse impacts on site and providing reasonable parking for employees.

D.Trefethen asked about the steep slopes and what percentage of the total is manmade.

M.Leo responded that out of the 20,000 sf. approximately 12,000 sf. is manmade or about 60%.

L.Skinner asked how many spaces there are currently and he asked what data has been compiled about carpooling and what the statistics are.

Attn. McNeil responded that there are 1,158 spaces for the Dover East building, and 1,701 spaces for the Dover West building. He explained that with the restacking the number would go to 1,600 spaces. He explained that there is an attempt to provide options for transportation. They don't have an exact number of people that carpool or take alternate transportation.



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Carl Cressey, Regional Facility Manager, stated that there is no hard data, but they would conduct future employee surveys, and provide incentives to get employees to carpool, use alternate transportation and bicycles. There are no current carpool spaces, but the proposed number is 6. He also confirmed for D.Ciotti that there is not any data about employees using electric vehicles.

G.Green commented that he read the Conservation Commission minutes and there were concerns about a waiver for the porous pavement. Past recommendations by board members wanted to see this put into our regulations. He compared a site in Greenland at the Lowe's that has mixed pavement and uses many systems. The city is facing new mandates on storm water and it is an issue. He feels it is an excellent presentation.

Gordon Leedy spoke about the new standards Mr. Green discussed. The DES issued new storm intensity data standards in January 2013 and this project had to deal with it. Because of this, the drainage system was enlarged to accommodate the larger flow requested by the DES.

Mike Leo further discussed what DES required.

Atty.McNell confirmed for D.Ciotti that the lighting plans waiver has been withdrawn.

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

Open public hearing. Nobody spoke. Public hearing closed.

- A. Consideration and acceptance of a Conditional Use Permit for Liberty Mutual Insurance Company, Assessor's Map E, Lot 24, zoned ETP, located at 100 Liberty Way. (287 space parking lot expansion – 11,764 sq. ft. of grading within the wetland buffer and 19,887 sq. ft. of grading within 20% slopes). *(P12-39)

STAFF RECOMMENDATION:

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

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit.
 2. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Dam Bureau Permit.
 3. The applicant shall revise sheet C-4 to add straw wattles at ten foot vertical intervals on the slopes on the south and west sides of the parking lot to increase the erosion control.
- B. Consideration and acceptance of a Site Review for Liberty Mutual Insurance Company, Assessor's Map E, Lot 24, zoned ETP, located at 100 Liberty Way. (Motor Vehicle parking lot expansion (287 additional spaces). *(P12-38)

STAFF RECOMMENDATION:

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



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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 plan to change the Planning File number from P12-39 to P12-38.
4. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.
5. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Dam Bureau Permit and add the permit number to the plan.
6. The applicant shall prepare a Stormwater Management Maintenance and Inspection Plan and have it approved by the Community Services Department.
7. The approval includes the granting of the two waivers 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.
8. The applicant shall prepare an annual report on the status of the implementation of the Transportation Demand Management measures, including the number of employees participating in each. Said report shall be submitted to the Planning Department by January 31st of each year.

L.Skinner commented that with respect to the carpooling data, he is concerned with the number of spots allocated for carpooling, and what stats are needed. He withheld the rest of his comments until the end of the meeting.

D.Trefethen commented that when Liberty Mutual came in to the Planning Department a number of years ago, in regards to the Dover West project, a traffic management and flex time policy was discussed and assurances from the applicant were that those policies would have been implemented and they would get as much participation from the employees as possible. He is disappointed that Liberty Mutual does not have any statistics on a transportation management plan which was supported and should have been enforced.

G.Green commented this is an excellent proposal with regards to the stormwater management plan and vehicle recharging stations and the environmental impact.

D.Ciotti commented on the transportation management demand system and the use of vehicle recharging stations and if there is no data to back it up then is there a need.

Motion: F.Torr motioned to approve both the Conditional Use Permit and Site Plan subject to conditions. Seconded by G.Green. Vote: U/A.

C. 2013 Legislative update:

Tim Corwin, Assistant City Planner gave an overview of the (7) bills that are pending approval with the state legislature.

Board discussion ensued.

D. Gateway Rezoning Study update:

Tim Corwin, Assistant City Planner gave a brief update to the Gateway Rezoning Study. The City received a grant made possible by the Housing Finance Authority for \$50,000, with a goal to ensure that the gateways to and from the City will provide for robust growth to the suburban areas and the urban



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core. The City held two design sessions (February 2nd and March 2nd) and participants shared their thoughts and ideas. Detailed design concepts from the engineers were presented and conceptual designs will be uploaded through the projects web page accessible through the Planning Dept. webpage online. Results from the survey will be tabulated and shared. The original online survey has been closed. There will be a second survey for additional feedback after the conceptual designs are made public.

5. STAFF COMMENTS

The CDBG block grant books are available for Board members. The public hearing is scheduled for the March 26, 2013 meeting.

D.Ciotti asked if it is required for all the applicants to come in and speak.

S.Bird commented that it is normal operating procedures to invite all the applicants in and give them time for their presentation.

G.Green stated that although it is tedious everyone deserves their time to present their need, and it is the right thing to do.

F.Torr stated that all past applicants have been brief and he feels they should be allowed to present their cause.

D.Ciotti stated it was not to preclude anyone.

L.Skinner commented about the Liberty Mutual application and his feeling about pervious pavement. In previous cases, many plans have come forward with pervious pavement. In past cases, with regard to pervious pavement, what they the Planning Board has recommended in the past is that pervious pavement is good and plans should include it. McDonald's had it, Planet Fitness had it.

G.Green stated this is the first application that has come before us that needed a waiver not to do it.

Mayor D.Trefethen commented on his comments about tabling vs. postponing at the last meeting. He was thinking more of Council rules vs. Planning Dept. rules. This Board has tabled numerous applications to a date certain, or when the applicant is ready to come back. If you call it tabling or postponing – there is no law, there is no rule, Roberts Rules are good guidelines and common sense should prevail.

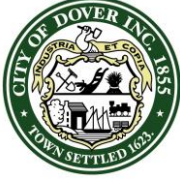
D.White commented on the tabling. He made a motion at the last meeting to table for a site walk which was appropriate. Discussion ensued about when to schedule the site walk and when to continue the case.

D.Tarbox commented that tabling is irrelevant to a Planning Board.

There will be a non-public session immediately following this meeting.

6. COMMITTEE REPORTS

G.Green gave an update to the RCM Report (Residential Commercial Mixed Use District). On March 6, a meeting was held. Market conditions discussed at both meetings do have an effect. No vote was taken at that meeting and another meeting is scheduled for March 20, 2013 at 4 pm.



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Motion: K.Schuman motioned to enter Non-Public Session. Seconded by L.Skinner. Roll Call Vote.

The Board voted on a roll call vote (8-0) to enter into non-public session to discuss matters involving consideration or negotiation of pending claims or litigation.

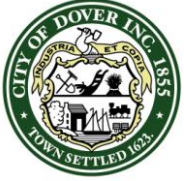
The Board resumed the public meeting at 9:49 pm.

Motion: D.Trefethen motioned to seal the minutes as divulgence would render the proposed action ineffective. Seconded by D.White. Vote: U/A.

7. ADJOURNMENT

Motion: F.Torr motioned to adjourn at 9:50 pm. Seconded by D.White. Vote: U/A.

DRAFT



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-08

Application Type: Minor Lot Line Adjustment
Applicant(s): Gary Guppy
Owner(s): Gary Guppy, Debra Leahy, Dennis Guppy, Sandra Paige & Nancy Rouleau and David and Linda Gosselin & Jennie Exas
Location: 128 & 130 Grove Street, Maple Street and Snow Avenue
(Assessor's Map 29, Lots 68C, 68F, & 69)

INTENT: To adjust the lot lines between three existing lots, resulting in a reduction in the number of lots from 3 to 2.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 1.49 Acres

ZONING DISTRICT: Medium Density Residential District – R-12

EXISTING LAND USE: Two vacant lots and one lot with existing single family house

PROPOSED LAND USE: One vacant lot and one lot with existing single family house

SURROUNDING LAND USE: Single family residential

ZBA ACTION: None

ATTACHMENT: Lot Line Adjustment plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a plan to reconfigure the lot lines between three existing lots. 0.24 acres will be added to Lot 29-69 and 0.11 acres will be added to Lot 29-68C. Lot 29-68F will no longer exist.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File #P13-08 to the title block.
4. The applicant shall revise the plat by deleting the reference to parcel 29-70 in the note just above the title block.
5. The applicant shall revise the plat by adding an asterisk to the front yard setback in note #4 to indicate that the setback for a vacant lot has a build to line no closer than five feet and no greater than twenty-five feet to the front lot line.



City of Dover, New Hampshire MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only	Project #:	<u>P13-08</u>	Date Received:	_____
	Amount Paid:	<u>493.00</u>	Time Received:	<u>FEB 26 2013</u>

CL# 571
(3)

Guppy

APPLICANT INFORMATION

Name of Applicant: Gary Guppy Telephone # 603-742-6266

Address of Applicant: 128 Grove Street, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: _____

Address of Property: 128 Grove Street

Assessor's Map # 29 Lot(s) # 68C & 68F

Property Deed: Book 1642 / 748 Page: 3606 / 133

Zoning District(s) R-12 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 35,881 & 14,800 Size of Proposed Parcel (sq. ft.): 45,969

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): David Gosselein Telephone # 603-742-1249

Address of 2nd Property Owner: 130 Grove Street

Address of Property: 130 Grove Street

Assessor's Map # 29 Lot(s) # 69 & 70

Property Deed: Book 1664 Page: 789

Zoning District(s) R-12 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): 31,624

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Joel D. Runnals, Norway Plains Associates, Inc.

Address PO Box 249, Rochester, NH 03866-0249 Telephone #: 603-335-3948

Professional License #: 865 E-mail address: jrunnals@norwayplains.com

SIGNATURES

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

Signature of First Property Owner: Gary Guppy Date: 2/19/13

Signature of Second Property Owner: Paul Gossel Date: 2/19/13

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

Signature of Agent: Joel A. Rimmals Date: 02-18-13

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: Gary Guppy Date: 2/19/13

CITY OF DOVER MINOR LOT LINE ADJUSTMENT LIST OF ABUTTERS

FEB 26 2013

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested.

The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the minor lot line adjustment application.

ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly within two hundred (200) feet (including land across the street or waterway) under consideration by the Planning Board. For a condominium or other collective form of ownership, abutter means the officers of the collective or association.

First Owner:

TAX MAP	LOT #	FIRST PROPERTY OWNER	MAILING ADDRESS
29	68C & F	Gary Guppy, Debra Leahy, Dennis Guppy, Sandra Paige & Nancy Rouleau	128 Grove St, Dover, NH 03820

Second Owner:

TAX MAP	LOT #	SECOND PROPERTY OWNER	MAILING ADDRESS
29	69 & 70	David & Linda Gosselin, Jennie Exas	130 Grove St, Dover, NH 03820

Applicant (if different from owners):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor:

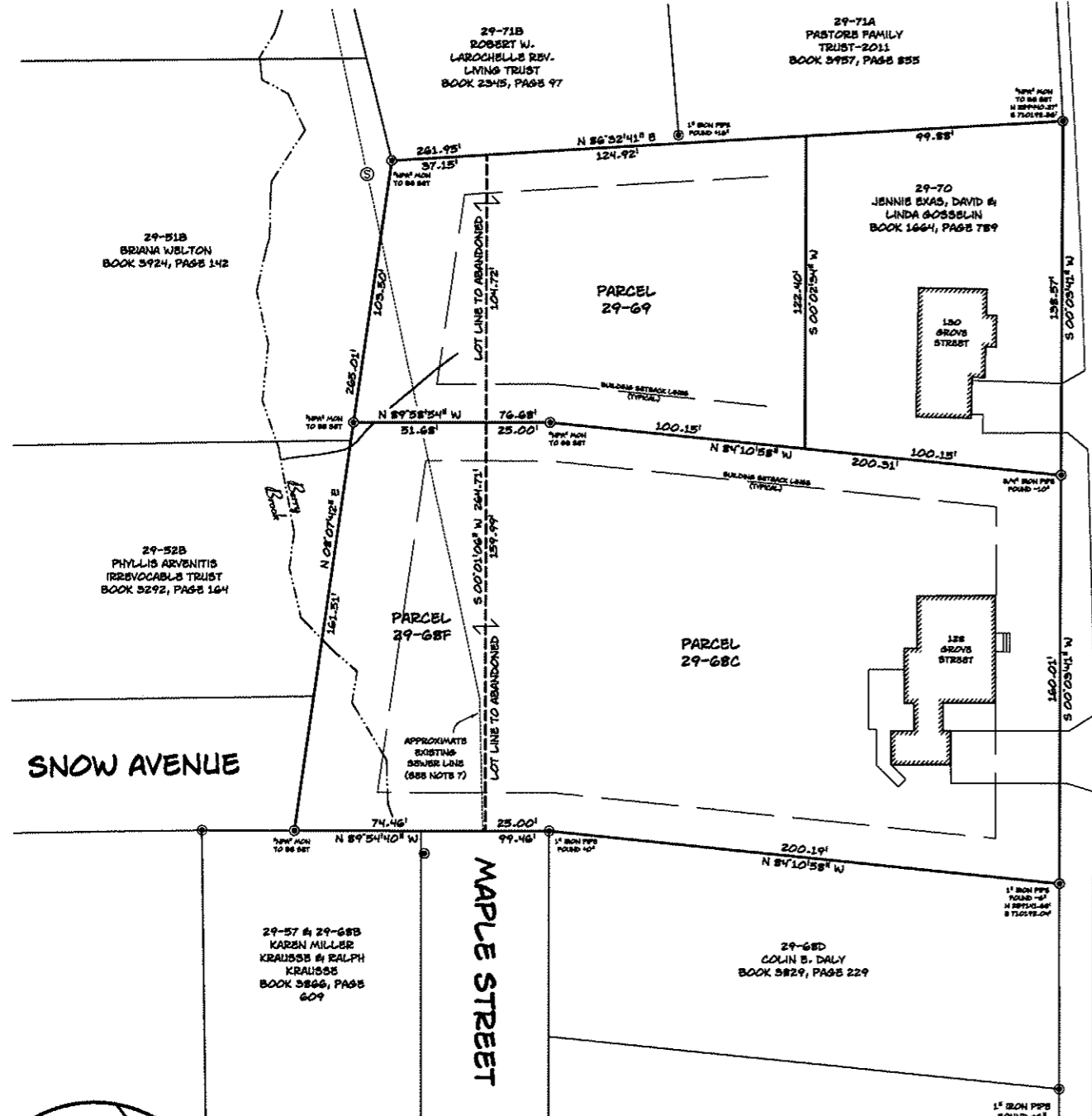
NAME	COMPANY	MAILING ADDRESS
Joel D. Runnals, LLS	Norway Plains Assoc., Inc.	PO Box 249, Rochester, NH 03866-0249

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS
29	57 —	Ralph & Karen Miller Krausse	88 Redden St., Dover, NH 03820
29	52B	Phyllis Arvenitis Irr Trust	3 Snow Ave, Dover, NH 03820
29	51B	Briana J. Welton	63 Horne St, Dover, NH 03820
29	71B	Robert W. Larochelle Revocable Living Trust	26 Deerfield Dr, Dover, NH 03820
29	71A	Pastore Family Trust-2011	132 Grove St, Dover, NH 03820
29	69	Same as Second Property Owner	
29	70	Same as lot 69	
29	80	Kirby Woodward	133 Grove St, Dover, NH 03820
29	81	Julie O. Merrill	131 Grove St, Dover, NH 03820
29	82	Angela W. McCann	129 Grove St, Dover, NH 03820
29	83	Michael T. & Dierdre Gagnon	127 Grove St, Dover, NH 03820
29	68C —	Same as First Property Owner	
29	68D	Colin E. Daly	124 Grove St, Dover, NH 03820
29	68F	Same as lot 68C	33 Winkley Pond Rd, Barrington, NH 03825 ★
29	68B —	Same as lot 57	



- NOTES:
- THE PURPOSE OF THIS PLAN IS TO PERFORM A LOT LINE ADJUSTMENT TO DIVIDE PARCEL 29-68F AND COMBINE IT WITH PARCEL 29-68C AND PARCEL 29-69.
 - PARCEL 29-68C
 OLD AREA: 35,881 SF / 0.82 AC
 NEW AREA: 45,969 SF / 1.06 AC

PARCEL 29-68F
 OLD AREA: 14,800 SF / 0.34 AC
 PARCELS 29-69
 OLD AREA: 14,030 SF / 0.32 AC
 NEW AREA: 18,519 SF / 0.43 AC
 - PARCELS ARE IN ZONE R-12, MEDIUM DENSITY RESIDENTIAL DISTRICT.
 - MINIMUM LOT REQUIREMENTS:
 LOT SIZE= 12,000 SF
 FRONTAGE= 100'
 BUILDING SETBACKS: FY= 25', SY= 15', RY= 30'
 - THE LOTS ARE SERVICED BY MUNICIPAL SEWER AND WATER SYSTEMS.
 - THE PROPOSED LOTS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05-17-05 COMMUNITY NUMBER 330145, MAP NUMBER 3301720310D, PANEL 280 OF 405.
 - THE CITY OF DOVER CONVEYED PARCEL 29-68F TO OWNERS OF PARCEL 29-68C AND RESERVED "AN EASEMENT TO MAINTAIN, KEEP AND REPLACE, IF NECESSARY, UNDERGROUND UTILITIES LOCATED ON" SAID PARCEL. SEE SCRD DEED BOOK 3606, PAGE 133.
 - HORIZONTAL DATUM IS BASED ON DOVER'S GIS SYSTEM.
 - A DIGITAL COPY OF THIS PLAN SHALL BE PROVIDED TO THE CITY OF DOVER UPON FINAL APPROVAL.

- REFERENCE PLANS:
- "MAP OF PROPERTY IN DOVER, NH OWNED BY ISHABOD E. RICHARD & JAMES PHILPOT"
 DATED AUGUST 21, 1897 BY WM. C. OGDEN, CE
 S.C.R.D. BOOK 316, PAGE 501
 - "PLEASANT VIEW PARK, DOVER, NH DEVELOPED BY A.W. LACROIX"
 DATED AUGUST 1928
 S.C.R.D. POCKET 6, FOLDER 2, PLAN 1
 - "LOTTERY SUBDIVISION"
 DATED NOVEMBER 20, 1929 BY W.E. LITTLEFIELD, ARCHITECT
 S.C.R.D. POCKET 10, FOLDER 1, PLAN 25
 - "PROPOSED DEVELOPMENT FOR HAROLD H. SNOW, DOVER, NEW HAMPSHIRE"
 DATED JUNE 17, 1957 BY G.L. DAVIS & ASSOCIATES
 S.C.R.D. POCKET 8, FOLDER 2, PLAN 29
 - "STANDARD BOUNDARY SURVEY AND PLAN OF LAND, LOTS 72, 72A + 72B, TAX MAP 29,
 & CHESLEY STREET & GROVE STREET, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD"
 DATED OCTOBER 15, 2005 BY CIVILWORKS
 S.C.R.D. PLAN 84-42

PARCELS 29-68C & 29-68F
 OWNER OF RECORD:
 DEBRA A. LEAHY, DENNIS J. GUPPY,
 GARY J. GUPPY & SANDRA A. PAIGE
 128 GROVE STREET, DOVER, N.H.
 BOOK 1642, PAGE 748
 BOOK 3606, PAGE 133

PARCELS 29-69 & 29-70
 OWNER OF RECORD:
 JENNIE EXAS AND DAVID F. & LINDA GOSSELIN
 130 GROVE STREET, DOVER, NH
 BOOK 1664, PAGE 789

LOT LINE ADJUSTMENT PLAN
128 & 130 GROVE STREET,
MAPLE STREET & SNOW AVENUE
DOVER

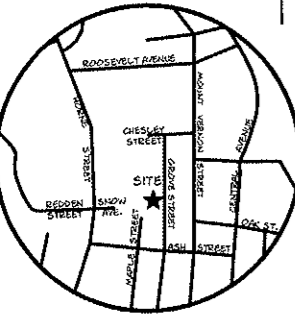
STRAFFORD COUNTY
 NEW HAMPSHIRE

FOR: DEBRA A. LEAHY, DENNIS J. GUPPY,
 GARY J. GUPPY & SANDRA A. PAIGE AND
 JENNIE EXAS, DAVID F. & LINDA GOSSELIN

1" = 30' FEBRUARY 2013
 GRAPHIC SCALE



(IN FEET)
 1 INCH = 30 FT.
 REVISIONS:
 03-13-13 REVISION TO DATE



OWNER'S SIGNATURE

DEBRA A. LEAHY _____

DENNIS J. GUPPY _____

GARY J. GUPPY _____

SANDRA A. PAIGE _____

JENNIE EXAS _____

DAVID F. GOSSELIN _____

LINDA GOSSELIN _____

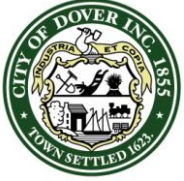
FILE NO. 457
 PLAN NO. C-2523LLA
 DWG NO. 09176\LLA-1
 F.B. NO. 33-865

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT ANNUAL STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE STATE OF NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS AND THE ACCURACY SPECIFICATION AND POSITION TOLERANCE ARE IN ACCORDANCE WITH CLASS 1 SURVEYS.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1/15,000.



MAR 13 2013



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-05

Application Type:	Citizen Petition for Rezoning
Applicant(s):	South Dover Storage Solutions, LLC
Owner(s):	South Dover Storage Solutions, LLC
Location:	68 Rutland Street (Map 15, Lot 62)

INTENT: A request by the owner to rezone approximately 2/3 of an acre at 68 Rutland Street from Medium-Density Residential District (R-12) to Restricted Industrial District (I-1).

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-B

ACREAGE: 4.13 acres

ZONING DISTRICT: Medium-Density Residential District (R-12) and Restricted Industrial District (I-1)

EXISTING LAND USE: Vacant building previously used for concrete manufacturing

PROPOSED LAND USE: Self storage units with accessory apartment for site manager

SURROUNDING LAND USE: Single-family residential, multi-family residential, and former college buildings

ZBA ACTION: None

ATTACHMENTS: Rezoning application and supporting materials and maps

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by first class mail as required

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background

The applicant is requesting to rezone a portion of the former Austin Concrete property on Rutland Street to make the entire property the I-1 District. The applicant proposes to refurbish the building for storage units. Storage units are classified as a Personal Service Establishment and are a permitted use in the I-1 District.

The process for handling the petitioned amendment is outlined in Chapter 170-53-C-3.

On February 26, 2013, the Planning Board voted to post the citizen petition and hold a public hearing on March 26, 2013.

Daniel Barufaldi, Dover Economic Development Director, has indicated his support for this proposal.

STAFF RECOMMENDATION:

The Planning Board should hold a public hearing and allow the applicant to present the rezoning request and receive input from abutters.



City of Dover, New Hampshire REZONING APPLICATION

[Revision Date: December 21, 2010]

Office Use Only	File #:	<u>P13-05</u>	Date Received:	<u>FEB 05 2013</u>
	Amount Paid:	_____	Time Received:	_____

GP

APPLICANT and OWNER INFORMATION

Name of Applicant: South Dover Storage Solutions, LLC Telephone # 603-742-2261

Address of Applicant: 11 Moses Carr Road, Rollinsford, NH 03869

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

Address of Property Owner: _____

GENERAL INFORMATION

General Description of Area for Rezoning:

Approximately 2/3 acre of land along Rutland Street; the remaining 3.5 acres is already zoned I-1.

Assessor's Map # 15 Lot(s) # 62

Current Zoning District(s) R-12 Overlay District(s) _____

Size of Area: Approx 2/3 acre Existing Use of Property: Concrete manufacturing

Proposed Zoning District(s) I-1 Overlay District(s) _____

Proposed Use of Property: Storage and self-storage units.

REZONING INFORMATION

Please indicate, in a separate narrative, how your proposed amendment addresses the following requirements of RSA 674:17. If the requirement is not applicable, please write N/A.

Does the amendment:

- Lessen congestion in the streets;
- Secure safety from fires, panic and other dangers;
- Promote health and the general welfare;
- Provide adequate light and air;
- Prevent the overcrowding of land;
- Avoid undue concentration of population;
- Facilitate the adequate provision of transportation, solid waste facilities, water, sewerage, schools, parks, child day care;
- Assure proper use of natural resources and other public requirements;
- Encourage the preservation of agricultural lands and buildings; and
- Encourage the installation and use of solar, wind, or other renewable energy systems and protect access to energy (see RSA 674:17 I (j) for full text).

Also, please describe how the amendment has been made with reasonable consideration to the character of the area involved.

REQUIRED ATTACHMENTS

- Fifteen (15) hard copies and one digital copy of the following:
 - A properly drafted ordinance containing the amendment in a form meeting the requirements of the City Clerk;
 - A statement of the purposes and intent of the proposed amendment
 - A statement of the impact of the proposed amendment on the City's economy, environment, municipal services, municipal facilities and neighborhoods;
 - A statement describing how the proposal meets the elements outlined above in the Rezoning Information section.
 - A map showing the existing zoning districts and the amendments to these districts as proposed in the amendment, if applicable;
- The names, addresses, and telephone numbers of those submitting the petition and of any agents or representatives of the same;
- A list and address labels including the name, address, and tax map number of each property owner of the area proposed for rezoning and each property owner within one hundred (100) feet of the subject area. The list shall be current within ten (10) days of submittal; and
- A non-refundable fee in the sixty dollars (\$60.00) to cover the cost of the newspaper notice, and a non-refundable fee of one dollar (\$1.00) per landowner and Abutter required to be notified.

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: Robert F. Frost Date: 2/1/2013

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

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Robert F. Frost Date: 2/1/2013

Purpose and Intent

The purpose of this proposed amendment is to re-zone approximately 2/3 acre of land from R-12 to I-1. The land to be re-zoned is part of a larger parcel, most of which is already zoned I-1.

Impact

Given the size of the land which would be re-zoned, the economic impact on the City will be minimal, but will be positive. This re-zoning will allow for the commercial development of the small portion of this parcel which has frontage on Rutland Street, and will facilitate the commercial development of the larger rear portion of the land which is currently zoned I-1. The development of this land for non-residential purposes will have a net benefit to the City.

The existing building which is located on the portion of the property which will be re-zoned has been used for industrial purposes for many years. The building will be extensively refurbished on the exterior to make it attractive. That will be a substantial improvement for the neighborhood. The proposed storage use will require very little demand on city water and sewer utilities or other municipal services.

Rezoning Criteria

This application for re-zoning is filed by South Dover Storage Solutions, LLC , which owns property on Rutland Street which is the former site of Austin Concrete. The property is Tax Map 15, Lot 62. The property contains 4.13 acres, of which approximately 2/3 acre is located along Rutland Street in the R-12 zone, and the remaining land at the rear of the property is located in the I-1 zone. All of the road frontage is along Rutland Street, in the R-12 zone.

The property located in the R-12 zone presently contains a large building which measures approximately 180 feet by 30 feet. This building is in fairly poor condition, and was used for the manufacture of concrete products. The rear portion of the property in the industrial zone contains many remnants of concrete structures such as tanks and vaults. The applicant is in the process of removing concrete debris.

Any access to the industrial land at the rear of the property must come through the residentially zoned frontage. The rear portion of the land is not well suited for residential purposes since it abuts other industrial land on Locust Street and includes concrete debris, some of which cannot be easily removed. The frontage along Rutland Street and the existing building are not well suited for residential use for several reasons. Current zoning rules discourage having access to industrial land extend through residential land. The large building was built for industrial purposes and could not be converted easily into residential use. It would be difficult to provide sufficient parking on site for residential use in the portion of the land zone for such use.

The applicant proposes to refurbish the exterior of the building and to make interior renovations to use the building for storage. The appearance of the building will be very substantially improved. Some self storage units will be added along the northerly side of the building. These

changes will result in a relatively low volume of vehicular traffic. Since the driveway along the northerly side of the property is the only access to the industrial land in the rear, this property will have some level of commercial traffic regardless of whether a storage business is operated at the front of the property. The overall impact on the neighborhood should be less if the proposed storage use is accommodated by re-zoning the front portion of the property. This use will certainly be less intrusive than the historic use of the property.

The proposed amendment will reduce congestion in the streets since the storage use will generate less traffic than would occur if the existing building were converted into the number of residential units that would be commensurate with its size.

The proposed use of the re-zoned land will comply with zoning requirements for lot coverage, building height, and setbacks and will provide adequate light and air. Less parking will be required than if the building were converted to residential use.

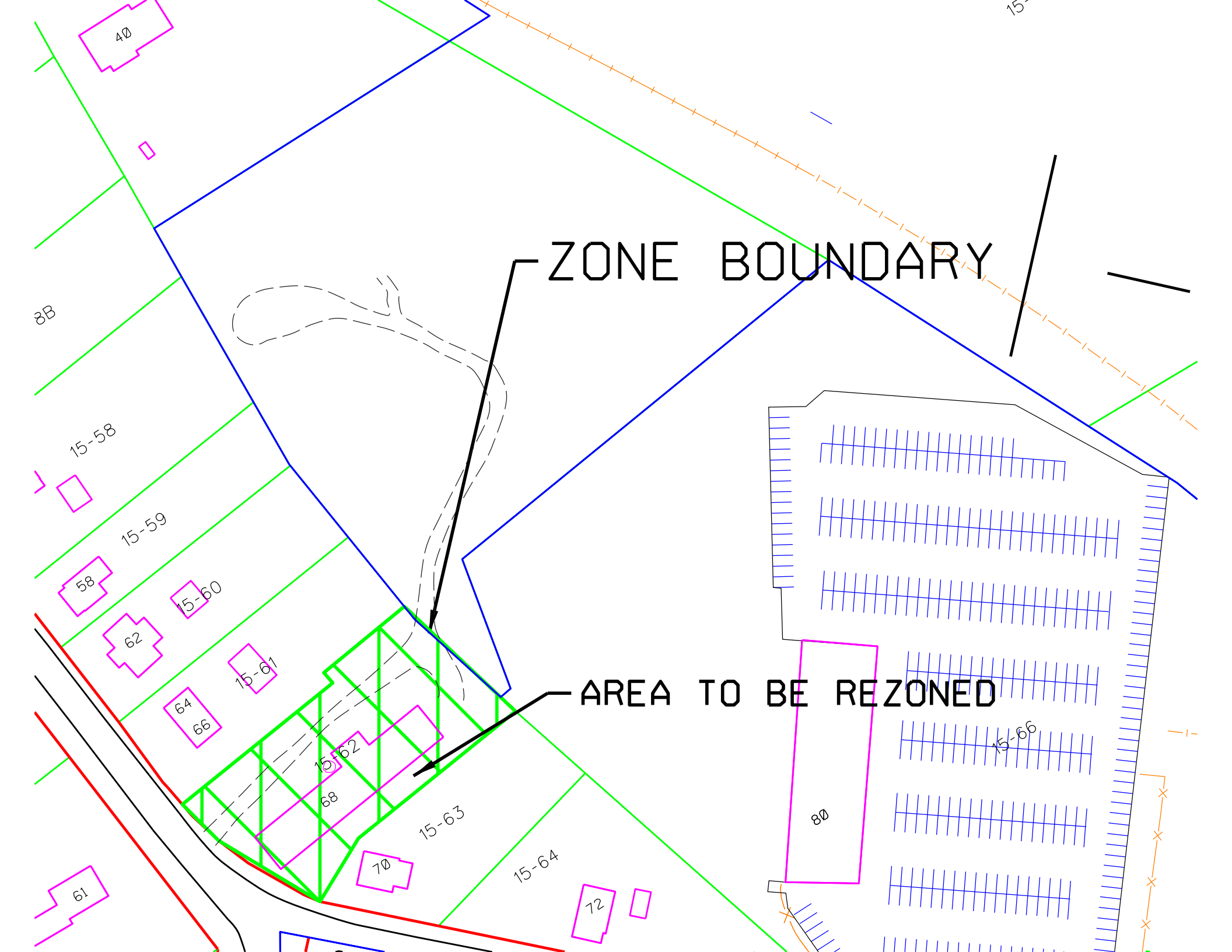
Most of this property is already zoned for industrial use. The re-zoning of the front portion is a natural extension of the industrial zone which extends westward from Locust Street. This re-zoning will avoid undue concentration of population by allowing a commercial use of the land instead of residential use.

The use of the property for commercial and self storage will require very minimal use of city water and sewer facilities, and will be much less than would occur with residential use.

The commercial traffic which will eventually traverse this land to obtain access to the industrial land at the rear makes it unlikely that the front portion of the property could be developed into residential use. If the front were used for residential purposes, the commercial traffic would present noise and safety issues for the residents. This re-zoning will avoid such safety issues.

By changing the zoning from residential to industrial, this re-zoning reduces the impact that this property would have on schools, parks, or child day care facilities.

The effect of this re-zoning request is to recognize that this property has been used for commercial or industrial purposes for many years. Extending the industrial zone to Rutland Street allows the entire property to be developed in a consistent manner which will have less impact on the neighborhood than the prior use.



ZONE BOUNDARY

AREA TO BE REZONED

40

8B

15-58

58

15-59

62

15-60

64

66

15-61

15-62

68

15-63

70

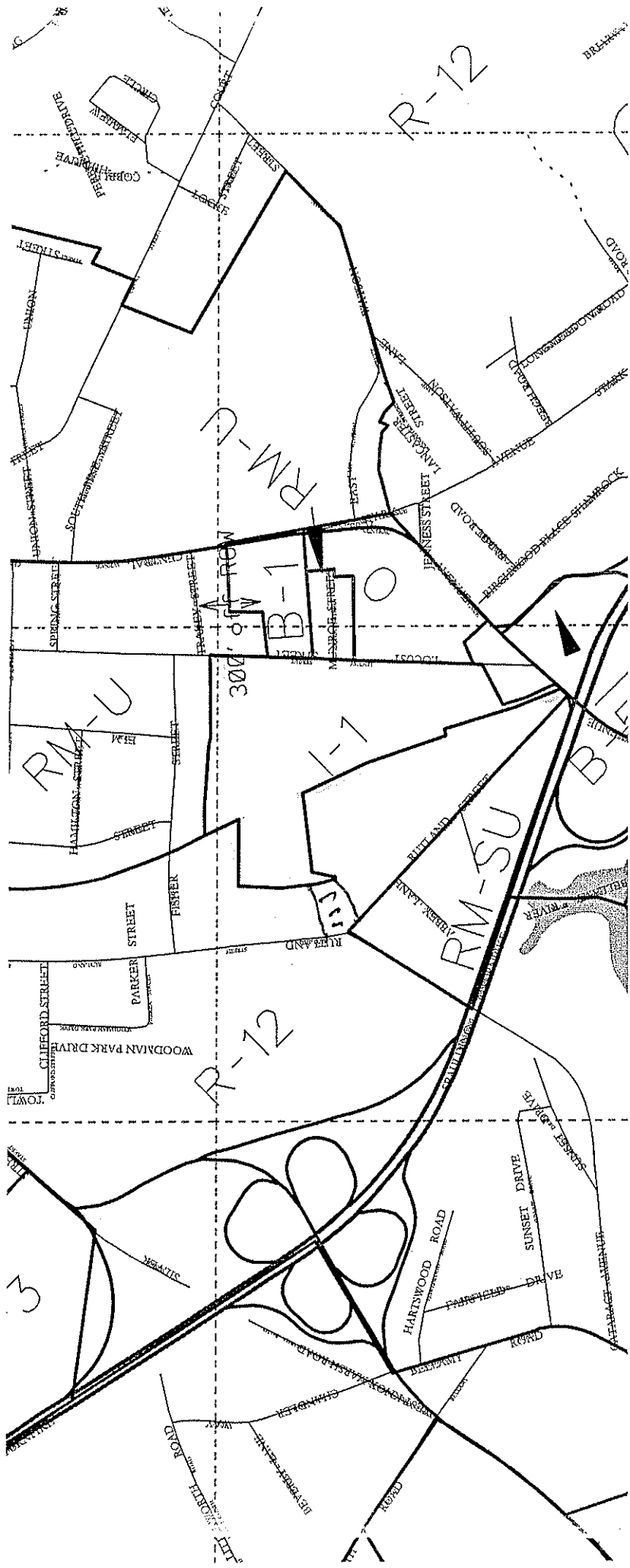
15-64

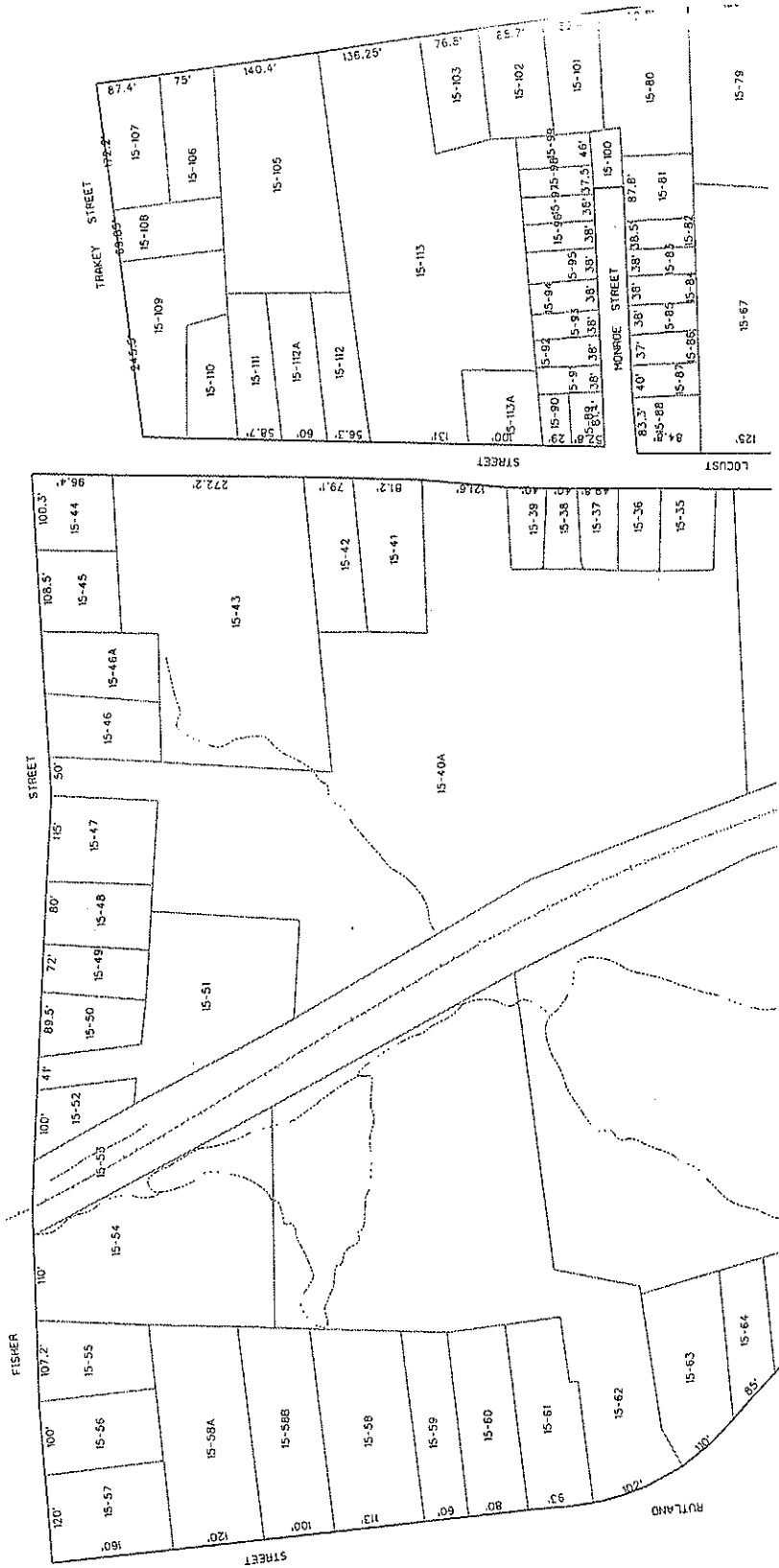
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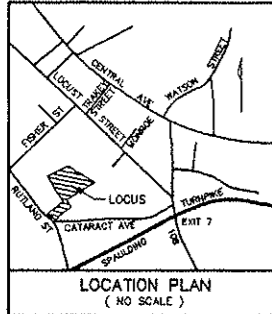
72

80

15-66







No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	39°46'10"	191.00	132.57	129.93	N25°37'00"W
C2	05°46'51"	3212.17	324.09	323.95	S29°11'28"E

No.	Bearing	Distance
L1	N06°05'39"W	8.40'
L2	N10°19'50"W	11.90'
L3	N01°35'44"E	49.20'
L4	S29°40'50"E	34.65'
L5	S12°13'23"E	50.00'
L6	S83°28'42"W	12.00'

REFERENCE PLANS:

- LOT LINE ADJUSTMENT FOR TAX MAP 15 LOTS 54, 62 & 66 ON FISHER AND RUTLAND STREETS IN DOVER, N.H. SCALE: 1" = 60'; DATED: JUNE 24, 1996, REVISED THROUGH 10/7/96; PREPARED BY: BRUCE POHOPEK, LAND SURVEYOR. RECORDED S.C.R.D. PLAN 48-73.

NOTES:

- OWNERS OF RECORD:
SOUTH DOVER STORAGE SOLUTIONS, LLC
11 MOSES CARR ROAD
ROLLINSFORD, NH 03869
S.C.R.D. VOL. 4055, PAGE 0077
- 15 / 62 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICTS:
R-1
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 50 FEET
SIDE = 15 FEET
REAR = 25 FEET
MAXIMUM LOT COVERAGE = 50 PERCENT
R-12
MINIMUM LOT SIZE = 12,000 S.F.
MINIMUM FRONTAGE = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = NEIGHBORHOOD AVG.
SIDE = 15 FEET
REAR = 30 FEET
MAXIMUM LOT COVERAGE = 30 PERCENT
- THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0320, SUFFIX D; MAP NUMBER 33017C0320D, EFFECTIVE DATE MAY 17, 2005.
- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON OCTOBER 5, 2012.
- VERTICAL DATUM IS NAVD88 FROM GPS OBSERVATION TAKEN ON OCTOBER 5, 2012.
- WETLAND DELINEATION PERFORMED BY MARK WEST, C.W.S. 10 OF WEST ENVIRONMENTAL, INC. ON NOVEMBER 1, 2012.
- THE PARCEL IS SUBJECT TO:
SEWER EASEMENT AND RIGHTS GRANTED TO THE CITY OF DOVER AS MORE FULLY SET FORTH IN INSTRUMENT RECORDED JUNE 8, 1942 IN S.C.R.D. BOOK 510, PAGE 448;
EASEMENT TO THE CITY OF DOVER RELATIVE TO SEWERS RECORDED APRIL 15, 1994 IN S.C.R.D. BOOK 1739, PAGE 244.

15 / 68B
STEPHEN FLYNN
LORRAINE FLYNN
54A RUTLAND STREET
DOVER, NH 03820
2183 / 584

15 / 58
JOHN M. METTEE REV. TRUST
58 RUTLAND STREET
DOVER, NH 03820
2209 / 447

15 / 69
CHERYL DAILEY
58 RUTLAND STREET
DOVER, NH 03820
1799 / 377

15 / 60
PANAGIOTIS XYDIAS
VASILIOS XYDIAS
60 RUTLAND STREET
DOVER, NH 03820
1972 / 454

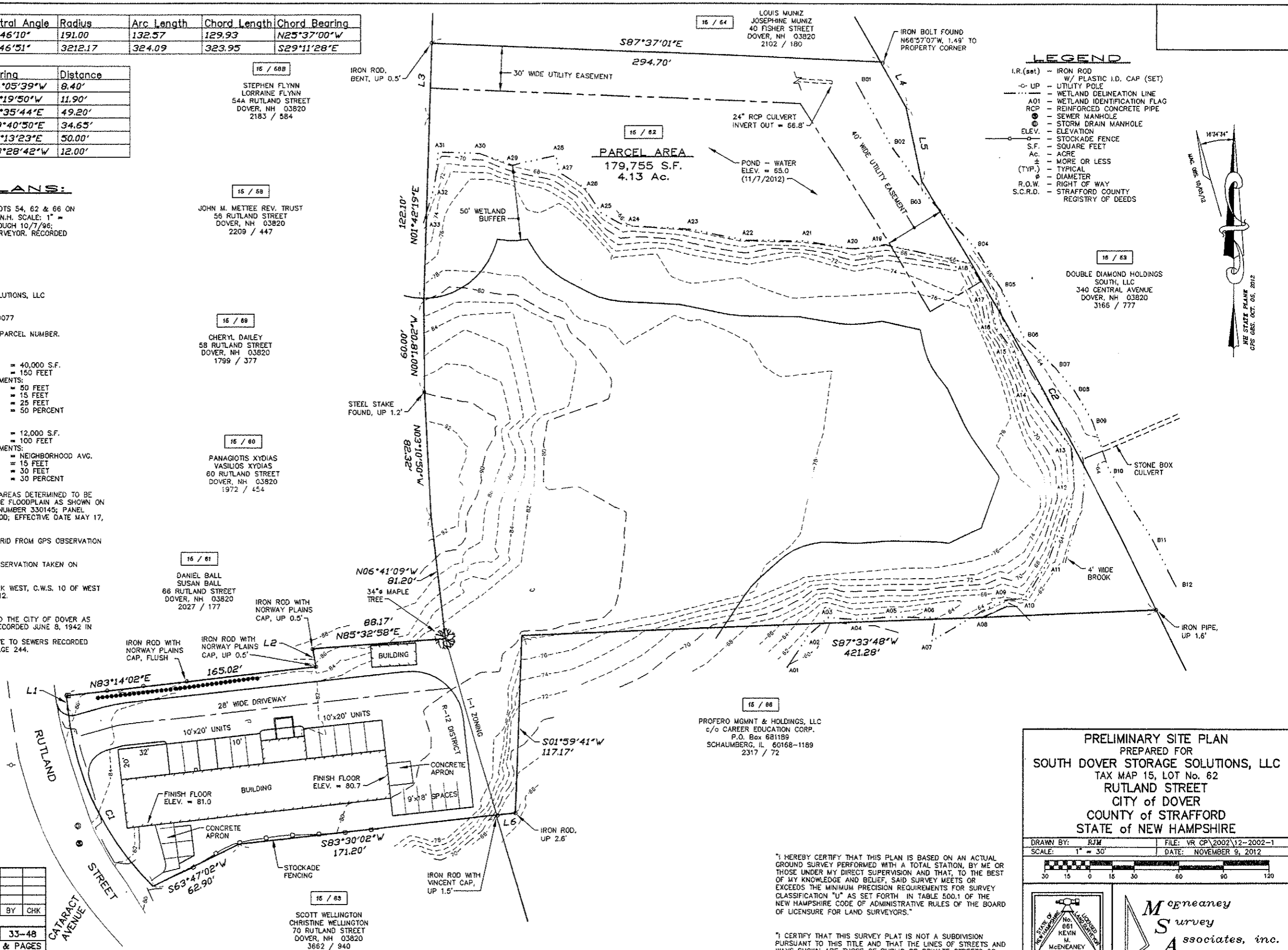
15 / 61
DANIEL BALL
SUSAN BALL
68 RUTLAND STREET
DOVER, NH 03820
2027 / 177

15 / 66
PROFERO MGMT & HOLDINGS, LLC
c/o CAREER EDUCATION CORP.
P.O. Box 681189
SCHAUMBURG, IL 60168-1189
2317 / 72

15 / 65
SCOTT WELLINGTON
CHRISTINE WELLINGTON
70 RUTLAND STREET
DOVER, NH 03820
3662 / 940

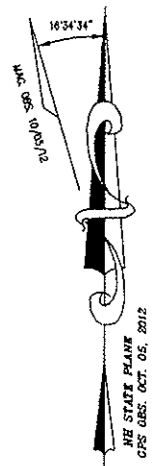
15 / 23
15 / 24
PROFERO MGMT & HOLDINGS, LLC
c/o CAREER EDUCATION CORP.
P.O. Box 681189
SCHAUMBURG, IL 60168-1189
2126 / 361

NO.	DATE	DESCRIPTION	BY	CHK
12-2002	TOPOGRAPHIC	12-06	33-48	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



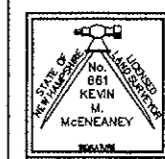
LEGEND

- I.R. (set) - IRON ROD
- W/ PLASTIC I.D. CAP (SET)
- UP - UTILITY POLE
- WETLAND DELINEATION LINE
- A01 - WETLAND IDENTIFICATION FLAG
- RCP - REINFORCED CONCRETE PIPE
- SM - SEWER MANHOLE
- SDM - STORM DRAIN MANHOLE
- ELEV. - ELEVATION
- S.F. - STOCKADE FENCE
- S.F. - SQUARE FEET
- Ac. - ACRE
- ± - MORE OR LESS
- (TYP.) - TYPICAL
- Ø - DIAMETER
- R.O.W. - RIGHT OF WAY
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS



PRELIMINARY SITE PLAN
PREPARED FOR
SOUTH DOVER STORAGE SOLUTIONS, LLC
TAX MAP 15, LOT No. 62
RUTLAND STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: RJM FILE: VR CP\2002\12-2002-1
SCALE: 1" = 30' DATE: NOVEMBER 9, 2012

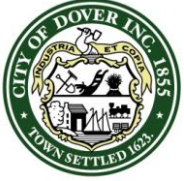


McEaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

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

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-06

Application Type: Citizen Petition for Rezoning
Applicant(s): Grammas Investment, LLC
Owner(s): George Mitropoulos, Trustee of the George Mitropoulos Revocable Living Trust
Location: Littleworth Road (Map H, Lot 29-A)

INTENT: A request by the applicant to rezone 6.4 acres on Littleworth Road from Low-Density Residential District (R-20) to Hotel/Retail District (B-4).

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-C

ACREAGE: 6.4 acres

ZONING DISTRICT: Low-Density Residential District (R-20)

EXISTING LAND USE: Vacant parcel

PROPOSED LAND USE: Retail

SURROUNDING LAND USE: Single-family residential, retail tractor dealer, and landscaping business

ZBA ACTION: None

ATTACHMENTS: Rezoning application and supporting materials and maps

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by first class mail as required

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background

The applicant is requesting to rezone a vacant property on Littleworth Road from Low-Density Residential District (R-20) to Hotel/Retail District (B-4). The only proposed use specified by the applicant is retail.

The process for handling the petitioned amendment is outlined in Chapter 170-53-C-3.

On February 26, 2013, the Planning Board voted to post the citizen petition and hold a public hearing on March 26, 2013.

Daniel Barufaldi, Dover Economic Development Director, has indicated his support for this proposal.

STAFF RECOMMENDATION:

The Planning Board should hold a public hearing and allow the applicant to present the rezoning request and receive input from abutters.

p13-06

Mr. Christopher Parker
Planning Director
City of Dover
288 Central Avenue
Dover, NH 03820

FEB - 7 2013

Re: Grammas Investments LLC
Re-zoning Map H Lot 29-A

Dear Mr. Parker,

I am submitting the attached application for the re-zoning of the Mitropoulos land on Littleworth Rd. Map H Lot 29-A.

My goal is to have this parcel re-zoned from the R-20 zone to the B-4 zone.

Please let me know if there is any other info I need to provide.

Sincerely,



John Grammas
603.264.1344



City of Dover, New Hampshire REZONING APPLICATION

[Revision Date: December 21, 2010]

Office Use Only	File #:	<u>P13-06</u>	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT and OWNER INFORMATION

Name of Applicant: GRAMMAS INVESTMENT LLC. Telephone # 603-264-1344

Address of Applicant: 39 FREETOWN RD. RAYMOND, NH 03077

Name of Property Owner (if different from applicant): George Mitropoulos + REVOCABLE LIVING TRUST Telephone # 603-332-1080

Address of Property Owner: 315 ROCHESTER HILL RD. ROCHESTER, NH 03867

GENERAL INFORMATION

General Description of Area for Rezoning:

Assessor's Map # H (H-2) Lot(s) # 29A

Current Zoning District(s) R-2B Overlay District(s) _____

Size of Area: 6.40 ACRES Existing Use of Property: VACANT LAND

Proposed Zoning District(s) B-4 Overlay District(s) _____

Proposed Use of Property: RETAIL

REZONING INFORMATION

Please indicate, in a separate narrative, how your proposed amendment addresses the following requirements of RSA 674:17. If the requirement is not applicable, please write N/A.

Does the amendment:

- Lessen congestion in the streets;
- Secure safety from fires, panic and other dangers;
- Promote health and the general welfare;
- Provide adequate light and air;
- Prevent the overcrowding of land;
- Avoid undue concentration of population;
- Facilitate the adequate provision of transportation, solid waste facilities, water, sewerage, schools, parks, child day care;
- Assure proper use of natural resources and other public requirements;
- Encourage the preservation of agricultural lands and buildings; and
- Encourage the installation and use of solar, wind, or other renewable energy systems and protect access to energy (see RSA 674:17 I (j) for full text).

Also, please describe how the amendment has been made with reasonable consideration to the character of the area involved.

REQUIRED ATTACHMENTS

- Fifteen (15) hard copies and one digital copy of the following:
 - A properly drafted ordinance containing the amendment in a form meeting the requirements of the City Clerk;
 - A statement of the purposes and intent of the proposed amendment
 - A statement of the impact of the proposed amendment on the City's economy, environment, municipal services, municipal facilities and neighborhoods;
 - A statement describing how the proposal meets the elements outlined above in the Rezoning Information section.
 - A map showing the existing zoning districts and the amendments to these districts as proposed in the amendment, if applicable;
- The names, addresses, and telephone numbers of those submitting the petition and of any agents or representatives of the same;
- A list and address labels including the name, address, and tax map number of each property owner of the area proposed for rezoning and each property owner within one hundred (100) feet of the subject area. The list shall be current within ten (10) days of submittal; and
- A non-refundable fee in the sixty dollars (\$60.00) to cover the cost of the newspaper notice, and a non-refundable fee of one dollar (\$1.00) per landowner and Abutter required to be notified.

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: 1-22-13

Signature of Applicant (if different from owner): [Signature] Date: 2-6-13

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: 2-6-13

RE/MAX REALTY CENTRE BROKER JOHN DIAMOND
603-969-4071

Amendment: Chapter 170 of the Code of Dover, New Hampshire, dated December 9, 2009, is amended by changing the zoning for Tax Map H, Lot 29A from R-20 to B-4. Map H, Lot 29A contains approximately 6.4 acres.

Purpose: The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, adjusting the existing boundaries of the R-20 district to promote the existing character of the land located on Littleworth Rd.

The impact of this amendment would be minimal. If the property is re-zoned to B-4, any development would be in character with many of the surrounding properties. With this amendment there would be less curb cuts onto the very heavily traveled State Highway known as Littleworth Rd. There would be no impact on the schools, septic systems would not be needed.

The properties to the south and west are currently zoned B-4 and the industrial park is within 800 feet of this property. A traffic engineer will provide a plan for safe entry and egress.

**William J. Garnett
Jacqueline S. Garnett**
26 Littleworth Rd.
Map H Lot 30
Dover, NH 03820

Deborah Sousane
24 Littleworth Rd.
Map H Lot 31A
Dover, NH 03820

Ruth K. Sousane
Nancy K. Quinlan
30 Littleworth Rd.
Map H Lot 31
Dover, NH 03820

Robert M & Yun L Gonyou
PO Box 432
Map H Lot 32 A-2
Sanford, ME 04073

Robert Sherwood
55 Knox Marsh Rd.
Map H Lot 32A-1
Dover, NH 03820

Kevin & Lydia A. Cooper
85 Knox Marsh Rd.
Map H Lot 33
Dover, NH 03820

Lydia & Kevin Cooper
85 Knox Marsh Rd.
Map H Lot 33 A
Dover, NH 03820

Lakpa Sherpa
9A Chandler Way
Map H Lot 23-1
Dover, NH 03820

Joshua A & Rachel L Roberge
19 Littleworth Rd.
Map H Lot 29-4
Dover, NH 03820

Charles E Carmichael Jr.
Cheryl A. Carmichael
19A Littleworth Rd.
Map H Lot 29-5
Dover, NH 03820

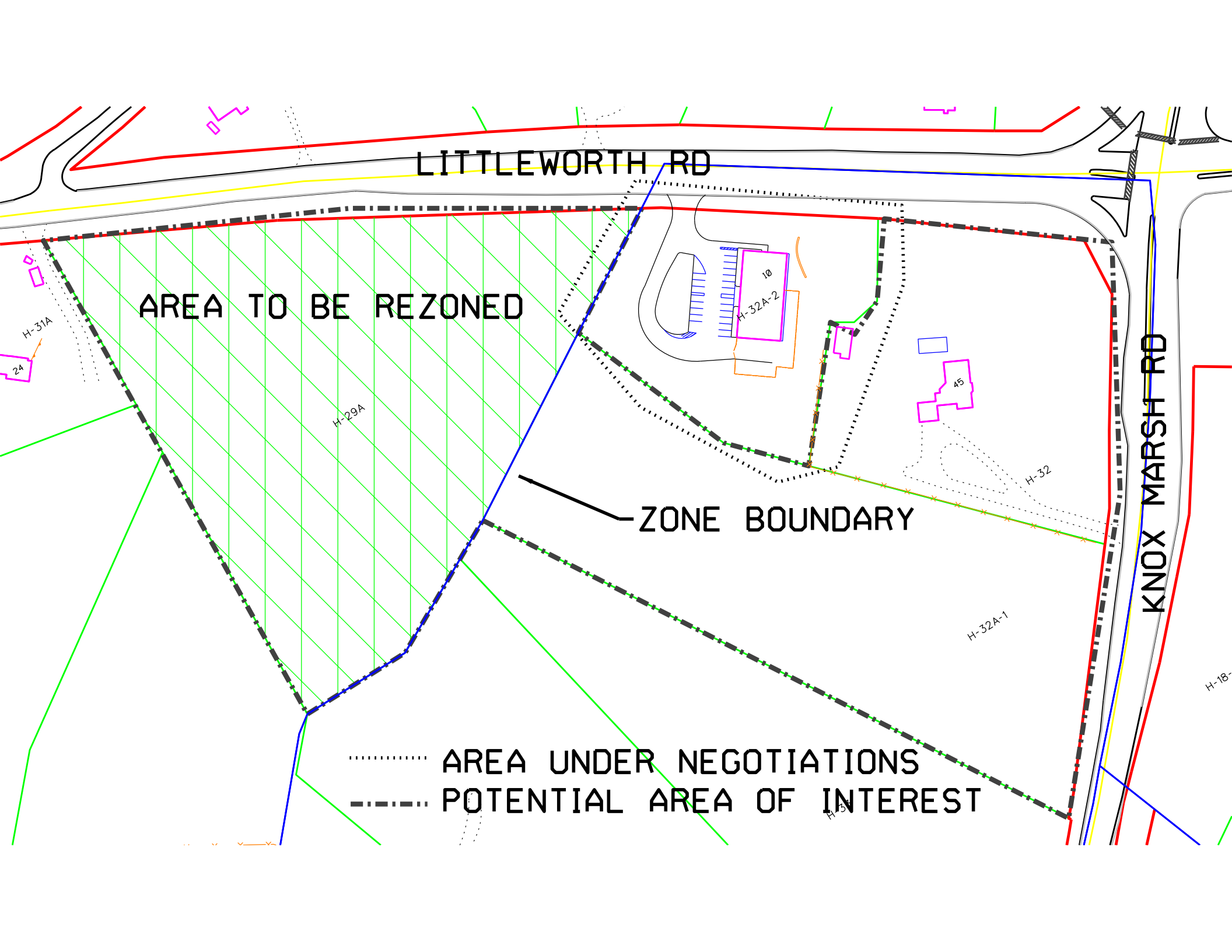
Bernard R Stillwagon Estate
Ramona L Stone Stillwagon
20 Old Littleworth Rd.
Map H Lot 29
Dover, NH 03820

Richard W Kay Trustee
Richard W Kay 1997 Trust
45 Littleworth Rd.
Map H Lot 28
Dover, NH 03820

George Mitropoulos Trustee
George F Mitropoulos Rev Liv Tr
315 Rochester Hill Rd.
Map H Lot 29A
Rochester, NH 03867

Dennis & Nancy Quinlan
89 Knox Marsh Rd.
Map H Lot 33-E
Dover, NH 03820

Grammas Investments LLC
39 Freetown Rd.
Raymond, NH 03077



LITTLEWORTH RD

AREA TO BE REZONED

ZONE BOUNDARY

KNOX MARSH RD

..... AREA UNDER NEGOTIATIONS
- - - - - POTENTIAL AREA OF INTEREST

H-31A

24

H-29A

10

H-32A-2

45

H-32

H-32A-1

H-18

H-18

AREA TO BE REZONED FROM
R-20 TO B-4

