

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, May 16, 2013**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF PRIOR MINUTES OF APRIL 18, 2013

3. HEARING

- A. * Z 13-07 Changing Places, LLC, Thornwood Lane (**Tax Map K, Lot 19-1**, located in the Executive Technology Park (ETP) District, and **Tax Map K, Lot 6**, located in the Rural Residential (R-40) District). Applicant proposes a lot line adjustment that would result in the addition of 37,897 sq. ft. of area to Tax Map K, Lot 19-1 from Tax Map K, Lot 6. The lot line adjustment would accommodate the development of up to 15 single family homes on Tax Map K, Lot 19-1, permitted as part of the development plan for Thornwood Lane, approved under the Residential-Commercial Mixed Use (RCM) Overlay District. The RCM Overlay District requires a minimum setback of 50 ft. from all external lot lines. Applicant proposes to reduce the 50 ft. minimum setback to 20 ft. as depicted on the plan submitted with the variance application. Therefore, a variance is required from **Section 28.2.F)2)b)i)** of the Zoning Ordinance to permit the proposed reduction to the RCM external lot line setback.

4. ADJOURN

*** If the application is accepted for discussion, the public hearing will be held that evening.**

Persons with questions or interested in reviewing the application materials are invited to visit the Planning Department located in City Hall, open Monday-Thursday from 8:30 am to 5:30 pm. The application materials are also available on-line at www.dover.nh.gov. A map showing project locations can be found at www.dover.nh.gov/planhome.htm.

Follow us on Twitter @DoverNHPlanning and find us on Facebook at www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, Dover, NH 03820
Meeting Date: **Thursday, April 18, 2013**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Sam Reid (Chair), Otis Perry (Vice Chair), Jennifer Stone (Alternate), Joshua Cote (Alternate), Bob Hall (Alternate).

Members Not Present: Frank Landford, James Kelley, Chris Prior.

Staff Present: Timothy Corwin (Assistant City Planner), Gail Pare (Recording Secretary)

The Chair called the meeting to order at 7:00 p.m. He opened the meeting, introduced the Board and staff members to the audience, and described the process used to hear cases.

2. APPROVAL OF PRIOR MINUTES OF THE FEBRUARY 21, 2013 MINUTES

Motion: J.Stone motioned to accept the February 21, 2013 meeting minutes. Seconded by J.Cote. Vote: U/A. B.Hall abstained.

The Chair appointed Jennifer Stone (Alternate), Joshua Cote (Alternate) and Bob Hall (Alternate) to vote on all cases.

3. HEARING – NEW

- A. * Z 13-05 Dana T. & Anna H. Boudreau, 9 Northam Drive (Tax Map 36, Lot 15H), located in the Medium Density Residential (R-12) District, proposes to construct an accessory dwelling unit as an addition to the existing single family home. A portion of the addition will encroach into the minimum required side setback. A variance is required from **Section 170-12.A** of the Zoning Ordinance and the R-12 District Table of Use to permit the addition to be located approximately 11.5 ft. from the side lot line shared with 7 Northam Drive (Tax Map 36, Lot 15G), where a minimum setback of 15 ft. is required.

Sam Reid stated that he is friends with Dana and Anna Boudreau but has no financial interest in this case.

Atty. James Schulte represented the applicants. He stated that as a result of the Zoning Ordinance changes in 2012, Accessory Dwelling Units are now allowed. He described the home of the Boudreau's and the location of the proposed addition which would be used as an accessory dwelling unit encroaching into the minimum required side setback. The addition will not look out of character of the neighborhood, and the house sits further back from the street than the house next door. This encroachment is so small it would have no impact on the health and safety of the neighborhood. The addition cannot go on the left side of the property, and moving it closer to the front, you would block off the second floor window. It would have no impact on surrounding properties. The hardship is that the primary house sits at an angle. It is consistent with the neighborhood and the neighbors agree with the plan.

Public hearing open

Pam Leduc, 7 Northam Drive, spoke on behalf of the applicants. She does not oppose the plan for the addition.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, Dover, NH 03820
Meeting Date: **Thursday, April 18, 2013**
Meeting Time: **7:00 pm**

T.Corwin discussed the staff memo. Planning staff does supports the application.

Public hearing closed.

Motion: J.Stone motioned to grant the variance as requested. Seconded by B.Hall. Vote: 5-0.

- B. * Z 13-06 Jennifer & David Coffin, 336 Washington Street (Tax Map G, Lot 10-1), located in the Medium Density Residential (R-12) District, proposes to keep two (2) goats in the existing barn located approximately 15 ft. from the rear lot line. A variance is required from **Section 170-12.A** of the Zoning Ordinance and the R-12 District Table of Use to permit the keeping of goats in the barn - located approximately 15 ft. from the rear lot line - where structures used to shelter farm animals for family use must be located a minimum of 30 ft. from all property lines.

David Coffin gave a brief overview of the antique barn located on the property which previously housed cows and other farm animals. This keeps with the historic nature of the structure.

S.Reid confirmed with D.Coffin that the barn is at least 30 ft. from the neighbor's house on Taylor Road. He asked what Nigerian dwarf goats are.

D.Coffin explained that Nigerian dwarf goats are smaller; they are the size of a small dog when fully grown.

O.Perry asked about the waste from the animals.

D.Coffin explained that they will use a large compost system to dispose of the waste. They will use pine shavings with straw over it and add more straw as needed. They will dispose of the waste through a trap door from the first floor to the basement. They will clean the animal waste storage area in the basement as necessary. There is no odor and the animals are quiet.

O.Perry asked what the Coffins are going to use the goats for.

D.Coffin explained initially as pets, and then possibly to make goat cheese, and they may breed one of them.

B.Hall questioned the limit of goats.

T.Corwin explained that due to the Zoning ordinance, they are allowed to have up to six sheep or goats, but you need 10,000 sq. ft. of area per animal, so they would only be able to have two farm animals. Because this lot contains 24,000 sq. ft. it would limit them to two farm animals. He made the applicants aware that there needs to be 30 sq. ft. of a fenced enclosure for each animal and the enclosure must be at least 30 ft. away from any property line. He also described the requirements of having chickens which have their own dimensional requirements.

S.Reid stated that emails were received from Scott and Cortney Farmer, Kristin McCullough, and Cynthia and Michael Christie in favor of the variance.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, Dover, NH 03820
Meeting Date: **Thursday, April 18, 2013**
Meeting Time: **7:00 pm**

Area residents Rick Lundborn, 340 Washington Street, and his wife Abby; and Kris McCullough, 338 Washington Street, were present and spoke in favor of the request.

Jennifer Coffin confirmed with T.Corwin that they can have chickens in the future as long as they follow the Zoning regulations.

Public hearing closed.

Motion: J.Stone motioned to grant the variance as requested. Seconded by J.Cote. Vote: 5-0.

4. RE-HEARING REQUEST – Z 12-09 ROBERT E. FISHER, 49 LITTLEWORTH ROAD (TAX MAP G, LOT B)

S.Reid stated that Mr. Fisher originally submitted his letter on December 6, 2012 for a rehearing, and subsequently had some health issues. The request for the rehearing was deferred. Mr. Fisher since asked for a rehearing on his case.

T.Corwin commented on the rehearing request which had 10 points of interest. The Board needs to decide if they want to grant a rehearing. Planning staff recommends a rehearing and would be happy to draft a finding of fact based on the original hearing.

S.Reid and O.Perry commented that they both dispute any allegations that they are biased against Mr. Fisher.

J.Stone commented that Mr. Fisher left the Board with many unanswered questions about the proposed site of the lunch cart and would Mr. Fisher need to present all over again.

S.Reid stated that the presentation could have been a lot better. Mr. Fisher has to start over and present new information if the rehearing is granted. This is a clean slate. This would be a de novo hearing.

T.Corwin stated Planning staff could help draw up Findings of Fact.

O.Perry stated that by agreeing for a rehearing he is not agreeing to support the variance request.

Motion: J.Cote motioned to grant the rehearing. Seconded by J.Stone. Vote: 5-0.

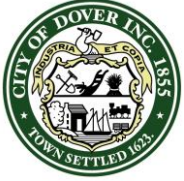
The rehearing is rescheduled for May 16, 2013.

Staff Comments:

T. Corwin reminded the Board that the OEP Planning & Zoning Conference email was sent out. The conference will be held on Saturday, May 11, 2013.

5. ADJOURN:

Motion: O.Perry motioned to adjourn at 7:38 p.m. Seconded by J.Stone. Vote: U/A.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO (Z13-07)

Application Type:	Variance
Applicant:	Changing Places, LLC
Owners:	Changing Places, LLC and Preston Family Revocable Trust
Location:	Thornwood Lane (Tax Map K, Lot 19-1) and 105 Middle Road (Tax Map K, Lot 6)

INTENT: The property is located on Thornwood Lane and is currently vacant. Applicant proposes a lot line adjustment that would result in the addition of 37,897 sq. ft. of area to Tax Map K, Lot 19-1 from Tax Map K, Lot 6. The lot line adjustment would accommodate the development of up to 15 single family homes on Tax Map K, Lot 19-1, approved under the Residential-Commercial Mixed Use (RCM) Overlay District. Applicant proposes a 20 ft. setback on the eastern portion of the proposed lot, where the RCM Overlay District requires a minimum setback of 50 ft. from all external lot lines.

UNITS PROPOSED: Up to 15 Single Family Dwellings

AGENDA ITEM #: 3-A

ZONING DISTRICT: ETP (Tax Map K, Lot 19-1) and R-40 (Tax Map K, Lot 6)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

PREVIOUS ZBA ACTION: Case Z88-63 – Special Exception granted to install a utility line across a conservation district on Tax Map K, Lot 6

PLANNING BOARD APPROVAL REQUIRED: Yes

ATTACHMENTS: Application and zoning application plan

APPLICATION IS COMPLETE: Yes

NOTICES AS REQUIRED: Yes

STAFF RECOMMENDATION:
The Planning Department supports the variance request.

Summary of Request and Background

Applicant owns a vacant 6.432 acre parcel of property on Thornwood Lane (Parcel A), located in the Executive Technology Park (ETP) District. Parcel A is included in the development plan for the Thornwood Lane development, approved under the Residential-Commercial Mixed Use (RCM) Overlay District regulations. Applicant proposes to building up to 15 single family residences on Parcel A. To provide enough land area to accommodate these units, Applicant proposes a lot line adjustment with the Preston lot to the east (Parcel B), located in the Rural Residential (R-40) District. The proposed lot line adjustment would result in the addition of 37,897 sq. ft. of area to Parcel A from Parcel B. Both the lot line adjustment and the development of the units will require Planning Board approval.

Section 28.2.F)2)b)i) of the Zoning Ordinance requires that all buildings constructed pursuant to the RCM Overlay District regulations must be set back at least fifty (50) ft. from external lot lines. Applicant proposes to reduce the 50 ft. minimum setback on the eastern portion of the enlarged Parcel A to 20 ft. as depicted on the plan submitted. Therefore, a variance is required from Section 28.2.F)2)b)i).

Reason for Staff Recommendation

The RCM District Overlay is intended to allow denser, more intense development than what would otherwise be permitted in the underlying district. The purpose of the minimum 50 ft. setback to external lot lines requirement is to provide a buffer between the increased density of an RCM Overlay District development and the abutting properties. Here, however, the post-lot line adjustment Parcel A will border a 135 ft. utility easement that will *de facto* provide a significantly larger buffer from the RCM Overlay District development than what the minimum requires. Combined with the 20 ft. setback the Applicant is requesting, the total effective buffer will be 155 ft. where only a minimum of 50 is required. Therefore, there is no relationship between the purposes of the minimum setback and its application to the property.

Recommendation

The Planning Department recommends the Board hold the public hearing and approve the variance request, provided that the Planning Board approves the proposed lot line adjustment as depicted on the submitted plan.



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only Case #: Z13-07 Date Received: MAY - 1 2013
Amount Paid: \$ 266.00 CK# 1103 Time Received: By: [Signature]

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Changing Places, LLC Phone # (603) 749-3800

Address of Applicant: 42J Dover Point Road, Dover, NH 03820

E-Mail Address: changingplacesllc@gmail.com

PROPERTY OWNER (if different from applicant): Preston Family Revocable Trust

Address: 130 Middle Road, Dover, NH 03820 Phone #

E-Mail Address:

PROPERTY/PARCEL INFORMATION

Address: Thornwood Lane

Brief Directions: Across from Julia Drive

Zoning District: ETP R-40 Assessor's Map # K Lot(s) # 19-1 & 6

TYPE OF APPEAL: (Please check one)

- X Variance from Section 170-28.2, F, 2, b of the Zoning Ordinance
Physical Disability Variance (RSA 674:33-V) from Section of the Zoning Ordinance
Special Exception per Section of the Zoning Ordinance
Appeal of Administrative Decision regarding Section of the Zoning Ordinance
Equitable Waiver per Section of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

To construct residential dwellings 20' from the external property line where 50' is required. A 100' wide utility easement excludes structures, and acts as a permanent barrier separating from the Preston Family Revocable Trust, Tax Map K Lot 6 and Phase III of Thornwood Lane Tax Map K Lot 19-1.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-28.2, F, 2, b of the Zoning Ordinance to permit:
Building within 20' of an external boundary line where 50' is required.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

The boundary line will be along an existing utility easement. The utility easement is 100-135' in width. No building will be within 120'+ of any future development on Tax Map K Lot 6.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

The intent of the ordinance is to have 50' of distance between the RCM Overlay District and abutting districts. The distance between the RCM Overlay District buildings and the abutting R-40 Zone will be 120' minimum. Therefore, the actual separation will be greater than the minimum required building to zone separation.

3. Granting the variance would do substantial justice because:

Currently the variance would do substantial justice because it will allow reasonable use of Tax Map K Lot 19-1 while not infringing on the minimum building to developable area or Tax Map K Lot 6

4. The value of surrounding property will not be diminished because:

The value of the surrounding property will not be diminished because the proposed buildings will add value to the area, will have an acceptable separation from future and current land uses, and will be consistent with the style of building established in this area.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(i) The following special conditions of the property distinguish it from other properties in the area:

The special conditions of the property that distinguished it from other properties in the area is the 100 to 135' wide utility easement along the boundary line. This feature, unlike other properties in the area, separates the parcels, and restricts buildings being shared within the easement area.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

The general purpose of the ordinance is to maintain a 50' separation from buildings and abutting properties. This property will have 120' separation from proposed buildings and abutting properties; requiring a greater separation would not be fair to the overall Tax Map K Lot 19-1.

and

(iii) The proposed use is a reasonable one because:

The proposed use is a reasonable one because it does maintain greater than the 50' separation required between the proposed buildings and the buildable area of the abutting property owner.

OR


5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

<p>IMPORTANT</p> <p>PROPERTY IDENTIFICATION SIGN MUST BE POSTED ON THE PROPERTY FOR THE 5 DAYS PRIOR TO HEARING.</p> <p>FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED.</p>
--



Signature of Applicant*

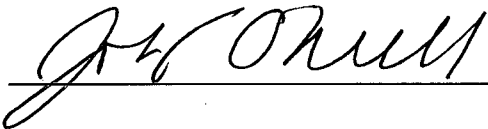


Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning 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:  Date: 4-30-13

Abutters List

Zoning Variance

Changing Places LLC & Preston Family Trust

Tax Map K Lot 6 & Map K Lot 19-1

Middle Road
Dover, New Hampshire

Job No. 08129

Page 1 of 3

Abutters:

Map K, Lot 11A	Langdon Place of Dover c/o Property Valuation Services 14400 Metcalf Overland Park, KS 66223
Map K, Lot 19	Varney Brook Lands, LLC 340 Central Avenue, Ste 202 Dover, NH 03820
Map K, Lot 49A	Meadowood at Dover Homeowners' Association c/o Alan Godfarb President 30 Augusta Way Dover, NH 03820
Map M, Lot 3	Craig R. Williams & Ann T. Williams 154 Middle Road Dover, NH 03820
Map M, Lot 4	Thornwood Commons, LLC 42J Dover Point Road Dover, NH 03820

Abutters with collective ownership:

Map K, Lot 49A-16	Berenice A. Martindale Trust, 2000 Berenice A. Martindale, Trustee 60 Augusta Way Dover, NH 03820
Map K, Lot 49A-17	Warren R. Germer & Jean M. Germer 62 Augusta Way Dover, NH 03820
Map K, Lot 49A-18	Richard A. Barrett & Dolores J. Barrett 64 Augusta Way Dover, NH 03820
Map K, Lot 49A-19	Vasilike Demopoulos Revocable Trust Vasilike Demopoulos, Trustee 63 Augusta Way Dover, NH 03820
Map K, Lot 49A-20	Frederick & Carol Atwood-Lyon 61 Augusta Way Dover, NH 03820

Abutters List

Zoning Variance

Changing Places LLC & Preston Family Trust

Tax Map K Lot 6 & Map K Lot 19-1

Middle Road

Dover, New Hampshire

Job No. 08129

Page 2 of 3

Abutters with collective ownership – cont'd:

Map K, Lot 49A-21 Linda L. Small Revocable Trust
Linda L. Small, Trustee
59 Augusta Way
Dover, NH 03820

Map M, Lot 4-1 Kent & Jane Howard
2 Jacqueline Drive
Dover, NH 03820

Map M, Lot 4-2 Donald & Kathleen Rippy
4 Jacqueline Drive
Dover, NH 03820

Map M, Lot 4-11 Craig & Andrea Rowley
3 Jacqueline Drive
Dover, NH 03820

Map M, Lot 4-12 Frank & Josephine Fulhan
1 Jacqueline Drive
Dover, NH 03820

Map M, Lot 4-13 William & Gail Dickson
2 Sonia Drive
Dover, NH 03820

Map M, Lot 4-14 Sandra Beauchesne
397 Second Avenue S
Naples, FL 34102-5941

Map M, Lot 4-21 Kenneth & Beth Graf
3 Sonia Drive
Dover, NH 03820

Map M, Lot 4-22 John & Paula Roberge
1 Sonia Drive
Dover, NH 03820

Owner/Applicant:

Map K, Lot 19-1 Changing Places, LLC
42J Dover Point Road
Dover, NH 03820

Owner:

Map K, Lot 6 Helen Preston Revocable Trust
Helen F. Preston, Trustee
130 Middle Road
Dover, NH 03820

Abutters List

Zoning Variance

Changing Places LLC & Preston Family Trust

Tax Map K Lot 6 & Map K Lot 19-1

Middle Road

Dover, New Hampshire

Job No. 08129

Page 3 of 3

Agent:

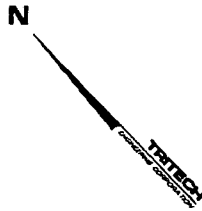
Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

Attorney:

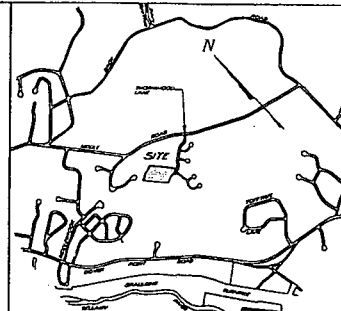
Attorney James Schulte
James H. Schulte Law Office
660 Central Avenue
Dover, NH 03820

LEGEND

- 3/8" REBAR W-10 CAP TO BE SET
- 4" x 4" GRANITE BOUND TO BE SET
- UTILITY POLE
- OVERHEAD WIRES
- - - WETLAND BOUNDARY (SEE NOTE 11)
- ⊙ SEWER MANHOLE
- - - SEWER LINE



TRITECH
MAY - 1 2013
ISSUED



RECEIVED
MAY - 1 2013

315 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03801
TELEPHONE 603.746.8107
FAX 603.746.8100

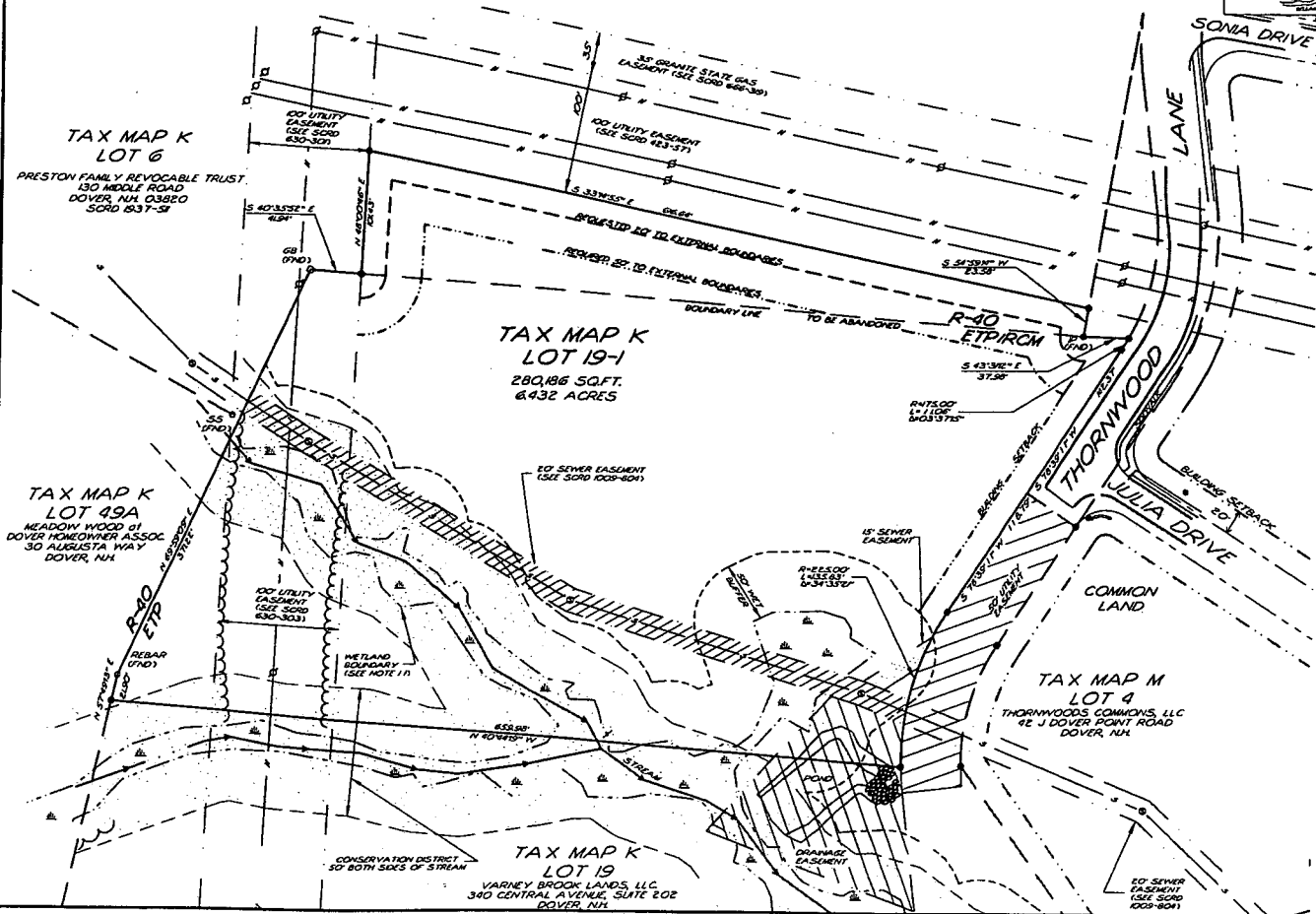
TRITECH
ENGINEERING CORPORATION

Z13-07

REVISIONS
DATE:

ZONING APPLICATION PLAN
CHANGING PLACES, LLC &
PRESTON FAMILY TRUST
MIDDLE ROAD AND
THORNWOOD LANE
DOVER, NEW HAMPSHIRE
MAY 1, 2013 SCALE: 1" = 50'

SHEET NO. **Z-1**



NOTES

1. INTENT: TO DENY THE REQUEST FOR A VARIANCE FROM SECTION 170-1:1-2.2 OF THE CITY OF DOVER ZONING ORDINANCE TO ALLOW CONSTRUCTION OF RESIDENTIAL DWELLINGS ON TAX MAP K LOT 19-1 WITHIN 20' OF THE EXTERNAL PROPERTY LINE WHERE 50' IS REQUIRED.
2. CURRENT OWNER: MAP K LOT 6 PRESTON FAMILY REV. TRUST 130 MIDDLE ROAD DOVER, NH
MAP K LOT 19-1 CHANGING PLACES, LLC 41 JUDY POINT ROAD DOVER, NH
3. TOTAL LOT AREA: MAP K LOT 6 (PER TAX MAP) 776,009 SQ.FT. = 17.6 ACRES
MAP K LOT 19-1 200,164 SQ.FT. = 4.532 ACRES
4. TAX MAP K LOT 6 & 19-1
5. PROJECT DEED REFERENCED MAP K LOT 6, SCRD BOOK 1837 PAGE 511.
MAP K LOT 19-1 SCRD BOOK 4100 PAGE 247.
6. ZONING: ETP
MIN. LOT SIZE: 3 ACRES
MIN. FRONTAGE: N/A
MIN. BUILDING SETBACKS: FRONT: 50 FEET
SIDE: 50 FEET
REAR: 50 FEET
BETWEEN BUILDINGS: 24 FEET
ROW OVERLAY DISTRICT: R-10
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 10 FEET
MIN. BUILDING SETBACKS: FRONT: 40 FEET
SIDE: 20 FEET
REAR: 30 FEET
7. BASIS OF BEARING: DOVER OS SYSTEM WAS USED TO DETERMINE LOCATION DIRECTION AND METRIC DATUM.
8. THE RAW UNABATED CLOSURE OF OLD RANDON POINT BRIDGE WAS 1 FOOT IN 34,000 AND WAS ACCOMPLISHED USING A LOCA OPS TAG TOTAL STATION, DURING THE MONTH OF APRIL, 2005.
9. PROJECT PLAN REFERENCE: SUBDIVISION PLAN PHASE 8 THORNWOOD COMMONS CONDO MIDDLE ROAD AND THORNWOOD LANE DOVER, NEW HAMPSHIRE TRITCH ENGINEERING CORP. MARCH 14, 2007 SCRD 90-69
BOUNDARY LINE ADJUSTMENT PLAN ELLIOTT ROSE COMPANY OF DOVER INC. & THORNWOOD HOLDINGS, LLC DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITCH ENGINEERING CORP. MAY 30, 2003 SCRD 71-05
BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN ELLIOTT ROSE COMPANY OF DOVER INC. DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITCH ENGINEERING CORP. OCTOBER 2, 2008 SCRD 69-28, 69, 100
BOUNDARY LINE ADJUSTMENT MATT & MELLY WILLIAMS AND MELLY WILLIAMS DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITCH ENGINEERING CORP. NOVEMBER 13, 2001 SCRD 64-9
10. SUBJECT PARCELS ARE NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD BOUNDARY (COMMUNITY-FRAME NUMBER 330123DND), EFFECTIVE DATE: MAY 17, 2005.
11. DURING JANUARY 2010, APRIL 2011 AND JULY 2013, HIGHLAND SOILS CONDUCTED AN ON-SITE WETLAND DELINEATION OF THE SUBJECT PARCELS. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27:1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "GUIDE TO DAMAGED WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
12. THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27, AREAS WITHIN 50' OF BEHIND STREAM CHANNELS AND SLIPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY. SLIPES ARE BASED ON ACTUAL FIELD TOPOGRAPHY, BOUNDARIES ARE APPROXIMATE.

