

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, May 28, 2013**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 9, 2013 Regular Meeting Minutes
- April 30, 2013 and May 14, 2013 Workshop Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for STF Development Corp., Assessor's Map 20, Lot 37, zoned RM-U, located at 3-5 George Street. (proposed 6-unit residential building with wetland buffer and steep slope impacts) *(P13-15)
- B. Consideration and acceptance of a Site Review for STF Development Corp., Assessor's Map 20, Lot 37, zoned RM-U, located at 3-5 George Street. (Proposed 6-unit residential building) *(P13-03)
- C. Consideration and acceptance of a Conditional Use Permit for reduced parking for South Dover Investment Group, LLC, Assessor's Map K, Lot 37, zoned R-12, located at 35 Dover Point Road. *(P05-63A)
- D. Consideration and acceptance of a Minor Lot Line Adjustment for Changing Places, LLC, (Owner: Preston Family Revocable Trust), Assessor's Map K, Lots 19-1 and 6, zoned ETP and R-40, located at Middle Road and Thornwood Lane. *(P13-12)
- E. Consideration and acceptance of a Site Review for Changing Places, LLC, Assessor's Map K, Lot 19-1, zoned ETP, R-40, and RCM, located on Thornwood Lane. (14 single family units) *(P13-13)
- F. Consideration and acceptance of a Minor Lot Line Adjustment for River Valley Development, Assessor's Map N, Lots 8-A-A, B, C, D, N, O, P, and Q, zoned R-40, located on Gulf Road/Child's Drive. *(P13-16)
- G. Consideration and acceptance of a Minor Lot Adjustment for Gary & Carol Allen, Assessor's Map E, Lots 48B, and 49A, zoned R-40, located at 163 Tolend Road. *(P13-17)
- H. Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Rochester Neck Road/Tolend Road. *(P13-07)
- I. Public hearing and consideration of a request for an extraction permit and waiver request by Mast Road Sand and Gravel, Assessor's Map H, Lots 52, 53, 54 & 57, zoned I-4, located on Mast Road. *(P13-09)
- J. Public hearing and consideration of a request for an extraction permit and waiver request by Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road. *(P13-10)
- K. Public hearing and consideration of a request for an extraction permit and waiver request by Severino Trucking Co., Inc., Assessor's Map H, Lots 59, 59-1 & 61, zoned I-4, located on Mast Road. *(P13-11)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

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

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 9, 2013**
Meeting Time: **7:00 pm**

Members Present: Kirt Schuman (Vice Chair), Tom Clark, Frank Torr, Lee Skinner, Gary Green, Dave White, Dean Trefethen, Mayor; Dexter Tarbox (Alternate), Deborah Thibodeaux (Alternate)

Members Not Present: Dennis Ciotti (Chair), John Leggett, Catherine Plante (Alternate).

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

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

1. *CITIZENS' FORUM*

Citizens Forum Open.

Rick Hebbard, 97 Spruce Lane, spoke on behalf of Wally Stevens who was unable to attend. He spoke about the ongoing issues with the Maple Suites lighting and that Mr. Stevens remains unhappy. It appears the lighting contractor came and lowered one of the lights, but they are not sure they lowered the wattage of the lights. Mr. Hebbard is asking for Mr. Parker to direct Maple Suites to shut off the lights until the situation is fixed.

Mary Hebbard, 97 Spruce Lane, also spoke on behalf of Wally Stevens. She questioned if a photometric test should be done. The lights have been impacting his property since July 2012 and Mr. Stevens has been more than patient. She feels that Maple Suites is getting special treatment. She would also like the 5 lights shut off until the situation is corrected.

The Vice Chair introduced Deborah Thibodeaux as a new Planning Board alternate and welcomed her to the Board.

Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- March 26, 2013 Regular Meeting Minutes

Motion: F.Torr motioned to approve the March 26, 2013 meeting minutes. Seconded by L.Skinner. Vote: U/A.

T.Clark mentioned an omission in the minutes. The minutes have been corrected.

Motion: F.Torr motioned to approve the minutes with corrections. All Board members were in favor. Vote: U/A.

3. OLD BUSINESS

- A. Consideration and possible vote on an amendment to a previously approved Open Space Subdivision (10/23/12) for River Valley Development Corp., Assessor's Map N, Lots 8-A, 8-A-A, 8-A-TM1, and 8-A-TM2, zoned R-40, located off of Kings Highway/Gulf Road (20 new lots) *(P12-20A).



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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Atty. James Schulte represented the applicants River Valley Development. He gave an overview of the subdivision previously approved in October 2012. The residents of Wisteria Drive had requested a locked gate at the entrance. The City reviewed that as a public safety and connectivity issue, and felt the entrance should not be restricted. The Board approved the subdivision without a locked gate. After ongoing discussions with the residents of Wisteria Drive, an arrangement has been agreed upon that recommended an automatic swing open gate. This gate would provide full access to the public. In situations where there is no power, the two halves of the gate are held together with magnets and would be able to be pushed open without power. There would also be a 6 foot wide bypass around one end of the gate for pedestrians and bicyclists. What the applicant is asking for is the removal of the condition of approval which prohibits a gate subject to the details negotiated. He referred to the drawings presented to the Board describing the details of the gate and location. The Board had also asked for landscaping which would be set back 15 feet from the four corners of the connecting road. The applicants believe that they have complied with all the Boards concerns, and asked that the plan be modified by removing the condition that there is no gate.

T.Clark asked Atty. Schulte to address the waiver request.

Atty. Schulte stated he doesn't feel they need it because there is full connectivity through the road; there is a 15 second delay in opening, they feel they comply with the Board's requirements.

C.Parker commented that the Planning Dept. respects Atty. Schulte's knowledge, but the Planning Dept. feels it is better to grant that waiver and has included it as a condition of approval.

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

Reopen the public hearing. Nobody spoke. Public hearing closed.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The previous conditions of approval from October 23, 2012 remain in effect except for condition #5 (see below).
2. The original condition #5 is amended to require a 50-foot right-of-way and 20-foot wide paved roadway for the connector road and requiring the addition of an automatic gate, two speed tables and signage.
3. The applicant shall revise the plat to correct the proposed map and lot numbers after consulting with the Tax Assessor's Office.
4. The approval includes the granting of the requested waiver for the road length for the reasons stated by the applicant and staff. The Board finds that the criteria of Chapter 155-51-A have been met.
5. The applicant shall revise the stipulations on sheet #5 to match the final stipulations agreed upon.

D.Trefethen questioned that the plan would be amended to require and show a 50 foot right of way, and what was the right-of-way on the original plan?

C.Parker stated the 50 foot right-of-way is shown, and the 20 feet of pavement is shown, but the plans don't show the 15 foot landscaping back, and they want details of the speed tables and the gate.



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D.Trefethen questioned if the 50 foot right-of-way continues to the various short portions that are directly adjacent to Wisteria Drive.

C.Parker stated that the right-of-way connects with the easement that was granted in 2005.

G.Green commented that the original plan did not have unanimous approval (5/2). He complimented the Planning Dept. for coming up with an acceptable compromise.

Motion: T.Clark motioned to approve the amendment with conditions. Seconded by L.Skinner. Vote: 8/1. *D.White opposed.*

- B. Discussion and possible vote on Community Development Block Grant (CDBG) funding requests for Fiscal Year 2013/2014.

Public hearing open.

C.Parker gave a Planning Dept. staff update on the recommended allocations with a revised breakdown sheet of how the allocations were allotted. He clarified where the \$39,000 came from; it came from current income vs. estimated income.

He stated that all requests for the CDBG grants are important but with diminished Federal funds, and only the requests rated high priority were funded this year. It is not a determination of the quality of the program but in the allocation of the funds. In public service agency funding - \$39,000 was allocated; in total non-public service requests: Administration, rehabilitation, public facilities and economic development - \$382,956 was allocated. Grand Total of funds allocated is \$421,956.

G.Green asked where does it show the estimated income.

C.Parker stated he did not bring those figures.

D.Trefethen asked if the \$421,956 is the correct number of Federal funds after sequestration.

C.Parker stated that the City of Dover went conservative at 8% when they were told to expect a 5% cut. After the government budget is approved and if it comes back higher, the Planning Dept. would come back and reallocate funds.

L.Skinner commented on two items: He commented that as the years have gone by, wouldn't the number of homes in the community action weatherization program diminish as most homes should already be done, how many are left, and would this program eventually terminate; He also asked about the welfare security deposit program and is it perpetuating. Are any of these programs self-regenerating?

C.Parker commented that the security deposit program is a self-regenerating. There is a 20% return on the deposit per year. The money goes back into the loan pool. There is some return. The CAP program has a lot of value. There is a list of where the funds go, but it is confidential. Statistics are received by CAP. In fact, Rochester receives \$40,000 from CAP. Rick Jones can sit with anyone who has questions.

G.Green commented he cannot come up with the \$260,000 stated in the email.



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C.Parker commented that this year the City is selling the School Street parking lot and would expend all the funds per HUD requirements.

G.Green's second question was the question about the \$150,000, but is now \$8,100.

C.Parker confirmed for G.Green that \$8,100 is the amount of money the City gets from permits and meters. He commented that much of the confusion comes from that HUD operates on a Federal fiscal year, and the City operates differently. Money is reallocated moving forward to the next year. He stated that we would do things differently next year.

Reopen the public hearing. Nobody spoke. Public hearing closed.

Motion: T.Clark motioned to recommend what the staff recommended to the City Council for the FY2013-2014. Seconded by L.Skinner. Vote: U/A.

5. STAFF COMMENTS

- The CDBG Block Grant Resolution will be put forward to the City Council. Mayor Dean Trefethen stated he will sponsor the approval to the City Council. It will be presented to the City Council on the April 24, 2013 agenda and have a public hearing scheduled for the May 8, 2013 City Council meeting.
- C.Parker stated that he will meet with Tim Corwin and Tom Clark about the issues at Maple Suites, and will update the Board at the next meeting.
- C.Parker reminded the Board there will be a Land Use Meeting & Greet meeting on Tuesday April 30th from 6-8 p.m. All land use boards from the City are invited. Energy Commission, Transportation Advisory Commission, Zoning Board, Planning Board, Conservation Commission, Open Lands Commission, Trails Advisory Commission and DBIDA. He asked Board members to do the online survey if they haven't already. Dinner will be provided.
- A reminder about the NH OEP (Office of Energy and Planning) which is holding a Spring Planning & Zoning Conference on Saturday, May 11, 2013 at the Radisson Hotel in Manchester, NH. A flyer is attached.
- At tomorrow night's City Council meeting there is the Ordinance change for the rezoning that was approved; the petitions will be forwarded to a public hearing on April 24th.

6. COMMITTEE REPORTS

G.Green commented that because the non-public March 26, 2013 Planning Board meeting was cut short, he questioned the status of the RCM Report (Residential Commercial Mixed Use District). There was a meeting held on March 20, 2013.

C.Parker commented that C.Kageleiry is still unsure of what he wants to do with his property. Other property owners want a meeting and Tim Corwin will coordinate the meeting.

7. ADJOURNMENT

Motion: L.Skinner motioned to adjourn at 7:33 p.m. Seconded by D.Tarbox. Vote: U/A.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop
Meeting Location: McConnell Center Cafeteria 61 Locust St, Dover, NH 03820
Meeting Date: **Tuesday, April 30, 2013**
Meeting Time: **6:00 pm**

Members Present: Dennis Ciotti (Chair), Tom Clark, Lee Skinner, Gary Green, Dave White, Dean Trefethen (Mayor), Dexter Tarbox (Alternate), Deborah Thibodeaux (Alternate)

Members Not Present: John Leggett, Catherine Plante (Alternate), Kirt Schuman (Vice Chair), Frank Torr

Other Board Members Present: Community Trail, Conservation Commission, DBIDA, Energy Commission, Open Lands Committee, Transportation Advisory Commission, Zoning Board of Adjustment

Staff Present: Christopher Parker (Planning Director); J. Michael Joyal (City Manager); Steve Bird (City Planner); Tim Corwin (Assistant City Planner); Allan Krans (General Legal Counsel); Dan Barufaldi (Economic Development Director)

The Chair called the meeting to order at 6:00 pm.

1. *WELCOME*

D.Ciotti and C.Parker welcomed the group and explained the goals for the evening.

2. *LIGHT DINNER*

Food was served from 6 to 6:30, no discussion (recording paused).

3. **MASTER PLAN AND YOU**

C.Parker reviewed the components of the City's Master Plan and described the various ways Boards and Commissions use the Master Plan as part of their work. Described the timeline and implementation goals.

4. *NH RSA 91-1 RIGHT TO KNOW*

A.Krans explained the various components of the NH RSA 91-A right to know law and the importance of open government. Discussion ensued regarding email and documentation of minutes and meetings.

5. **LAND USE BOARD ACTIVITY UPDATES**

- C.Parker updated the group on Planning Staff activities
- D.Ciotti updated the group on the role of the Planning Board
 - Board members were introduced
- T.Dargin updated the group on the activities DBIDA is undertaking
 - D.Barifauldi was introduced along with Board members, and spoke about the Education Connect program
- L.Goldman updated the group on the activities of the Energy Commission
 - Board members were introduced
- A.Boudreau updated the group on the activities of the Open Lands Committee
 - Mentioned the need to increase awareness of new Open Space Subdivisions in Dover
 - Reviewed dollars spent and acreage preserved since 1999
 - Board members were introduced
- J.Flick updated the group on the activities of the Transportation Advisory Commission
 - Board members were introduced



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Meeting Date: **Tuesday, April 30, 2013**
Meeting Time: **6:00 pm**

- Short discussion was had on the value of traffic calming
- B.Hunt updated the group on activities of the Conservation Commission
 - Board members were introduced
- J.LaRose updated the group on activities of the Community Trail
- S.Reid updated the group on the Zoning Board of Adjustment
 - Thanked the Planning Board for reviewing zoning and updating it to be current and relevant
 - Board members were introduced
- D. Trefethen thanked the volunteers for the time and efforts that Board members put into making Dover a great place.

6. QUESTIONNAIRE RESULTS

S.Bird reviewed the responses to the Constant Contact survey, which was mailed out with the invitation to the meeting. Responses centered on need for continual training, that a good understanding is in place on the goals and mission of the groups and that coordination of activities would benefit all groups. More PR needed of the good activities that are being completed by all groups.

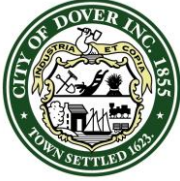
7. FEEDBACK

The following items were suggested as additional feedback not provided in the survey.

- Increased communication between OLC and Conservation Commission (A.Boudreau/M.Gasses)
 - Bring Open Space Subdivisions to Conservation Commission as part of process for easement monitoring
- Community Trail updates would be valuable to all groups (A.Reid)
- Traffic Calming is an important land use issue (J.Scruton)
 - Education on it would be beneficial
- Energy Commission would like to work with other groups on projects and is available to support other activities (J.Nedelka)
- Dover Utilities Commission should be invited next year (O.Perry)

8. ADJOURNMENT

Motion: D. Thibodeaux motioned to adjourn at 7:47 p.m. Seconded by T.Clark Vote: U/A.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, May 14, 2013**
Meeting Time: **7:00 pm**

Members Present: Dennis Ciotti (Chair), Tom Clark, Lee Skinner, Gary Green, Dave White, Dean Trefethen (Mayor), Catherine Plante (Alternate), Deborah Thibodeaux (Alternate), Kirt Schuman (Vice Chair), Frank Torr

Members Not Present: John Leggett, Dexter Tarbox (Alternate)

Staff Present: Christopher Parker (Planning Director); Steve Bird (City Planner)

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

1. PRESENTATION ON CLIMATE ADAPTATION PROJECT

S.Bird introduced the team from MIT.

Steve Miller (Great Bay National Estuarine Research Reserve) explained the partners involved, the history of the project and the overall vision and mission of the project. He described the background for the approach, including how Dover was selected as one of four participating communities and discussed the timeline.

Danya Rumore (MIT) spoke about the value of role play scenarios and the overall concept. The outreach and education programs for the approach were discussed.

Carri Hulet (MIT) described simulations in general and the Dover simulation in particular. The format of the simulation, as well as how it was built was reviewed. The simulation will focus on climate adaptation through stormwater management.

C.Hulet discussed the origin of the background materials and data, which will drive the simulation. There was discussion about the trial run of the game for those previously interviewed and involved with the simulation. There was discussion with the Board as a whole about the role of the Planning Board in reviewing climate change. Finally, there was discussion that the goal of the simulation is not to solve the problem of climate change, nor to make any changes to the way Dover manages stormwater, the goal is to ensure that there is public discourse about climate change.

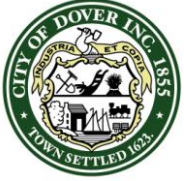
2. REPORT OF COUNCIL ORDINANCE COMMITTEE

C.Parker review the recommendations, which the committee suggested, for the Subdivision of Land and Site Review regulations. The changes include updating terms, and revising the location of defined terms, as well as some formatting changes.

The Board discussed that none of the changes seemed un-necessary, but also did not seem to be a priority. There was consensus that next time regulation changes are being proposed for the chapters, these changes would be included.

3. ADJOURNMENT

Motion: K.Schuman motioned to adjourn at 8:47 p.m. Seconded by D. Thibodeaux Vote: U/A.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-15

Application Type: Conditional Use Permit
Applicant: STF Development Corp.
Owner: STF Development Corp.
Location: 3-5 George Street (Assessor's Map 20, Lot 37)

INTENT: To obtain a Conditional Use Permit for the construction of a 6-unit residential building, retaining wall, parking lot and pedestrian walkway that will impact 4,500 sq. ft. of 20% slope in the Conservation District and 3,500 sq. ft. of wetland buffer.

LOTS/UNITS PROPOSED: Six multi-family units

AGENDA ITEM #: 4-A

ACREAGE: 0.43 acres

ZONING DISTRICT: Urban Density Multi-residential District (RM-U)

EXISTING LAND USE: Duplex

PROPOSED LAND USE: Six multi-family units

SURROUNDING LAND USE: Multi-family residential, duplexes, single-family residential and offices

ZBA ACTION: Received use variance for a 6-unit multi-family building on 2/21/13

ATTACHMENTS: Conditional Use Permit plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a set of plans to impact the Conservation District and Wetlands Protection District for the construction of a 6-unit residential building and parking lot.

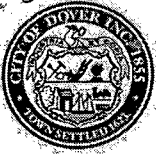
The applicant appeared before the Conservation Commission on May 13, 2013. The Conservation Commission took no action on the application and expressed an interest in conducting a site walk with the Planning Board (see Conservation Commission minutes).

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2010]

D E C I D E D

APR 29 2013

By GP

Office Use Only Project #: P13-15 Date Received: _____
 Amount Paid: \$254.00 Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: STF DEVELOPMENT CORP Telephone # 742-2121

Address of Applicant: 242 CENTRAL AVENUE DOVER, NH 03820

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 3-5 GEORGE STREET

Assessor's Map #: 20 Lot(s) #: 37

Zoning District(s): RMU Overlay District(s): _____

Existing Use of Property: Residential Duplex (fire damaged)

CONDITIONAL USE PERMIT INFORMATION

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Conservation District | <input type="checkbox"/> RCM Use Overlay District | <input type="checkbox"/> I-1 District Uses |
| <input type="checkbox"/> Groundwater Protection | <input type="checkbox"/> Off-Street Parking and Loading | |
| <input checked="" type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Central Business District | |

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

to construct a 6-unit residential building whereas
some of the construction and improvements will
be located within the wetland buffer + slope area
(3500 S.F.) (4500 S.F.)

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE N/A

Name of Professional That Prepared Plans: MCNEANEY SURVEY ASSOCIATES INC

Address: 24 CHESTNUT ST. DOVER, NH 03820 Telephone #: 742-0911

Professional License #: NH LLS 1661 E-mail address: Kevin@surveynh.com

SIGNATURES

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

Signature of Property Owner: [Handwritten Signature] Date: 4-16-13

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

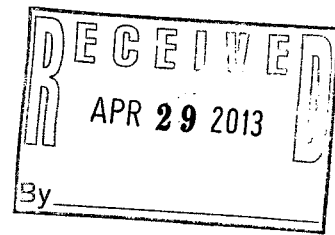
I hereby authorize members of the Dover Planning Board, Planning Department, Conservation Commission and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase,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

Signature of Property Owner: [Handwritten Signature] Date: 4-16-13

P13-03
P13-15

ABUTTERS LIST

for
Tax Map 20, Lot 37 - George Street
(prepared 4/24/13)



<u>Map / Lot</u>	<u>Owner</u>	<u>Address</u>
20 / 13	Guard House, LLC	670 No. Commercial St., Ste 303 Manchester, NH 03101
20 / 33, 20 / 34	Odile B. Moss	PO Box 1061 Dover, NH 03821
20 / 35	9-11 George Street, LLC	32 Depot Square, Ste 2 Hampton, NH 03842
20 / 35-1	Joseph T. & Jennifer Rhodes	9 George Street Dover, NH 03820
20 / 35-2	Paul & Rebecca Summers	3331 US Route 3 Thornton, NH 03285
20 / 36, 20 / 40	Vincent A. Duffy	PO B ox 301 Dover, NH 03821
20 / 37	STF Development, LLC	242 Central Avenue Dover, NH 03820
20 / 38	Patrick Kelly	44 Summer Street Dover, NH 03820
20 / 39	233 Central Avenue, Inc.	233 Central Avenue Dover, NH 03820
20 / 41	White Dove Properties, LLC	PO Box 2044 Dover, NH 03821
20 / 42	Robert D. & Kelly A. Callan	30B Hanson Street Dover, NH 03820
20 / 43	Gerald W. & Elizabeth W. Small Scott W. & Diedre D. Whall	33 Hanson Street Dover, NH 03820
20 / 43A	Chad E. & Nicole M. Desmarais	35 Hanson Street Dover, NH 03820

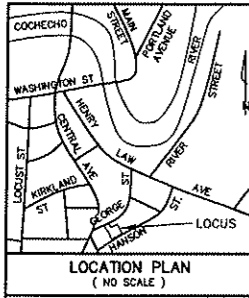
ABUTTERS LIST (con't)

for
Tax Map 20, Lot 37 - George Street
(prepared 4/24/13)

<u>Map / Lot</u>	<u>Owner</u>	<u>Address</u>
20 / 44	Nancy B. McAtavey Revocable Trust Nancy B. McAtavey, Trustee	26 Prospect Street Dover, NH 03820
20 / 45,	Glenn M. Fernald	27 Hanson Street Dover, NH 03820
20 / 46	Erik A. & Susan R. Cain	PO Box 815 Dover, NH 03821
20 / 47	Brian & Kathryn A. Lapierre Mona C. & Lew A. McCutcheon	2795 York Street W. Linn, OR 97068
20 / 48, 49 20 / 55B	Berr Par, Inc. c/o Garrison City Management	7 Hanson Street Dover, NH 03820
20 / 50	Alliance Energy Corp.	36 East Industrial Road Branford, CT 06405
23 / 24	Dagel Holdings, LLC	PO Box 5600 Portsmouth, NH 03801
23 / 25	A.L. Prime Energy Consultants, Inc.	18 Lark Avenue Saugus, MA 01906
23 / 26	Lorraine Martuscello Revocable Trust Lorraine Martuscello, Trustee	12 West Concord Street Dover, NH 03820
23 / 27 23 / 28	Jason L. & Katelyn A. Baron	14 George Street Dover, NH 03820

Surveyor: McEneaney Survey Associates, Inc. 24 Chestnut Street
Dover, NH 03820

Civil Engineer: Civilworks, Inc. P.O. Box 1166
Dover, NH 03821



SANITARY SEWER SCHEDULE
 EXISTING INV. ● PROP. SADDLE = 43.75
 PROPOSED INV. ● BUILDING = 48.50
 SEWER LINE TO BE 6" P.V.C. SDR35, S = 0.034'/

23 / 25
 A L PRIME ENERGY CONSULTANT, INC.
 319 SALEM STREET
 WAKEFIELD, MA 01880
 3970 / 635

28 / 28
 LORRAINE MARTUSCELLO REVOCABLE TRUST
 LORRAINE MARTUSCELLO, TRUSTEE
 12 W. CONCORD STREET
 DOVER, NH 03820
 2441 / 80

- LEGEND**
- 8 / 29 - TAX MAP No. / LOT No.
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - S.F. - SQUARE FEET
 - TYP - TYPICAL
 - SGC - SLOPED GRANITE CURB
 - VGC - VERTICAL GRANITE CURB
 - FT. - FEET OR FOOT
 - U - UTILITY POLE
 - GUY WIRE
 - EXISTING WATER SHUT OFF VALVE
 - EXISTING WATER SERVICE VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE (EXISTING)
 - LUMINAIRE
 - EXISTING WATER MAIN
 - PROPOSED SEWER MAIN, SIZE & TYPE
 - EXISTING GAS MAIN
 - UGU - UNDERGROUND UTILITIES
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - H.D.P.E. - HIGH DENSITY POLYETHYLENE
 - BIT. - BITUMINOUS
 - CONC. - CONCRETE
 - CB - CATCH BASIN
 - EXISTING CONTOUR
 - PROPOSED SPOT GRADE
 - PROPOSED CONTOUR
 - PROPOSED SILT SOXX
 - RADIUS DIMENSION
 - RD - ROOF DRAIN
 - T.O.W. - TOP OF WALL
 - CTE - COPPER TUBE SIZE
 - POLYETHYLENE PIPE
 - SNOW STORAGE
 - AREA OF STEEP SLOPES TO BE DISTURBED

STORM WATER DRAINAGE SCHEDULE

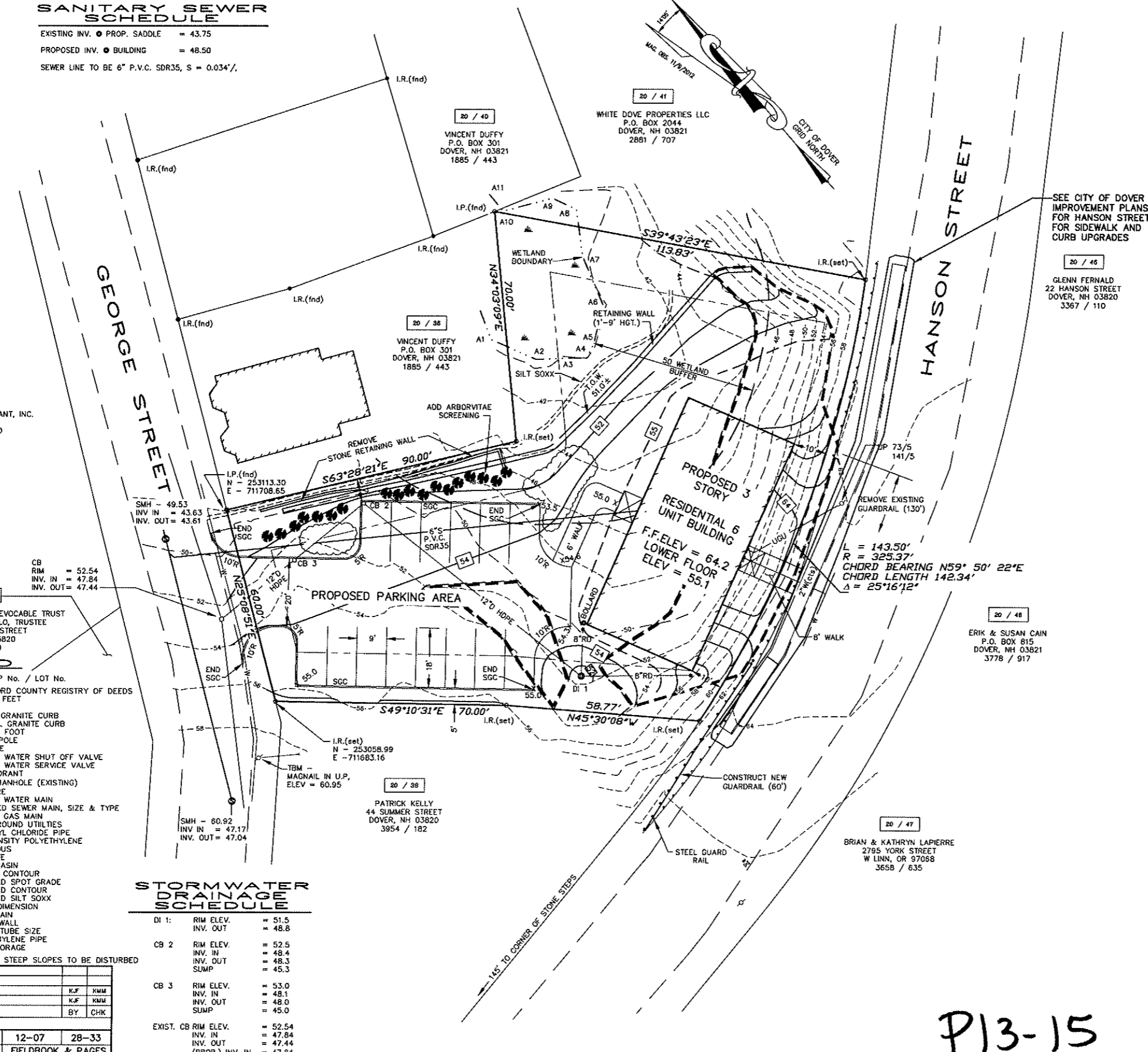
DI 1:	RIM ELEV.	= 51.5
	INV. OUT	= 48.8
CB 2:	RIM ELEV.	= 52.5
	INV. IN	= 48.4
	INV. OUT	= 48.3
	SUMP	= 45.3
CB 3:	RIM ELEV.	= 53.0
	INV. IN	= 48.1
	INV. OUT	= 48.0
	SUMP	= 45.0
EXIST. CB	RIM ELEV.	= 52.54
	INV. IN	= 47.84
	INV. OUT	= 47.44
	(PROP.) INV. IN	= 47.84

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
2	5-6-13	ADD DISTURBED STEEP SLOPES	K.F.	K.M.
1	4-22-13	PER TRC COMMENTS	K.F.	K.M.

PROJECT NO | **TYPE** | **FIELDBOOK & PAGES**

12-2005	SITE	12-07	28-33
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REFERENCE PLANS:

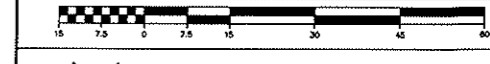
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NOTES:

- 1.) OWNER OF RECORD: STF DEVELOPMENT CORP. 242 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 S.C.R.D. VOLUME 4059, PAGE 387
- 2.) 20 / 37 DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE INTENT OF THIS PLAN IS TO DEPICT PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED CONSTRUCTION OF A RESIDENTIAL 6 UNIT BUILDING.
- 4.) BASIS OF BEARING AND COORDINATE SYSTEM ARE CITY OF DOVER GRID, VERTICAL DATUM IS NGVD 1988, CONTOUR INTERVAL IS TWO (2) FEET.
- 5.) THE R.O.W. OF GEORGE STREET DETERMINED BY EXISTING MONUMENTATION. THE R.O.W. OF HANSON STREET WAS DETERMINED AS BEING 25' FROM EXISTING CENTERLINE.
- 6.) ZONING DISTRICT IS RMU
- 7.) PARCEL AREA = 18,243 S.F. / 0.43 Ac.
- 8.) WETLANDS DELINEATED BY DAMON E. BURT, CWS #163, FRAGGLE ROCK ENVIRONMENTAL.
- 9.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C 0330D, EFFECTIVE DATE MAY 17, 2005.
- 10.) ON-SITE WALKS TO BE CONSTRUCTED WITH PERVIOUS PAVERS, AS MANUFACTURED BY "AQUA-PAVERS" OR APPROVED EQUAL. SEE MANUFACTURERS INSTALLATION INSTRUCTIONS FOR BASE MATERIAL PREP.
- 11.) CUT AND CAP EXISTING WATER AND SEWER SERVICE PIPES TO CONDEMNED DWELLING AT 3-5 GEORGE STREET.
- 12.) ALL EXISTING "NO-PARKING" SIGNS N HANSON STREET AT SUBJECT LOCUS SHALL REMAIN.
- 13.) AREA OF WETLAND BUFFER TO BE DISTURBED = 3,500 S.F. AREA OF STEEP SLOPES TO BE DISTURBED = 4,500 S.F.

PROPOSED SITE DEVELOPMENT PLAN
 PREPARED FOR
 STF DEVELOPMENT CORP.
 TAX MAP 20, LOT No. 37
 3-5 GEORGE STREET
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 13-03
 DRAWN BY: KJF VR CP\2005\12-20051.DWG
 SCALE: 1" = 15' DATE: MARCH 15, 2013

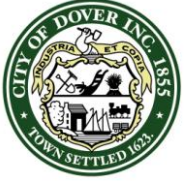


McEneaney Survey Associates
 P.O. Box 681 - 24 Chestnut Avenue
 Dover, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

civilworks
 engineers • surveyors
 P.O. Box 1166
 Dover, NH 603-749-0443

P13-15



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-03

Application Type: Site Plan Review
Applicant: STF Development Corp.
Owner: STF Development Corp.
Location: 3-5 George Street (Assessor's Map 20, Lot 37)

INTENT: Site review for the construction of a 6-unit residential building and 14 space parking lot with a driveway off George Street.

LOTS/UNITS PROPOSED: Six multi-family units

AGENDA ITEM #: 4-B

ACREAGE: 0.43 acres

ZONING DISTRICT: Urban Density Multi-residential District (RM-U)

EXISTING LAND USE: Duplex

PROPOSED LAND USE: Six multi-family units

SURROUNDING LAND USE: Multi-family residential, duplexes, single-family residential and offices

ZBA ACTION: Received use variance for a 6-unit multi-family building on 2/21/13

ATTACHMENTS: Site Review plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a site plan to construct a 6-unit residential building and parking lot. Building would be served by municipal water and sewer.

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review approval. This project is located in the Urban Density Multi-residential District (RM-U), but has received a variance to allow a multi-family building in the district.

STAFF RECOMMENDATION:

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



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: February 12, 2013]

Office Use Only	Project #:	<u>P13-03</u>	Date Received:	APR - 2 2013
	Amount Paid:	<u>\$1089.28</u>	Time Received:	
<u>CL#1508</u>			By <u>Glare</u>	

APPLICANT AND OWNER INFORMATION

Name of Applicant: STF DEVELOPMENT CORP. Telephone # 742-2121
 Address of Applicant: 242 CENTRAL AVENUE DOVER NH 03820
 Name of Property Owner (if different from applicant): SAME Telephone # _____
 Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 3-5 GEORGE STREET
 Assessor's Map # 20 Lot(s) # 37
 Zoning District(s) RMU Overlay District(s) _____
 Size of Parcel: 18,243 sq. ft. 0.43 ac. Property Deed: Book 4059 Page: 387
 Existing Use of Property: RESIDENTIAL DUPLEX

SITE PLAN INFORMATION

Describe Proposed Use: RESIDENTIAL MULT-UNIT
 Area of Parcel to be Developed: (0.43 AC) 18,243 sq. ft.
 If Multi-family Residential, Specify Number of Units & Buildings Proposed: 6 UNITS
 Number of Parking Spaces: Existing 0 Proposed 14
 Highway Access (check where applicable): City Street State Highway
 Number of Employees Total: N/A In Maximum Shift: N/A
 Disposition of Parcel: _____ Building Setbacks:
 Building Footprint 2625 sq. ft. Front Yard _____ 10 ft.
 Total Building Area 7875 sq. ft. Rear Yard _____ 42 ft.
 Paved Area 4504 sq. ft. Side Yard: Right _____ 45 ft.
 Left _____ 15 ft.

City Water? Yes No How far is city water from the property? 15'

City Sewer? Yes No How far is city sewer from the property? 20'

BUILDING INFORMATION

Type of Building to be Built: 3-STORY WOOD FRAME MULTI UNIT DWELLING

Height of Building: 34' ± Finished Floor Elevation: 55.1'

Number of Seats (where applicable) N/A

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATES

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911

Professional License #: NH 1661 E-mail address: Kevin@surveynh.com

ENGINEER INFORMATION

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

Address PO BOX 1166 DOVER NH 03821 Telephone #: 749-0443

Professional License #: NH 5176 E-mail address: civilworksdover@comcast.net

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 4/2/13

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

Signature of Agent: _____ Date: _____

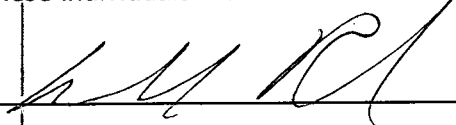
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 4/2/13

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY


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

Signature of Property Owner:  Date: 4/2/13

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:  Date: 4/2/13

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

P13-03
P13-15

ABUTTERS LIST

for
Tax Map 20, Lot 37 - George Street
(prepared 4/24/13)

APR 29 2013

<u>Map / Lot</u>	<u>Owner</u>	<u>Address</u>
20 / 13	Guard House, LLC	670 No. Commercial St., Ste 303 Manchester, NH 03101
20 / 33, 20 / 34	Odile B. Moss	PO Box 1061 Dover, NH 03821
20 / 35	9-11 George Street, LLC	32 Depot Square, Ste 2 Hampton, NH 03842
20 / 35-1	Joseph T. & Jennifer Rhodes	9 George Street Dover, NH 03820
20 / 35-2	Paul & Rebecca Summers	3331 US Route 3 Thornton, NH 03285
20 / 36, 20 / 40	Vincent A. Duffy	PO B ox 301 Dover, NH 03821
20 / 37	STF Development, LLC	242 Central Avenue Dover, NH 03820
20 / 38	Patrick Kelly	44 Summer Street Dover, NH 03820
20 / 39	233 Central Avenue, Inc.	233 Central Avenue Dover, NH 03820
20 / 41	White Dove Properties, LLC	PO Box 2044 Dover, NH 03821
20 / 42	Robert D. & Kelly A. Callan	30B Hanson Street Dover, NH 03820
20 / 43	Gerald W. & Elizabeth W. Small Scott W. & Diedre D. Whall	33 Hanson Street Dover, NH 03820
20 / 43A	Chad E. & Nicole M. Desmarais	35 Hanson Street Dover, NH 03820

ABUTTERS LIST (con't)
for
Tax Map 20, Lot 37 - George Street
(prepared 4/24/13)

<u>Map / Lot</u>	<u>Owner</u>	<u>Address</u>
20 / 44	Nancy B. McAtavey Revocable Trust Nancy B. McAtavey, Trustee	26 Prospect Street Dover, NH 03820
20 / 45	Glenn M. Fernald	27 Hanson Street Dover, NH 03820
20 / 46	Erik A. & Susan R. Cain	PO Box 815 Dover, NH 03821
20 / 47	Brian & Kathryn A. Lapierre Mona C. & Lew A. McCutcheon	2795 York Street W. Linn, OR 97068
20 / 48, 49 20 / 55B	Berr Par, Inc. c/o Garrison City Management	7 Hanson Street Dover, NH 03820
20 / 50	Alliance Energy Corp.	36 East Industrial Road Branford, CT 06405
23 / 24	Dagel Holdings, LLC	PO Box 5600 Portsmouth, NH 03801
23 / 25	A.L. Prime Energy Consultants, Inc.	18 Lark Avenue Saugus, MA 01906
23 / 26	Lorraine Martuscello Revocable Trust Lorraine Martuscello, Trustee	12 West Concord Street Dover, NH 03820
23 / 27 23 / 28	Jason L. & Katelyn A. Baron	14 George Street Dover, NH 03820
Surveyor:	McEaney Survey Associates, Inc.	24 Chestnut Street Dover, NH 03820
Civil Engineer:	Civilworks, Inc.	P.O. Box 1166 Dover, NH 03821

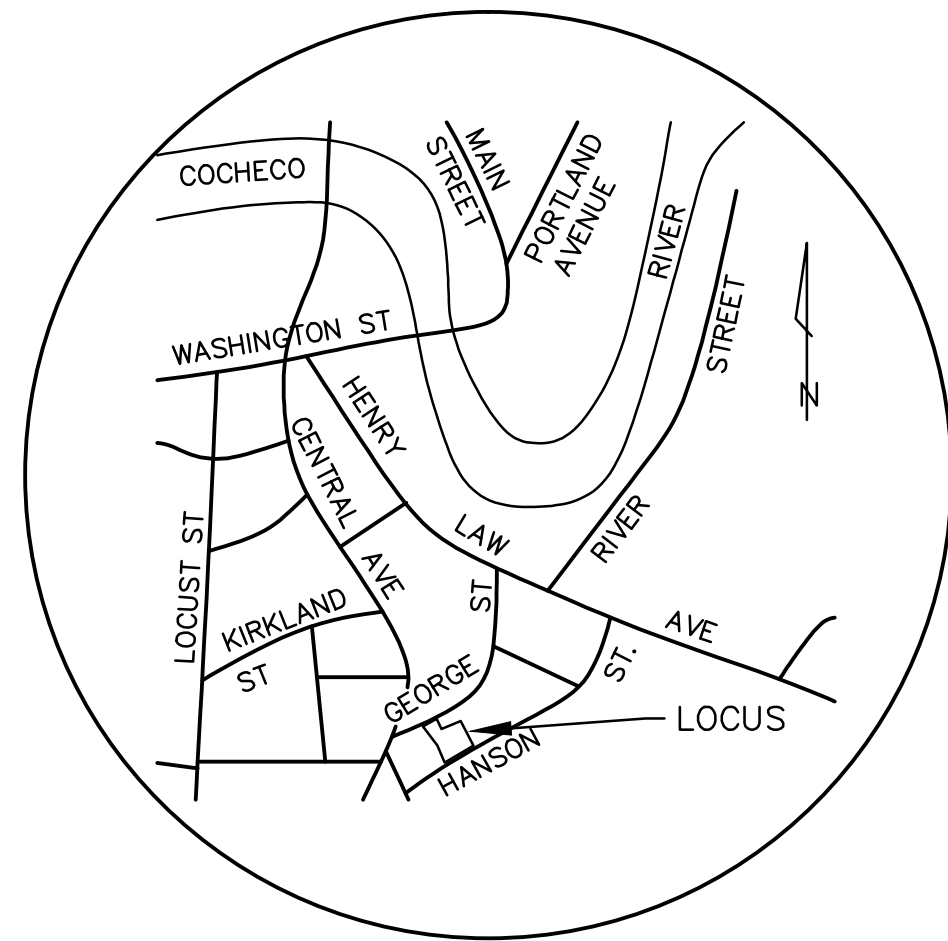
STONE HILL

SITE DEVELOPMENT PLANS

3-5 GEORGE STREET DOVER, NEW HAMPSHIRE MARCH 15, 2013

REVISED THROUGH APRIL 22, 2013

DOVER PLANNING FILE No. P-13-03



LOCATION PLAN
(NO SCALE)

OWNER / APPLICANT:

STF DEVELOPMENT CORP
242 CENTRAL AVE
DOVER, NEW HAMPSHIRE 03820

OWNER SIGNATURES

SURVEYOR:

McENEANEY SURVEY ASSOCIATES, INC.
P.O. Box 681
DOVER, NEW HAMPSHIRE 03821
(603) 742-0911

ENGINEER:

CIVILWORKS
P.O. Box 1166
DOVER, NEW HAMPSHIRE 03821
(603) 749-0443

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	PROPOSED SITE DEVELOPMENT PLAN
SHEET 4	DETAIL SHEET 1
SHEET 5	DETAIL SHEET 2
SHEET 6	DETAIL SHEET 3

REFERENCE PLANS:

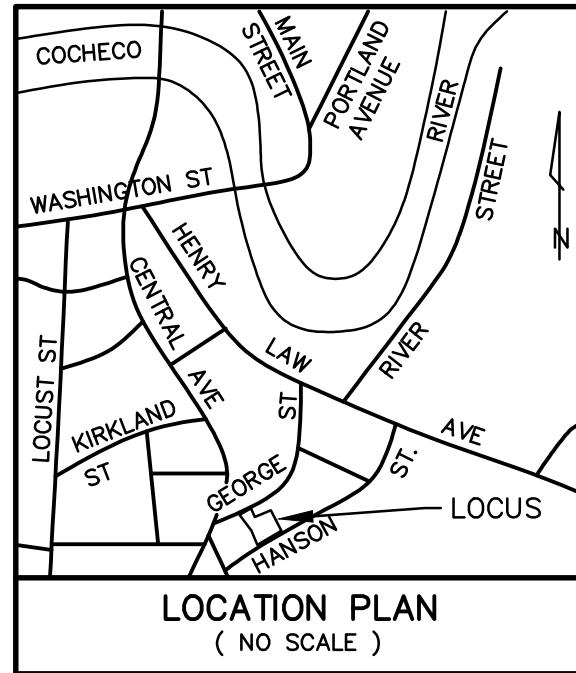
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NEIGHBORHOOD PLAN &
TAX MAP SKETCH
1" = 100'±

LEGEND

U.P.	UTILITY POLE	CB	CATCH BASIN
U.P. W. GUY WIRE	UTILITY POLE WITH GUY WIRE	LCB	LEACHING CATCH BASIN
FH	FIRE HYDRANT	P 6" D.I. W	PROPOSED WATER SIZE AND TYPE
WGV	WATER GATE VALVE	D.I.	DUCTILE IRON
SMH	SANITARY SEWER MANHOLE	P 1" C W	PROPOSED WATER SIZE AND TYPE
INV.	INVERT	C	COPPER
P.V.C.	POLYVINYL CHLORIDE	P 3" FM	PROPOSED 3" SEWER FORCE MAIN
D.I.	DUCTILE IRON	P 6" S P.V.C.	PROPOSED SEWER SIZE AND TYPE
H.D.P.E. (TYP.)	HIGH DENSITY POLYETHYLENE (TYPICAL)	S=0.01'/S	SLOPE, FEET PER FOOT
---	EXISTING EDGE OF PAVEMENT	S	SEWER
- - - - -	EXISTING CONTOUR	W	WATER
[20 / 37]	TAX MAP AND LOT NUMBER	G	GAS
S.F.	SQUARE FEET	P UE/T/C	PROPOSED UNDERGROUND ELECTRIC / TELEPHONE / CABLE TELEVISION
F.F.	FINISH FLOOR	UGE	UNDERGROUND UTILITIES
ELEV.	ELEVATION	E	ELECTRIC
PD	PROPOSED DRAIN	T	TELECOMMUNICATIONS
P6"W	PROPOSED WATER MAIN & SIZE	C	CABLE
P6"S	PROPOSED SEWER MAIN & SIZE	4" SW	4" WIDE SINGLE WHITE LINE
PNG	PROPOSED NATURAL GAS SERVICE	I.R. (set)	IRON ROD WITH PLASTIC I.D. CAP, SET
25'R	PROPOSED RADIUS DISTANCE	N	NORTHING COORDINATE
SGC	SLOPED GRANITE CURB	E	EASTING COORDINATE
VCC	VERTICAL CONCRETE CURB	"A"	SOIL TEST PIT AND DESIGNATION
[58]	PROPOSED CONTOUR	B	SECTION LINE NAME
57.8	PROPOSED SPOT GRADE	→	TRAFFIC FLOW DIRECTION
H.P.	HIGH POINT		
TBM	TEMPORARY BENCH MARK		
●	PROPOSED LIGHT		
R1-1	STOP SIGN		
⊗	WATER SERVICE SHUT-OFF VALVE		



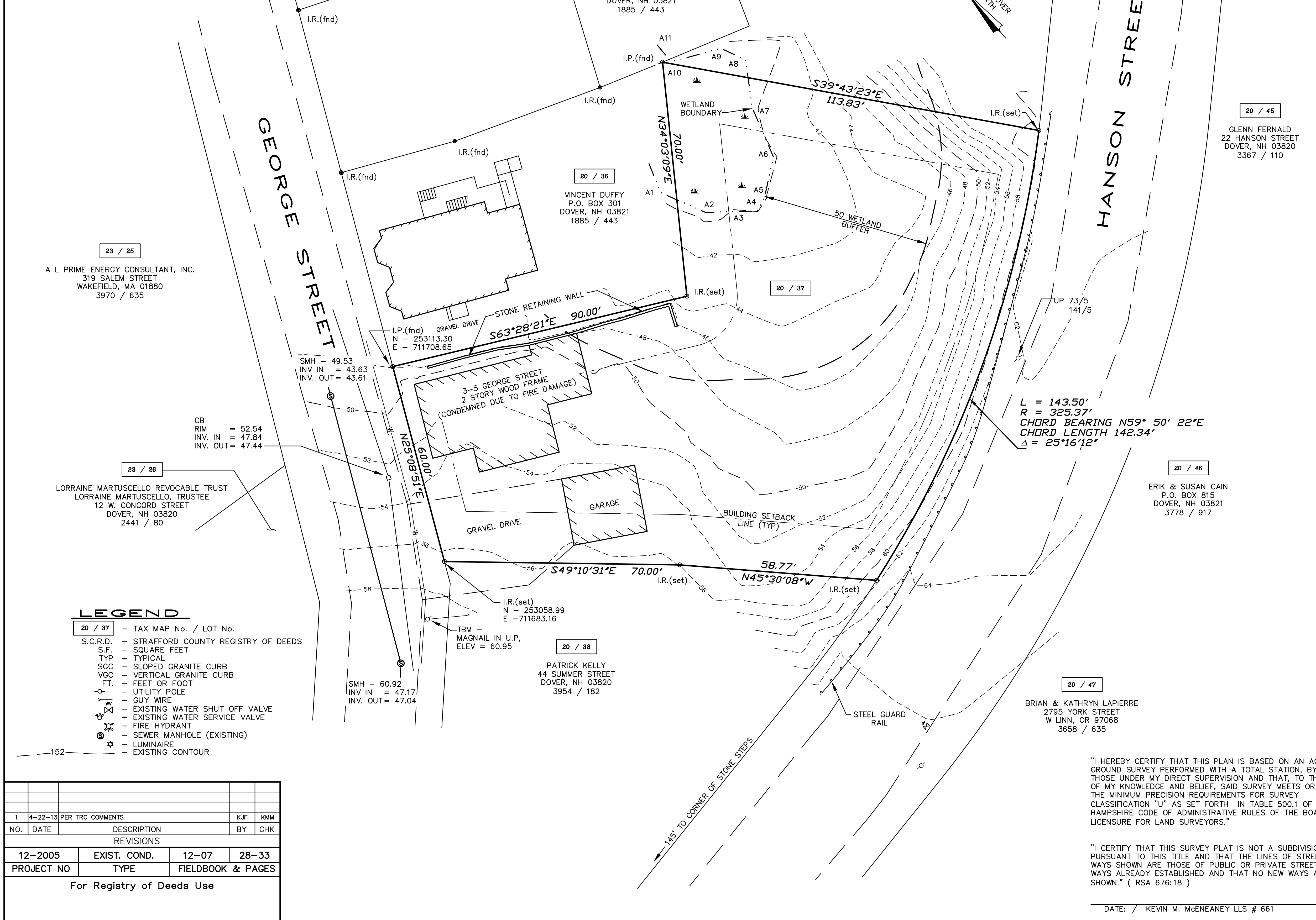
For Registry of Deeds Use

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23 / 25
A L PRIME ENERGY CONSULTANT, INC.
319 SALEM STREET
WAKEFIELD, MA 01880
3970 / 635

23 / 26
LORRAINE MARTUSCELLO REVOCABLE TRUST
LORRAINE MARTUSCELLO, TRUSTEE
12 W. CONCORD STREET
DOVER, NH 03820
2441 / 80

20 / 40
VINCENT DUFFY
P.O. BOX 301
DOVER, NH 03821
1885 / 443

20 / 41
WHITE DOVE PROPERTIES LLC
P.O. BOX 2044
DOVER, NH 03821
2881 / 707

20 / 36
VINCENT DUFFY
P.O. BOX 301
DOVER, NH 03821
1885 / 443

20 / 45
GLENN FERNALD
22 HANSON STREET
DOVER, NH 03820
3367 / 110

20 / 46
ERIK & SUSAN CAIN
P.O. BOX 815
DOVER, NH 03821
3778 / 917

20 / 38
PATRICK KELLY
44 SUMMER STREET
DOVER, NH 03820
3954 / 182

20 / 47
BRIAN & KATHRYN LAPIERRE
2795 YORK STREET
W LINN, OR 97068
3658 / 635

LEGEND

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- V - EXISTING WATER SERVICE VALVE
- H - FIRE HYDRANT
- M - SEWER MANHOLE (EXISTING)
- L - LUMINAIRE
- C - EXISTING CONTOUR

NO.	DATE	DESCRIPTION	BY	CHK
1	4-22-13	PER TRC COMMENTS	KJF	KMM
REVISIONS				
12-2005	EXIST. COND.	12-07	28-33	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

For Registry of Deeds Use

"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 676:16)

DATE: / KEVIN M. McENEANEY LLS # 661

EXISTING CONDITIONS PLAN
PREPARED FOR
STF DEVELOPMENT CORP.
TAX MAP 20, LOT No. 37
3-5 GEORGE STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 13-03

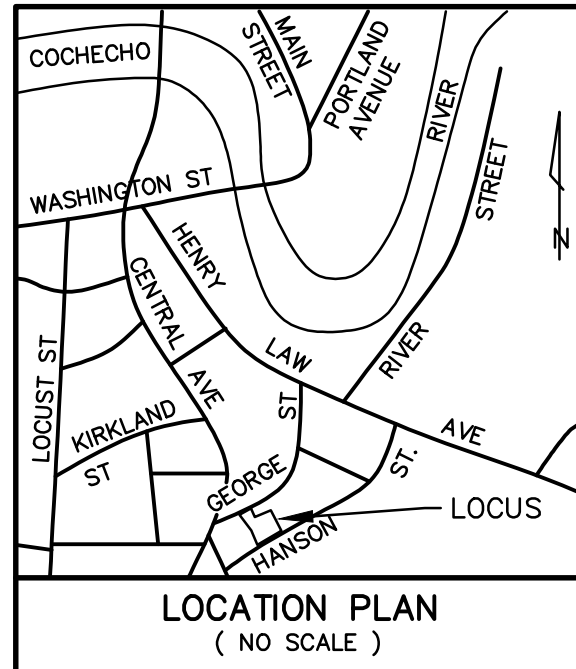
DRAWN BY: *KJF* FILE: VR CP\2005\12-20051.DWG
SCALE: 1" = 15' DATE: MARCH 15, 2013

No. 661
KEVIN M.
McENEANEY
SURVEYOR

Mc
Survey
*A*ssociates, inc.

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

SURVEYING - PLANNING - CONSULTING



SANITARY SEWER SCHEDULE

EXISTING INV. @ PROP. SADDLE = 43.75
 PROPOSED INV. @ BUILDING = 48.50
 SEWER LINE TO BE 6" P.V.C. SDR35, S = 0.034'/,

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 319 SALEM STREET
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 3970 / 635

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 LORRAINE MARTUSCELLO REVOCABLE TRUST
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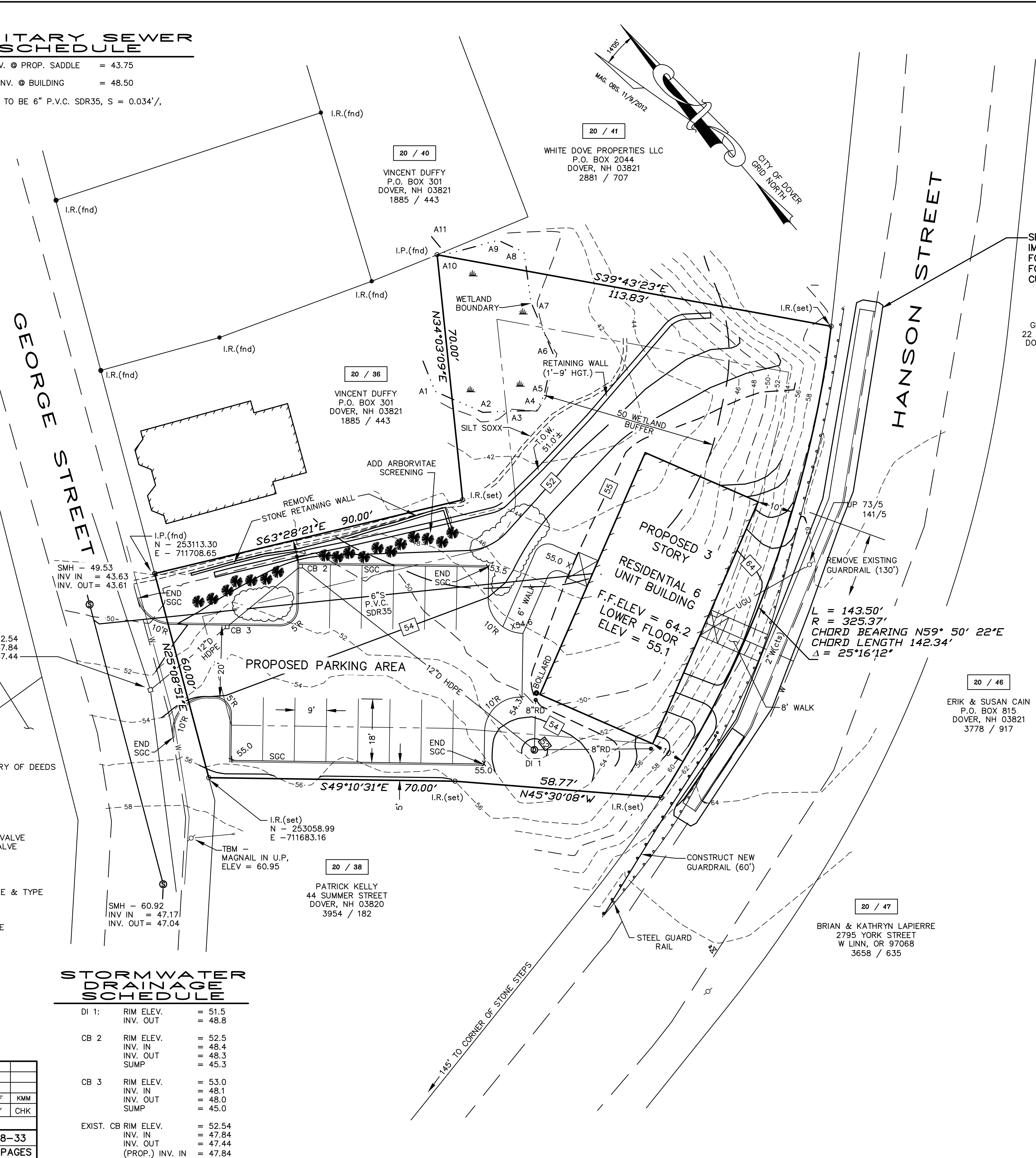
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- TYP - TYPICAL
- SGC - SLOPED GRANITE CURB
- VGC - VERTICAL GRANITE CURB
- FT. - FEET OR FOOT
- U.P. - UTILITY POLE
- GUY WIRE
- W - EXISTING WATER SHUT OFF VALVE
- W - EXISTING WATER SERVICE VALVE
- W - FIRE HYDRANT
- W - SEWER MANHOLE (EXISTING)
- W - LUMINAIRE
- W - EXISTING WATER MAIN
- W - PROPOSED SEWER MAIN, SIZE & TYPE
- W - EXISTING GAS MAIN
- UGU - UNDERGROUND UTILITIES
- P.V.C. - POLYVINYL CHLORIDE PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE
- BIT. - BITUMINOUS
- CONC. - CONCRETE
- CB - CATCH BASIN
- 152 - EXISTING CONTOUR
- x 211.5 - PROPOSED SPOT GRADE
- 196 - PROPOSED CONTOUR
- 10'R - PROPOSED SILT SOXX
- RD - RADIUS DIMENSION
- T.O.W. - ROOF DRAIN
- cts - TOP OF WALL
- cts - COPPER TUBE SIZE
- cts - POLYETHYLENE PIPE
- cts - SNOW STORAGE

STORM WATER DRAINAGE SCHEDULE

DI 1:	RIM ELEV.	= 51.5
	INV. OUT	= 48.8
CB 2:	RIM ELEV.	= 52.5
	INV. IN	= 48.4
	INV. OUT	= 48.3
	SUMP	= 45.3
CB 3:	RIM ELEV.	= 53.0
	INV. IN	= 48.1
	INV. OUT	= 48.0
	SUMP	= 45.0
EXIST. CB	RIM ELEV.	= 52.54
	INV. IN	= 47.84
	INV. OUT	= 47.44
	(PROP.) INV. IN	= 47.84

NO.	DATE	DESCRIPTION	BY	CHK
1	4-22-13	PER TRC COMMENTS	KJF	KMM
REVISIONS				
12-2005	SITE	12-07	28-33	
PROJECT NO	TYPE	FIELDBOOK	PAGES	



20 / 41
 WHITE DOVE PROPERTIES LLC
 P.O. BOX 2044
 DOVER, NH 03821
 2881 / 707

20 / 40
 VINCENT DUFFY
 P.O. BOX 301
 DOVER, NH 03821
 1885 / 443

20 / 36
 VINCENT DUFFY
 P.O. BOX 301
 DOVER, NH 03821
 1885 / 443

20 / 46
 ERIK & SUSAN CAIN
 P.O. BOX 815
 DOVER, NH 03821
 3778 / 917

20 / 47
 BRIAN & KATHRYN LAPIERRE
 2795 YORK STREET
 W LINN, OR 97068
 3658 / 635

REFERENCE PLANS:

- 1.) PLAN OF LAND OF 9-11 GEORGE STREET CONDOMINIUMS PREPARED FOR THE BIKADIA GROUP, LLC, TAX MAP 20, LOT No. 35, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 10'; DATED: MAY 28, 2003; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 69-75.

NOTES:

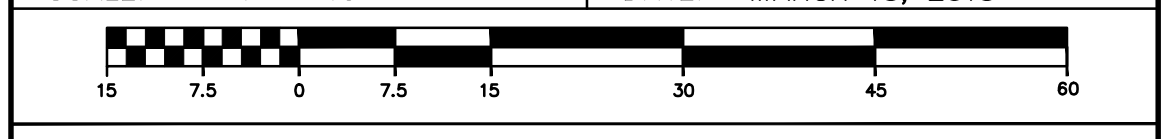
- 1.) OWNER OF RECORD: STF DEVELOPMENT CORP. 242 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 S.C.R.D. VOLUME 4059, PAGE 387
- 2.) 20 / 37 DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE INTENT OF THIS PLAN IS TO DEPICT PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED CONSTRUCTION OF A RESIDENTIAL 6 UNIT BUILDING.
- 4.) BASIS OF BEARING AND COORDINATE SYSTEM ARE CITY OF DOVER GRID, VERTICAL DATUM IS NGVD 1988, CONTOUR INTERVAL IS TWO (2) FEET.
- 5.) THE R.O.W. OF GEORGE STREET DETERMINED BY EXISTING MONUMENTATION. THE R.O.W. OF HANSON STREET WAS DETERMINED AS BEING 25' FROM EXISTING CENTERLINE.
- 6.) ZONING DISTRICT IS RMU
- 7.) PARCEL AREA = 18,243 S.F. / 0.43 AC.
- 8.) WETLANDS DELINEATED BY DAMON E. BURT, CWS #163, FRAGGLE ROCK ENVIRONMENTAL.
- 9.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C 0330D, EFFECTIVE DATE MAY 17, 2005.
- 10.) ON-SITE WALKS TO BE CONSTRUCTED WITH PERVIOUS PAVERS, AS MANUFACTURED BY "AQUA-PAVERS" OR APPROVED EQUAL. SEE MANUFACTURERS INSTALLATION INSTRUCTIONS FOR BASE MATERIAL PREP.
- 11.) CUT AND CAP EXISTING WATER AND SEWER SERVICE PIPES TO CONDEMNED DWELLING AT 3-5 GEORGE STREET.
- 12.) ALL EXISTING "NO-PARKING" SIGNS N HANSON STREET AT SUBJECT LOCUS SHALL REMAIN.
- 13.) AREA OF WETLAND BUFFER TO BE DISTURBED = 3,500 S.F. AREA OF STEEP SLOPES TO BE DISTURBED = 4,500 S.F.

SEE CITY OF DOVER IMPROVEMENT PLANS FOR HANSON STREET FOR SIDEWALK AND CURB UPGRADES

20 / 45
 GLENN FERNALD
 22 HANSON STREET
 DOVER, NH 03820
 3367 / 110

PROPOSED SITE DEVELOPMENT PLAN
 PREPARED FOR
STF DEVELOPMENT CORP.
 TAX MAP 20, LOT No. 37
3-5 GEORGE STREET
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 13-03
 DRAWN BY: KJF VR CP\2005\12-20051.DWG
 SCALE: 1" = 15' DATE: MARCH 15, 2013



McEneaney Survey Associates
 P.O. Box 681 - 24 Chestnut Avenue
 Dover, NH 03820 (603) 742-0911
 SURVEYING - PLANNING - CONSULTING

civilworks
 engineers • surveyors
 P.O. Box 1166
 Dover, NH 603-749-0443



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P05-63A

Application Type: Conditional Use Permit for Reduced Parking
Applicant: South Dover Investment Group, LLC
Owner: South Dover Investment Group, LLC
Location: 35 Dover Point Road (Assessor's Map K, Lot 37)

INTENT: Conditional Use Permit to allow for a reduction in the number of required parking spaces from 96 to 56, based on the proposed 32 dwelling units.

LOTS/UNITS PROPOSED: 32 multi-family units (8 units age restricted)

AGENDA ITEM #: 4-C

ACREAGE: 2.04 acres

ZONING DISTRICT: Medium-Density Residential District (R-12)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: 32 multi-family units (8 units age restricted)

SURROUNDING LAND USE: Multi-family residential, single-family residential, commercial and a cemetery

ZBA ACTION: Received variance for a 28-unit congregate care use on 6/24/05 and received variance for amendment to allow 32 units, with the 2nd and 3rd floors units not age restricted and the 1st floor units for 55+, and no food service required

ATTACHMENTS:

Conditional Use Permit Application and technical memorandum

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit for reduced parking spaces

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has applied for a Conditional Use Permit per Chapter 170-44-I, to reduce the number of parking spaces from the 96 required to 56 parking spaces.

Consistency with Land Use Regulations

The Off-Street Parking and Loading ordinance provides for a Conditional Use Permit to allow a reduction in the number of required parking spaces provided the applicant submits an analysis justifying the request.

The applicant has submitted a technical memorandum prepared by Paul Connolly of Civilworks, Inc., dated May 3, 2013.

STAFF RECOMMENDATION:

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

1. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.
2. The owner shall contribute \$12,000 as their fair share of the off-site improvements associated with the signalization of the Thornwood Lane/Dover Point Road/Sheffield Drive intersection, prior to the issuance of the Conditional Use Permit.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

Revision Date: August 16, 2010
MAY - 2 2013
By: GP

Office Use Only Project #: POS-63A Date Received:
Amount Paid: \$ 494.00 Time Received:

APPLICANT AND OWNER INFORMATION

CK# 16924, 16954

Name of Applicant: SOUTH DOVER INVESTMENT GROUP, LLC Telephone # 603-742-0911
Address of Applicant: 40 GODFREY COVE ROAD YORBA, ME 03909
Name of Property Owner (if different from applicant): SAME Telephone # _____
Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 35 DOVER POINT ROAD
Assessor's Map #: K Lot(s) #: 37
Zoning District(s): R-12 Overlay District(s): _____
Existing Use of Property: VACANT

CONDITIONAL USE PERMIT INFORMATION

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

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

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:
REDUCTION IN NUMBER OF PARKING SPACES REQUIRED: TO ALLOW
1 SPACE/UNIT FOR 1ST FLOOR (AGE RESTRICTED) UNITS & 2 SPACES/UNIT
FOR REMAINING UNITS, WHERE 3 SPACES PER UNIT ARE REQUIRED

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

Name of Professional That Prepared Plans: MCENEANEY SURVEY ASSOCIATES, INC
Address: 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911
Professional License #: NH ULS #6661 E-mail address: Kevin@surveynh.com

SIGNATURES

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

Signature of Property Owner: [Handwritten Signature] Date: 5/1/13

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

Signature of Agent: [Handwritten Signature] Date: 5/1/13

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Handwritten Signature] Date: 5/1/13

DOVER PLANNING FILE NO. P 05-63A - ABUTTERS LIST

Tax Map K, Lot 37 - 35 Dover Point Road (prepared 4/30/13)

<u>Map / Lot</u>	<u>Owner</u>	<u>Address</u>
K / 35	Herbert & Marylyn Follansbee	25 Dover Point Road Dover, NH 03820
K / 36-31	JNM Realty Trust	242 Central Avenue Dover, NH 03820
K / 36-33	Stephen T. Wilkinson	33 Dover Point Road Dover, NH 03820
K / 37	South Dover Investment Group, LLC	40 Godfrey Cove Road York, ME 03909
K / 38	STF Development Corp.	242 Central Avenue Dover, NH 03820
K / 26-1	Lynn Devlin	26 Dover Point Road Dover, NH 03820
K / 39	Roman Catholic Bishop of Manchester	577 Central Avenue Dover, NH 03820
K / 27	John & Melissa Morin	16 Hall Road Barrington, NH 03825
K / 26, K / 19A	Sebring Holdings, LLC	340 Central Avenue, Suite 202 Dover, NH 03820
K / 19C	Macs Convenience Stores, LLC	955 East Tallmedge Avenue Akron, OH 44310
K / 19B	JBack Realty, LLC	34 Dover Point Road Dover, NH 03820
K / 25A	Public Service of NH	P.O. Box 330 Manchester, NH 03105-0330
Surveyor:	McEneaney Survey Associates, Inc.	24 Chestnut Street Dover, NH 03820
Civil Engineer:	Civilworks, Inc.	P.O. Box 1166 Dover, NH 03821

CITY OF DOVER
EXTENSIONS OF/AMENDMENTS TO AN APPROVED PLAN
LIST OF ABUTTERS

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 subdivision application.

ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly across the street or stream from the land under consideration by the Planning Board. For a condominium or other collective form of ownership, abutter means the officers of the collective or association. *(See additional requirement below)*

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
K	37	So. Dover Inv. Group, LLC	15 Briarwood Ln. Dover NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
So. Dover Inv. Group, LLC		15 Briarwood Ln Dover NH 03820

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney	McEneaney Survey Associates	24 Chestnut St. Dover NH 03820
Paul Connolly	Civilworks, Inc	PO Box 1166 Dover NH 03821

Conservation Easement Holder:

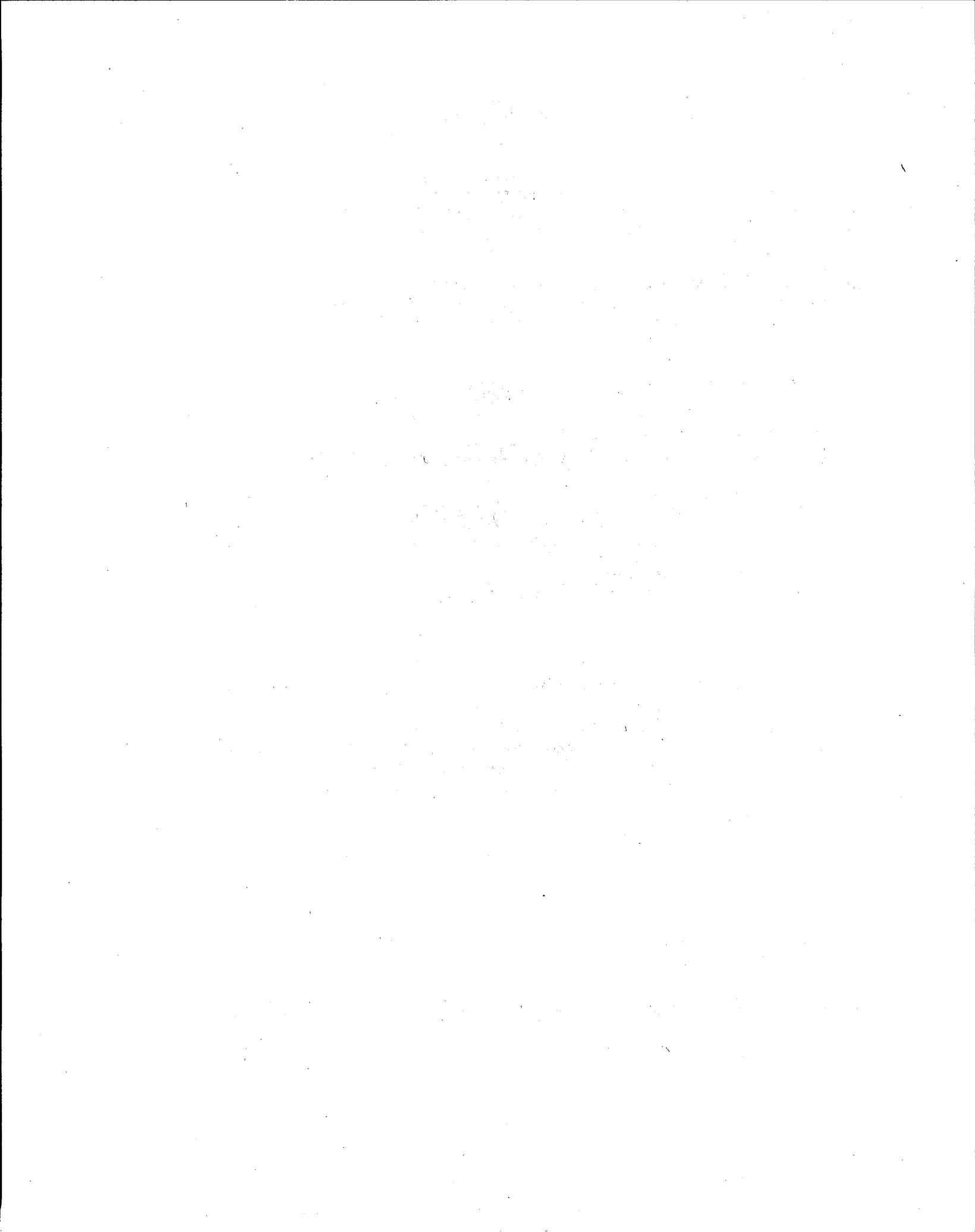
TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
N/A			

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS
K	26, 19A	800 Central Avenue LLC	24 Chestnut St. Dover NH 03820
K	19C	2830 Holdings, LLC	340 Central Ave. Dover NH 03820
K	36-31	JNM Realty Trust	15 Briarwood Ln. Dover NH 03820
K	36-33	Stephen T. Wilkinson	33 Dover Point Rd. Dover NH 03820
K	35	Herbert + Marylyn Fallansbee	25 Dover Point Rd. Dover NH 03820
K	38	STF Development Corp	242 Central Ave. Dover NH 03820

If a condominium association is an abutter to a major and/or open space subdivision, add below all owners of individual units that are located within two hundred (200) feet of the common property line for notification by first class mail.

UNIT #	OWNER (S) OF RECORD	MAILING ADDRESS



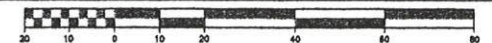
NOTES:

- 1.) THE PROPOSED USE IS A 32 UNIT CONGREGATE CARE FACILITY IN ONE (1) BUILDING.
- 2.) TOTAL AREA OF BUILDING FOOTPRINT = 15,634 S.F.
- 3.) PARKING SPACES REQUIRED FOR THE PROPOSED USE =
1 SPACE PER APARTMENT STYLE UNIT,
1 SPACE PER TWO NURSING STYLE UNITS &
1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT
(REFER: DOVER ZONING ORDINANCE SECT. 170-45-BB.)
- 4.) PARKING SPACES PROVIDED = 56 SPACES, INCLUDING 4 HANDICAP ACCESSIBLE.
- 5.) PARKING SPACE SIZE = 9' WIDE x 18' LONG, UNLESS OTHERWISE NOTED.
- 6.) PROPOSED ON-SITE WALKWAYS TO BE BITUMINOUS CONCRETE.
- 7.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- 8.) THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSION, ERRORS OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE "DESIGN ENGINEER" THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.
- 9.) ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 4" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS. SEE PERMANENT SEEDING NOTES. ALL TREATMENT SWALES SHALL HAVE SOD BOTTOMS.
- 10.) PAVEMENT / PARKING STRIPING TO BE 4" WIDE / WHITE.
- 11.) CONTACT INDIVIDUAL UTILITY COMPANIES TO DETERMINE CONDUIT SIZES AND SCHEDULES.
- 12.) AS-BUILT DRAWINGS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 13.) THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109, ARTICLE IV, SECTION 109-29 (AS REQUIRED BY 2000 I.B.C. AND 2000 NFPA 101 LIFE SAFETY CODE) OF THE CODE OF THE CITY OF DOVER.
- 14.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND. ALSO, SEE NOTE 11.
- 15.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- 16.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- 17.) EXTERIOR LIGHTING SHALL BE METAL HALIDE TYPE LUMINAIRE AND POLE OR MOUNTED ON THE BUILDING, AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 18.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FEET OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- 19.) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- 20.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- 21.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY OF DOVER ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 22.) PROPOSED WATER SERVICE PIPING SHALL BE 6" DUCTILE IRON, CL. 52, CEMENT LINED AND POLYWRAPPED PER AWWA STANDARDS. FIRE PROTECTION SERVICE/DOMESTIC SERVICE WILL BE TAPPED FROM SAID 6" PIPE WITHIN THE PROPOSED BUILDING.
- 23.) PROPOSED SANITARY SEWER PIPING SHALL BE 8" OR 6" P.V.C., SDR 35, AS SHOWN, INDIVIDUAL SERVICES SHALL BE 4" P.V.C., SDR 35 AND LOCATED WITHIN THE PROPOSED BUILDING.
- 24.) LIMIT CUTTING OF TREES AND VEGETATION TO THE MINIMUM REQUIRED ON-SITE.
- 25.) ON JUNE 24, 2005 THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ALLOW FOR A CONGREGATE CARE FACILITY TO BE DEVELOPED ON THE SUBJECT SITE.

SHEET 3

PROPOSED SITE PLAN
OF
THE VILLAGE AT DOVER POINT
PREPARED FOR
SOUTH DOVER INVESTMENT GROUP, LLC
TAX MAP K, LOT No. 37
35 DOVER POINT ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 05-63A
DRAWN BY: RJM FILE: 04-1577_2013 rev drive
SCALE: 1" = 20' DATE: NOVEMBER 5, 2005



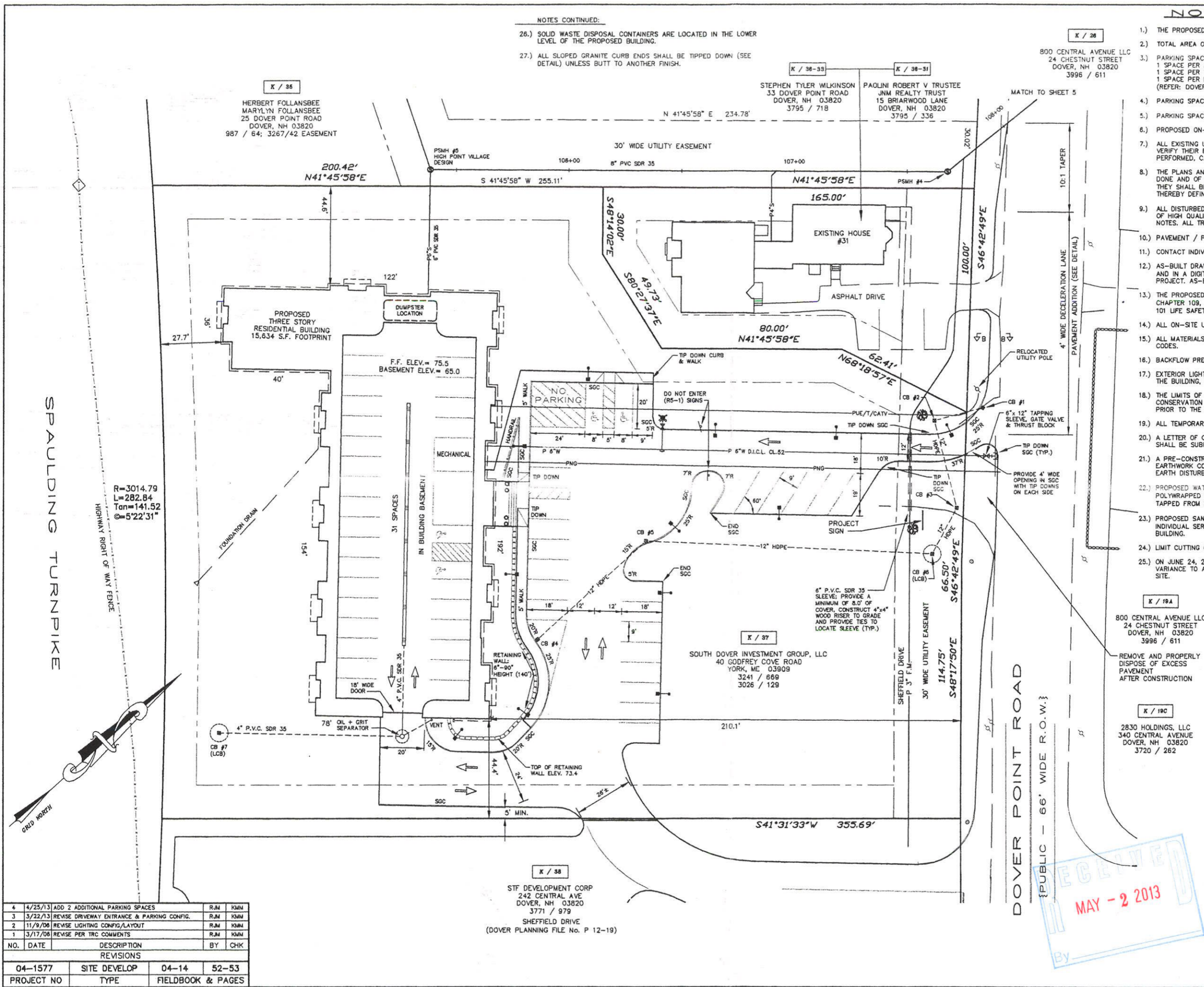
McEneaney Survey Associates
P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603-749-0443

NOTES CONTINUED:

- 26.) SOLID WASTE DISPOSAL CONTAINERS ARE LOCATED IN THE LOWER LEVEL OF THE PROPOSED BUILDING.
- 27.) ALL SLOPED GRANITE CURB ENDS SHALL BE TIPPED DOWN (SEE DETAIL) UNLESS BUTT TO ANOTHER FINISH.



K / 28

800 CENTRAL AVENUE LLC
24 CHESTNUT STREET
DOVER, NH 03820
3996 / 611

STEPHEN TYLER WILKINSON
33 DOVER POINT ROAD
DOVER, NH 03820
3795 / 718

PAOLINI ROBERT V TRUSTEE
JNM REALTY TRUST
15 BRIARWOOD LANE
DOVER, NH 03820
3795 / 336

HERBERT FOLLANSBEE
MARYLYN FOLLANSBEE
25 DOVER POINT ROAD
DOVER, NH 03820
987 / 64; 3267/42 EASEMENT

SOUTH DOVER INVESTMENT GROUP, LLC
40 GODFREY COVE ROAD
YORK, ME 03909
3241 / 669
3026 / 129

STF DEVELOPMENT CORP
242 CENTRAL AVE
DOVER, NH 03820
3771 / 979

SHEFFIELD DRIVE
(DOVER PLANNING FILE No. P 12-19)

800 CENTRAL AVENUE LLC
24 CHESTNUT STREET
DOVER, NH 03820
3996 / 611

2830 HOLDINGS, LLC
340 CENTRAL AVENUE
DOVER, NH 03820
3720 / 262

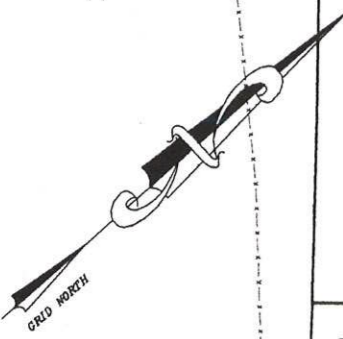
DOVER POINT ROAD
PUBLIC - 66' WIDE R.O.W.



NO.	DATE	DESCRIPTION	BY	CHK
4	4/25/13	ADD 2 ADDITIONAL PARKING SPACES	RJM	KJM
3	3/22/13	REVISE DRIVEWAY ENTRANCE & PARKING CONFIG.	RJM	KJM
2	11/9/08	REVISE LIGHTING CONFIG/LAYOUT	RJM	KJM
1	3/17/08	REVISE PER TRC COMMENTS	RJM	KJM
REVISIONS				
04-1577	SITE DEVELOP	04-14	52-53	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

SPALDING TURNPIKE

R=3014.79
L=282.84
Tan=141.52
@ 5°22'31"

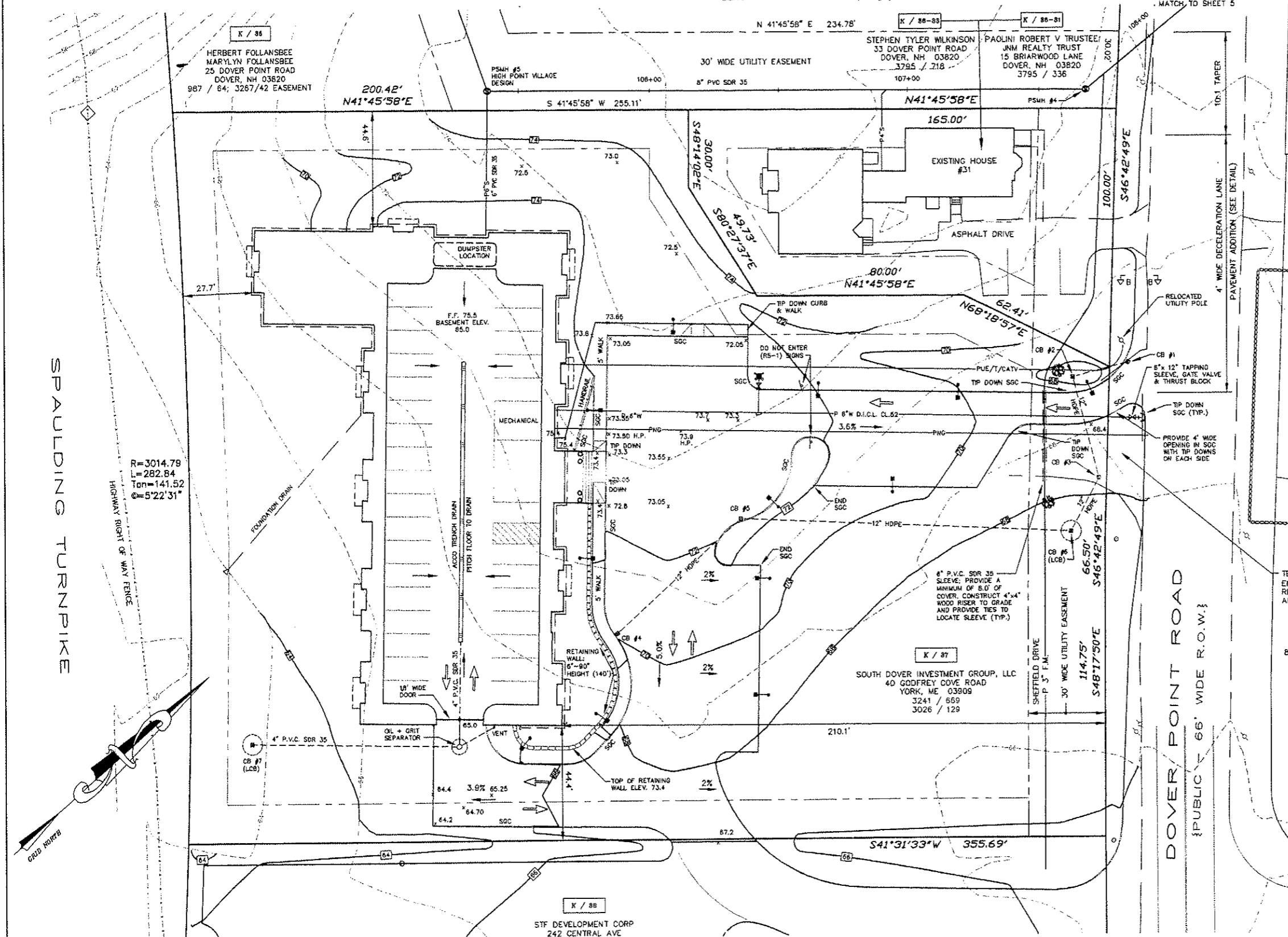


EXISTING & PROPOSED "VILLAGE" STORM DRAINAGE STRUCTURE SCHEDULE

EXISTING CB #1 RIM = 68.7 INV. OUT (CB #2) = 64.6 12" HDPE SUMP = 64.0 12" HPDE	EXISTING CB #2 RIM = 68.0 INV. IN (CB #1) = 63.5 12" HDPE INV. OUT (CB #3) = 63.5 12" HDPE SUMP = 63.0 12" HPDE	EXISTING CB #3 RIM = 67.9 INV. IN (CB #2) = 63.2 12" HDPE INV. OUT (LCB #6) = 63.0 12" HDPE SUMP = 61.8 12" HPDE	CB #4 RIM = 70.0 INVERT OUT: = 64.0 (CB #5) SUMP = 61.0 12" HPDE LENGTH: = 61.0 (CB #5)	CB #5 RIM = 72.1 = 63.6 (CB #4) = 63.5 (CB #6) = 60.5 INVERT IN: INVERT OUT: SUMP LENGTH: = 123.0 (CB #6)	EXISTING LCB #6 (LEACHING CATCH BASIN) RIM = 67.7 INV. IN (CB #5, S.WEST) = 62.8 12" HDPE INV. IN (CB #3) = 62.6 12" HDPE SUMP = 60.7	CB #7 (LEACHING CATCH BASIN) RIM = 63.5
---	--	---	--	---	--	--

NOTES:

- 1.) THE PROPOSED USE IS A 32 UNIT CONGREGATE CARE FACILITY IN ONE (1) BUILDING.
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1 SPACE PER TWO NURSING STYLE UNITS &
1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT
(REFER: DOVER ZONING ORDINANCE SECT. 170-45-BB.)
- 4.) PARKING SPACES PROVIDED = 56 SPACES, INCLUDING 4 HANDICAP ACCESSIBLE.
- 5.) PARKING SPACE SIZE = 9' WIDE x 18' LONG, UNLESS OTHERWISE NOTED.
- 6.) PROPOSED ON-SITE WALKWAYS TO BE BITUMINOUS CONCRETE.
- 7.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED, CALL DIGSAFE AT 1-888-344-7233.
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- 15.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- 16.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- 17.) EXTERIOR LIGHTING SHALL BE METAL HALIDE TYPE LUMINAIRE AND POLE OR MOUNTED ON THE BUILDING, AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 18.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FEET OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- 19.) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- 20.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- 21.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY OF DOVER ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 22.) PROPOSED WATER SERVICE PIPING SHALL BE 6" DUCTILE IRON, CL. 52, CEMENT LINED AND POLYWRAPPED PER AWWA STANDARDS. FIRE PROTECTION SERVICE/DOMESTIC SERVICE WILL BE TAPPED FROM SAID 6" PIPE WITHIN THE PROPOSED BUILDING.
- 23.) PROPOSED SANITARY SEWER PIPING SHALL BE 8" OR 6" P.V.C., SDR 35, AS SHOWN. INDIVIDUAL SERVICES SHALL BE 4" P.V.C., SDR 35 AND LOCATED WITHIN THE PROPOSED BUILDING.
- 24.) LIMIT CUTTING OF TREES AND VEGETATION TO THE MINIMUM REQUIRED ON-SITE.
- 25.) ON JUNE 24, 2005 THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ALLOW FOR A CONGREGATE CARE FACILITY TO BE DEVELOPED ON THE SUBJECT SITE.



SHEET 4

GRADING, DRAINAGE AND EROSION CONTROL PLAN
OF
THE VILLAGE AT DOVER POINT
PREPARED FOR
SOUTH DOVER INVESTMENT GROUP, LLC
TAX MAP K, LOT No. 37
35 DOVER POINT ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 05-63A
DRAWN BY: RJM FILE: 04-1577_2013 rev. drive.dwg
SCALE: 1" = 20' DATE: NOVEMBER 5, 2005

McEneaney Survey Associates
P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603-749-0443

NO.	DATE	DESCRIPTION	BY	CHK
4	4/25/13	ADD 2 ADDITIONAL PARKING SPACES	RJM	KWM
3	3/22/13	REVISE DRIVEWAY ENTRANCE & PARKING CONFIG.	RJM	KWM
2	11/9/06	REVISE LIGHTING CONFIG/LAYOUT	RJM	KWM
1	3/17/06	REVISE PER TRC COMMENTS	RJM	KWM

REVISIONS

04-1577	SITE DEVELOP	04-14	52-53
PROJECT NO	TYPE	FIELDBOOK & PAGES	

- NOTES CONTINUED:
- 26.) SOLID WASTE DISPOSAL CONTAINERS ARE LOCATED IN THE LOWER LEVEL OF THE PROPOSED BUILDING.
 - 27.) ALL SLOPED GRANITE CURB ENDS SHALL BE TIPPED DOWN (SEE DETAIL) UNLESS BUTT TO ANOTHER FINISH.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-12

Application Type:	Minor Lot Line Adjustment
Applicant(s):	Changing Places, LLC
Owner(s):	Changing Places, LLC and Preston Family Revocable Trust
Location:	Middle Road and Thornwood Lane (Assessor's Map K, Lots 6 & 19-1)

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

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

ACREAGE: 24.232 Acres

ZONING DISTRICT: Executive Technology Park (ETP) and Rural Residential District (R-40)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: 14 single family units are proposed in application P13-13

SURROUNDING LAND USE: Single family residential

ZBA ACTION: Applicant received a variance to allow buildings within 20 feet of an external lot line where 50 feet is required; application was approved by Zoning Board of Adjustment on May 16, 2013

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: Waiver to Chapter 155-18.B-5, the requirement to survey the entire Preston lot.

Summary of Request and Background

The applicant has submitted plans to reconfigure the lot lines between two existing lots. 0.87 acres will be transferred from Lot K-6 to Lot K-19-1. There is no change in the number of lots.

Consistency with Land Use Regulations

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

Waiver Requests

The applicant is requesting a waiver to Chapter 155-18-B-5, which requires the entire lot be surveyed. The 18.7 acre Preston lot is not shown in its entirety, as only a small portion is involved. The Planning Department supports the granting of the requested waiver because surveying the entire lot would be an unnecessary burden that would gain little.

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 add the surveyor's stamp and signature to the plat.
4. The approval includes the granting of the waiver requested for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 155-51-A have been met.
5. The applicant shall prepare and submit a revised Current Use Plan for the Preston lot in a form acceptable to the City Assessing Office.



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

RECEIVED
 APR 18 2013
 [Revision Date: February 12, 2013]

Office Use Only	Project #:	<u>P13-12</u>	Date Received:	<u>4-18-13</u>
	Amount Paid:	<u>\$ 366.00</u>	Time Received:	_____

ck# 9077

APPLICANT INFORMATION

Name of Applicant: Changing Places LLC Telephone # (603) 749-3800
 Address of Applicant: 42 J Dover Point Road, Dover NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): Same Telephone # _____
 Address of 1st Property Owner: _____
 Address of Property: _____
 Assessor's Map # K Lot(s) # 19-1
 Property Deed: Book 4100 Page: 247
 Zoning District(s) ETP Overlay District(s) RCM
 Size of Existing Parcel (sq. ft.): 242,288 Size of Proposed Parcel (sq. ft.): 280,186

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Preston Family Revocable Trust Telephone # _____
 Address of 2nd Property Owner: 130 Middle Road, Dover, NH 03820
 Address of Property: Same
 Assessor's Map # K Lot(s) # 6
 Property Deed: Book 1936 Page: 511
 Zoning District(s) R-40 Overlay District(s) _____
 Size of Existing Parcel (sq. ft.): 814,800 Size of Proposed Parcel (sq. ft.): 776,900

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.): Robert J. Stowell
Tritech Engineering Corporation
 Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107
 Professional License #: 884 E-mail address: rjs@tritecheng.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.

X Signature of First Property Owner: John O'Neill Date: 4-17-13

Signature of Second Property Owner: Helan Preston Date: 4-17-13

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

Signature of Agent: [Signature], PRESIDENT Date: 4-17-13

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: John O'Neill Date: 4-17-13

Signature of Property Owner: Helan Preston Date: 4-17-13

Abutters List

Minor Lot Line Adjustment

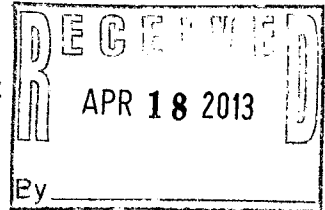
Changing Places LLC & Preston Family Trust

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

Middle Road
Dover, New Hampshire

Job No. 08129

Page 1 of 3



P13-12

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

Federick & Carol Atwood-Lyon
61 Augusta Way
Dover, NH 03820

Abutters List

Minor Lot Line Adjustment

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

Minor Lot Line Adjustment

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

Waiver Request
Subdivision Regulation
Section 155-18.B)5), Lot Lines
Changing Places LLC & Preston Family Trust
Tax Map K Lot 6 & Map K Lot 19-1
Middle Road & Thornwood Lane
Dover, New Hampshire
Job No. 08129

P13-12

MAY 15 2013

In Accordance with Chapter 155-51 Waivers, Dover Code Subdivision of Land, City of Dover, we are formally requesting a waiver from Section 155-18.B)5). We are requesting a waiver from depicting lot lines for the remaining 17 acres on Tax Map K Lot 6.

The basis for the waiver request is as follows: Tax Map K Lot 19-1 is being modified by a Boundary Line Adjustment with Tax Map K Lot 6. The area being adjusted is distinct and separate from Tax Map K Lot 6 separated by utility easements.

As required by Article VII of Chapter 155 of the Dover Code, General Requirements and Design Standards, Chapter 155-31, Minimum Standards; Waiver. A and B we state the following:

- A) Character of Land in regards to not depicting lot lines: The Land being subdivided is of such character that it can be used safely for Building purpose without danger to health or peril from fire, flood, soil failure or other hazard.
- B) Specifications for required Improvements: No required Improvements are required.

As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following for the waiver under section A) 2):

Waiver Request

Granting relief from Section 155-18.B)5), Lot Lines would carry out the spirit and intent of the regulations because of the specific circumstances relative to the subdivision.

The circumstances specific to the subdivision are as follows:

- The area of Parcel "A" 0.86 acres is a fraction of the total area of Tax Map K Lot 6.
- The area of Parcel "A" is defined by existing utility easements and is physically separated from the remainder of Tax Map K Lot 6.

LEGEND

- 5/8" REBAR W-D 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



MAY 21 2013

700 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 748 9707
FAX 603 748 3930

TAX MAP K
LOT 6
776,900 SQ.FT.
17.8 ACRES
(PER TAX MAP)

TAX MAP K
LOT 6

PRESTON FAMILY REVOCABLE TRUST
130 MIDDLE ROAD
DOVER, N.H. 03820
SCRD 1937-51

PARCEL
"A"
37,897 SQ.FT.
0.870 ACRES

TAX MAP K
LOT 19-1
280,186 SQ.FT.
6.432 ACRES

TAX MAP K
LOT 49A

MEADOW WOOD of
DOVER HOMEOWNER ASSOC.
30 AUGUSTA WAY
DOVER, N.H.

TAX MAP K
LOT 19
YARNEY BROOK LANDS, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, N.H.

TAX MAP M
LOT 4
THORNWOODS COMMONS, LLC
42 J DOVER POINT ROAD
DOVER, N.H.

NOTES

1. INTENT: TO ADJUST THE PROPERTY BOUNDARIES BETWEEN DOVER TAX MAP K LOTS 6 AND 19-1 BY TRANSFERRING PARCEL "A" (37,897 SQ.FT.), FROM LOT 6 TO LOT 19-1.
2. CURRENT OWNER: MAP K LOT 6 PRESTON FAMILY REV. TRUST 130 MIDDLE ROAD DOVER, N.H. MAP K LOT 19-1 CHANGING PLACES, LLC 42 J DOVER POINT ROAD DOVER, N.H.
3. TOTAL LOT AREA: MAP K LOT 6 (PER TAX MAP) ORIGINAL 814,000 SQ.FT. - 18.7 ACRES PARCEL "A" - 37,897 SQ.FT. - 0.870 ACRES FINAL 776,900 SQ.FT. - 17.8 ACRES MAP K LOT 19-1 ORIGINAL 242,368 SQ.FT. - 5.562 ACRES PARCEL "A" - 37,897 SQ.FT. - 0.870 ACRES FINAL 280,186 SQ.FT. - 6.432 ACRES
4. TAX MAP K LOT 6 & 19-1
5. PROJECT DEED REFERENCE: MAP K LOT 6, SCRD BOOK 1937 PAGE 511. MAP K LOT 19-1 SCRD BOOK 4100 PAGE 247.
6. ZONING: ETP RCM OVERLAY DISTRICT R-40 MIN. LOT SIZE: 3 ACRES MIN. LOT SIZE: N/A MIN. FRONTAGE: N/A MIN. FRONTAGE: 40 FEET MIN. BUILDING SETBACKS: FRONT: 50 FEET SIDE: 50 FEET REAR: 50 FEET BETWEEN BUILDINGS: 24 FEET
7. BASIS OF BEARING: DOVER Q5 SYSTEM WAS USED TO DETERMINE LOCATION DIRECTION AND VERTICAL DATUM.
8. THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 34,000 AND WAS ACCOMPLISHED USING A LEICA TPS 703 TOTAL STATION, DURING THE MONTH OF APRIL, 2005.
9. PROJECT PLAN REFERENCE: CONDOMINIUM SITE PLAN PHASE B THORNWOOD COMMONS CONDO DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MAY 25, 2011 BOUNDARY PLAN ELLIOTT ROSE COMPANY OF DOVER, INC. DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MAY 30, 2003 SCRD 71-85 BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN ELLIOTT ROSE COMPANY OF DOVER, INC. DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. JUNE 26, 2007 SCRD 72-49 BOUNDARY LINE ADJUSTMENT MATT & HELEN WILLIAMS AND HELEN WILLIAMS DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. NOVEMBER 13, 2001 SCRD 64-9
10. SUBJECT PARCELS ARE NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD BOUNDARY. (COMMUNITY-PANEL NUMBER 33017C03400, EFFECTIVE DATE: MAY 17, 2005).
11. DURING JANUARY 2010, APRIL 2011, JULY 2012 AND APRIL 2013, HIGHLAND SOILS (MICHAEL MARIANO), STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76 CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS 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 DEFINED STREAM CHANNELS AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY. SLOPES ARE BASED ON ACTUAL FIELD TOPOGRAPHY. BOUNDARIES ARE APPROXIMATE.
13. THE FINAL SUBMISSION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
14. ON DECEMBER 20, 2012, THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE FROM SECTION 170-27.2 OF THE ZONING ORDINANCE TO ALLOW 45 RESIDENTIAL UNITS TO BE OCCUPIED PRIOR TO CONSTRUCTION OF THE NON-RESIDENTIAL STRUCTURES WHERE ONLY 31 RESIDENTIAL UNITS ARE ALLOWED TO BE OCCUPIED PRIOR TO CONSTRUCTION OF THE NON-RESIDENTIAL STRUCTURES, PROVIDED THAT THE DEVELOPER'S AGREEMENT GOVERNING THE THORNWOOD COMMONS PROJECT IS AMENDED TO REFLECT THE VARIANCE.



1"=50'

TRITECH

BOUNDARY LINE ADJUSTMENT
CHANGING PLACES, LLC. &
PRESTON FAMILY TRUST
MIDDLE ROAD AND
THORNWOOD LANE
DOVER, NEW HAMPSHIRE

REVISIONS	DATE	DESCRIPTION
1	5/21/13	REVISED PER TRC COMMENTS

APRIL 18, 2013 SCALE: 1" = 50'

SHEET NO.

BLA-1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-13

Application Type:	Site Plan Review
Applicant(s):	Changing Places, LLC
Owner(s):	Changing Places, LLC
Location:	Thornwood Lane (Assessor's Map K, Lot 19-1)

INTENT: Site review to construct 14 single family units on one lot with a private road.

LOTS/UNITS PROPOSED: 14

AGENDA ITEM #: 4-E

ACREAGE: 6.432 Acres

ZONING DISTRICT: Executive Technology Park (ETP), Rural Residential District (R-40), and Residential-Commercial Mixed Use Overlay District (RCM)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: 14 single family units

SURROUNDING LAND USE: Single family residential

ZBA ACTION: Applicant has applied for a variance to allow buildings to within 20 feet of an external lot line where 50 feet is required; application is scheduled to be heard by Zoning Board of Adjustment on May 16, 2013; received variance on 12/20/12 to allow 46 residential units to be occupied prior to the construction of the non-residential structures.

ATTACHMENT: Site plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- NH Department of Environmental Services Alteration of Terrain Permit

WAIVERS REQUESTED: Waiver to Chapter 155-22-F, the 50-foot perimeter setback requirement.

Summary of Request and Background

The applicant has submitted site plans for the construction of a 652 foot long private road with 14 single family houses that would be serviced by municipal water and sewer.

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review approval. This project is located in the Residential-Commercial Mixed Use Overlay District (RCM), which allows a mixture of residential and commercial uses. The permitted residential uses are housing for older persons (55+) in the form of single family, manufactured housing, duplexes, 3 and 4 family dwellings and multi-family dwellings. This plan is consistent with those regulations.

Waiver Requests

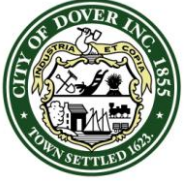
The applicant is requesting a waiver to Chapter 155-22-F, which requires a 50-foot perimeter buffer. The Planning Department supports the granting of the requested waiver because the only abutter affected is selling the applicant the property and there is a 100 foot utility easement that provides an additional buffer.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

- The owner's signature shall be added to the final plan submitted for signature.
- The applicant shall provide the Planning Department with a digital version of the final plan.
- The applicant shall revise the plans to add the surveyor and engineer's stamps and signatures to the appropriate sheets.
- The applicant shall revise the plan by amending note #1 on sheet SP-1 to specify that the homes are limited to Housing for Older Persons per Chapter 170-28.2-D-1-a.
- The applicant shall amend the Conditional Permit Plan to incorporate this plan and bring a revised Conditional Use Permit plan to the Planning Board for approval.
- The applicant shall revise the Developer's Agreement to reflect this revised plan and shall have the agreement recorded at the Strafford County Registry of Deeds after the agreement is reviewed by the Planning Department with consultation by the General Legal Counsel on compliance with conditions.
- The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-13

Application Type: Site Plan Review
Applicant(s): Changing Places, LLC
Owner(s): Changing Places, LLC
Location: Thornwood Lane (Assessor's Map K, Lot 19-1)

Alteration of Terrain Permit and add the permit number to the plan.

8. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
9. The applicant shall calculate the development's fair share contribution to the off-site improvements associated with the signalization of the Thornwood Lane/Dover Point Road intersection. Said calculation shall be reviewed and approved by the Planning Department.
10. 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.
11. The applicant shall submit proposed Homeowner's Association Documents, addressing maintenance of the road, cul-de-sac, drainage infrastructure, and utilities, and preservation of perimeter landscaping. These documents shall be reviewed by the Planning Department, with consultation by the General Legal Counsel on compliance with conditions.

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

12. All new dwelling units shall be assessed the current water/sewer investment fees in place at the time of building permit application.
13. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

Conditions to Be Met Prior to any Earth Disturbance Activity:

14. Per Chapter 170-27.1-D-1-c, the applicant shall install wetland buffer signs at fifty foot intervals along the 50-foot wetland buffer line behind units #8 and #12-14.

This shall be checked and approved by the Building Official and City Engineer.

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

15. All new dwelling units shall pay twenty percent of the current school impact fees in place and one hundred percent of recreation, fire and police impact fees in place.
16. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
17. The owner shall provide a form of security acceptable to the City for their fair share of the off-site improvements associated with the signalization of the Thornwood Lane/Dover Point Road intersection.
18. The applicant shall submit documentation that a Homeowner's Association has been formed.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: February 12, 2013]

Office Use Only	Project #:	<u>P 13-13</u>	Date Received:	<u>APR 18 2013</u>
	Amount Paid:	<u>\$ 3390.09</u>	Time Received:	
CR# <u>9077</u>			By <u>GP</u>	

APPLICANT AND OWNER INFORMATION

Name of Applicant: Changing Places, LLC Telephone # (603) 749-3800

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

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: Thornwood Lane

Assessor's Map # K Lot(s) # 19-1

Zoning District(s) ETP, R-40 Overlay District(s) RCM Overlay District Development

Size of Parcel: 280,186 sq. ft. 6.432 ac. Property Deed: Book 4100 Page: 247

Existing Use of Property: Vacant Lane

SITE PLAN INFORMATION

Describe Proposed Use: 14-Unit Single-family Residential part of a RCM Overlay, Conditional Use Permit in place for 62 Residential Units.

Area of Parcel to be Developed: _____ 160,000 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: _____

Number of Parking Spaces: Existing 0 Proposed _____

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

Number of Employees Total: N/A In Maximum Shift: _____

Disposition of Parcel:	Building Setbacks:
Building Footprint _____ sq. ft.	Front Yard _____ ft.
Total Building Area _____ sq. ft.	Rear Yard _____ ft.
Paved Area _____ sq. ft.	Side Yard: Right _____ ft.
	Left _____ ft.

City Water? Yes No

How far is city water from the property? at property

City Sewer? Yes No

How far is city sewer from the property? across property

BUILDING INFORMATION

Type of Building to be Built: Wood Frame, Singly-family Detached

Height of Building: Various Finished Floor Elevation: Various

Number of Seats (where applicable) _____

SURVEYOR INFORMATION

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

Address _____ Telephone #: _____

Professional License #: 884 E-mail address: _____

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell
Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.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.

2 Signature of Property Owner: [Signature] Date: 4-17-13

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

Signature of Agent: [Signature], PRESIDENT Date: 4-17-13

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.

7 Signature of Property Owner: [Signature] Date: 4-17-13

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: John Ornell Date: 4-17-13

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: John Ornell Date: 4-17-13

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

Abutters List

Site Plan Review

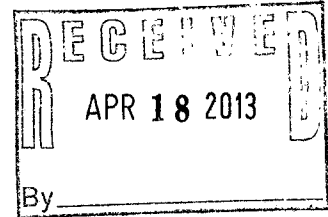
Preston Place

Tax Map K Lot 19-1

Thornwood Lane
Dover, New Hampshire

Job No. 08129

Page 1 of 2



Abutters:

Map K, Lot 6

Helen Preston Revocable Trust
Helen F. Preston, Trustee
130 Middle Road
Dover, NH 03820

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 Goldfarb President
39 Augusta Way
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-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

Federick & Carol Atwood-Lyon
61 Augusta Way
Dover, NH 03820

Map K, Lot 49A-21

Linda L. Small Revocable Trust
Linda L. Small, Trustee
59 Augusta Way
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

Abutters List

Site Plan Review

Preston Place

Tax Map K Lot 19-1

Thornwood Lane
Dover, New Hampshire

Job No. 08129

Page 2 of 2

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

P13-13

Waiver Request

Subdivision Regulation

Section 155-22.F, Minimum Distance from External Boundaries, Dimensional Requirements Table

Preston Place

Map K Lot 19-1

Thornwood Lane

Dover, New Hampshire

Job No. 08129

MAY 15 2013

In Accordance with Chapter 155-51 Waivers, Dover Code Subdivision of Land, City of Dover, we are formally requesting a waiver from Section 155-22.F. We are requesting a waiver from the 50' Buffer to a 20' rear setback for Tax Map K, Lot 19-1.

The basis for the waiver request is as follows: Tax Map K Lot 19-1 is being modified by a Boundary Line Adjustment with Tax Map K Lot 6. The rear setback is in the R-40 Zone. We are requesting that Tax Map K Lot 19-1 be granted relief from the 50' buffer to a 20' rear building setback.

As required by Article VII of Chapter 155 of the Dover Code, General Requirements and Design Standards, Chapter 155-31, Minimum Standards; Waiver. A and B we state the following:

- A) Character of Land in regards to change in setback request from 50' to 20': The Land being subdivided is of such character that it can be used safely for Building purpose without danger to health or peril from fire, flood, soil failure or other hazard. The setback proposed is valid for the RCM Zone. The owners of Tax Map K Lot 6 are receiving benefit in the form of a sale of their land to Changing Places, LLC. Tax Map K Lot 6 is the sole abutter affected.
- B) Specifications for required Improvements: No required Improvements are required.

As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following for the waiver under Section A) 2):

Waiver Request

Granting relief from Section 155-22.F, dimensional requirement of 50' buffer to an external boundary line would carry out the spirit and intent of the regulations because of the specific circumstances relative to the subdivision.

The circumstances specific to the subdivision are as follows:

- A Boundary Line Adjustment with the abutting lot Tax Map K Lot 6 is pending.
- The lot line may be considered as "not" an "External Boundary Line".
- The 20' building setback proposed is the required setback in the RCM Zone.
- Tax Map K Lot 6 is receiving a benefit in the form monetary compensation for the sale of their land.
- The 100' Utility Easement acts as a 100' separation between Tax Map K Lot 19-1 and Tax Map K Lot 6 and is greater than the 50' buffer required under Section 155:22.F.

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

P13-12
+ P13-13

May 15, 2013

MAY 15 2013

Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Minor Lot Line Adjustment – P13-12*
Changing Places LLC & Preston Family Trust
Tax Map K Lot 6 & Map K Lot 19-1
Middle Road & Thornwood Lane
Dover, New Hampshire
Job No. 08129

Site Review Application – P13-13
Preston Place
Tax Map K Lot 19-1
Thornwood Lane
Dover, New Hampshire
Job No. 08129

Dear Christopher:

Enclosed please find four (4) full-size and eleven (11) half-size copies of the **Minor Lot Line Adjustment Plan & Site Development Plan Set** for the above referenced project. Below please find responses to concerns raised during the Technical Review Committee meeting that was held on May 2, 2013.

Also included are the following:

- Waiver Request from Lot Lines (P13-12).
- Waiver Request for Minimum Distance from External Boundaries (P13-13)
- Copy Stormwater Management System Operation and Maintenance Plan (P13-13).
- Exhibits showing Fire Truck Access SK-1 (P13-13).

We look forward to discuss this application with the Planning Board at their May 28, 2013 meeting.

Planning Department Comments:

1. *Impact fees and water and sewer investment fees will be assessed.*
 - The Applicant is aware of this requirement.
2. *Add Engineer's stamp and signature to appropriate sheets.*
 - Final plans will be stamped and signed.
3. *Add Surveyor's stamp and signature to appropriate sheets.*
 - Final plans will be stamped and signed.
4. *Amend Developer's Agreement.*
 - The Applicant is working on this requirement.
5. *Recalculate the fair share contribution for Dover Point Road/Thornwood intersection.*
 - The Applicant is working on this requirement.
6. *Add note for ZBA variance limiting occupancy to 46 units.*
 - Note #14 has been added to EX-1.
7. *Preston property is in Current Use Program so a revised plan for the Assessor's Office is required.*
 - The Applicant is aware of this requirement.

6. *Planning Board should consider requiring wetland buffer signs.*
 - The wooded area behind proposed Units 12, 13, & 14 are appropriate for signs; the grassed area behind 9, 10, & 11 would be within City Sewer Easement and is intended to be maintained as grass. Signs may be damaged during maintenance of the Easement.
7. *Revise side setback to show 20 ft. setback consistent with variance request.*
 - The setback has been revised.
8. *Units not allowed in 50-foot perimeter buffer.*
 - The Variance Application has been previously submitted and Waiver Request (attached) address this issue.
9. *Add zoning district boundary line.*
 - Zoning line is shown on Sheet T-2, and has been added to Sheet SP-1.
10. *Move Unit #6 out of area 50 feet from R-40 District Zone line.*
 - We believe Unit #6 is allowed within the R-40 District.
11. *Correct title block spelling of "Place".*
 - Title block has been corrected.
12. *Remove curb cut near Thornwood Lane.*
 - The curb cut is for a potential future home location.

SP-2

1. *Many symbols used on sheet are not in legend.*
 - Symbols have been added to the legend.
2. *Who will maintain green area in cul-de-sac?*
 - The Preston Place Homeowners Association will maintain the cul-de-sac.
3. *Add street trees.*
 - Street trees have been added.
4. *Add typical landscaping plan for single-family homes.*
 - Please see Detail #3, Sheet SP-6 for a typical landscaping plan.
5. *Add pedestrian scale lighting detail.*
 - As in Phase I & II, lights shall be provided at the entrance to Teresa Drive and the cul-de-sac of Teresa Drive.
6. *Identify proposed electric/telephone lines.*
 - Proposed underground electric and telephone lines have been labeled on the plan.

Police Department Comments

1. *No comments.*

Fire/Inspections Comments

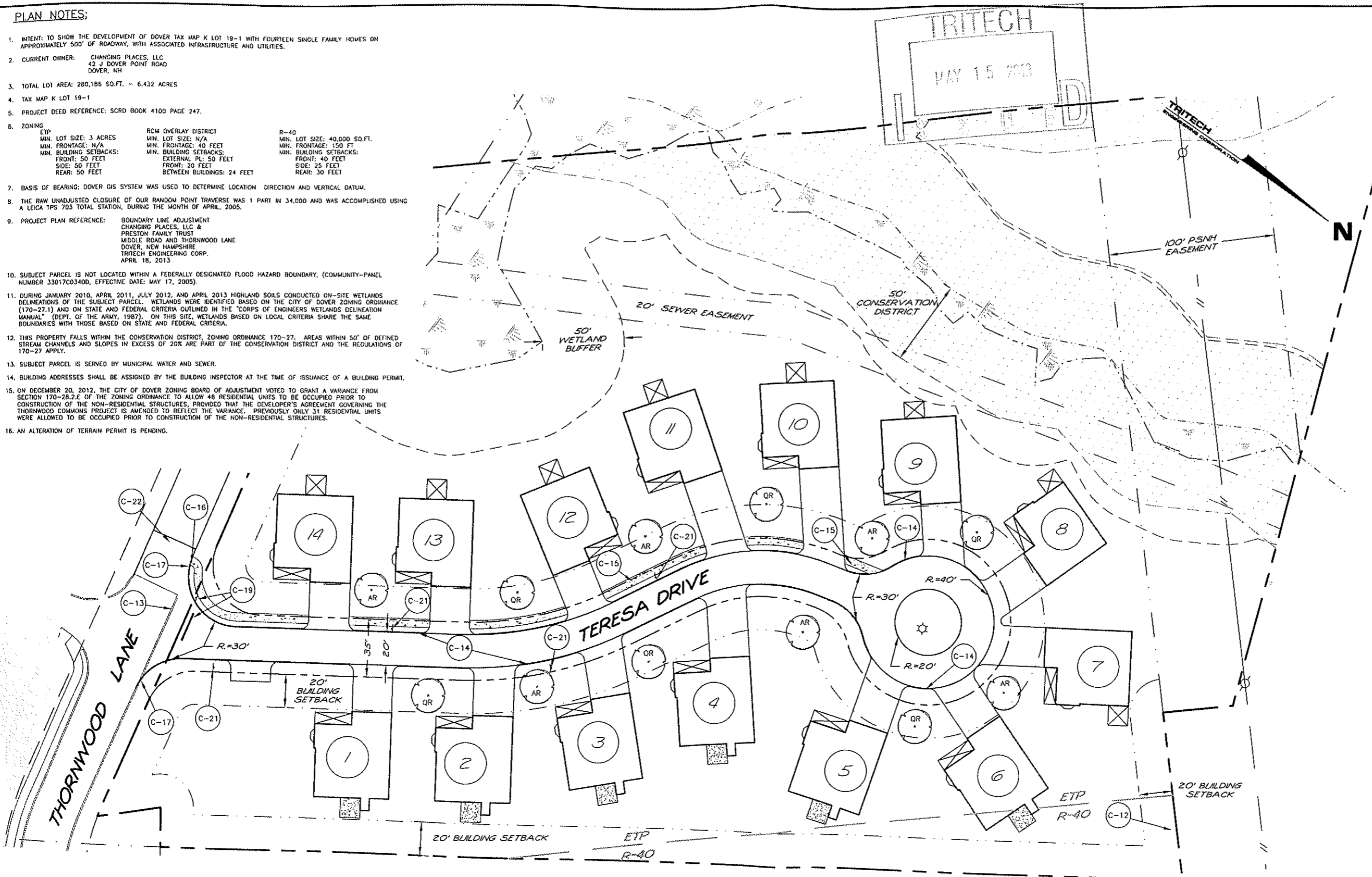
1. *Confirm adequacy of fire truck access.*
 - Attached please find an 11" x 17" exhibit indicating fire truck access is adequate.

Engineering Comments

1. *The water and uge overlap at 4+00. Please resolve this conflict. Perhaps swap water and sewer mains.*
 - The underground electric lines have been relocated behind the water line.
2. *Do not leave a dead end water main, either relocate the hydrant or shorten the main.*
 - Fire hydrant has been relocated.
3. *1 inch HDPE ok but copper is still required from the watermain to the curbstop.*
 - Notes W-6 and W-7 on Sheet SP-2 have been added to address this. Detail #11 on Sheet SP-5 has also been revised.

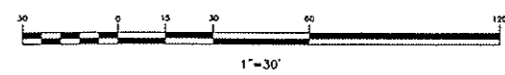
PLAN NOTES:

- INTENT: TO SHOW THE DEVELOPMENT OF DOVER TAX MAP K LOT 19-1 WITH FOURTEEN SINGLE FAMILY HOMES ON APPROXIMATELY 500' OF ROADWAY, WITH ASSOCIATED INFRASTRUCTURE AND UTILITIES.
- CURRENT OWNER: CHANGING PLACES, LLC
42 J DOVER POINT ROAD
DOVER, NH
- TOTAL LOT AREA: 280,186 SQ.FT. - 6.432 ACRES
- TAX MAP K LOT 19-1
- PROJECT DEED REFERENCE: SCRD BOOK 4100 PAGE 247.
- ZONING
ETP RCM OVERLAY DISTRICT R-40
MIN. LOT SIZE: 3 ACRES MIN. LOT SIZE: N/A MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: N/A MIN. FRONTAGE: 40 FEET MIN. FRONTAGE: 150 FT
MIN. BUILDING SETBACKS: MIN. BUILDING SETBACKS: MIN. BUILDING SETBACKS:
FRONT: 50 FEET EXTERNAL PL: 50 FEET FRONT: 40 FEET
SIDE: 50 FEET FRONT: 20 FEET SIDE: 25 FEET
REAR: 50 FEET BETWEEN BUILDINGS: 24 FEET REAR: 30 FEET
- BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION DIRECTION AND VERTICAL DATUM.
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 34,000 AND WAS ACCOMPLISHED USING A LEICA TPS 703 TOTAL STATION, DURING THE MONTH OF APRIL, 2005.
- PROJECT PLAN REFERENCE: BOUNDARY LINE ADJUSTMENT
CHANGING PLACES, LLC &
PRESTON FAMILY TRUST
MIDDLE ROAD AND THORNWOOD LANE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORP.
APRIL 18, 2013
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD BOUNDARY. (COMMUNITY-PANEL NUMBER 33017003400, EFFECTIVE DATE: MAY 17, 2005).
- DURING JANUARY 2010, APRIL 2011, JULY 2012, AND APRIL 2013 HIGHLAND SOILS CONDUCTED ON-SITE WETLANDS DELINEATIONS OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE AND FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS 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.
- THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS WITHIN 50' OF DEFINED STREAM CHANNELS AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
- SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ON DECEMBER 20, 2012, THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE FROM SECTION 170-28.2.E OF THE ZONING ORDINANCE TO ALLOW 46 RESIDENTIAL UNITS TO BE OCCUPIED PRIOR TO CONSTRUCTION OF THE NON-RESIDENTIAL STRUCTURES, PROVIDED THAT THE DEVELOPER'S AGREEMENT GOVERNING THE THORNWOOD COMMONS PROJECT IS AMENDED TO REFLECT THE VARIANCE. PREVIOUSLY ONLY 31 RESIDENTIAL UNITS WERE ALLOWED TO BE OCCUPIED PRIOR TO CONSTRUCTION OF THE NON-RESIDENTIAL STRUCTURES.
- AN ALTERATION OF TERRAIN PERMIT IS PENDING.



STREET TREE LIST:

BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" - 2.5" CAL., 8' HIGH	AR
QUERCUS RUBRA	RED OAK	2" - 2.5" CAL., 8' HIGH	QR



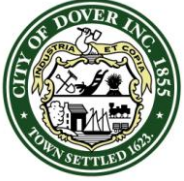
TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 748 8707
FAX 603 748 3600

REVISIONS	DATE	DESCRIPTION
	5/13/2013	REVISED PER TRC COMMENTS

GENERAL SITE PLAN
PRESTON PLACE
THORNWOOD LANE
DOVER, NEW HAMPSHIRE
APRIL 18, 2013 JOB NO. 08/29
SCALE: 1" = 30'

SHEET NO. **SP-1**
(P13-13)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-16

Application Type:	Minor Lot Line Adjustment
Applicant(s):	River Valley Development
Owner(s):	River Valley Development
Location:	Gulf Road and Childs Drive (Assessor's Map N, Lots 8-A-A, 8A-B, 8A-C, 8A-D, 8A-N, 8A-O, 8A-P & 8A-Q)

INTENT: To adjust the lot lines between eight existing lots in an open space subdivision, with no increase in the number of lots.

LOTS/UNITS PROPOSED: No additional lots

AGENDA ITEM #: 4-F

ACREAGE: 6.66 Acres

ZONING DISTRICT: Rural Residential District (R-40)

EXISTING LAND USE: 7 vacant lots and one lot with a house

PROPOSED LAND USE: House lots

SURROUNDING LAND USE: Single family residential and golf course

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 plans to reconfigure the lot lines between eight existing lots on Childs Drive. There is no change in the number of lots.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

The Planning Department recommends 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 number P13-16 to the title block.



City of Dover, New Hampshire

MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only	Project #: <u>P13-16</u>	Date Received:	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> MAY 13 2013 </div>
	Amount Paid: <u>1920.00</u>	Time Received:	

APPLICANT INFORMATION

Name of Applicant: RIVER VALLEY DEVELOPMENT Telephone # 1-978-815-4890
Address of Applicant: GOLF ROAD / CHILDS DRIVE

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Assessor's Map # N Lot(s) # BA-A, B, C, D, N, O, P, Q
Property Deed: Book 4037 Page: 710
4109 880
Zoning District(s) R40 (OPEN SUB) Overlay District(s) CONSERVATION, RIVER FLOWS
Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): _____ Telephone # _____
Address of 2nd Property Owner: _____
Address of Property: _____
Assessor's Map # _____ Lot(s) # _____
Property Deed: Book _____ Page: _____
Zoning District(s) _____ Overlay District(s) _____
Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) BERRY SURVEYING • ENG KEN BERRY
Address 335 SECOND CROWN POINT ROAD Telephone #: 332-2863
BARRINGTON, NH 03825
Professional License #: 805 E-mail address: CBERRY@CMEPROCAST.NET

SIGNATURES

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

Signature of First Property Owner: MP Date: 5-12-13

Signature of Second Property Owner: MP Date: 5-12-13

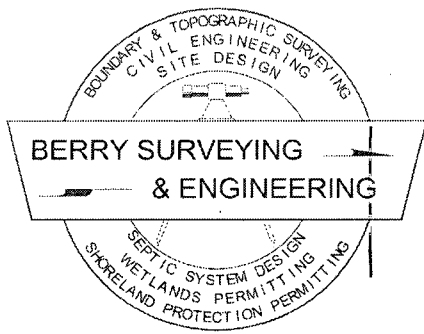
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: [Signature] Date: 5-12-13

AUTHORIZATION TO ENTER SUBJECT PROPERTY

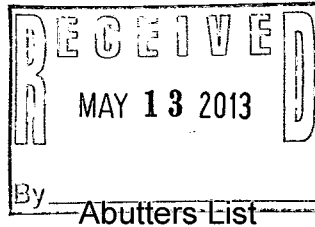
I hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy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

Signature of Property Owner: MP Date: 5-12-13.



BERRY SURVEYING & ENGINEERING

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



May 12, 2013

Owner of Record

Tax Map N, Lot 8-A-A, N, O, P, Q & B, C, D

Current owner

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

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

Abutters

Tax Map N, Lot 8-B

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

Book 3887, Page 774

Tax Map N, Lot 8-3

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

Book 3873, Page 689

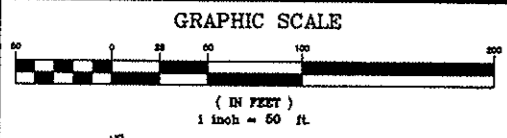
Tax Map N, Lot 15

Cochecho Country Club
145 Gulf Road
Dover, NH 03820

Book 781, Page 279

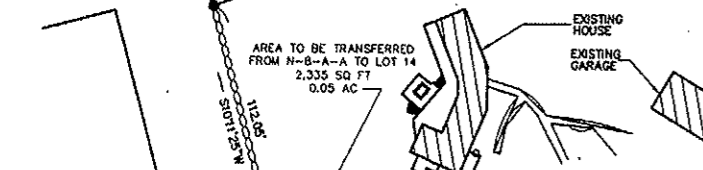
Professionals:

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

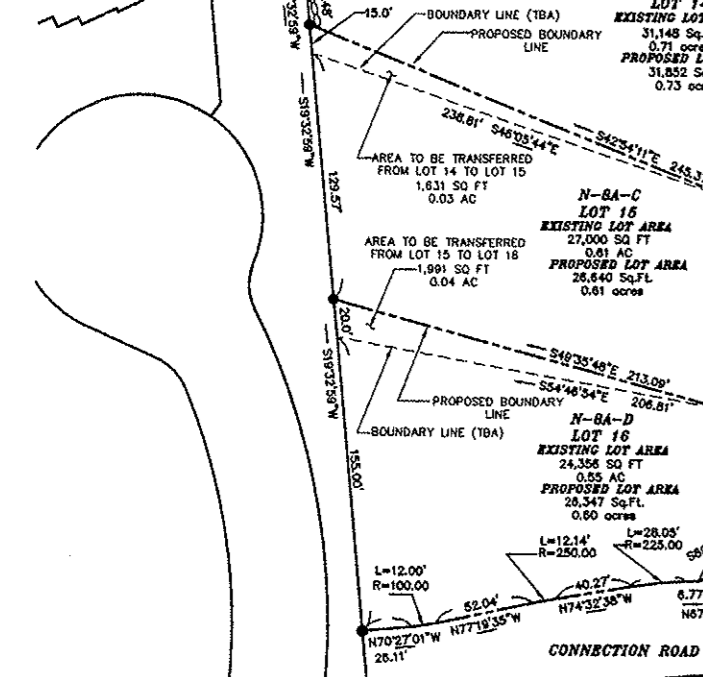


- REFERENCE PLANS:
- "BOUNDARY LINE ADJUSTMENT OF LAND OF COCHECO WATERS, LLC, COCHECO COUNTRY CLUB, & FIRST HOLE, LLC," BY DOUCET SURVEY, INC., DATED JULY 8, 2011, S.C.R.D. PLAN #102-72.
 - "OPEN SPACE SUBDIVISION FOR WOODWARD FARMS, LLC," BY DOUCET SURVEY, INC., DATED MARCH 25, 2006, S.C.R.D. PLAN BOOK 83, PAGE 57.
 - "SUBDIVISION OF LAND FOR MONTGOMERY CHILDS," BY MCNEANEY SURVEY ASSOCIATES, DATED MAY 11, 1989, S.C.R.D. PLAN BOOK 374, PAGE 91.
 - "ELIOT BRIDGE ROAD, DOVER, N.H., PLAN SHOWING CONSTRUCTION LINE & RIGHT-OF-WAY" DATED JANUARY 1947, AVAILABLE FROM DISTRICT VI OFFICE OF THE NHDOT, #F-4-10.
 - "SUBDIVISION PLAN OF MONTGOMERY CHILDS LAND FOR STEPHEN WOOD, GULF ROAD, DOVER, N.H.," REV. DATE 1/4/10 BY DOUCET SURVEY, INC. S.C.R.D. PLAN 99-84.
 - "CONSERVATION SUBDIVISION OF LAND PREPARED FOR COCHECO COUNTRY CLUB, INC. TAX MAP N, LOT NO. 15, GULF ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF N.H.," REV. DATE 12/6/10 BY MCNEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 100-45.
 - "PLAN OF LAND FOR ESTATES OF SARAH R. CHILDS/ELLEN HOLLISTER," BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED SEPTEMBER 8, 1978, S.C.R.D. PLAN BOOK 18A, PAGE 94.
 - "CONSERVATION SUBDIVISION OF LAND PREPARED FOR COCHECO COUNTRY CLUB, INC.," BY MCNEANEY SURVEY ASSOCIATES, INC., DATED NOVEMBER 1, 2010, S.C.R.D. PLAN #100-045.
 - "SUBDIVISION PLAN LAND OF COCHECO WATER LLC.," BY DOUCET SURVEY, INC. (MARCH 8, 2012) S.C.R.D. #100-045. (CORRECTIVE PLAN #103-072)
 - "PROPOSED SUBDIVISION LAND OF RIVER VALLEY DEVELOPMENT BY BERRY SURVEYING & ENGINEERING (JUNE 11, 2012) S.C.R.D. #104-003.
 - "PROPOSED SUBDIVISION LAND OF RIVER VALLEY DEVELOPMENT 'COCHECO WOODS' BY BERRY SURVEYING & ENGINEERING (JULY 26, 2012) (REV. 3-20-13) S.C.R.D. #103-22-24

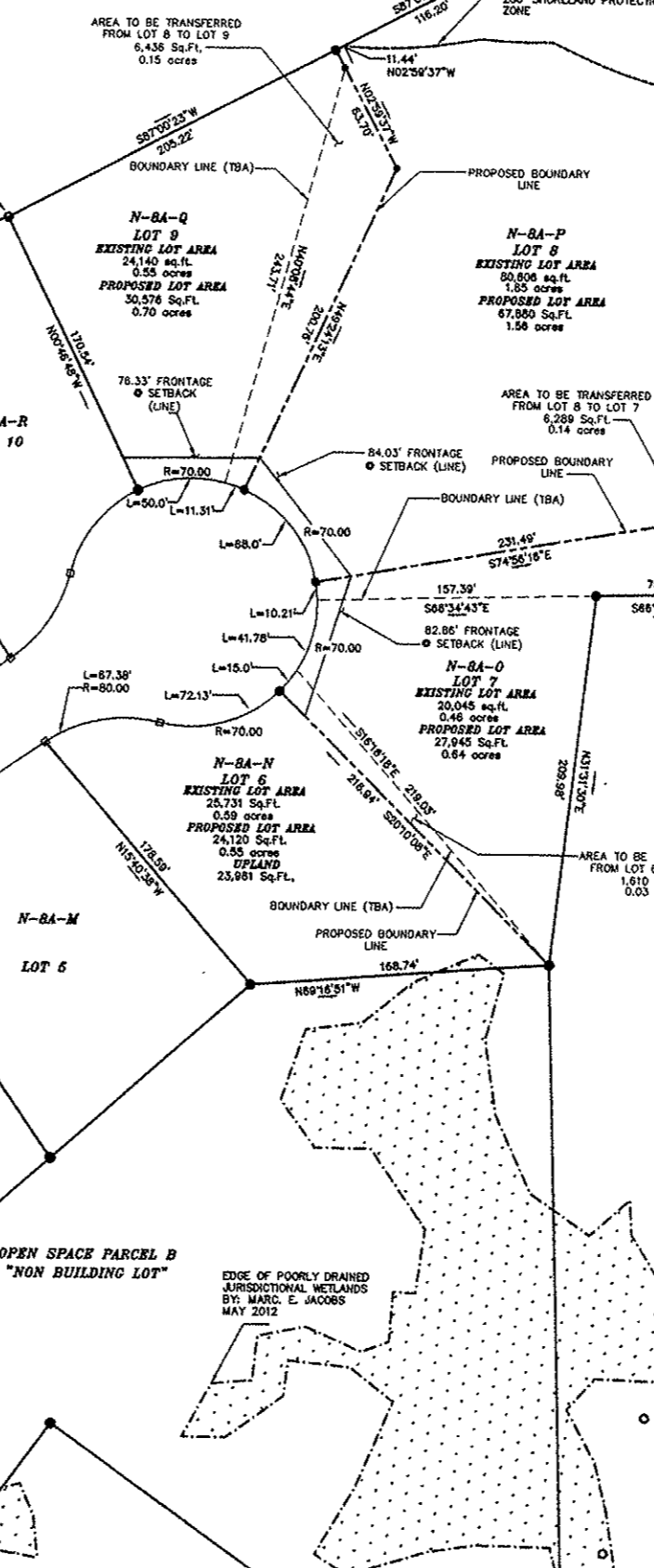
N/F DOVER HARROWNS, LLC
9 PATRIOT DR.
DOVER, NH 03820
TAX MAP N, LOT 6-8



CITY OF DOVER
O.I.S. COORDINATE
N 253611.77
E 716991.38
DRILL HOLE (FND)

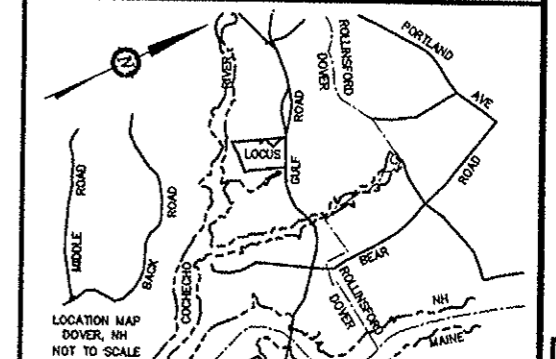


N/F STATE OF NEW HAMPSHIRE
FISH & GAME DEPARTMENT
11 HAZEN DRIVE
CONCORD, NH 03301
SCRD BOOK 3887, PAGE 774
TAX MAP N, LOT 8B
SEE PLAN REF. 6



- NOTES:
- REFERENCE: TAX MAP N, LOTS 8A-N, O, P, Q & A, B, C, D.
 - OWNERS OF RECORD: RIVER VALLEY DEVELOPMENT CORP. 9 PATRIOT WAY DOVER, NH 03820
 - S.C.R.D. BOOK 4018, PAGE 827
S.C.R.D. BOOK 4037, PAGE 710
S.C.R.D. BOOK 4109, PAGE 880
 - ZONE: R40 (RURAL RESIDENTIAL)
DIMENSIONAL REQUIREMENTS:
MIN. LOT SIZE 40,000 Sq. Ft. OPEN SPACE 20,000 Sq. Ft.
MIN. FRONTAGE 150' 40'
ASUTING A STREET 40' 20'
MIN. SIDE SETBACK 25' 20'
MIN. REAR SETBACK 30' 20'
MAX. HEIGHT 35' 35'
- OVERLAPPING DISTRICTS:
CONSERVATION DISTRICT-WITHIN 100' OF MEAN HIGH WATER (WITH EXCEPTIONS, SEE DOVER ZONING REGULATIONS SECTION 170-27-E-5a)
-SLOPES IN EXCESS OF 20%
-CUTTING OF TREES IS LIMITED TO NO MORE THAN 50% OF THE BASAL AREA WITHIN A 10 YEAR PERIOD.
WETLAND PROTECTION DISTRICT
ALL AREAS OF WETLANDS AS DEFINED BY NEW HAMPSHIRE ADMINISTRATIVE RULE WT 101.88 (CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL 1987)
-ALL CONSTRUCTION ALTERING THE SURFACE CONFIGURATION OF THE LAND SHALL BE SET BACK 50' FROM A WETLANDS PROTECTION DISTRICT.
-NO SEPTIC TANKS OR LEACH FIELDS WITHIN 75' OF ANY WETLAND PROTECTION DISTRICT.
RIVERFRONT RESIDENTIAL OVERLAY DISTRICT
ALL LAND LOCATED WITHIN 250 FEET OF ANY TIDAL WATER BODY OR TIDAL RIVER (COCHECO).
-MINIMUM LOT SIZE SHALL BE 3 TIMES THAT REQUIRED BY ARTICLE 170-10.
-150 FOOT MIN. SHORELAND FRONTAGE
- FIELD SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING 5-3-2012 USING A TOPCON 225 WITH A RANGFINDER DATA COLLECTOR. TRAVERSE WAS ADJUSTED USING COMPASS RULE.
 - BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - FLOOD HAZARD ZONE: ZONE X (NOT A SPECIAL FLOOD HAZARD ZONE) PER F.I.R.M. MAP #33017C 03300, DATED 5/17/05.
 - HORIZONTAL AND VERTICAL DATUM BASED ON CITY OF DOVER CONTROL STATIONS 121-125.
 - THE INTENT OF THIS PLAN IS TO MODIFY THE LOT LINES BETWEEN LOTS 6, 7, 8, 9 & 8-A-A, 14, 15 & 16
 - LOT 8B IS SUBJECT TO A WATER ACCESS LICENSE IN FAVOR OF LOT 8A.
 - THE SUBDIVISION LOTS ARE PROPOSED TO BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEM. NO FURTHER HMOES PERMITTING REQUIRED

NOTE:
THE BOUNDARY WALL IN THIS AREA HAS BEEN MODIFIED SINCE ORIGINAL SURVEY. CURRENT WALL LOCATION IS IDENTIFIED ON THIS PLAN.



- LEGEND:
- 3-4" IRON BOUND W/ ID CAP
 - ⊠ NH DOT CONCRETE BOUND
 - GRANITE BOUND (TO BE SET)
 - DRILL HOLE (FND)
 - ⊙ UTILITY POLE
 - STEEL STAKE/ IRON BOUND (FND)
 - JURISDICTIONAL WETLAND BOUNDARY
 - - - BOUNDARY TO BE ABANDONED (TBA)
 - - - PROPOSED BOUNDARY LINE

MAY 13 2013

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 5-13-13

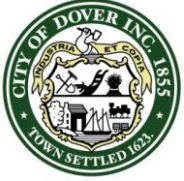
DOVER PLANNING FILE #13-XX

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 IN. EQUALS 50 FT.
DATE: MAY 12, 2013
FILE NO.: DB 2012 - 043

REVISION	DATE	DESCRIPTION

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 5-13-13



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-17

Application Type: Minor Lot Line Adjustment
Applicant(s): Gary & Carol Allen
Owner(s): Gary & Carol Allen
Location: 163 Tolend Road (Assessor's Map E, Lots 48-B & 49-A)

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

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-G

ACREAGE: 22.95 Acres

ZONING DISTRICT: Rural Residential District (R-40)

EXISTING LAND USE: One vacant lot and one lot with a single family house

PROPOSED LAND USE: Same

SURROUNDING LAND USE: Single family residential

ZBA ACTION: Variance granted in 1999 by Zoning Board of Adjustment to allow lot with nonconforming frontage.

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 plans to reconfigure the lot lines between two existing lots. 0.87 acres will be transferred from Lot E-49A to Lot E-48B. There is no change in the number of lots.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

The Planning Department recommends 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 number P13-17 to the title block.
4. The applicant shall revise the plat to add a line to depict the western terminus of the public access easement along the Cochecho River.
5. The applicant shall revise the plat by updating the survey date in note #11.



City of Dover, New Hampshire

MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

DEPT OF

PLANNING & DEVELOPMENT

Date Received: MAY 13 2013

Time Received: _____

By _____

Office Use Only Project #: _____
 Amount Paid: _____

P13-17
385.00

APPLICANT INFORMATION

Name of Applicant: ALLEN, GARY + CAROL Telephone # 343-1432

Address of Applicant: 163 TALEND ROAD, DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: SAME.

Address of Property: 49A &

Assessor's Map # E Lot(s) # 488

Property Deed: Book 2167 Page: 180

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

Size of Existing Parcel (sq. ft.): 218,236 Size of Proposed Parcel (sq. ft.): 256,267

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): _____ Telephone # _____

Address of 2nd Property Owner: SAME

Address of Property: _____

Assessor's Map # E Lot(s) # 49A

Property Deed: Book 2167 Page: 180 + 3095, 432

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

Size of Existing Parcel (sq. ft.): 781,668 Size of Proposed Parcel (sq. ft.): 743,494

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

SURVEYOR INFORMATION

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

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

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

SIGNATURES

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

Signature of First Property Owner: *[Signature]* ⁴ Date: 5-11-13

Signature of Second Property Owner: *[Signature]* ⁴ Date: 5-11-13

Signature of Applicant (if different from owner): *[Signature]* ^X Date: 5-11-13

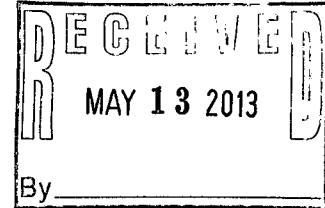
Signature of Agent: *[Signature]* Date: 5-11-13

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]* FOR OWNER Date: 5-11-13

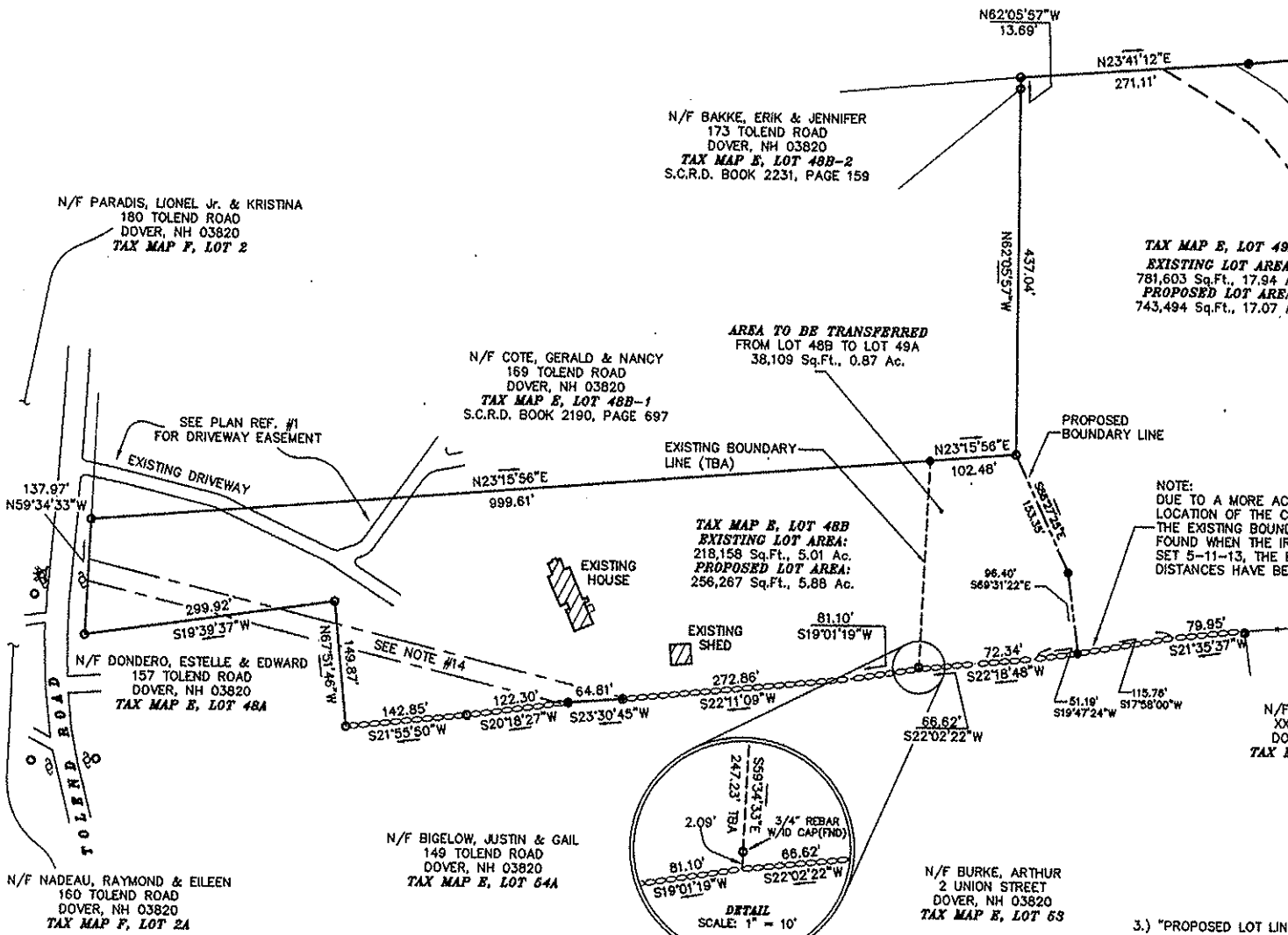
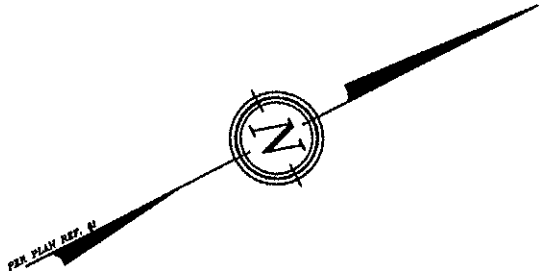
ABUTTERS LIST
Lot Line Revision



Applicant: Gary & Carol Allen

Mailing Address: 163 Tolend Road, Dover, NH 03820
Project Address: Land off Tolend Road & Pacific Landing, Dover, Nh

Tax Map-Lot #	Name	Address	Town
Owner of Project Lot:			
E-48B & 49A	Gary & Carol Allen	163 Tolend Road	Dover, NH 03820
Legal Abutters to Project Lot:			
E-48A	Estelle & Edward Dondero	157 Tolend Road	Dover, NH 03820
E-48B-1	Gerald & Nancy Cote JB Laurie & Lucas Martin	169 Tolend Road	Dover, NH 03820
E-48B-2	Erik & Jennifer Bakke	173 Tolend Road	Dover, NH 03820
E-47	Brian Stern	201 Tolend Road	Dover, NH 03820
E-24	Liberty Mutual Ins. Co. C/O Joanne Bragg	175 Berkeley St. MS 03L	Boston, MA 02116
E-50-6	Klotz, Joseph & Frieda	15 Pacific Drive	Dover, NH 03820
E-50-3	Forbes, Paula	14 Pacific Drive	Dover, NH 03820
E-53	Arthur Burke	JB 242 Central Ave 2 Union Street	Dover, NH 03820
E-54A	Justin & Gail Bigelow	149 Tolend Road	Dover, NH 03820
F-2	Lionel Jr. & Kristina Paradis	180 Tolend Road	Dover, NH 03820
F-2A	Raymond & Eileen Nadeau	160 Tolend Road	Dover, NH 03820
Project Surveyor and/or Engineer:			
	Berry Surveying & Engineering	335 2 nd Crown Point Rd.	Barrington, N.H. 03825



LEGEND:

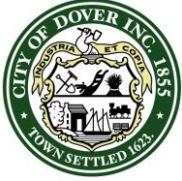
- 3/4" REBAR W/ID CAP (SET 5-11-13)
- IRON BOUND (FND)
- DRILL HOLE (FND OR SET)
- STONE BOUND (FND)
- BOUNDARY LINE TO BE ABANDONED
- - - PROPOSED BOUNDARY LINE
- SURVEY TIE LINE (NOT A BOUNDARY LINE)
- · - · - APPROX. LOCATION OF 50' PUBLIC ACCESS EASEMENT (SEE PLAN REF. #2)
- - - EASEMENT LINE (SEE NOTE #14)
- TBA TO BE ABANDONED

PLAN REFERENCES:

- 1.) "PROPOSED SUBDIVISION; FOR: GARY ALLEN; TOLEND ROAD; DOVER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 18, 1999 FILE #DB1999-105 S.C.R.D. PLAN #57-76
- 2.) "OPEN SPACE SUBDIVISION PLAN; PACIFIC LANDING; UPPER FACTORY ROAD; DOVER, NEW HAMPSHIRE" BY: TRITECH DATED: DECEMBER 23, 2005 S.C.R.D. PLAN #89-33
- 3.) "PROPOSED LOT LINE ALLEN; TOLEND ROAD" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 2, 2009 FILE #DB 2009-068 S.C.R.D. PLAN #98-100
- 4.) "AMENDED SUBDIVISION PLAN; UPPER FACTORY ROAD" BY: TRITECH DATED: OCTOBER 21, 2009 S.C.R.D. PLAN #99-82



NOTE:
DUE TO A MORE ACCURATE LOCATION OF THE CENTER OF THE EXISTING BOUNDARY FOUND WHEN THE IRON SET 5-11-13, THE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED.



City of Dover

DOVER PLANNING BOARD – STAFF COMMENTS EXTRACTION PERMIT APPLICATIONS

Meeting Type: Public Hearing
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: Tuesday, May 28, 2013
Meeting Time: 7:00 pm

TO: **Planning Board Members**
FROM: **Planning Staff**
DATE: **May 22, 2013**
SUBJECT: ***Staff recommendations for Gravel Permit items for the May 28, 2013 Planning Board Meeting***

ITEM #4: Public hearing on the following gravel permits:

H. Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Glen Hill Road (P13-07).

Planning staff met with the pit operator to discuss requirements and performed a site inspection on April 25, 2013. The application materials are complete. The excavation/ reclamation plans are complete. The Planning Department recommends the extraction permit be approved with the following condition:

1. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).

I. Public hearing and consideration of a request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lot 52, 53, 54, and 57 zoned I-4, located on Mast Road (P13-09).

Planning staff met with the pit operator to discuss requirements and performed a site inspection on April 25, 2013. The excavation and reclamation plans and application are complete. Planning staff held a community meeting with the pit owners and the abutters on May 8, 2013 (no abutters attended). The Applicant also seeks the following waivers from the following plan requirements of the Zoning Ordinance, which staff supports:

Section 170-30.3.A) Excavation Plan

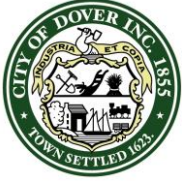
- 5) The location of existing BUILDINGS, STRUCTURES, septic systems and wells within two hundred (200) feet of the boundary; and
- 6) Public streets, driveways, intersections, rights-of-way, and all easements within two hundred (200) feet; road network to be affected; intended transportation routes to be used.

Section 170-30.3.B) Reclamation Plan

- 6) Schedule of final RECLAMATION activities including seeding mixtures, cover vegetation, fertilizer types, and application rates.

The Planning Department recommends the extraction permit be approved with the following conditions:

1. The reclamation and operational plan documents last submitted in 2002 shall be considered as part of the permit and the hours of operation hours are as follows: 7:00 AM – 5:00 PM on weekdays with the gates opening at 6:30 AM, and 7:00 AM - 2:00 PM on Saturday.
2. Limit excavation at the property lines of disapproving abutters to no closer than 50 ft. The letter from a disapproving abutter is on file.
3. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
4. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Office by June 12, 2013.
5. The approval includes the granting of the waivers requested for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 170-30.1 have been met.



City of Dover

DOVER PLANNING BOARD – STAFF COMMENTS EXTRACTION PERMIT APPLICATIONS

Meeting Type: Public Hearing
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: Tuesday, May 28, 2013
Meeting Time: 7:00 pm

J. Public hearing and consideration of a request for an extraction permit by Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road (P13-10).

Planning staff met with the pit operator to discuss requirements and performed a site inspection on April 25, 2013. The excavation and reclamation plans and application are complete. Planning staff held a community meeting with the pit owners and the abutters on May 8, 2013 (no abutters attended). The Applicant also seeks the following waivers from the following plan requirements of the Zoning Ordinance, which staff supports:

Section 170-30.3.A) Excavation Plan

5) The location of existing BUILDINGS, STRUCTURES, septic systems and wells within 200 ft. of the boundary; and
6) Public streets, driveways, intersections, rights-of-way, and all easements within 200 ft.; road network to be affected; intended transportation routes to be used.

Section 170-30.3.B) Reclamation Plan

6) Schedule of final RECLAMATION activities including seeding mixtures, cover vegetation, fertilizer types, and application rates.

The Planning Department recommends the extraction permit be approved with the following conditions:

1. Hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 7:00 AM to 2:00 PM on Saturdays, with gates to the site opening no earlier than 6:30 AM.
2. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
3. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Office by June 12, 2013.
4. The approval includes the granting of the waivers requested for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 170-30.1 have been met.

K. Public hearing and consideration of a request for an extraction permit by Severino Trucking Co., Inc., Assessor's Map H, Lot 59, 59-1 & 61, zoned I-4, located on Mast Road (P13-11).

Planning staff met with the pit operator to discuss requirements and performed a site inspection on April 25, 2013. The excavation and reclamation plans and application are complete. Planning staff held a community meeting with the pit owners and the abutters on May 8, 2013 (no abutters attended). The Applicant also seeks the following waivers from the following plan requirements of the Zoning Ordinance, which staff supports:

Section 170-30.3.A) Excavation Plan

5) The location of existing BUILDINGS, STRUCTURES, septic systems and wells within 200 ft. of the boundary; and
6) Public streets, driveways, intersections, rights-of-way, and all easements within 200 ft.; road network to be affected; intended transportation routes to be used.

Section 170-30.3.B) Reclamation Plan

6) Schedule of final RECLAMATION activities including seeding mixtures, cover vegetation, fertilizer types, and application rates.

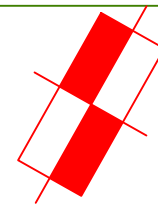
The Planning Department recommends the extraction permit be approved with the following conditions:

1. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
2. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Office by June 12, 2013.
3. The approval includes the granting of the waivers requested for the reasons stated by the applicant and as outlined above. The Board finds that the criteria of Chapter 170-30.1 have been met.

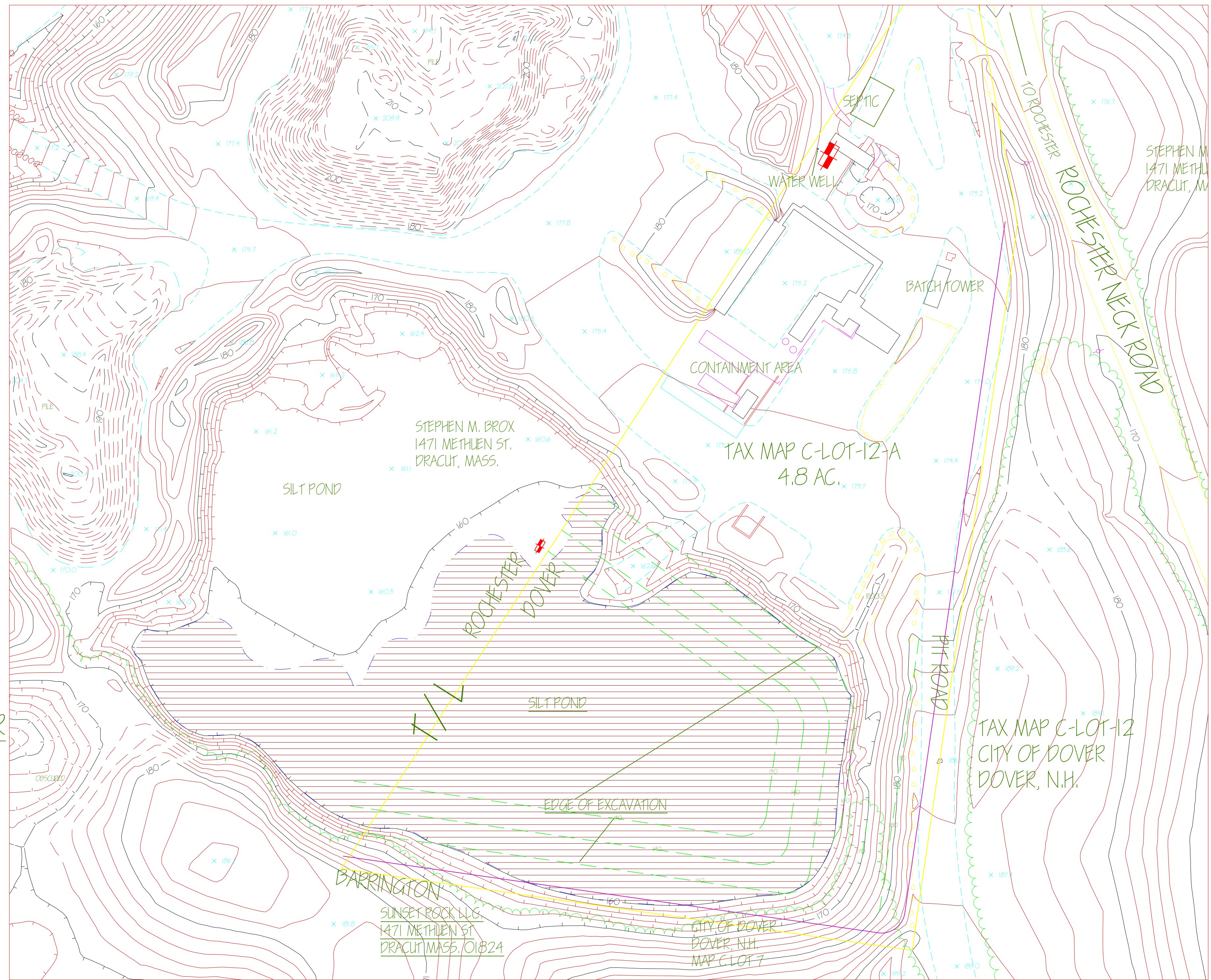
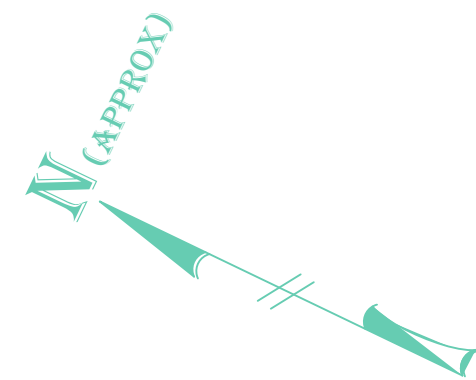
GENERAL NOTES

- 1) ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CHAPTER 170; ARTICLE VIII, ALL REQUIRED STATE OF N.H. AND FEDERAL PERMITS IN PLACE AND CURRENT.
- 2) SLOPES TO BE LEFT AT 2:1 MAXIMUM
- 3) NO STORAGE OF HAZARDOUS WASTE OF ANY KIND ON THIS LAND.
- 4) EXCAVATION AMOUNT FOR 2013: 1500 C.Y.±
- 5) HOURS OF OPERATION ARE GENERALLY 6:30 TO 6:00 P.M. BUT COULD VARY DUE TO JOB REQUIREMENTS
- 6) PIT FLOOR GRADE AT ELEVATION 120± WHEN COMPLETELY EXCAVATED AND RECLAIMED.
- 7) SETBACKS FLAGGED FOR DOVER OFFICIALS.
- 8) ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PARCELS, WITH NO DISCHARGES OFF SITE. NO STANDING WATER.
- 9) SLOPES THAT ARE RECLAIMED, THAT WILL HAVE NO FUTURE EXCAVATION, TO BE SEEDED TO ASSURE STABILIZATION.
- 10) ABUTTERS TO THIS PROPERTY RECOGNIZED AS APPROVING THIS ONLY A 10' SETBACK TO THEIR PROPERTY LINES
- 11) LOT AND ABUTTERS IN ZONE R-40
- 12) FINISH PIT FLOOR +6' ABOVE WATER TABLE
- 13) ALL BUILDINGS AND SEPTICS WITHIN 200' OF BOUNDARIES SHOWN. ROW TO CITY OF DOVER ON PIT ROAD.
- 14) AREA OF EXCAVATION 72228 SF.
- 15) ALL TRAFFIC USES ROCHESTER NECK ROAD. (PAVED ENTRANCE)
- 16) RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.

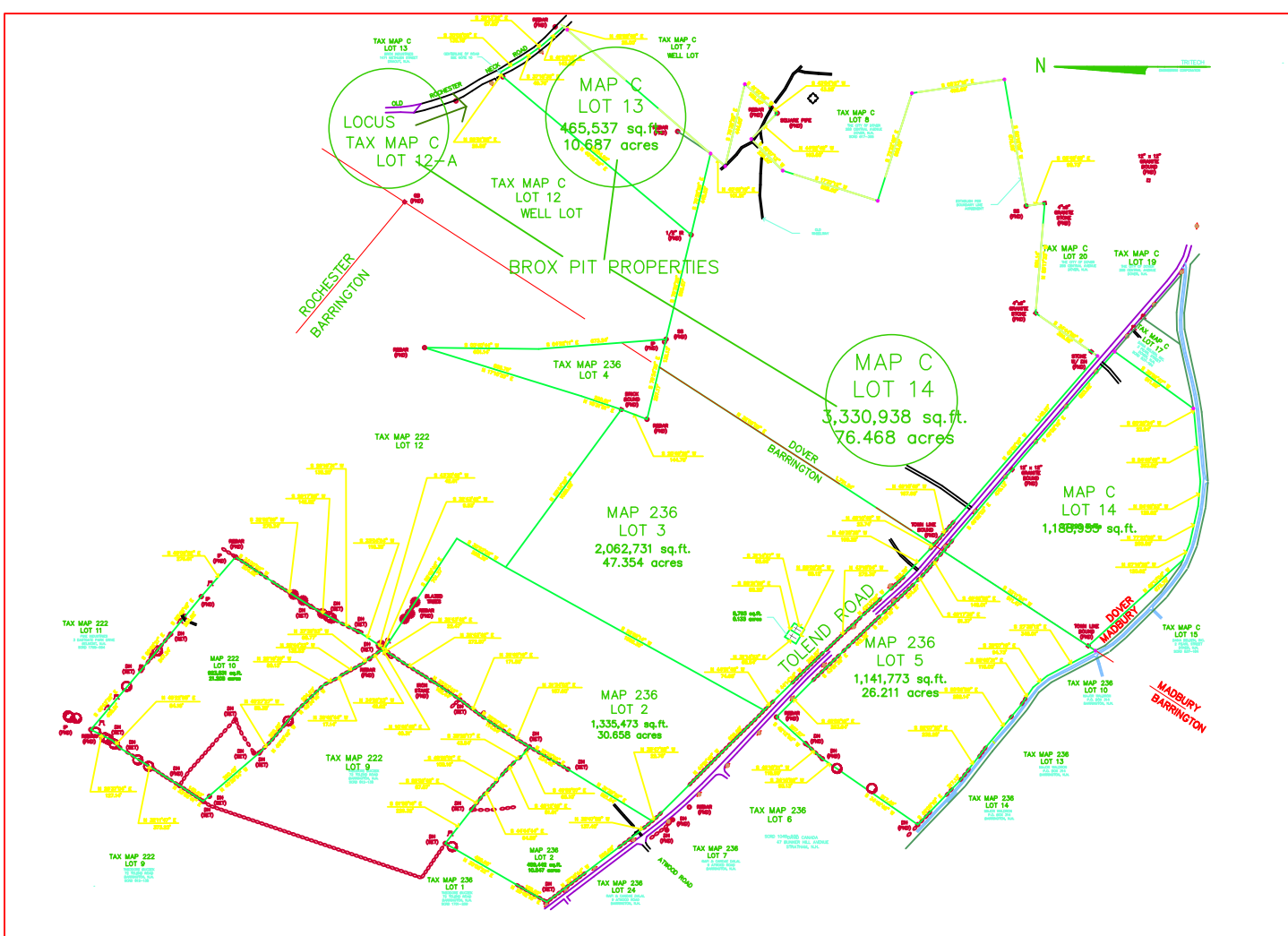
TEST PIT DATA



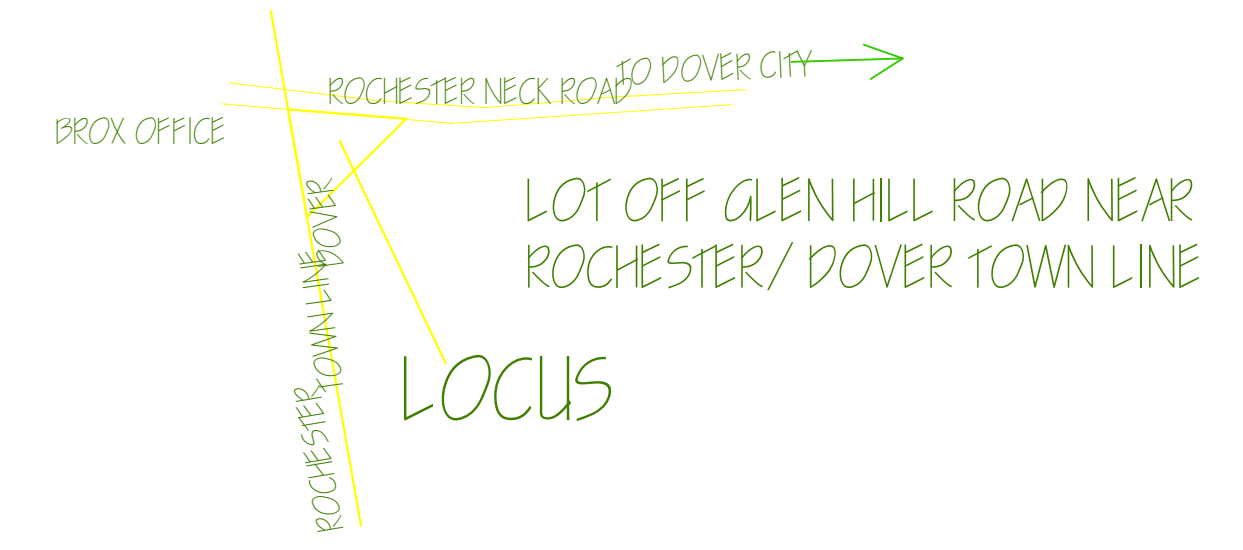
WATER WELL (GRAVEL PACK)
PIEZOMETER READING 2013 = ELEV. 115±
FINISH PIT ELEVATION = ELEV. 130±



NOTE:
TOPOGRAPHY FROM 2005 FLYOVER
BY EASTERN TOPO
CURRENT CONTOURS UPDATED
03-2013

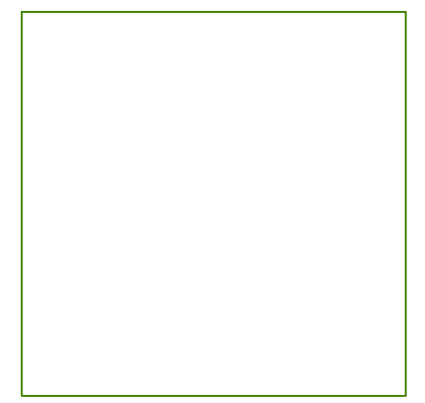


LOCATION MAP



SCALE: 1" = 50'

MAP # C LOT # 12-A



ROBERT TARDIF PE # 10022
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03046

EXCAVATION PLAN

OWNER:
STEPHEN M. BROX REV INDENTURE OF TRUST
1471 METHUEN ST.
DRACUT, MASS. 01826

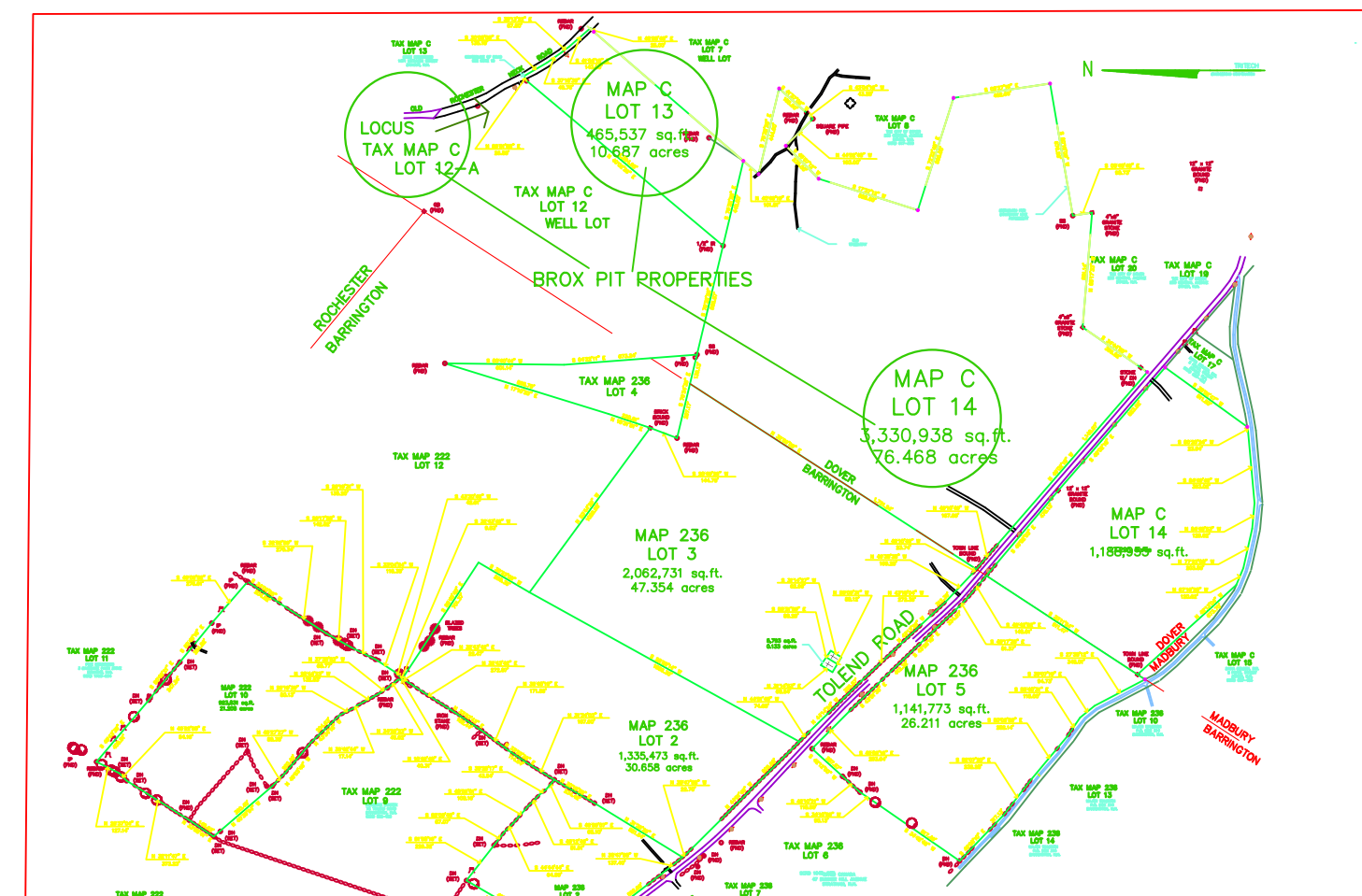
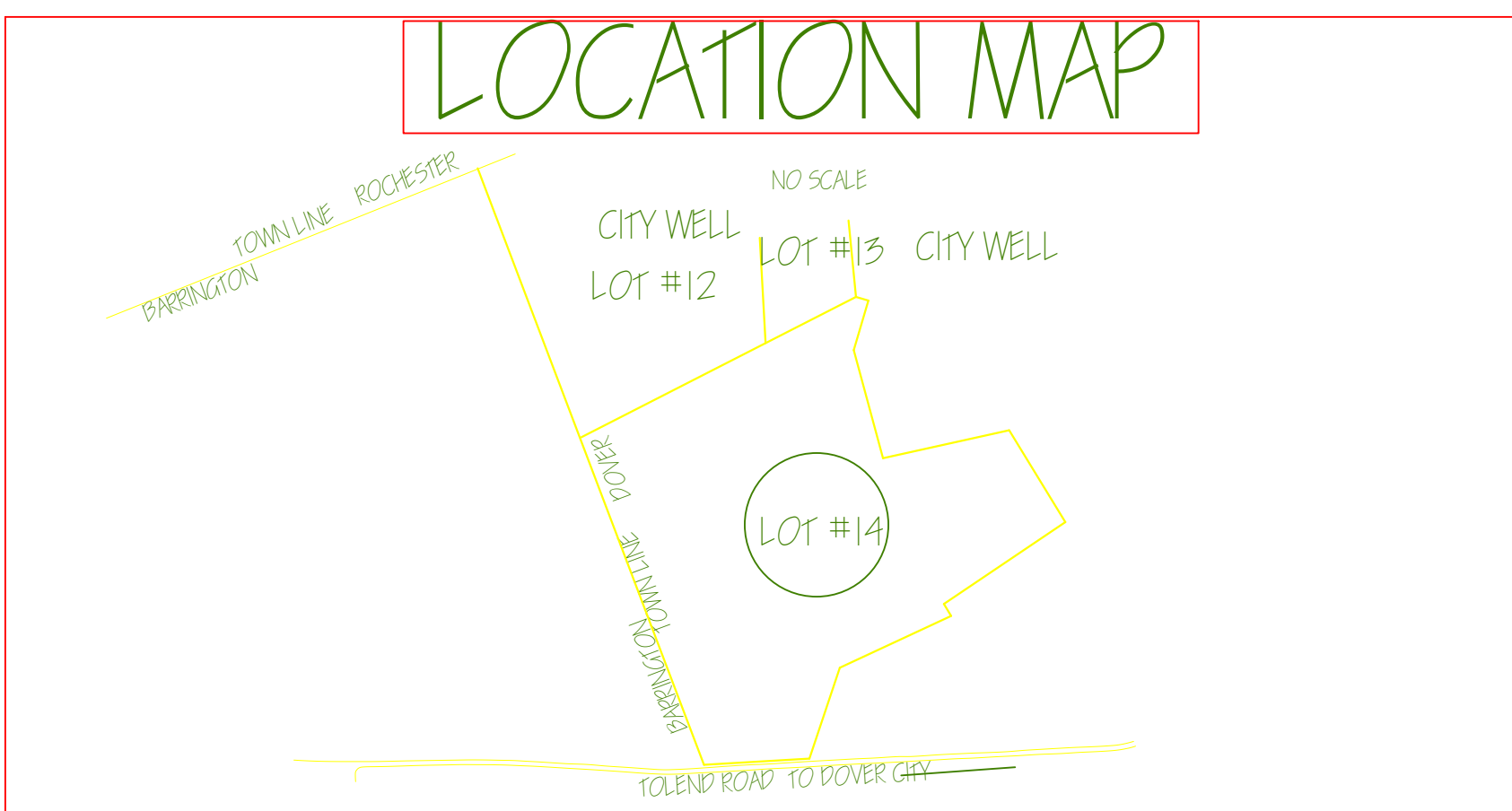
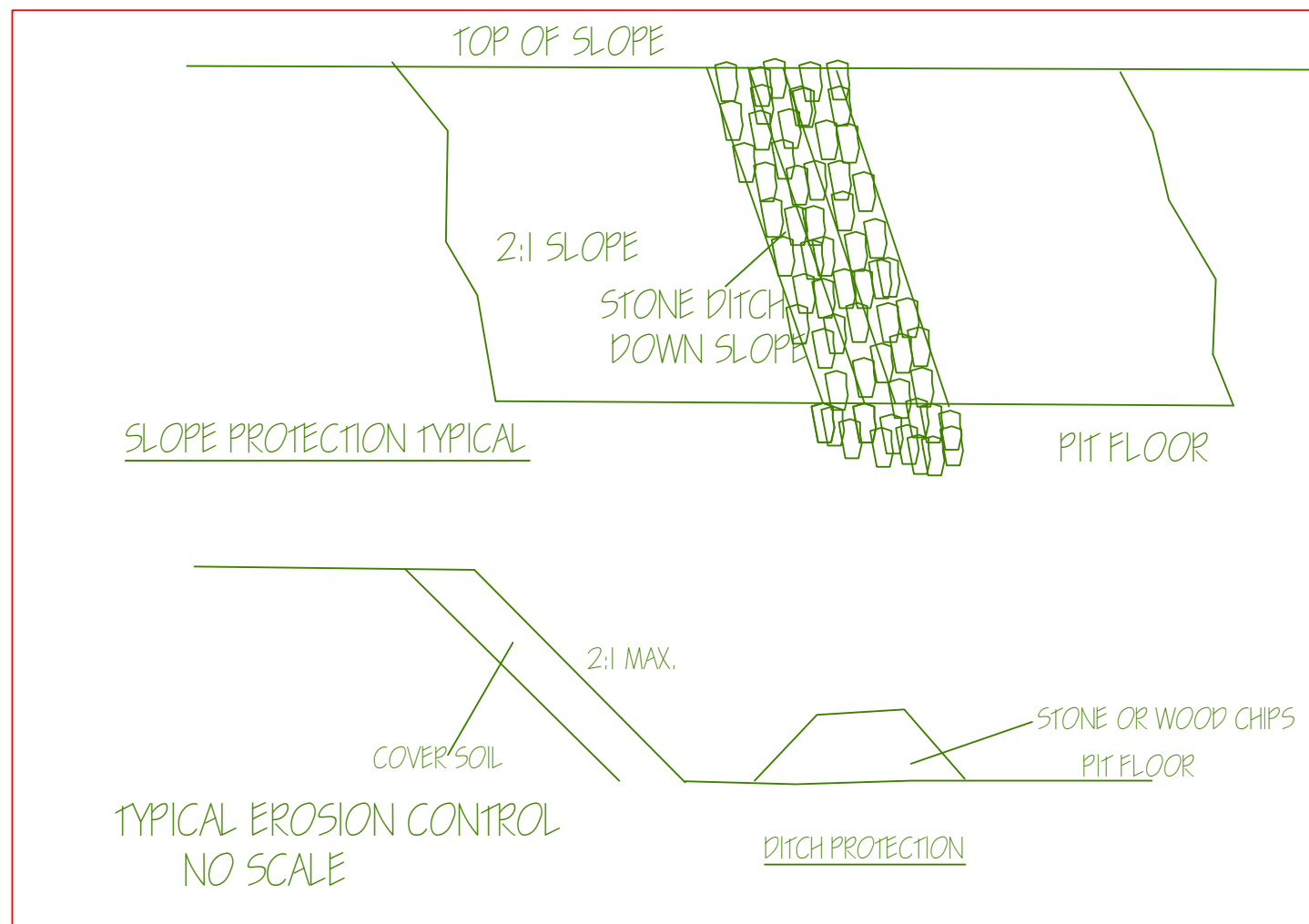
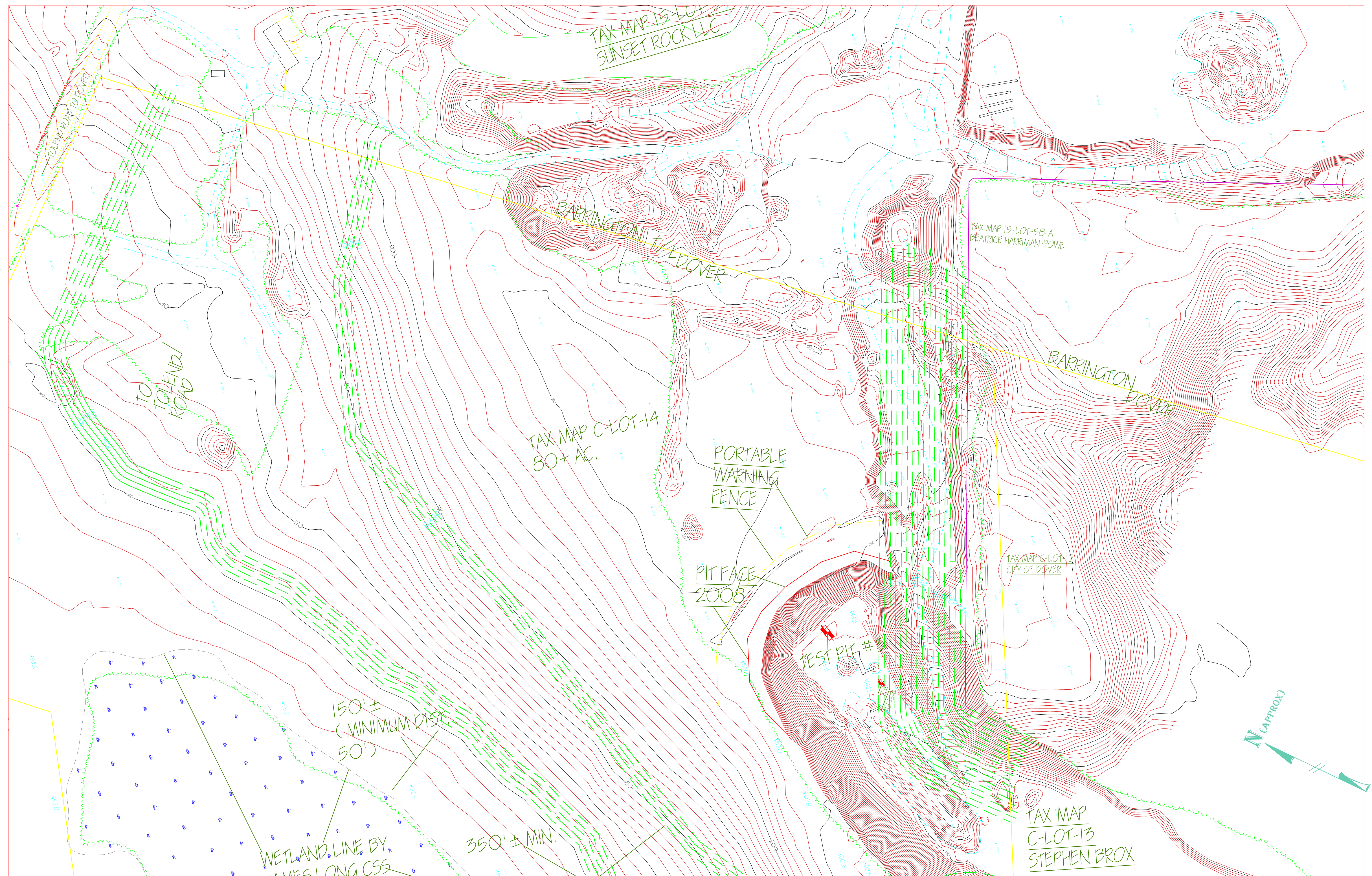
DRAWN BY: D. CLIFF
03-26-13

CHKD BY: R. TARDIF
03-13

SCALE AS NOTED

GENERAL NOTES

- 1) CUT SLOPES TO MAX. 2:1 OR LESS.
- 2) APPLY HEAVY COVER OF SOIL SUITABLE FOR ESTABLISHING VEGETATION
- 3) SEED AND FERTILIZE SLOPES PER NHDOT SPECIFICATIONS SECTIONS 641-647
- 4) CONTROL EROSION AREAS WITH STONE OR TREE GRINDINGS AS NECESSARY.
- 5) LOT AND ABUTTERS IN ZONE : R-40
- 6) TRACK SLOPES AS NECESSARY TO STABILIZE FOR PLANTING
- 7) STUMPS ONLY BURIED 75' FROM SURFACE WATER AND MIN. 4' ABOVE GROUND WATER TABLE.
- 8) ALL RUNOFF REMAINS ON BROX PROPERTY. NO DISCHARGE FROM THIS PARCEL.
- 9) RECLAMATION TO OCCUR AT CESSATION OF ALL EXCAVATION.



SCALE: 1" = 100'

MAP # C LOT #14

NOTE:
 TOPOGRAPHY FROM 2005 FLYOVER
 BY EASTERN TOPO
 CURRENT CONTOURS UPDATED
 03-2013

ROBERT TARDIF P.E. # 10022
 46 CLIFFORD FARM ROAD
 DUNBARTON, N.H. 03242

RECLAMATION PLAN

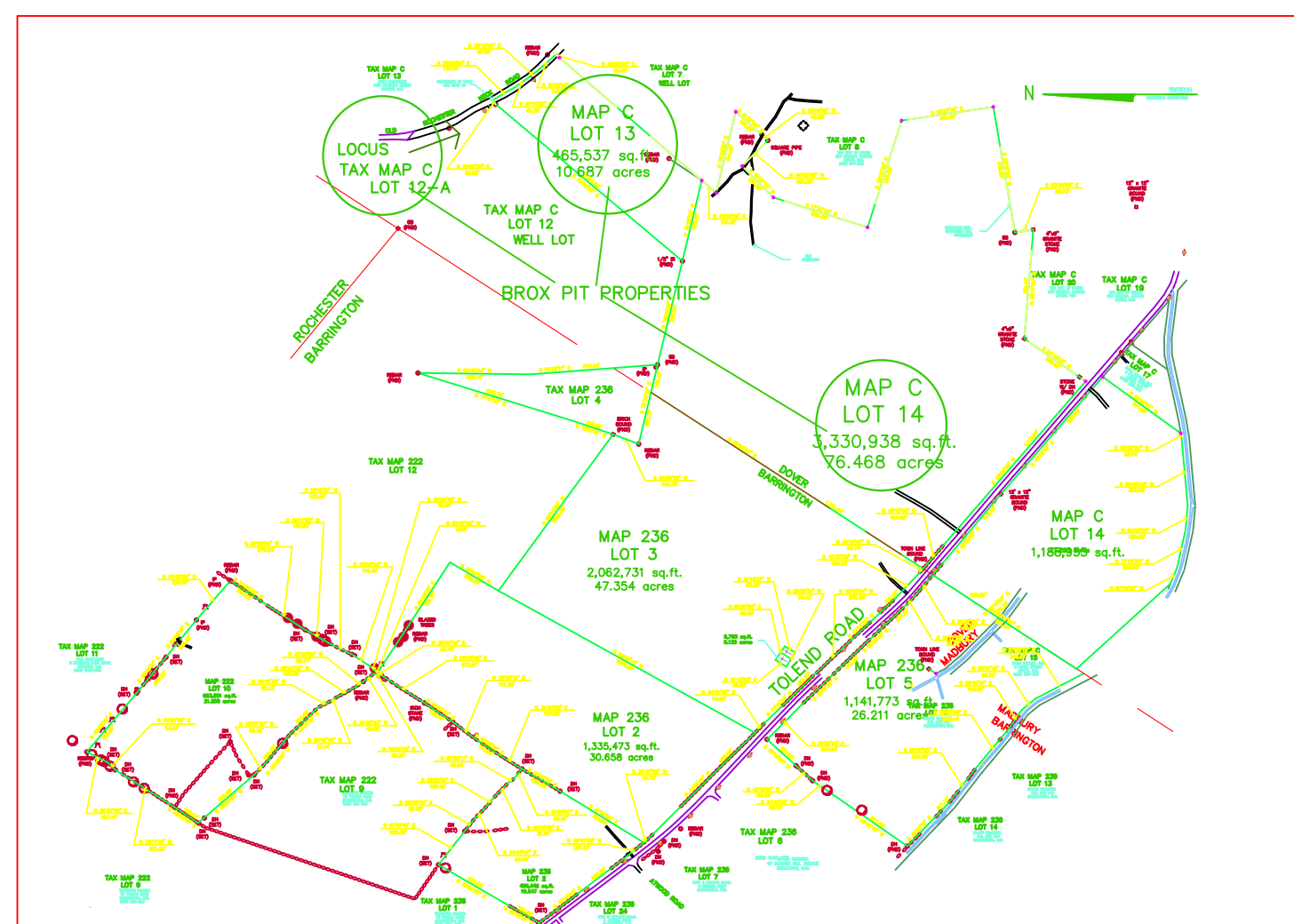
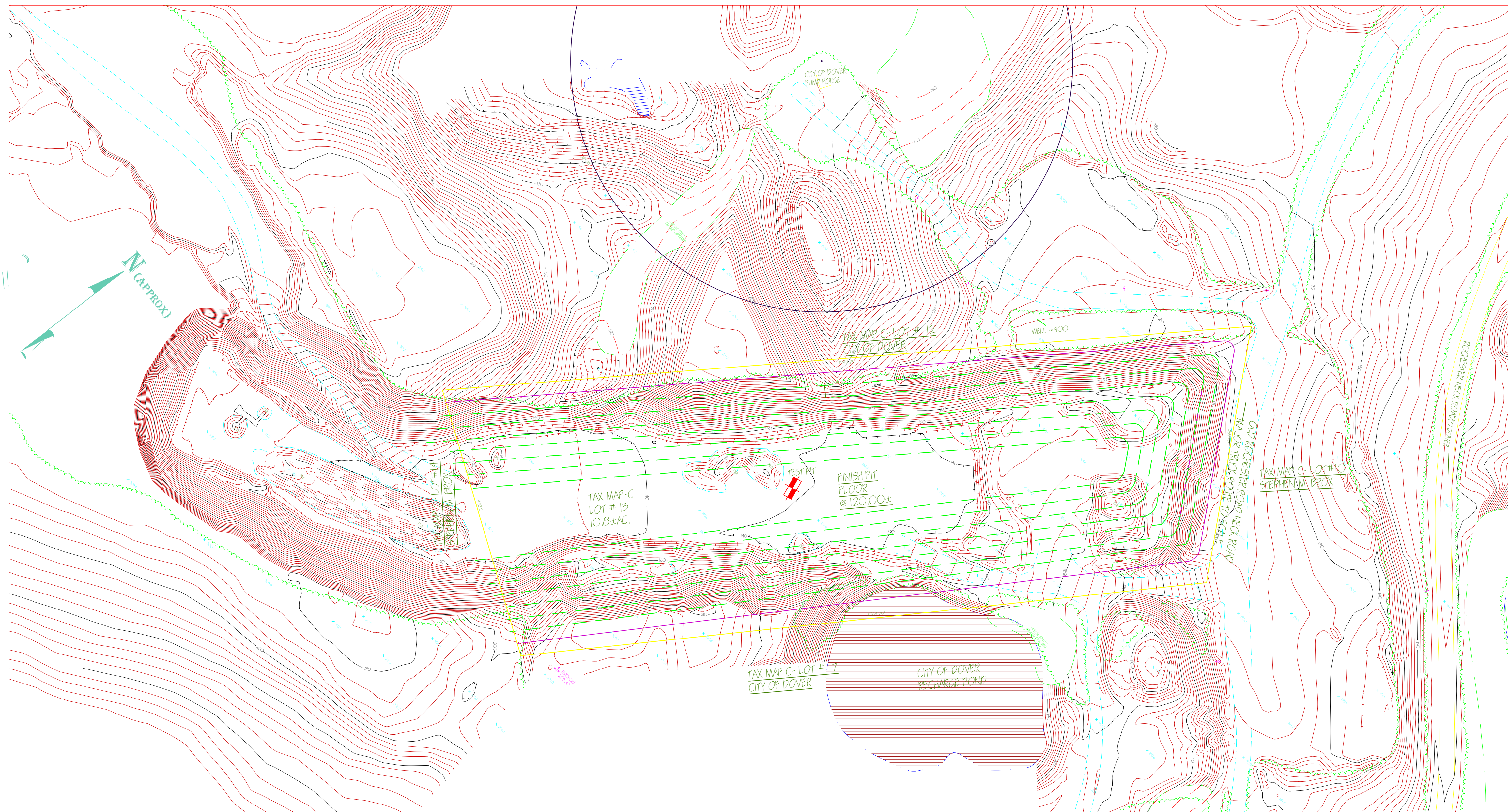
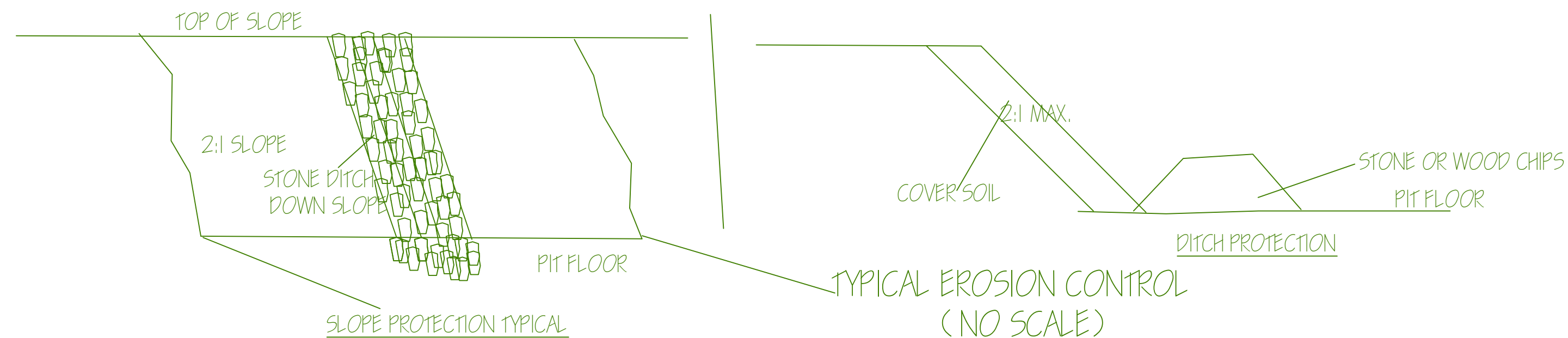
OWNER:
 STEPHEN M. BROX REV INDENTURE OF TRUST
 1471 METHUEN ST.
 DRACUT, MASS. 01826

DRAWN BY: D. CLIFF 03-13 CHKD BY: R. TARDIF 05-13

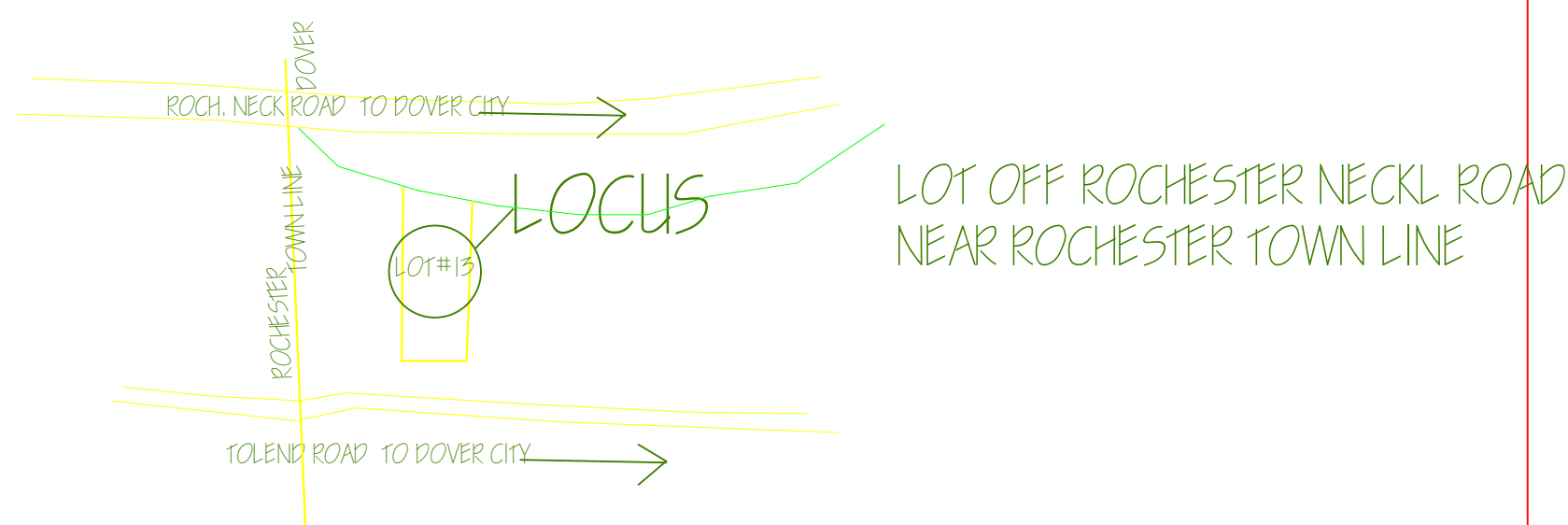
SCALE AS NOTED

GENERAL NOTES

- 1) RECLAIM SLOPES TO MAX. 2:1 OR LESS.
- 2) APPLY HEAVY COVER OF SOIL SUITABLE FOR ESTABLISHING VEGETATION
- 3) SEED AND FERTILIZE SLOPES PER NHDOT STANDARD SPECIFICATIONS SECTIONS 641-647
- 4) CONTROL EROSION AREAS WITH STONE OR TREE GRINDINGS AS NECESSARY
- 5) LOT AND ABUTTERS IN ZONE R-40
- 6) TRACK SLOPES AS NECESSARY TO STABILIZE FOR PLANTING
- 7) STUMPS ONLY BURIED 75' FROM SURFACE WATER AND MIN. 4' ABOVE GROUND WATER TABLE.
- 8) RECLAMATION TO OCCUR AT CESSATION OF EXCAVATION.



LOCATION MAP



SCALE: 1" = 100'

MAP # C LOT # 13

NOTE:
 TOPOGRAPHY FROM 2005 FLYOVER
 BY EASTERN TOPO
 CURRENT CONTOURS UPDATED
 03-2013

ROBERT TARDIF P.E. 10022
 46 CLIFFORD FARM ROAD
 DUNBARTON, N.H. 03242

RECLAMATION PLAN

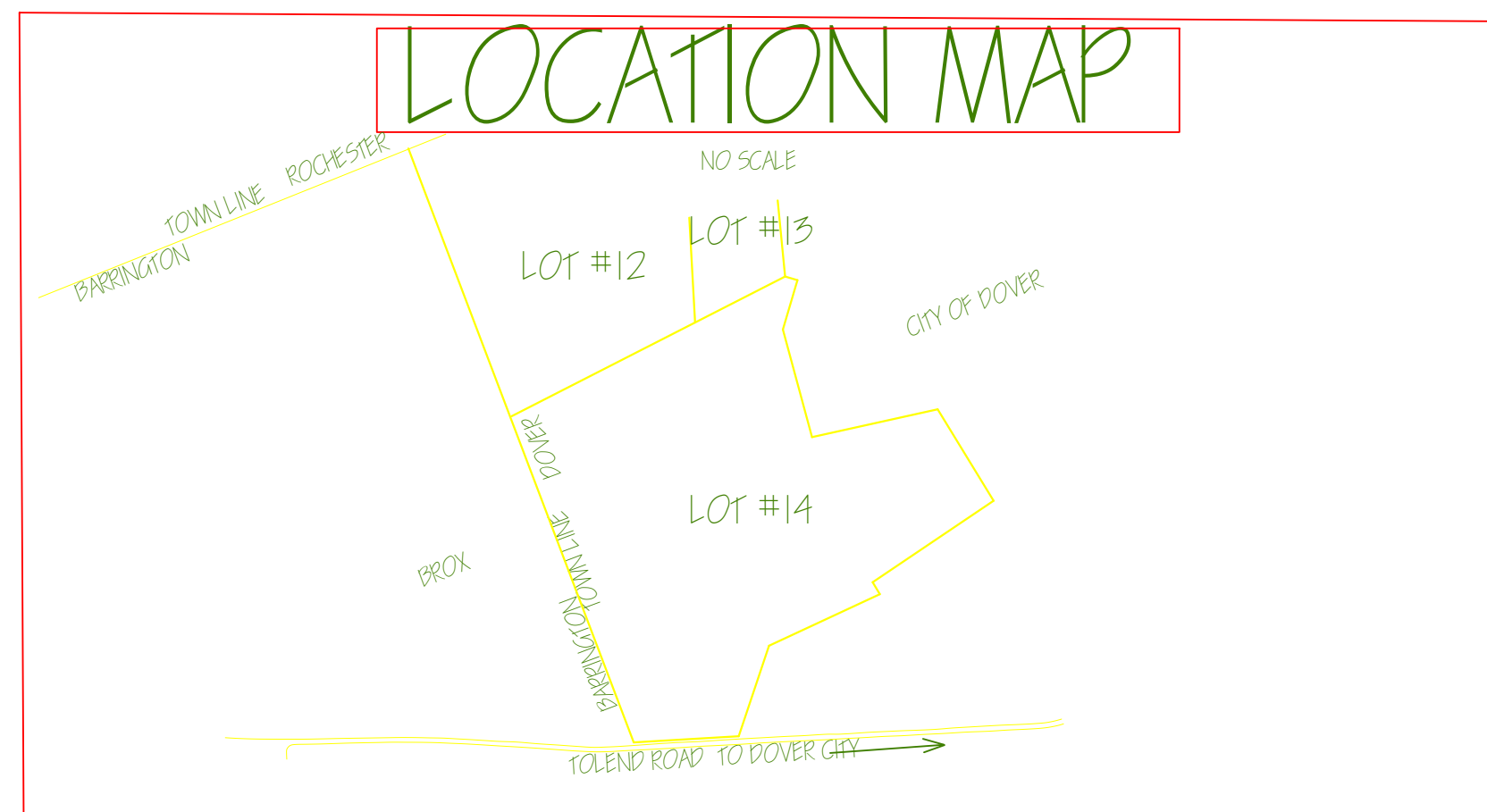
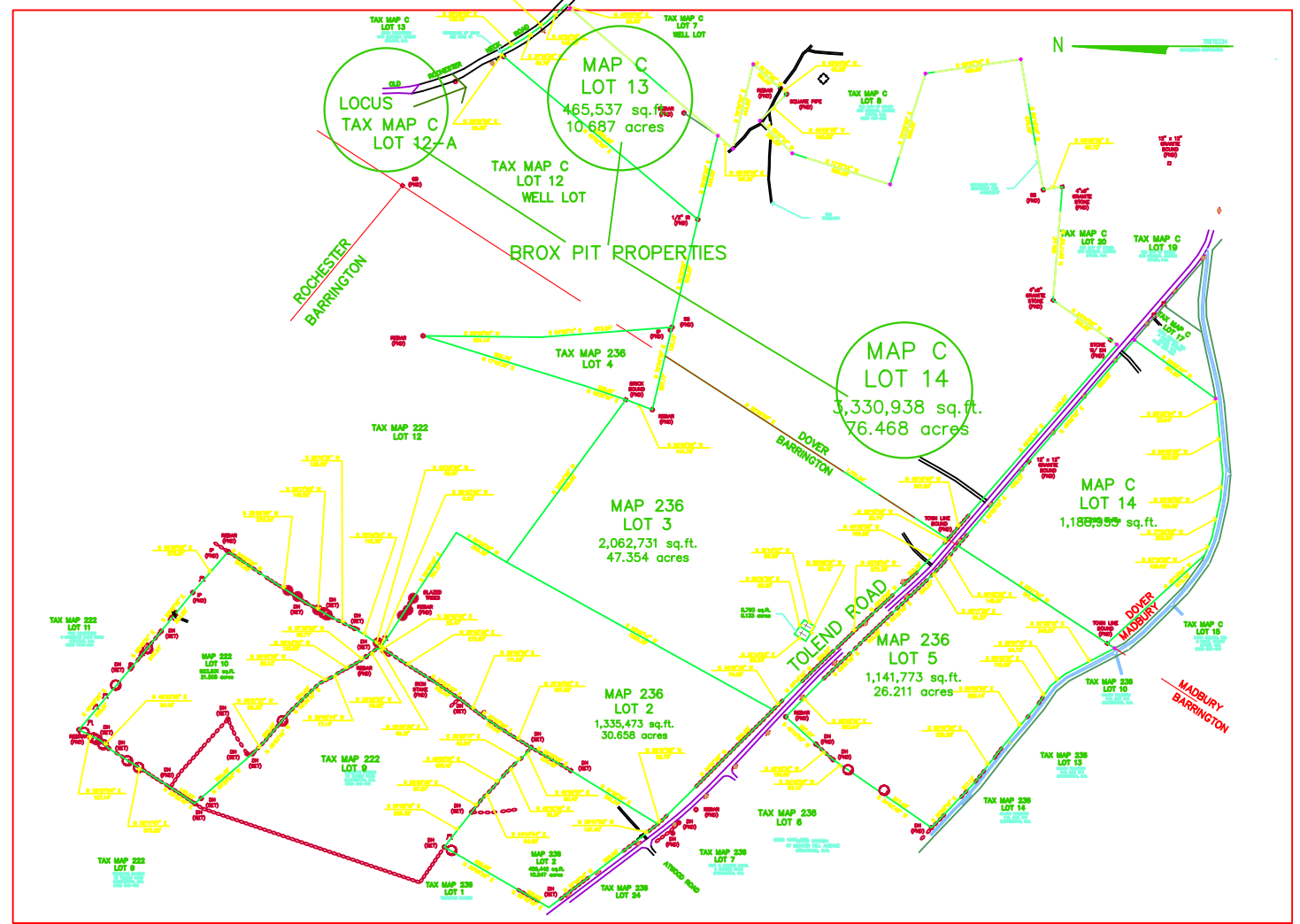
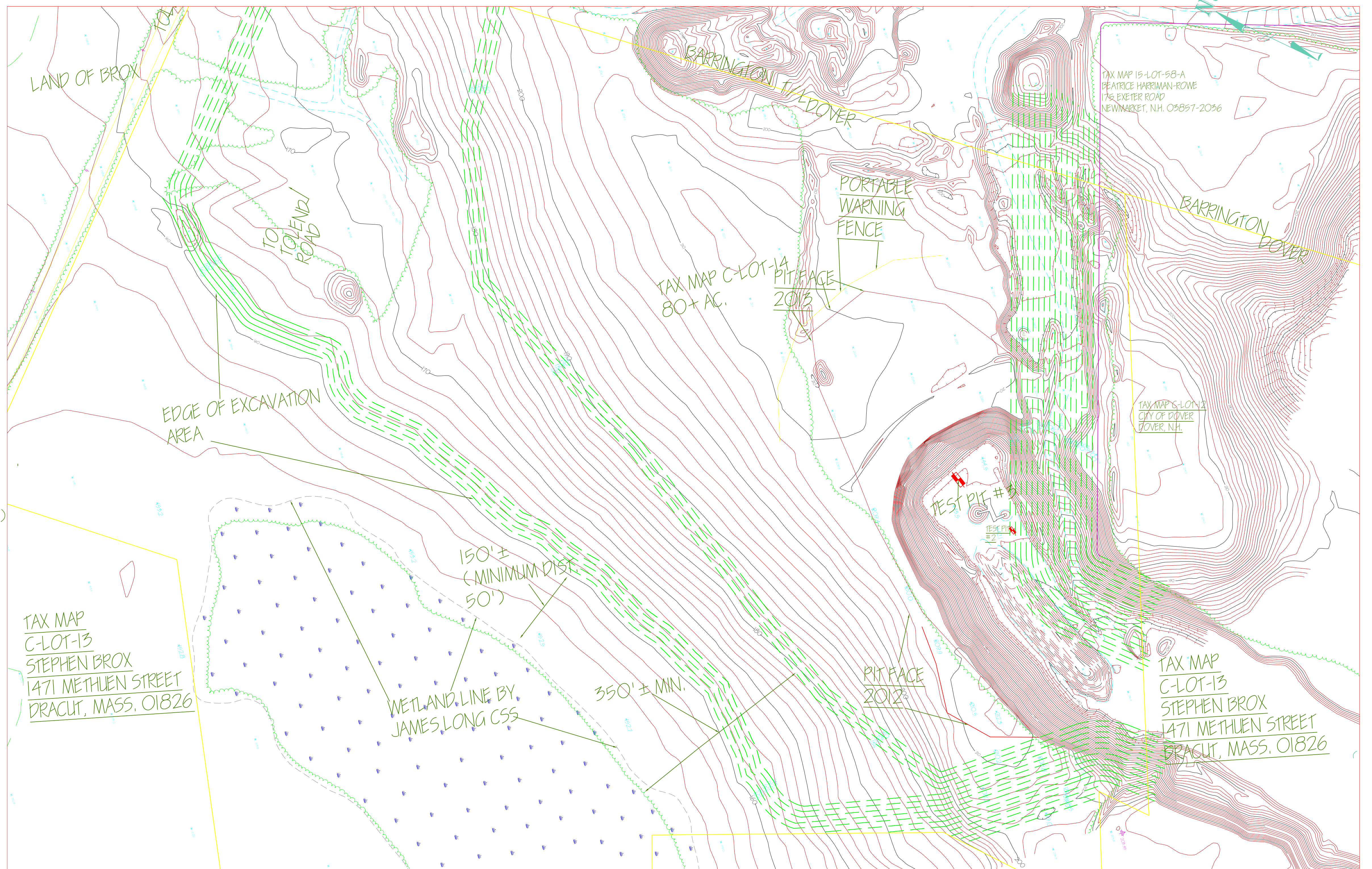
OWNER:
 STEPHEN M. BROX REV INDENTURE OF TRUS
 1471 METHUEN ST.
 DRACLIT, MASS. 01826

DRAWN BY: D. CLIFF 03-26-13
 CHKD BY: R. TARDIF 03-13

SCALE AS NOTED

GENERAL NOTES

- 1) ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CHAPTER 170; ARTICLE VIII.
ALL REQUIRED STATE OF N.H. AND FEDERAL PERMITS IN PLACE AND CURRENT.
- 2) SLOPES TO BE LEFT AT 2:1 MAXIMUM
- 3) NO STORAGE OF HAZARDOUS WASTE OF ANY KIND ON THIS LAND.
- 4) EXCAVATION AMOUNT FOR 2013: 5000 C.Y.±
- 5) HOURS OF OPERATION ARE GENERALLY 6:30 TO 6:00 P.M. BUT COULD VARY DUE TO JOB REQUIREMENTS
- 6) PIT FLOOR GRADE AT ELEVATION 120± WHEN COMPLETELY EXCAVATED AND RECLAIMED.
- 7) SETBACKS FLAGGED FOR DOVER OFFICIALS.
- 8) ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PARCELS, WITH NO DISCHARGES OFF SITE. NO STANDING WATER.
- 9) SLOPES THAT ARE RECLAIMED, THAT WILL HAVE NO FUTURE EXCAVATION, TO BE SEEDED TO ASSURE STABILIZATION.
- 10) ABUTTERS TO THIS PROPERTY RECOGNIZED AS APPROVING THIS ONLY A 10' SETBACK TO THEIR PROPERTY LINES
- 11) LOT AND ABUTTERS IN ZONE-R-40
- 12) FINISH PIT FLOOR @ 5'± ABOVE WATER TABLE
- 13) ALL BUILDINGS AND SEPTICS WITHIN 200' OF BOUNDARIES SHOWN. ROW TO CITY OF DOVER ON PIT ROAD.
- 14) AREA OF EXCAVATION 1698840 S.F.
- 15) ALL TRAFFIC USES ROCHESTER NECK ROAD. (PAVED ENTRANCE)
- 16) RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.
- 17) WETLANDS TO SOUTH OF PARCEL FLAGGED BY JAMES LONG CERTIFIED SOIL SCIENTIST/ WETLAND SCIENTIST



TEST PIT DATA

TEST PIT #3 (ALL SIMILAR)
GROUND WATER ELEVATION AT PIT FLOOR = ELEV. 115±
FINISH FLOOR ELEV. @ 120±

MAP # C LOT # 14

CURRENT CONTOURS UPDATED
03-2013- PIT FACE RELOCATED

ROBERT TARDIF P.E. 10022
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03242

EXCAVATION PLAN

OWNER:
STEPHEN M. BROX REV INDENTURE OF TRUST
1471 METHUEN ST.
DRACUT, MASS. 01826

DRAWN BY: D. CLIFF 03-28-13
CHKD BY: R. TARDIF 03-13

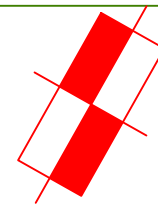
SCALE AS NOTED

SCALE: 1" = 100'

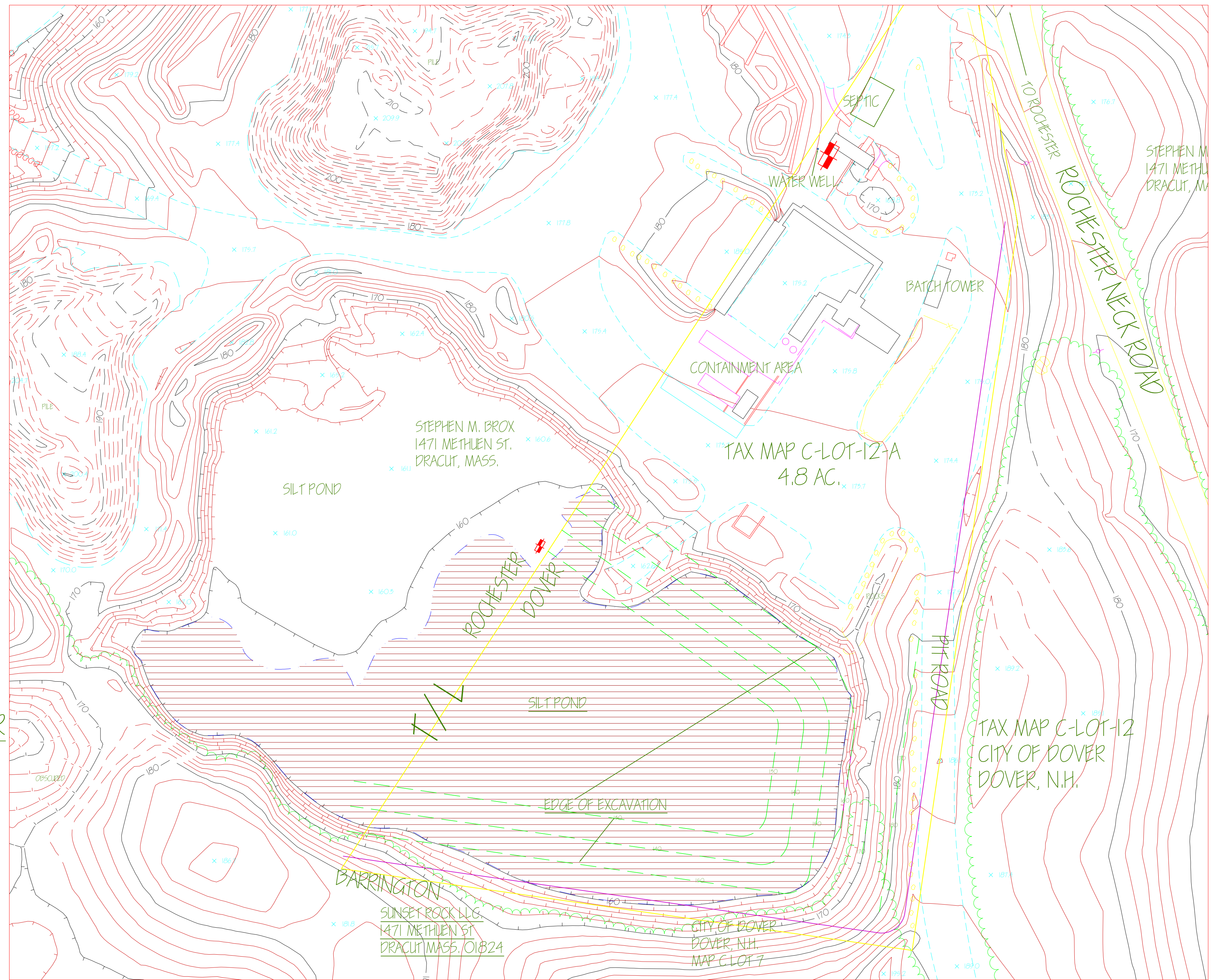
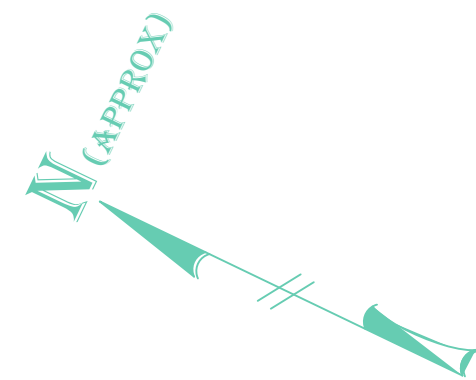
GENERAL NOTES

- 1) ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CHAPTER 170; ARTICLE VIII, ALL REQUIRED STATE OF N.H. AND FEDERAL PERMITS IN PLACE AND CURRENT.
- 2) SLOPES TO BE LEFT AT 2:1 MAXIMUM
- 3) NO STORAGE OF HAZARDOUS WASTE OF ANY KIND ON THIS LAND.
- 4) EXCAVATION AMOUNT FOR 2013: 1500 C.Y.±
- 5) HOURS OF OPERATION ARE GENERALLY 6:30 TO 6:00 P.M. BUT COULD VARY DUE TO JOB REQUIREMENTS
- 6) PIT FLOOR GRADE AT ELEVATION 120± WHEN COMPLETELY EXCAVATED AND RECLAIMED.
- 7) SETBACKS FLAGGED FOR DOVER OFFICIALS.
- 8) ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PARCELS, WITH NO DISCHARGES OFF SITE. NO STANDING WATER.
- 9) SLOPES THAT ARE RECLAIMED, THAT WILL HAVE NO FUTURE EXCAVATION, TO BE SEEDED TO ASSURE STABILIZATION.
- 10) ABUTTERS TO THIS PROPERTY RECOGNIZED AS APPROVING THIS ONLY A 10' SETBACK TO THEIR PROPERTY LINES
- 11) LOT AND ABUTTERS IN ZONE R-40
- 12) FINISH PIT FLOOR +6' ABOVE WATER TABLE
- 13) ALL BUILDINGS AND SEPTICS WITHIN 200' OF BOUNDARIES SHOWN. ROW TO CITY OF DOVER ON PIT ROAD.
- 14) AREA OF EXCAVATION 72228 SF.
- 15) ALL TRAFFIC USES ROCHESTER NECK ROAD. (PAVED ENTRANCE)
- 16) RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.

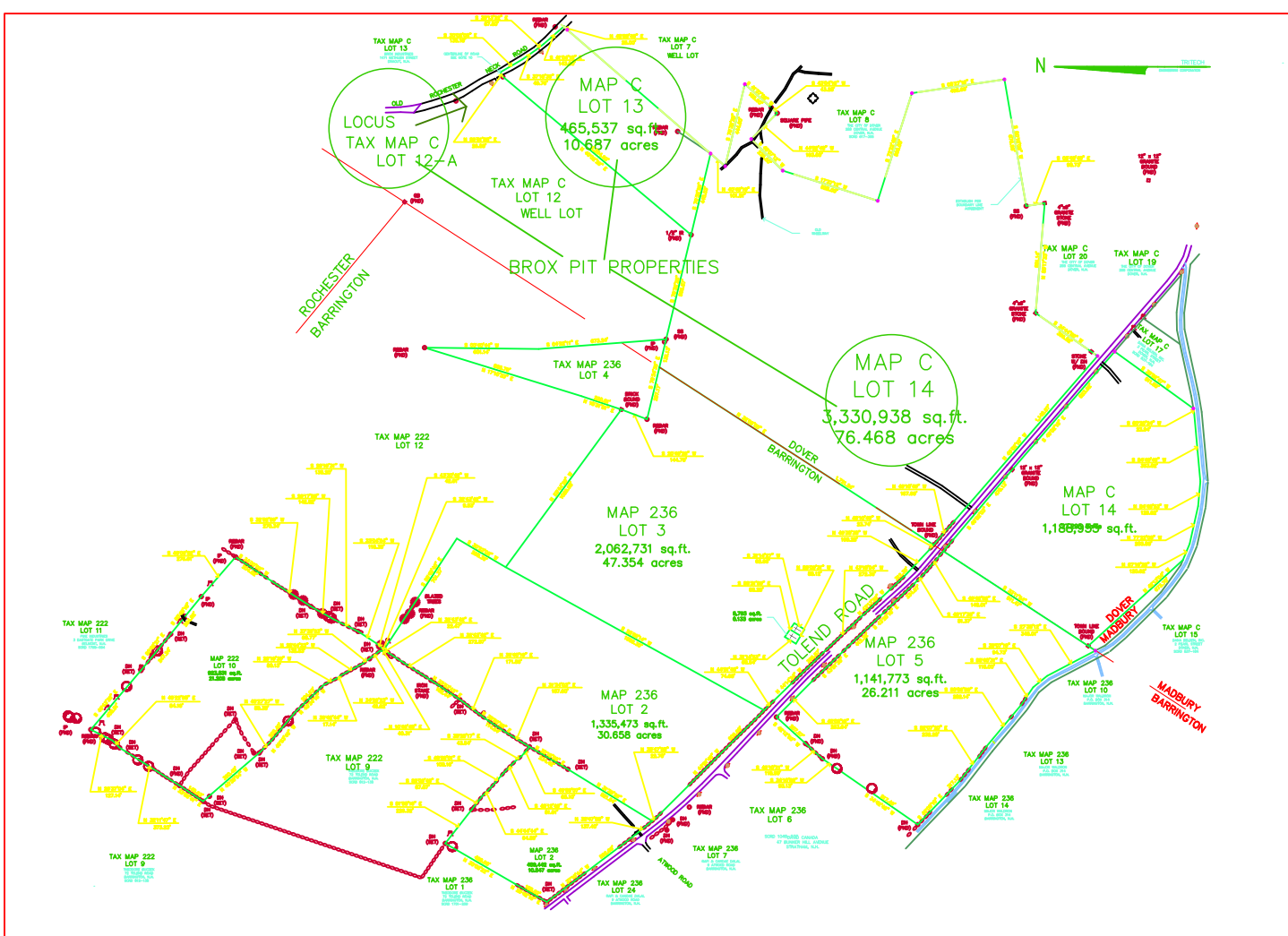
TEST PIT DATA



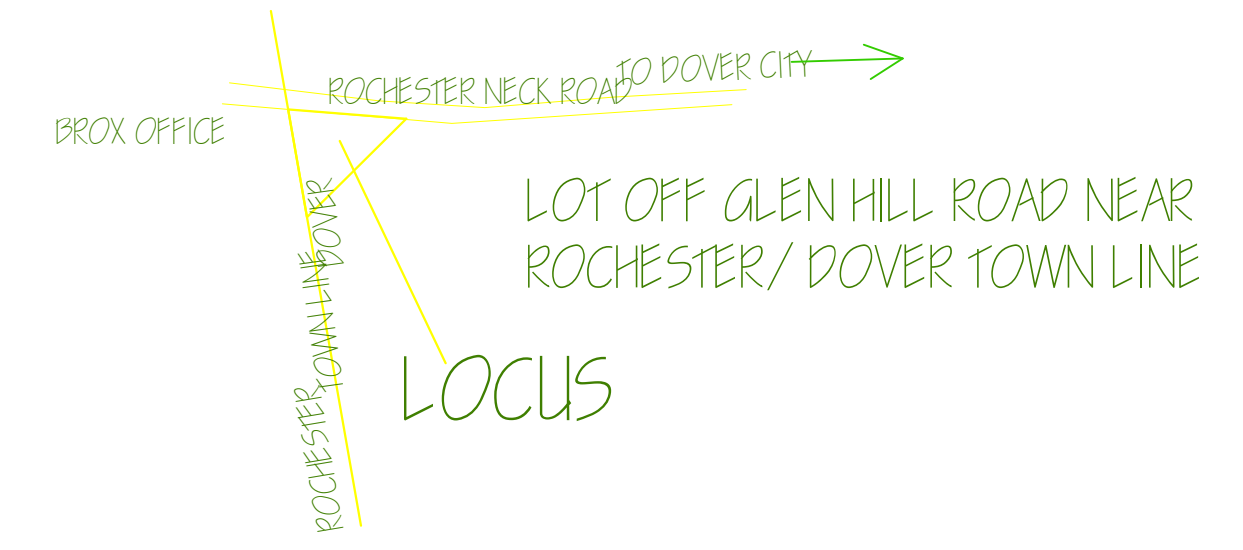
WATER WELL (GRAVEL PACK)
PIEZOMETER READING 2013 = ELEV. 115±
FINISH PIT ELEVATION = ELEV. 130±



NOTE:
TOPOGRAPHY FROM 2005 FLYOVER
BY EASTERN TOPO
CURRENT CONTOURS UPDATED
03-2013

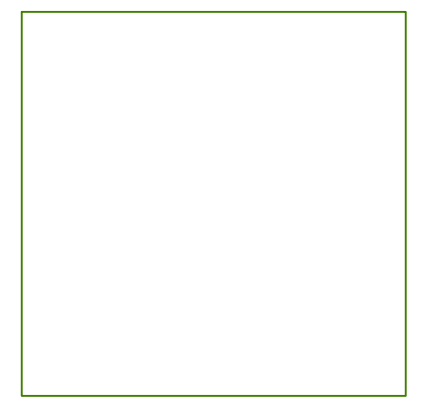


LOCATION MAP



SCALE: 1" = 50'

MAP # C LOT # 12-A



ROBERT TARDIF PE # 10022
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03046

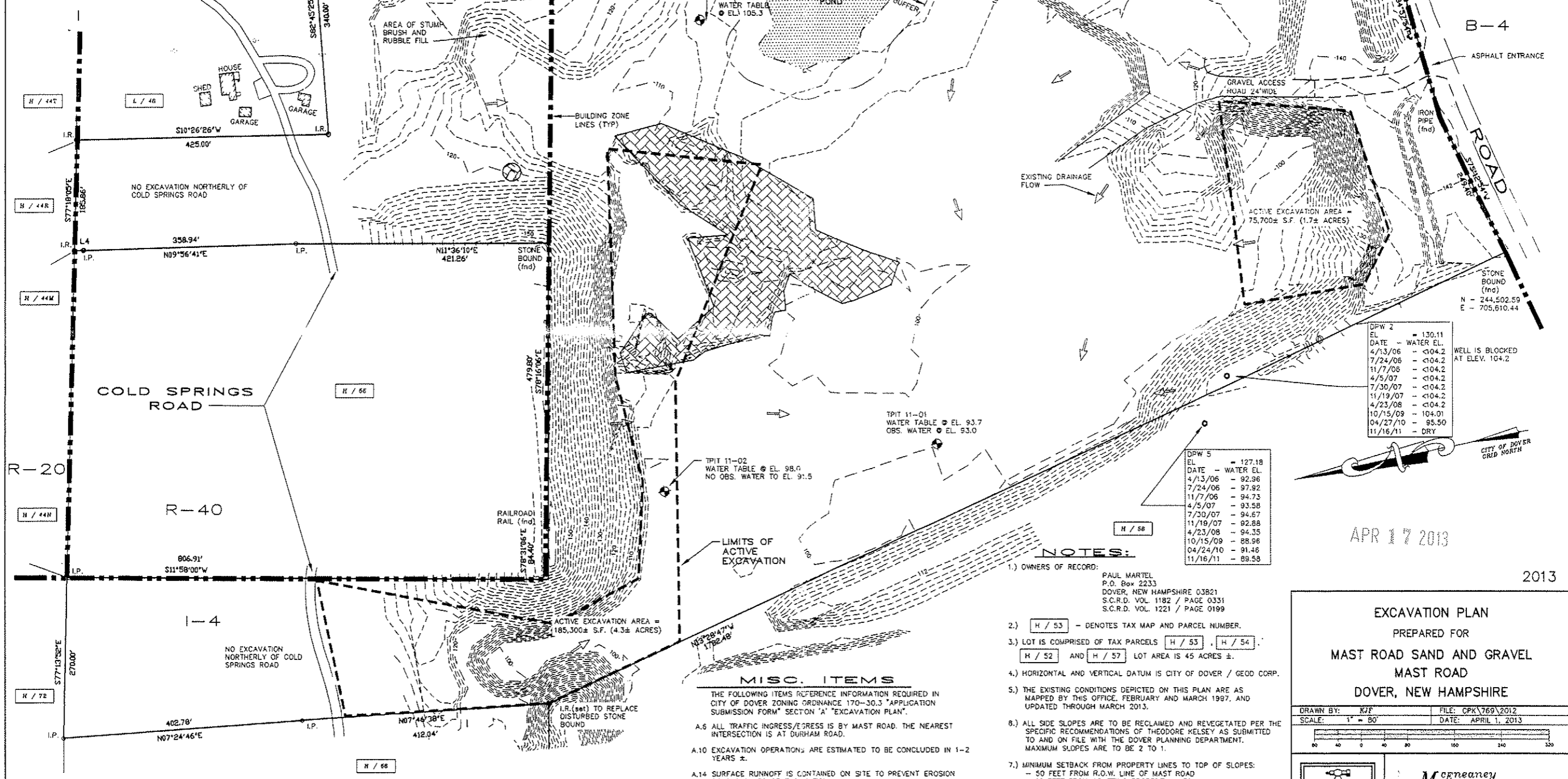
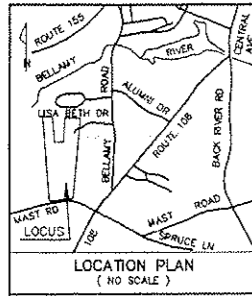
EXCAVATION PLAN

OWNER:
STEPHEN M. BROX REV INDENTURE OF TRUST
1471 METHUEN ST.
DRACUT, MASS. 01826

DRAWN BY: D. CLIFF
03-26-13

CHKD BY: R. TARDIF
03-13

SCALE AS NOTED



DPW 2
EL. = 130.11
DATE - WATER EL.
4/13/06 - <104.2
7/24/06 - <104.2
11/7/06 - <104.2
4/5/07 - <104.2
7/30/07 - <104.2
11/19/07 - <104.2
4/23/08 - <104.2
10/15/09 - 104.01
04/27/10 - 95.50
11/16/11 - DRY

WELL IS BLOCKED AT ELEV. 104.2

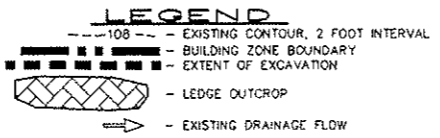
DPW 5
EL. = 127.18
DATE - WATER EL.
4/13/06 - 92.96
7/24/06 - 97.92
11/7/06 - 94.73
4/5/07 - 93.58
7/30/07 - 94.87
11/19/07 - 92.88
4/23/08 - 94.35
10/15/09 - 88.98
04/24/10 - 91.46
11/16/11 - 89.58

NOTES:
1.) OWNERS OF RECORD: PAUL MARTEL, P.O. Box 2233, DOVER, NEW HAMPSHIRE 03821, S.C.R.D. VOL. 1182 / PAGE 0331, S.C.R.D. VOL. 1221 / PAGE 0199

- 2.) H / 53 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) LOT IS COMPRISED OF TAX PARCELS H / 53, H / 54, H / 52 AND H / 57. LOT AREA IS 45 ACRES ±.
- 4.) HORIZONTAL AND VERTICAL DATUM IS CITY OF DOVER / GEOD CORP.
- 5.) THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE AS MAPPED BY THIS OFFICE, FEBRUARY AND MARCH 1997, AND UPDATED THROUGH MARCH 2013.
- 6.) ALL SIDE SLOPES ARE TO BE RECLAIMED AND REVEGETATED PER THE SPECIFIC RECOMMENDATIONS OF THEODORE KELSEY AS SUBMITTED TO AND ON FILE WITH THE DOVER PLANNING DEPARTMENT. MAXIMUM SLOPES ARE TO BE 2 TO 1.
- 7.) MINIMUM SETBACK FROM PROPERTY LINES TO TOP OF SLOPES: - 50 FEET FROM R.O.W. LINE OF MAST ROAD - 10 FEET FROM ABUTTING PROPERTY LINES
- 8.) BUILDING ZONE IS I-4
- 9.) TEST PITS 08-1 - 08-5 WERE LOGGED BY JOSEPH W. NOEL, CSS #17, ON MARCH 27, 2008.
- 10.) EXCAVATION WILL NOT TAKE PLACE BELOW 4' ABOVE THE CURRENT WATER ELEVATION OBSERVED AT ANY TEST PIT LOCATION.
- 11.) TEST PITS 11-01 - 11-03 WERE LOGGED BY MARK WEST ON MAY 24, 2011.

- MISC. ITEMS**
- THE FOLLOWING ITEMS REFERENCE INFORMATION REQUIRED IN CITY OF DOVER ZONING ORDINANCE 170-30.3 "APPLICATION SUBMISSION FORM" SECTION "A" "EXCAVATION PLAN".
- A.8 ALL TRAFFIC INGRESS/EGRESS IS BY MAST ROAD. THE NEAREST INTERSECTION IS AT DURHAM ROAD.
 - A.10 EXCAVATION OPERATIONS ARE ESTIMATED TO BE CONCLUDED IN 1-2 YEARS ±.
 - A.14 SURFACE RUNOFF IS CONTAINED ON SITE TO PREVENT EROSION BEYOND LIMITS OF EXCAVATION.
 - A.15 STORMWATER REMAINS WITHIN EXCAVATION AREA, LEACHING THROUGH THE PIT BOTTOM.
 - A.16 NO PETROLEUM OR REGULATED MATERIALS ARE STORED ONSITE. TEMPORARY USE OF SUCH PRODUCTS IS IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
 - A.17 ASPHALT ENTRANCE AT MAST ROAD TO PREVENT MATERIAL FROM BEING TRACKED ONTO ROADWAY.

No.	Bearing	Distance
L1	S12°01'58"W	23.72'
L2	S11°53'16"W	74.89'
L3	S12°40'53"W	83.43'
L4	N09°56'57"E	113.02'



NO.	DATE	DESCRIPTION	BY	CHK
95-789		EXCAVATION		

PROJECT NO. TYPE. FIELDBOOK & PAGES.

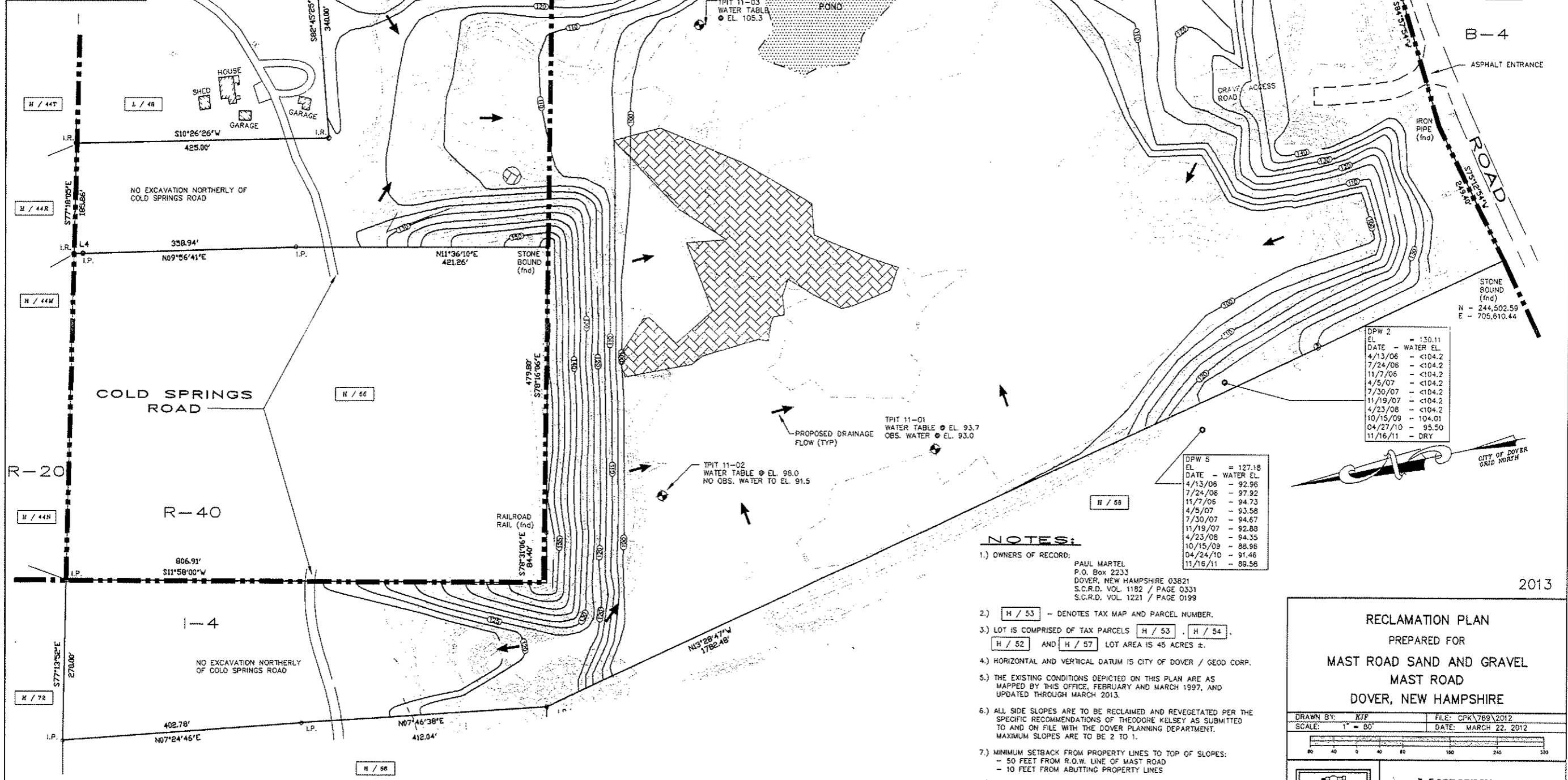
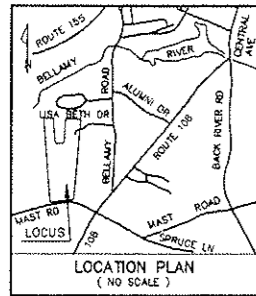
EXCAVATION PLAN
PREPARED FOR
MAST ROAD SAND AND GRAVEL
MAST ROAD
DOVER, NEW HAMPSHIRE

DRAWN BY: KJF FILE: CPK\769\2012
SCALE: 1" = 80' DATE: APRIL 1, 2013

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

SURVEYING - PLANNING - CONSULTING

P13-09



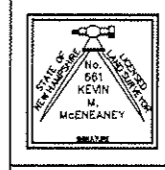
DPW 2	EL	DATE	WATER EL.
	130.11		
4/13/06	<104.2		
7/24/06	<104.2		
11/7/06	<104.2		
4/5/07	<104.2		
7/30/07	<104.2		
11/19/07	<104.2		
4/23/08	<104.2		
10/15/09	104.01		
04/27/10	95.50		
11/16/11	DRY		

DPW 5	EL	DATE	WATER EL.
	127.18		
4/13/06	92.96		
7/24/06	92.92		
11/7/06	94.73		
4/5/07	93.56		
7/30/07	94.67		
11/19/07	92.88		
4/23/08	94.35		
10/15/09	88.86		
04/24/10	91.46		
11/16/11	89.56		

NOTES:
 1.) OWNERS OF RECORD: PAUL MARTEL, P.O. Box 2233, DOVER, NEW HAMPSHIRE 03821, S.C.R.D. VOL. 1182 / PAGE Q331, S.C.R.D. VOL. 1221 / PAGE Q199
 2.) H / 53 - DENOTES TAX MAP AND PARCEL NUMBER.
 3.) LOT IS COMPRISED OF TAX PARCELS H / 53, H / 54, H / 52 AND H / 57. LOT AREA IS 45 ACRES ±.
 4.) HORIZONTAL AND VERTICAL DATUM IS CITY OF DOVER / GEOO CORP.
 5.) THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE AS MAPED BY THIS OFFICE, FEBRUARY AND MARCH 1997, AND UPDATED THROUGH MARCH 2013.
 6.) ALL SIDE SLOPES ARE TO BE RECLAIMED AND REVEGETATED PER THE SPECIFIC RECOMMENDATIONS OF THEODORE KELSEY AS SUBMITTED TO AND ON FILE WITH THE DOVER PLANNING DEPARTMENT. MAXIMUM SLOPES ARE TO BE 2 TO 1.
 7.) MINIMUM SETBACK FROM PROPERTY LINES TO TOP OF SLOPES:
 - 50 FEET FROM R.O.W. LINE OF MAST ROAD
 - 10 FEET FROM ABUTTING PROPERTY LINES
 8.) EXCAVATION OPERATIONS ARE ESTIMATED TO BE CONCLUDED IN 1-2 YEARS ±.
 9.) MOST OF THE MATERIAL FOR SIDE SLOPE RECLAMATION WILL BE FROM ONSITE.
 10.) EXCAVATION WILL NOT TAKE PLACE BELOW 4' ABOVE THE CURRENT WATER ELEVATION OBSERVED AT ANY TEST PIT LOCATION.
 11.) MATERIAL FOR SIDE SLOPE RECLAMATION FROM OUTSIDE SOURCES SHOULD BE VETTED WITH CITY OF DOVER.

RECLAMATION PLAN
 PREPARED FOR
MAST ROAD SAND AND GRAVEL
MAST ROAD
DOVER, NEW HAMPSHIRE

DRAWN BY: KJP FILE: CPK\769\2012
 SCALE: 1" = 80' DATE: MARCH 22, 2012

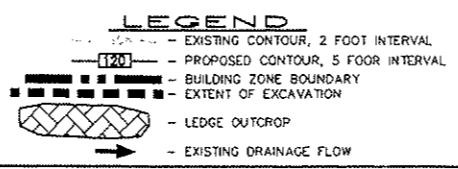


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Survey
Associates, inc.
 P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

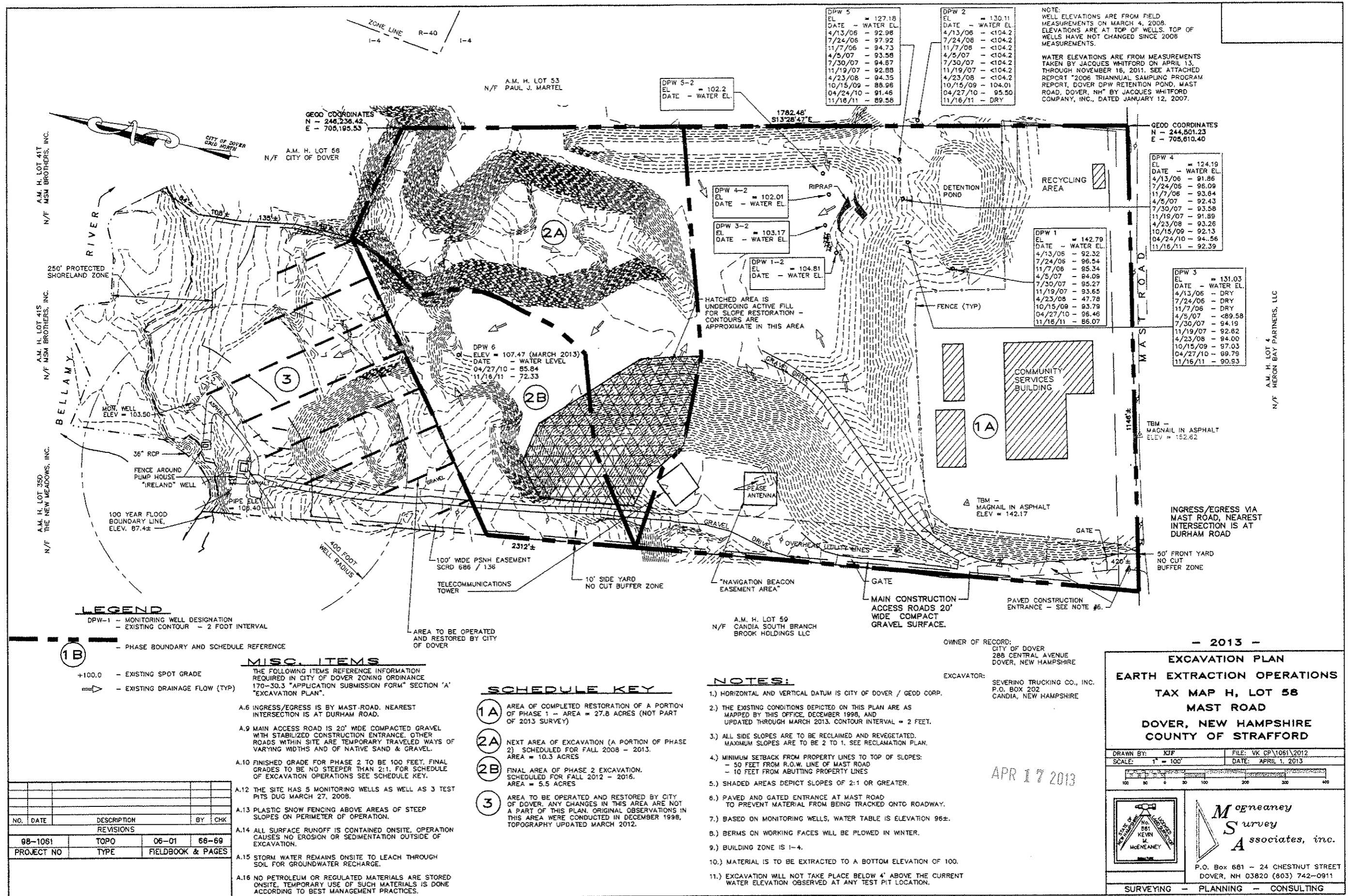
SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
95-769		RECLAMATION		
PROJECT NO		TYPE		FIELDBOOK & PAGES

No.	Bearing	Distance
L1	S12°01'58"W	23.72'
L2	S11°53'16"W	74.68'
L3	S12°40'53"W	85.45'
L4	N09°56'57"E	115.02'



2013



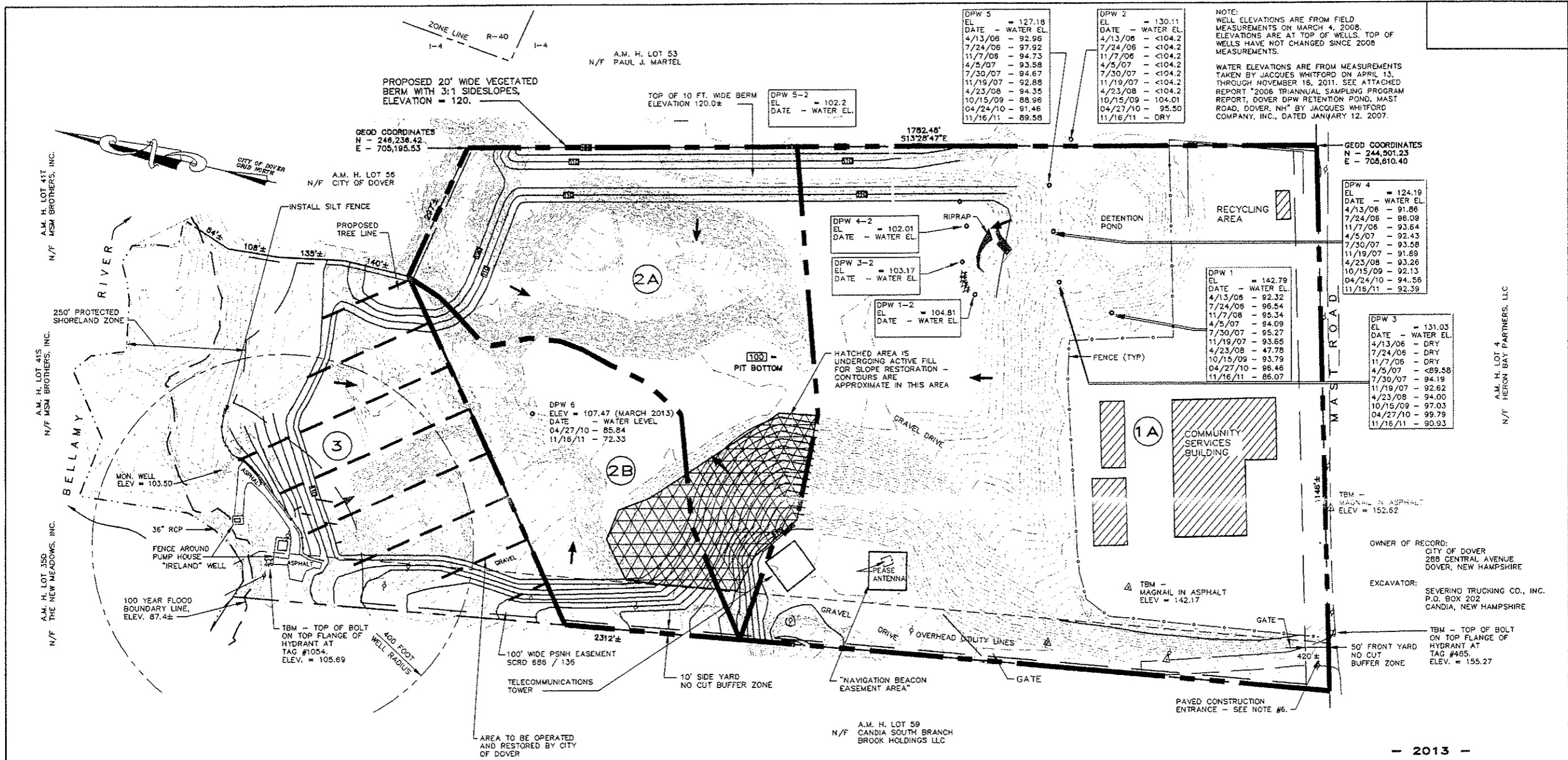
P13-10

- 2013 -

EXCAVATION PLAN
EARTH EXTRACTION OPERATIONS
TAX MAP H, LOT 58
MAST ROAD
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

DRAWN BY: XJF FILE: VK CP\1061\2012
 SCALE: 1" = 100' DATE: APRIL 1, 2013

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 DOVER, NH 03820 (603) 742-0911
 SURVEYING - PLANNING - CONSULTING



DPW 5
 EL = 127.18
 DATE - WATER EL.
 4/13/08 - 92.96
 7/24/08 - 97.92
 11/7/08 - 94.73
 4/5/07 - 93.58
 7/30/07 - 94.67
 11/19/07 - 92.88
 4/23/08 - 94.35
 10/15/09 - 88.96
 04/24/10 - 91.46
 11/16/11 - 89.58

DPW 2
 EL = 130.11
 DATE - WATER EL.
 4/13/08 - <104.2
 7/24/08 - <104.2
 11/7/08 - <104.2
 4/5/07 - <104.2
 7/30/07 - <104.2
 11/19/07 - <104.2
 4/23/08 - <104.2
 10/15/09 - 104.01
 04/27/10 - 95.50
 11/16/11 - DRY

NOTE:
 WELL ELEVATIONS ARE FROM FIELD MEASUREMENTS ON MARCH 4, 2008. ELEVATIONS ARE AT TOP OF WELLS. TOP OF WELLS HAVE NOT CHANGED SINCE 2008 MEASUREMENTS.
 WATER ELEVATIONS ARE FROM MEASUREMENTS TAKEN BY JACQUES WHITFORD ON APRIL 13 THROUGH NOVEMBER 16, 2011. SEE ATTACHED REPORT "2006 TRIANNUAL SAMPLING PROGRAM REPORT, DOVER DPW RETENTION POND, MAST ROAD, DOVER, NH" BY JACQUES WHITFORD COMPANY, INC., DATED JANUARY 12, 2007.

DPW 4
 EL = 124.19
 DATE - WATER EL.
 4/13/08 - 91.86
 7/24/08 - 98.09
 11/7/08 - 93.64
 4/5/07 - 92.43
 7/30/07 - 93.58
 11/19/07 - 91.89
 4/23/08 - 93.26
 10/15/09 - 92.13
 04/24/10 - 94.56
 11/16/11 - 92.38

DPW 1
 EL = 142.79
 DATE - WATER EL.
 4/13/08 - 92.32
 7/24/08 - 96.54
 11/7/08 - 95.34
 4/5/07 - 94.09
 7/30/07 - 95.27
 11/19/07 - 93.65
 4/23/08 - 47.78
 10/15/09 - 93.79
 04/27/10 - 98.46
 11/16/11 - 86.07

DPW 3
 EL = 131.03
 DATE - WATER EL.
 4/13/08 - DRY
 7/24/08 - DRY
 11/7/08 - DRY
 4/5/07 - <89.58
 7/30/07 - 94.19
 11/19/07 - 92.62
 4/23/08 - 94.00
 10/15/09 - 97.03
 04/27/10 - 99.79
 11/16/11 - 90.93

DPW 6
 ELEV = 107.47 (MARCH 2013)
 DATE - WATER LEVEL
 04/27/10 - 85.84
 11/16/11 - 72.33

DPW 4-2
 EL = 102.01
 DATE - WATER EL.

DPW 3-2
 EL = 103.17
 DATE - WATER EL.

DPW 1-2
 EL = 104.81
 DATE - WATER EL.

LEGEND

- DPW-1 - MONITORING WELL DESIGNATION
- EXISTING CONTOUR - 2 FOOT INTERVAL
- PROPOSED FINISH CONTOUR - 5 FOOT INTERVAL
- 1B - PHASE BOUNDARY AND SCHEDULE REFERENCE
- - PROPOSED DRAINAGE FLOW (TYP)

SCHEDULE KEY

- 1A AREA OF COMPLETED RESTORATION OF A PORTION OF PHASE 1 - AREA = 27.8 ACRES
- 2A NEXT AREA OF EXCAVATION (A PORTION OF PHASE 2) SCHEDULED FOR FALL 2008 - 2013. AREA = 10.3 ACRES
- 2B FINAL AREA OF PHASE 2 EXCAVATION. SCHEDULED FOR FALL 2013 - 2016. AREA = 5.5 ACRES
- 3 AREA TO BE OPERATED AND RESTORED BY CITY OF DOVER. ANY CHANGES IN THIS AREA ARE NOT A PART OF THIS PLAN. ORIGINAL OBSERVATIONS IN THIS AREA WERE CONDUCTED IN DECEMBER 1998, TOPOGRAPHY UPDATED MARCH 2012.

- NOTES:**
- HORIZONTAL AND VERTICAL DATUM IS CITY OF DOVER / GEOO CORP.
 - THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE AS MAPPED BY THIS OFFICE, DECEMBER 1998, AND UPDATED THROUGH MARCH 2013.
 - ALL SIDE SLOPES ARE TO BE RECLAIMED AND REVEGETATED. MAXIMUM SLOPES ARE TO BE 2 TO 1.
 - MINIMUM SETBACK FROM PROPERTY LINES TO TOP OF SLOPES:
 - 50 FEET FROM R.O.W. LINE OF MAST ROAD
 - 10 FEET FROM ABUTTING PROPERTY LINES
 - SHADED AREAS DEPICT SLOPES OF 2:1 OR GREATER.
 - PAVED AND GATED ENTRANCE AT MAST ROAD TO PREVENT MATERIAL FROM BEING TRACKED ONTO ROADWAY.
 - BASED ON MONITORING WELLS, WATER TABLE IS ELEVATION 96±.
 - ZONING DISTRICT IS I-4.
 - EXCAVATION WILL NOT TAKE PLACE BELOW 4' ABOVE THE CURRENT WATER ELEVATION OBSERVED AT ANY TEST PIT LOCATION.

NO.	DATE	DESCRIPTION	BY	CHK
98-1061		TOPO	06-01	66-69
PROJECT NO		TYPE	FIELDBOOK & PAGES	

- 2013 -

RECLAMATION PLAN
EARTH EXTRACTION OPERATIONS
TAX MAP H, LOT 58
MAST ROAD
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

DRAWN BY: KJP FILE: V# CP\1061\2012
 SCALE: 1" = 100' DATE: APRIL 1, 2013

McGoneaney
Survey
Associates, inc.

P.O. Box 661 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

