



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, October 22, 2013**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 8, 2013 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public hearing on the City's proposed Capital Improvements (CIP) FY 2015 – 2020. The CIP can be found on the City Web Site at www.dover.nh.gov.
- B. Discussion and possible vote on the City's proposed Capital Improvements (CIP) FY 2015 – 2020.
- C. Consideration and possible vote on a Conditional Use Permit for STF Development (Owners: Taylor Family), Assessor's Map I, Lot 12, zoned RM-SU & R-20, located at 72 Durham Road. (13,500 sq. ft. of permanent and 1,000 sq. ft. of temporary impact to wetlands buffer for construction of driveway and retaining wall) *(P13-38)
- D. Consideration and possible vote on a Site Plan Review for STF Development (Owners: Everett Taylor, etc.) Assessor's Map I, Lot 12, zoned RM-SU & R-20, located at 72 Durham Road. (12 dwelling units within 2 buildings & 36 parking spaces) *(P13-37)

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Douglas Dodd General Contractor, Inc., (Owner: John Leonard & Wiley Parsons), Assessor's Map B, Lot 21-13, zoned R-40, located at 127 Boxwood Lane. (wetland buffer encroachment for fence, rocks and mulch bed) *(P13-46)
- B. Consideration and acceptance of a Minor Lot Line Adjustment for The Patrice D. Foster Revocable Trust of 2003, Assessor's Map L, Lots 89A & 89B, zoned R-20, located at 192 & 194 Dover Point Road. *(P13-48)
- C. Consideration and acceptance of an Open Space Subdivision of land for Carleen's Way, LLC (Owner: The Patrice D. Foster Revocable Trust of 2003, The Hayward Family Revocable Trust of 1998 and The Catherine F. Hayward Revocable Trust of 2012), Assessor's Map L, Lots 89I-1, 89I-2 & 89B, zoned R-20, located at 188, 192 & 194 Dover Point Road. (3 existing lots subdivided into 7 lots) *(P13-49)
- D. Consideration and acceptance of a Conditional Use Permit for the Residential-Commercial Mixed Use Overlay District for Summit Land Development (Owners: Varney Brook Lands, LLC, Thornwood Commons, LLC, Changing Places, LLC, and Dover Point Road 252, LLC), Assessor's Map K, Lots 19 & 19-1 and Map M, Lots 4, & 4-29 to 4-37, zoned ETP, located at Thornwood Lane. (conceptual site layout for 105 single family, 204 multi-family, and 130,100 square feet of commercial and retail buildings) *(P13-53)
- E. Consideration and acceptance of a Minor Subdivision for Mitchell Putnam, LLC, Assessor's Map A, Lot 3, zoned R-12, located at 73 Old Rochester Road. (1 new lot) *(P13-54)

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, October 8, 2013**
Meeting Time: **7:00 pm**

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

Members Absent: Michael Weeden, Councilor; Dexter Tarbox (Alternate)

Staff Present: Christopher Parker (Planning Director), Diane Britt (Recording Secretary)

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

1. CITIZENS' FORUM

Citizens Forum Open. Nobody spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- September 24, 2013 Regular Meeting Minutes.

Motion: K.Schuman made the motion to approve. Seconded by F.Torr. Vote: U/A

3. OLD BUSINESS – NONE

4. NEW BUSINESS

- A.** Public hearing to hear comments on the City's proposed Capital Improvements (CIP) FY 2015-2020. The CIP can be found on the City Web Site at www.dover.nh.gov.

Public hearing open. Nobody spoke. Public hearing recessed.

Recreation Director Gary Bannon spoke about several projects including renovation of locker rooms in the Dover Ice Rink, total renovation of Guppy Park, and an additional allocation to improvements to the playground at Henry Law Park.

C.Parker noted a clerical error on Page 93. The total for the 6-year project at Guppy Park is not \$50,000, it should be noted as \$350,000.

G.Bannon showed a map and a 3-D rendering of what Guppy Park would look like with the improvements.

D.Ciotti confirmed with G.Bannon that the renovation to Guppy Park would include a concession stand and bathrooms.

K.Schuman asked about the expansion of the Riverwalk, that the dollar amount programmed in there has no bearing on the former pedestrian bridge. G.Bannon answered there are no funds in there related to that project.

Antonio Fernandes, Dover School District Interim Superintendent, spoke about renovating the main structure of the high school, CTC Center and athletic field, as well as increasing the technology at the high school.

Karen Taylor, Dover School District Business Administrator, spoke about needed district-wide maintenance and repairs, including replacement of the roof at the Garrison Elementary School.



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G.Green asked K.Taylor if she felt that the school had enough laptop computers.

K.Taylor stated that she did not believe so and she is planning to do an inventory of all present technology in all of the academic areas including the CTC, Automotive and Culinary, and in all other areas.

L.Skinner confirmed with C.Parker that the cost for AstroTurf in 2018 was \$500,000, not \$22.9M.

D.Thibodeaux confirmed with K.Taylor that the cost for roof replacement at the Garrison Elementary School came from a study. Discussion continued.

A.Fernandes stated that the right technology and the right infrastructure are in the plan.

K.Schuman suggested consideration of an asphalt roof on the Middle School.

G.Green requested to have Douglas Steele, Community Services Director, attend the meeting to address construction projects.

D.Ciotti commented that if any members have any questions on the CIP booklet, they should email C.Parker.

B. Consideration and possible posting of Zoning Ordinance Amendments.

K.Schuman and D.Ciotti stepped down due to owning property in the affected area. L.Skinner sat in as Chair.

C.Parker introduced Tim Corwin who gave an overview of the proposed rezoning amendments. Amendments and power point presentation are located on the web under current reports. He stated goal for tonight is to have the Board be comfortable with posting the amendments and a public hearing will be held on 11/12/2013.

D.White questioned TOD and the sub-districts.

C.Parker elaborated on the parking requirements and setbacks for this district.

C.Plante asked T.Corwin what amendments may be controversial.

C.Parker mentioned that the most controversial amendment was Sixth Street. The amendment was removed.

Discussions continued regarding the proposed rezoning amendments.

G.Green had questions regarding making changes or additions to the amendments.

C.Parker encouraged the Board to post the amendments. He stated that the Board will have many opportunities to change the amendments and he recommended public input.

L.Skinner stated that there are quite a few amendments, but is comfortable with posting the amendments in conjunction with the public hearing process.



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T.Corwin addressed the temporary sign amendments and explained that the purpose was to provide flexibility to business owners and he thanked business owners for being in compliance.

Motion: D.Thibodeaux made motion to post the amendments. Seconded by C.Plante. Vote: U/A.

D.Ciotti and K.Schuman joined the meeting.

5. STAFF COMMENTS

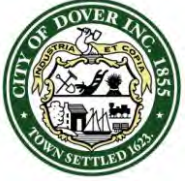
C.Parker gave updates:

- Welcomed Diane Britt, new clerk typist to the Planning Department.
- Climate Change – Upcoming events still looking for participation. Dates left are 10/17, 10/21 and 11/7/2013 at McConnell Center.
- Recognition - C.Parker, the City Manager and Councilors received recognition for performance management and development of the master plan.
- Cecil Group - Have been retained to do a downtown pedestrian vehicular access study and there is a meeting on 10/21/2013 for public input.

6. COMMITTEE REPORTS-NONE

7. ADJOURNMENT

Motion: G.Green made the motion to adjourn at 8:42 pm. Seconded by D.Thibodeaux. Vote: U/A.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-38

Application Type: Conditional Use Permit
Applicant: STF Development
Owner: STF Development
Location: 72 Durham Road (Assessor's Map I, Lot 12)

INTENT: To obtain a Conditional Use Permit for the construction of 12 multi-family residential units with a driveway and retaining wall that will impact 13,500 sq. ft. of wetland buffer permanently and 1,000 sq. ft. of wetland buffer temporarily.

LOTS/UNITS PROPOSED: 12 multi-family units

AGENDA ITEM #: 3-C

ACREAGE: 4.71 Acres

ZONING DISTRICT: Low Density Residential (R-20) and Suburban Density Multi-Residential (RM-SU)

EXISTING LAND USE: Single Family Dwelling

PROPOSED LAND USE: 12 multi-family units

SURROUNDING LAND USE: Multi-family residential, single-family residential and high school

ZBA ACTION: None

ATTACHMENTS: Conditional Use plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters and by first class mail to condominium owners for 8/27/13 meeting

PERMITS REQUIRED:

- City of Dover Conditional Use Permit

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-C-2 to allow a reduction in road width from 24 feet to 20 feet with 2 foot shoulders

Summary of Request and Background

The applicant has submitted a set of plans to impact the 50-foot wetlands buffer for the construction of a driveway and retaining wall.

The applicant met with the Conservation Commission on August 12, 2013, September 9, 2013 and October 15, 2013 (see enclosed minutes). The Commission endorsed the Conditional Use Permit with the design revisions to the small parking lot as discussed, including the wider level spreader stone apron, the reduced aisle width and reduction of two parking spaces.

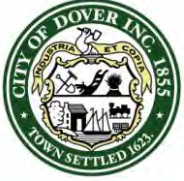
Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

1. The applicant shall revise the plan to widen by two feet the stone apron adjacent to the small parking lot closest to Durham Road, reduce the aisle width to 18 feet, and reduce the size of the lot by two spaces.
2. The applicant shall revise the plan to add silt fence between the small parking lot closest to Durham Road and the adjacent wetlands.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-37

Application Type: Site Plan Review
Applicant: STF Development
Owner: STF Development
Location: 72 Durham Road (Assessor's Map I, Lot 12)

INTENT: Site review for the construction of 12 residential multi-family units in two buildings and 42 parking spaces with a driveway off Durham Road. The existing single family home on the front of the property would remain and be converted to a duplex.

LOTS/UNITS PROPOSED: 12 multi-family units

AGENDA ITEM #: 3-D

ACREAGE: 4.71 Acres

ZONING DISTRICT: Low Density Residential (R-20) and Suburban Density Multi-Residential (RM-SU)

EXISTING LAND USE: Single Family Dwelling

PROPOSED LAND USE: 12 multi-family units

SURROUNDING LAND USE: Multi-family residential, single-family residential and high school

ZBA ACTION: None

ATTACHMENTS: Site Review plan, application, fiscal impact analysis

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters and by first class mail to condominium owners for 8/27/13 meeting

PERMITS REQUIRED:

- City of Dover Conditional Use Permit

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-C-2 to allow a reduction in road width from 24 feet to 20 feet with 2 foot shoulders

Summary of Request and Background

The applicant has submitted a site plan to construct 12 multi-family residential units in two buildings with 42 parking spaces. Buildings 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 primarily located in the Suburban Density Multi-residential District (RM-SU), which provides for an environment suitable for a variety of moderate density housing types located along major roadways outside of the center of the city. This plan is consistent with those requirements.

Waiver Request

The applicant requests a waiver to Chapter 149-14-C-2, to allow a reduction in road width from 24 feet to 20 feet with 2 foot shoulders. The applicant states that the reduction in width is meant to reduce the impact to abutters, while maintaining a safe roadway.

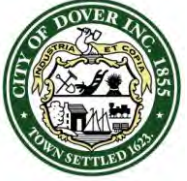
The Planning Department supports the granting of the requested waiver because it will allow the roadway to be moved further from the abutters without compromising safety.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
4. The applicant shall have the landscape plan stamped by the Landscape Architect.
5. The applicant shall submit colored architectural renderings of the proposed buildings.
6. The applicant shall revise the cover sheet to fix the title.
7. The applicant shall revise the plan to extend the 6-foot vinyl fence an additional 70 feet westerly along the boundary of Map I, Lot 11.
8. The applicant shall revise the plan, sheet #1, to identify the abutters across Durham Road.
9. The applicant shall revise the plan to incorporate the amendments required by the Conditional Use Permit (P13-38).



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-37

Application Type: Site Plan Review
Applicant: STF Development
Owner: STF Development
Location: 72 Durham Road (Assessor's Map I, Lot 12)

10. The applicant shall revise sheet #6 of the plans to show replacement of the existing drain pipe in Durham Road from the drain manhole in front of the existing house to the downstream catch basin.
11. The applicant shall revise sheet #6 of the plans to change the two proposed catch basin sumps from 2 foot to 3 foot.
12. The applicant shall revise the plans to add a Utility sheet.
13. The applicant shall revise the plans to depict the proposed location of a development sign.
14. The approval includes the granting of the waiver requested for the reasons stated by staff. The Board finds that the criteria of Chapter 149-19.A have been met.
20. In lieu of providing on-site active recreation, the applicant shall contribute the amount of \$4,500 to the City for improvements to recreational facilities.

Conditions to Be Met Prior to Any Construction Activity:

15. Hours of construction, as depicted on sheet #3, note #25, 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.
16. 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 from the rear of unit # 1 to the property line at the rear of unit #6. This shall be checked and approved by the Building Official and City Engineer.

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

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

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

19. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Second Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, September 9, 2013
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Cora Quisumbing-King, Kevin Perron, Kris Houle, Michael Joyce (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry

The meeting was convened by Hunt at 5:35 PM.

Hunt welcomed Michael Joyce who was recently appointed as an alternate to the commission.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Quisumbing-King moved to approve the August 12, 2013 minutes, Perron seconded. Vote: Unanimous

2. OLD BUSINESS:

- A. City of Dover Conditional Use Permit for STF Development, Owner: Taylor Family (Agent: Chris Berry, Berry Surveying & Engineering), Assessor's Map I, Lot 12, zoned R-20 & RM-SU, located at 72 Durham Road.

Chris Berry of Berry Surveying & Engineering was there to present the proposed 12-unit multi-family development with two buildings and 36-space parking lot that will require 11,394 sq. ft. of permanent impact and 1,000 sq. ft. of temporary impact within the 50-foot wetlands buffer for a driveway and retaining wall.

Quisumbing-King moved to remove the application from the table, Perron seconded. Vote: Unanimous.

Hunt: There was a site walk held on September 3, 2013 and many of the Conservation Commission members were in attendance. Are there any questions from members?

Houle: I have questions about the drainage analysis and the post development curve numbers, which are lower.

Berry: I met with the City Engineers this morning to review the plans and drainage. The site is unique and the fields will not be mowed in the future and allowed to grow up. We may need to plant some trees to reduce the run-off. We talked at the site walk about changing the pitch of the road to the south into a swale and rain garden which would reduce peak run-off.

Quisumbing-King: What types of trees grow in wetlands?

Berry: Primarily maples.

Houle: Where would the rain garden be located?

Berry: Along the swale parallel to the road.

Houle: Did you consider porous pavement for the road?

Berry: We did not because it is not economically feasible due to the required under drain. He explained the design of the rain garden.

Hunt: Will the location of the discharge be able to handle the flow?



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
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Meeting Date: Monday, September 9, 2013
Meeting Time: 5:30 pm

Berry: Yes it will. We added a second discharge point to the west to pick up the flow from the sump pumps.

Quisumbing-King: The abutter to the south had concerns about drainage also.

Berry: His house is up gradient of our site except for the back portion.

Houle: I would like to see the revised drainage study and a detailed landscaping plan since the drainage counts on the positive impact of planting more trees.

Quisumbing-King: What is the impact on animal diversity and how do we know if 11,000 square feet of impact is too much?

Berry: The impact of wetlands buffer is now about 12,000 square feet.

Bird: You can compare this impact against previous projects and look at the impact versus the size of the lot and the amount of buffer.

Joyce: Did you consider moving the road to the south?

Berry: We talked about it but the buffer impacts would increase quite a bit. We did not see the benefits of moving it.

Quisumbing-King: Who inspects the plan once it is complete?

Bird: Community Services has an engineering technician that does inspections all the way through the construction and before a certificate of occupancy is issued. The developer has to prepare an annual report on the maintenance of the storm water facilities and submit it to the City.

Houle: Is there any treatment proposed for the parking lot outlet to the north?

Berry: Not yet but we can look at it.

Joyce: Will you have to file a Notice of Intent permit with the EPA and prepare a SWPPP?

Berry: Yes we will do both. We are tonight for approval of the wetland buffer impacts.

Bird: The Conservation Commission is required to make a recommendation to the Planning Board on this application. It is okay to look at the drainage in terms of how it might change the buffer impacts, but you are not being asked to approve the drainage plan.

Berry: This board has endorsed plans previously without a final sign-off from the City Engineer. There are no wetland impacts here, only buffers.

Quisumbing-King: The clearer we are for the Planning Board in our recommendation, the better.

Joyce: I need to know what the landscaping plan is in case it might impact the wetlands buffer.

Perron: It is not our fault that the timing is such that the applicant has not prepared an updated plan for us to look at. Sometimes you cannot make a decision in a timely fashion.

Houle moved to postpone a vote until the applicant has provided a detailed landscaping plan and updated the drainage analysis, Joyce seconded.

Hunt: Any discussion on the motion?

Perron: Can we have a special meeting to discuss this once the information is provided to us?

There was a discussion on having a special meeting and when that might work given the Planning Board meeting on September 24th.

Vote on motion: Unanimous.

Perron moved to have a special meeting on Tuesday, September 17th at 5:30 PM, Quisumbing-King seconded. Vote: Unanimous.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Second Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: Tuesday, October 15, 2013
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Cora Quisumbing-King, Kevin Perron, Kris Houle, Ron Hebert, Michael Joyce (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry, Doug Dodd, Penny Wright, Richard Whitney

The meeting was convened by Hunt at 5:35 PM.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Quisumbing-King moved to approve the September 9, 2013 minutes, Perron seconded. Vote: Unanimous

2. OLD BUSINESS:

- A. City of Dover Conditional Use Permit for STF Development, Owner: Taylor Family (Agent: Chris Berry, Berry Surveying & Engineering), Assessor's Map I, Lot 12, zoned R-20 & RM-SU, located at 72 Durham Road.

Chris Berry of Berry Surveying & Engineering was there to present the proposed 12-unit multi-family development with two buildings and 36-space parking lot that will require 13,500 sq. ft. of permanent impact and 1,000 sq. ft. of temporary impact within the 50-foot wetlands buffer for a driveway and retaining wall. We were not ready for the special meeting due to design changes. We have revised the plan to move the road to the south to reduce the impact to the trees along the common boundary. We moved the sidewalk to the north side of the road. Drainage will be sheet flow off the road into a bio-retention area. We have reduced the pavement width from 24 feet to 20 feet with foot shoulders. This reduces the impervious cover.

Hunt: How far will the road be from abutting property line?

Berry: It starts at 14 feet and most is 17 feet. We also moved 2 parking spaces to the front of the lot. There are still no wetland impacts, but there is a small increase in buffer impact. We will be meeting with City Engineer tomorrow. I have a revised drainage analysis.

Joyce: The reason for the increased buffer impacts is to address the abutter concerns. He confirmed that no new trees will be planted in the wetlands.

Houle: What is the drainage plan for the 8 space parking lot in the front?

Berry: The parking lot will be graded to the rear to a stone apron for some infiltration and then to the wetlands area.

Hunt: How many parking spaces are required?

Bird: The ordinance requires 3 parking spaces per unit.

Perron: Are these three bedroom units?

Berry: Yes they are.

Houle: Have you prepared a cross section of the roadway?

Berry: Yes it is in the full plan set.

Joyce: Are you counting on plantings for your drainage calculations?

Berry: No, just a few proposed trees along the roadway.



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DOVER CONSERVATION COMMISSION – MINUTES

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Houle: Can front parking lot be reduced in size to lessen the amount of run-off?

Berry: I could reduce aisle width to 18 feet but that would require a waiver.

Bird: Why do you have two extra parking spaces?

Berry: The extra spaces are not necessary. If this is desired we could remove two spaces.

Houle made a motion to endorse the Conditional Use Permit with the design revisions to the small parking lot as discussed, including the wider level spreader stone apron, the reduced aisle width and reduction of two parking spaces, Quisumbing-King seconded. Vote: Unanimous

3. NEW BUSINESS

- A. NHDES Wetlands Permit (Expedited Review) for Richard Whitney (Agent: Penny Wright, The Wright Choice Septics), Assessor's Map L, Lot 8, zoned R-20, located at 15 Nute Road.

Penny Wright was present to explain the proposal which is to conduct work adjacent to the Bellamy River to replace an existing failed septic system in the same approximate area. The work is in the Conservation District, but at least 75-feet from the river. The new septic field is further from the river than the existing. We are using the same septic tank to reduce impact. The front yard would not work for many reasons. The system is 14 feet in elevation above the river.

Houle: Why did the previous system fail?

Wright: It was more than 50 years old and not built to standards.

Houle: Did you do test pits?

Wright: Yes the water table was good – at 48 inches.

Perron: Is it still a 2 bedroom system?

Wright: Yes, but the leach bed was increased in size to meet state standards. We have received preliminary approval from DES for the system design.

Joyce made a motion to endorse the NHDES Wetlands Permit application, Perron seconded. Vote: Unanimous

- B. City of Dover Conditional Use Permit for Douglas Dodd General Contractors, Inc., Owner: John Leonard & Wiley Parsons, Assessor's Map B, Lot 21-13, zoned R-40, located at 127 Boxwood Lane. Rocks, fence and mulch bed were placed in 50-foot wetlands buffer.

Doug Dodd was present to explain the application for an after the fact permit to allow the wetlands buffer encroachment to remain. The rocks were left over after excavation of the site and the owner asked him to place them along the driveway. The rocks act as a buffer and grass is growing up between the rocks. The rocks will prevent further encroachment into buffer. Taking the rocks out will create a bigger mess.

Joyce: What was there before the rocks?

Dodd: Fill was put in during road construction. There must have been a permit to fill the wetlands for the road crossing.

Perron: Where did the rocks come from?



P13.37

THE GARRISON IN DOVER, A CONDOMINIUM

September 9, 2013

Mr. Christopher Park
Planning Department
City of Dover
Central Ave.
Dover, NH 03820

Re: Development of 72 Durham Road

Dear Mr. Parker,

On September 3, 2013 members of the Garrison Condominium Association Board of Directors along with several abutters did a site tour of 72 Durham Road.

After reviewing the plans and walking the property, the following concerns were raised by the Garrison Condominium Association and abutters:

1. Water:

- a. There is great concern with the amount of impervious blacktop and foundations planned for the development and that water build up caused by these new surfaces will not be "whisked" away from the abutters property but will add to an already water saturated ground. I walked the back of our property yesterday and the majority of the sump pump hoses spill under decks and a few are extended beyond that point. There are only two decks within 15 feet of the property at 72 Durham Road that would potentially dump water onto the abutting property.
- b. Swales are planned to be installed to pull water away. However, they are really just ditches. Who will maintain them? How long will they last? Who is responsible for the swales not working? How will they be protected from winter plow damage? What about standing water?

2. Wetlands:

- a. The developer is asking to infringe on the wetlands in order to build. Does this have to be re-established as wetlands?
- b. Wildlife – The Wildlife Commission was on the property and obvious saw the wonderful habitat of wildlife.

3. Privacy:

- a. Fencing: A fence is currently planned to protect abutters. It should be at least 10 feet high and made of material that is not obvious or intrusive. No plastic white fencing but a natural material should be used and maintained on a regular basis. It should block all lights from entering traffic and as much noise as possible.
- b. Lights: Parking lot lights, although restricted to "down" lighting, they are still bright. Safety of residents require them to be bright. This "down" lighting will still have a glow affect! Additional



THE GARRISON IN DOVER, A CONDOMINIUM

lighting on the entry steps will add to the "glow" affect and the lighting will be on all night. The ten foot fence would not keep the lights from affecting the second story of the abutters.

- c. Driveway: A total of 36 residential vehicles, their guests, trash trucks, UPS/FEDEX trucks; mail truck, snow plows (all hours of the night) will have a direct effect on the abutters.
4. Snow Removal:
- a. We have great concern about plowing. What protection do we have from the plow pushing snow against the privacy fencing? Salt and sand would have detrimental effect on the trees and plantings of owners. Snow removal is expensive and not an assurance by the developer that it will be done. Adding additional snow piles just adds to the already serious water issue.
5. Traffic:
- a. Exit from 72 Durham Road onto Durham Road is dangerous because of a blind hill if you look right as you exit. Adding a fence or shrubbery to protect against headlights intruding onto the abutting Taylor residence will only add to the danger.
 - b. Turn Lane – a turn lane was discussed for the left hand turns into 72 Durham Rd. However, we do not have a left hand turn lane into the Garrison Condominium Association or does any other multi-unit complexes on Durham Rd.? How do you widen Durham Road to allow for this? Will drivers coming up over a blind hill be able to determine quickly the left hand turn lane or driving lane? Speed is a serious issue on Durham Road.

I wanted you to know that I have not been contacted by the engineering firm to provide them with the sump pump information you requested me to give them and will be leaving town on an extensive vacation. I will tell you that I walked the abutting property and found only two sump pump hoses that extended within 10 feet of the 72 Durham Rd. property. The majority of the sump pump hoses expel water under their own decks. As indicated in the first hearing, we are actually only pulling existing water out and recycling it back into the ground.

As you can see, there are many issues of concern from the homeowners at the Garrison Condominium Association. It actually affects all of us...from water to traffic, we will live with it every day.

Thank you for your willingness to be open up for all discussions on this proposed development. The responsibility to determine how development is done in our community is a large one.

Sincerely,

Charlene Courtemanche, President
The Garrison Condominium Association
56 Durham Road, #47
Dover, NH 03820

Email: cbc1031@gmail.com



BERRY SURVEYING & ENGINEERING

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

City of Dover Planning Board
Attn: Christopher Parker Chief Planner
288 Central Ave
Dover, NH 03820
RE: Proposed Multi Unit Development
STF Development
Durham Road
Waiver Request

OCT 15 2013

Mr. Chairperson & Members of the Dover Planning Board:

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

1. Identification of Waiver Request:

- Waiver request to the required width of 24' paved surface.

2. Explanation:

The regulations require a 24' wide paved surface for the number of units proposed. Due to impacts to the abutters we have worked with our landscape architect to reduce the width to 20' of paved surface with a 2' gravel shoulder

3. Waiver Justification:

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

The purpose of the regulation is to have a year round, safe and free of obstruction roadway. This section accomplishes this, allowing for reduced pavement width and room for snow plows.

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

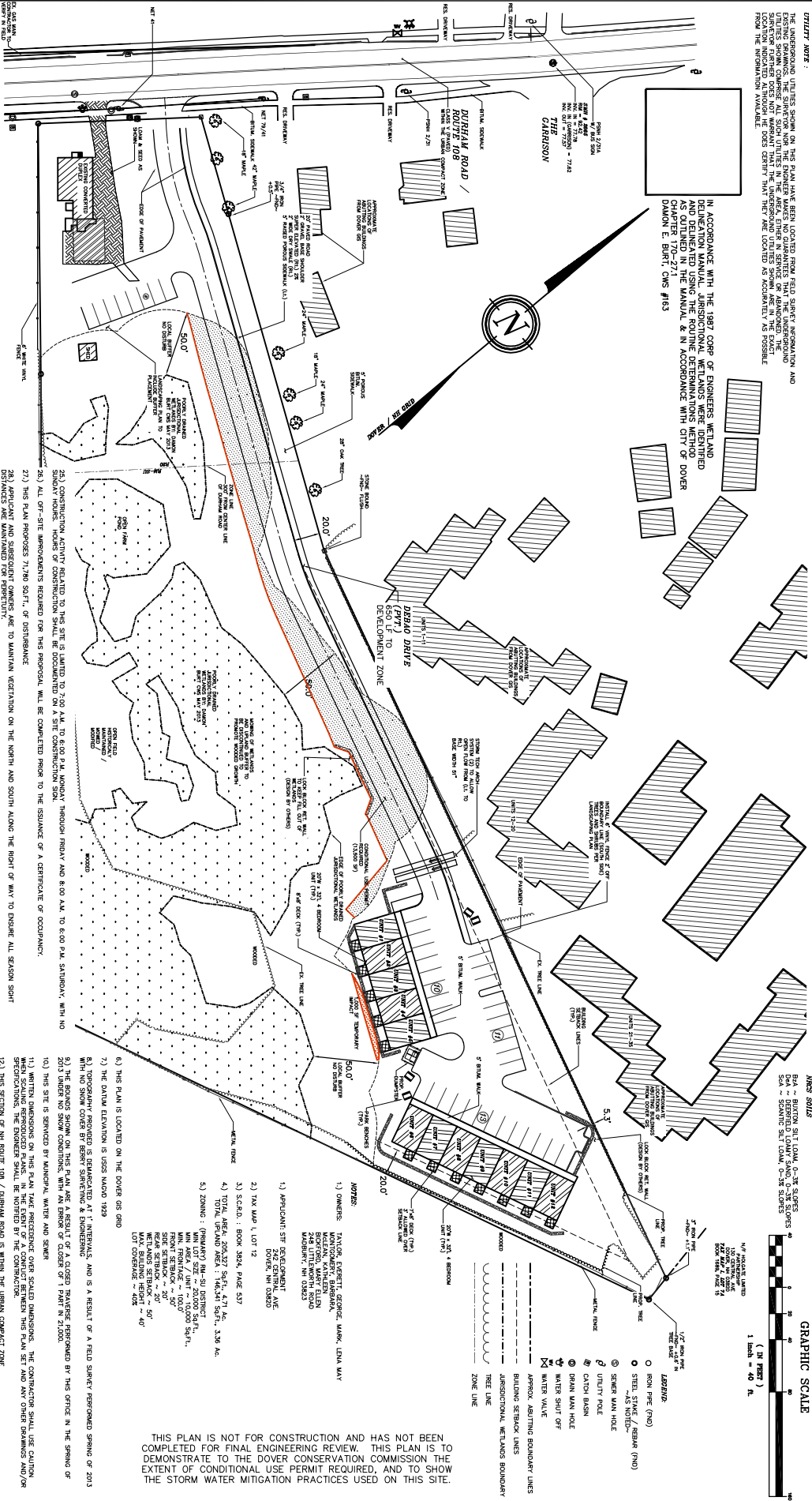
Strict conformity would require the proposed roadway to be situated closer to the abutting land owners. Given their opposition to this, this would result in a hardship to the applicant.

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

BERRY SURVEYING & ENGINEERING

NOTICE:
 THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND FIELD RECORDS. THE EXACT LOCATION OF THESE UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

IN ACCORDANCE WITH THE 1987 CORP. OF ENGINEERS WETLAND DELINEATION MANUAL, JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AND DELINEATION MANUAL AS PREPARED BY THE U.S. ARMY CORPS OF ENGINEERS IN ACCORDANCE WITH CHAPTER 170-271. DAVID E. BURT, CWS #163



NOTES:

- 1) ALL CONSTRUCTION SHALL BE COMPLETED BY 10:00 AM ON THE DATE OF THE PERMIT EXPIRES.
- 2) ALL CONSTRUCTION SHALL BE COMPLETED BY 10:00 AM ON THE DATE OF THE PERMIT EXPIRES.
- 3) ALL CONSTRUCTION SHALL BE COMPLETED BY 10:00 AM ON THE DATE OF THE PERMIT EXPIRES.
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- 22) ALL CONSTRUCTION SHALL BE COMPLETED BY 10:00 AM ON THE DATE OF THE PERMIT EXPIRES.
- 23) ALL CONSTRUCTION SHALL BE COMPLETED BY 10:00 AM ON THE DATE OF THE PERMIT EXPIRES.
- 24) ALL CONSTRUCTION SHALL BE COMPLETED BY 10:00 AM ON THE DATE OF THE PERMIT EXPIRES.

GRAPHIC SCALE
 1 inch = 40 ft.

THIS PLAN IS NOT FOR CONSTRUCTION AND HAS NOT BEEN COMPLETED FOR FINAL ENGINEERING REVIEW. THIS PLAN IS TO DEMONSTRATE TO THE DOVER CONSERVATION COMMISSION THE EXTENT OF CONDITIONAL USE PERMIT REQUIRED, AND TO SHOW THE STORM WATER MITIGATION PRACTICES USED ON THIS SITE.

PARKING REQUIREMENTS:
 PROPOSED MULTI FAMILY USE ~ 3 SPACES PER UNIT
 12. TOTAL UNITS x 3 SPACES = 36 REQUIRED SPACES
 5.50 TOTAL SPACES PROVIDED
 5.50 GPD IS THE ANTICIPATED WATER AND SEWER DEMAND PER DAY. (HUBER DESIGNER'S MANUAL)

OPEN SPACE REQUIREMENTS:
 100 SQ.FT. / BEDROOM
 12. 3 BEDROOM UNITS PROPOSED
 36 TOTAL SPACES PROVIDED
 36 TOTAL SPACES PROVIDED
 1,800 SQ.FT. PASSIVE RECREATION (MET ON SITE)
 1,800 SQ.FT. ACTIVE RECREATION (SEE IN UED)

CONDITIONAL USE & WETLAND IMPACT AREAS:
 AREA OF EXISTING WETLAND DISTURBANCE: 0 SQ.FT.
 AREA OF PROPOSED PERMANENT IMPACT TO WETLAND BUFFER: 1,300 SQ.FT.
 AREA OF PROPOSED TEMPORARY IMPACT TO WETLAND BUFFER: 1,000 SQ.FT.

31) ALL CONSTRUCTION SHALL BE COMPLETED BY 10:00 AM ON THE DATE OF THE PERMIT EXPIRES.
 32) ALL CONSTRUCTION SHALL BE COMPLETED BY 10:00 AM ON THE DATE OF THE PERMIT EXPIRES.
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 40) ALL CONSTRUCTION SHALL BE COMPLETED BY 10:00 AM ON THE DATE OF THE PERMIT EXPIRES.

1) OWNERS: FRANK BURGESS, TRACY WALKER, MICHAEL VALENZUELA, 248 LITTLE WORTH ROAD, DOVER, NH 03820
 2) TAX MAP: 1, LOT 12
 3) SCALE: BOOK 326, PAGE 517
 4) TOTAL AREA: 20,227 SQ.FT., 47.1 AC.
 5) ZONING: (REAR) B-2, DISTRICT 1
 6) MIN. LOT SIZE: 20,000 SQ.FT., MIN. FRONT YARD SETBACK: 10.0 FT., MIN. SIDE YARD SETBACK: 5.0 FT., MIN. REAR SETBACK: 5.0 FT., WETLAND SETBACK: 50 FT., LOT COVERAGE: 40%

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, N.H. 332-2863
 SCALE : 1 IN. EQUALS 40 FT.
 DATE : AUGUST 11, 2013
 FILE NO. : DB 2013-039

DURHAM PLACE
 OVERALL SITE PLAN
 ST# DEVELOPMENT
 72 DURHAM ROAD
 DOVER, N.H.
 TAX MAP 1, LOT 12

| REVISION | DATE | DESCRIPTION |
|----------|----------|--|
| #2 | 10-10-13 | UPDATE X. SEC PER SITE LANDSCAPE ARCH. |
| #1 | 9-9-13 | UPDATE X. SEC PER SITE WALK |



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-46

Application Type: Conditional Use Permit
Applicant: Douglas Dodd General Contractor, Inc.
Owner: John Leonard & Wiley Parsons
Location: 127 Boxwood Lane (Assessor's Map B, Lot 21-13)

INTENT: To obtain a Conditional Use Permit for an encroachment within the 50-foot wetlands buffer for a fence, mulch bed and large rocks.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 0.687 Acres

ZONING DISTRICT: Rural Residential District (R-40)

EXISTING LAND USE: Single Family Dwelling

PROPOSED LAND USE: Single Family Dwelling

SURROUNDING LAND USE: Single Family Dwellings

ZBA ACTION: None

ATTACHMENTS: Conditional Use 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 is requesting that the impact to the 50-foot wetlands buffer for a fence, mulch bed and large rocks be allowed to remain. The encroachment was discovered by the City during an inspection of the property.

The applicant met with the Conservation Commission on October 15, 2013 (see enclosed minutes). The Commission voted to recommend that the rocks and fence in the wetlands buffer be removed and that the area be loamed and seeded after the rocks are removed.

Consistency with Land Use Regulations

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This plan is not consistent with those requirements, as the need for the disturbance has not been shown and there was no attempt to avoid or minimize the impacts into the wetlands buffer.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board deny the Conditional Use application for the following reasons:

1. The applicant has not demonstrated a need for the encroachment.
2. The applicant has not demonstrated that the impact was avoided to the greatest extent possible.
3. The applicant has not demonstrated that the impact was minimized to the greatest extent possible.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

| | | | | |
|-----------------|--------------|---------------|----------------|---------------------|
| Office Use Only | Project #: | <u>P13-46</u> | Date Received: | <u>SEP - 9 2013</u> |
| | Amount Paid: | _____ | Time Received: | _____ |

APPLICANT AND OWNER INFORMATION

Name of Applicant: DOUGLAS DOOD GENERAL CONTRACTORS, INC Telephone # 603-742-7700
 Address of Applicant: 15 HANSON ST UNIT E, DOVER, NH
 E-Mail Address: addbuild@myfairpoint.net
 Name of Property Owner (if different from applicant): John Leonard Wiley Parsons Telephone # 918-607-2811
 Address of Property Owner: 127 BOXWOOD LANE, DOVER

PROPERTY INFORMATION

Assessor's Map # B Lot(s) # 21-13
 Zoning District(s) R-40 Overlay District(s) _____
 Existing Use of Property: SINGLE FAMILY DWELLING

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 Wetland Protection

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

ROCKS PLACED IN WETLAND BUFFER AREA.
TREE PLANTED AND *MULCH PLACED IN WETLAND BUFFER.
ONE POST OF DECORATIVE POST RAIL FENCE PLACED IN WETLAND BUFFER

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

* NATURAL MULCH - NO DYES



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Second Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: Tuesday, October 15, 2013
Meeting Time: 5:30 pm

Houle: Can front parking lot be reduced in size to lessen the amount of run-off?

Berry: I could reduce aisle width to 18 feet but that would require a waiver.

Bird: Why do you have two extra parking spaces?

Berry: The extra spaces are not necessary. If this is desired we could remove two spaces.

Houle made a motion to endorse the Conditional Use Permit with the design revisions to the small parking lot as discussed, including the wider level spreader stone apron, the reduced aisle width and reduction of two parking spaces, Quisumbing-King seconded. Vote: Unanimous

3. NEW BUSINESS

- A. NHDES Wetlands Permit (Expedited Review) for Richard Whitney (Agent: Penny Wright, The Wright Choice Septics), Assessor's Map L, Lot 8, zoned R-20, located at 15 Nute Road.

Penny Wright was present to explain the proposal which is to conduct work adjacent to the Bellamy River to replace an existing failed septic system in the same approximate area. The work is in the Conservation District, but at least 75-feet from the river. The new septic field is further from the river than the existing. We are using the same septic tank to reduce impact. The front yard would not work for many reasons. The system is 14 feet in elevation above the river.

Houle: Why did the previous system fail?

Wright: It was more than 50 years old and not built to standards.

Houle: Did you do test pits?

Wright: Yes the water table was good – at 48 inches.

Perron: Is it still a 2 bedroom system?

Wright: Yes, but the leach bed was increased in size to meet state standards. We have received preliminary approval from DES for the system design.

Joyce made a motion to endorse the NHDES Wetlands Permit application, Perron seconded. Vote: Unanimous

- B. City of Dover Conditional Use Permit for Douglas Dodd General Contractors, Inc., Owner: John Leonard & Wiley Parsons, Assessor's Map B, Lot 21-13, zoned R-40, located at 127 Boxwood Lane. Rocks, fence and mulch bed were placed in 50-foot wetlands buffer.

Doug Dodd was present to explain the application for an after the fact permit to allow the wetlands buffer encroachment to remain. The rocks were left over after excavation of the site and the owner asked him to place them along the driveway. The rocks act as a buffer and grass is growing up between the rocks. The rocks will prevent further encroachment into buffer. Taking the rocks out will create a bigger mess.

Joyce: What was there before the rocks?

Dodd: Fill was put in during road construction. There must have been a permit to fill the wetlands for the road crossing.

Perron: Where did the rocks come from?



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Second Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, September 9, 2013
Meeting Time: 5:30 pm

Berry: Yes it will. We added a second discharge point to the west to pick up the flow from the sump pumps.

Quisumbing-King: The abutter to the south had concerns about drainage also.

Berry: His house is up gradient of our site except for the back portion.

Houle: I would like to see the revised drainage study and a detailed landscaping plan since the drainage counts on the positive impact of planting more trees.

Quisumbing-King: What is the impact on animal diversity and how do we know if 11,000 square feet of impact is too much?

Berry: The impact of wetlands buffer is now about 12,000 square feet.

Bird: You can compare this impact against previous projects and look at the impact versus the size of the lot and the amount of buffer.

Joyce: Did you consider moving the road to the south?

Berry: We talked about it but the buffer impacts would increase quite a bit. We did not see the benefits of moving it.

Quisumbing-King: Who inspects the plan once it is complete?

Bird: Community Services has an engineering technician that does inspections all the way through the construction and before a certificate of occupancy is issued. The developer has to prepare an annual report on the maintenance of the storm water facilities and submit it to the City.

Houle: Is there any treatment proposed for the parking lot outlet to the north?

Berry: Not yet but we can look at it.

Joyce: Will you have to file a Notice of Intent permit with the EPA and prepare a SWPPP?

Berry: Yes we will do both. We are tonight for approval of the wetland buffer impacts.

Bird: The Conservation Commission is required to make a recommendation to the Planning Board on this application. It is okay to look at the drainage in terms of how it might change the buffer impacts, but you are not being asked to approve the drainage plan.

Berry: This board has endorsed plans previously without a final sign-off from the City Engineer. There are no wetland impacts here, only buffers.

Quisumbing-King: The clearer we are for the Planning Board in our recommendation, the better.

Joyce: I need to know what the landscaping plan is in case it might impact the wetlands buffer.

Perron: It is not our fault that the timing is such that the applicant has not prepared an updated plan for us to look at. Sometimes you cannot make a decision in a timely fashion.

Houle moved to postpone a vote until the applicant has provided a detailed landscaping plan and updated the drainage analysis, Joyce seconded.

Hunt: Any discussion on the motion?

Perron: Can we have a special meeting to discuss this once the information is provided to us?

There was a discussion on having a special meeting and when that might work given the Planning Board meeting on September 24th.

Vote on motion: Unanimous.

Perron moved to have a special meeting on Tuesday, September 17th at 5:30 PM, Quisumbing-King seconded. Vote: Unanimous.

Name of Professional That Prepared Plans: _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: Wiley Parsons Date: 9/6/13

Signature of Applicant (if not from owner): [Signature] Date: 9/9/13

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: Wiley Parsons Date: 9/6/13



Planning Board
City of Dover
August 9, 2013

Re Conditional Use Permit - 127 Boxwood Lane.

Please find attached an application for a Conditional Use Permit for a lot located on Map B Lot 21-13, also known as 127 Boxwood Lane.

Home was built during the first half of 2013. Care was taken to avoid encroachment into the Wetland Buffer Zone.

During final shaping and landscaping of the lot the buyer, (current owner) asked that the remaining rocks measuring one to two foot in diameter be placed on the edge of the disturbed area. The area covered by these rocks ranges from 3 to 18 feet wide and about 60 feet long. The rocks are only one layer deep and are not functioning as a retaining wall. A 20' by 10' mulched planting area with 5 trees was placed along the same edge. A 6' x 10' section of that mulched area, containing 2 trees, is within the buffer zone. A 20' section of rustic split rail fence was also placed within the mulched area with one post being within the buffer zone as well. The mulch is a natural product containing no dyes. Currently grasses and natural vegetation are beginning to pop up between the rocks in the rock area.

On or about Monday August 5 Tom Clark, Tim Corwin and Alan Dews inspected the site. The impact of the rocks was discussed and it was decided that although the rocks and vegetation growing between them are acting as a protective barrier to the wetland and preventing any use of that land it is not the same as the original material covering that area and thus need to be moved or allowed by a conditional use permit.

I am requesting a Conditional Use permit to allow the rocks, mulched area, 3 trees and fence post to remain.

By placing rocks, which allows natural vegetation to regrow, any future impacts to the buffer zone and/or wetland area are *avoided* because the rocks prevent any other use for that area.

Current or future impacts have been *minimized* since the rocks, while not the original material do indeed protect the buffer. No additional fill was added where those rocks and planting area are located. They were placed on original grade. The mulch in the planting area also helps filter any runoff down to the wetland area. The original plans for the subdivision show the wetlands encroaching out into the future road location. The original elevation in that area was 166. The final grade of the road in that location is approximately 170. Because the fill to obtain that elevation had to extend out at a minimum grade it would have covered the original material of the buffer zone at least part way into the lot and partly where the rocks are now located.

At the August 5th site meeting it was also discussed how removing the rocks would require heavy equipment and would do unnecessary damage to the existing growth within the buffer zone and to the protective natural vegetation that is growing between the rocks.

I have posted a \$5000 cash bond with the Building Inspection Department to cover cost to rock removal if it is deemed necessary.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Douglas Dodd", is written over the typed name below.

Douglas Dodd

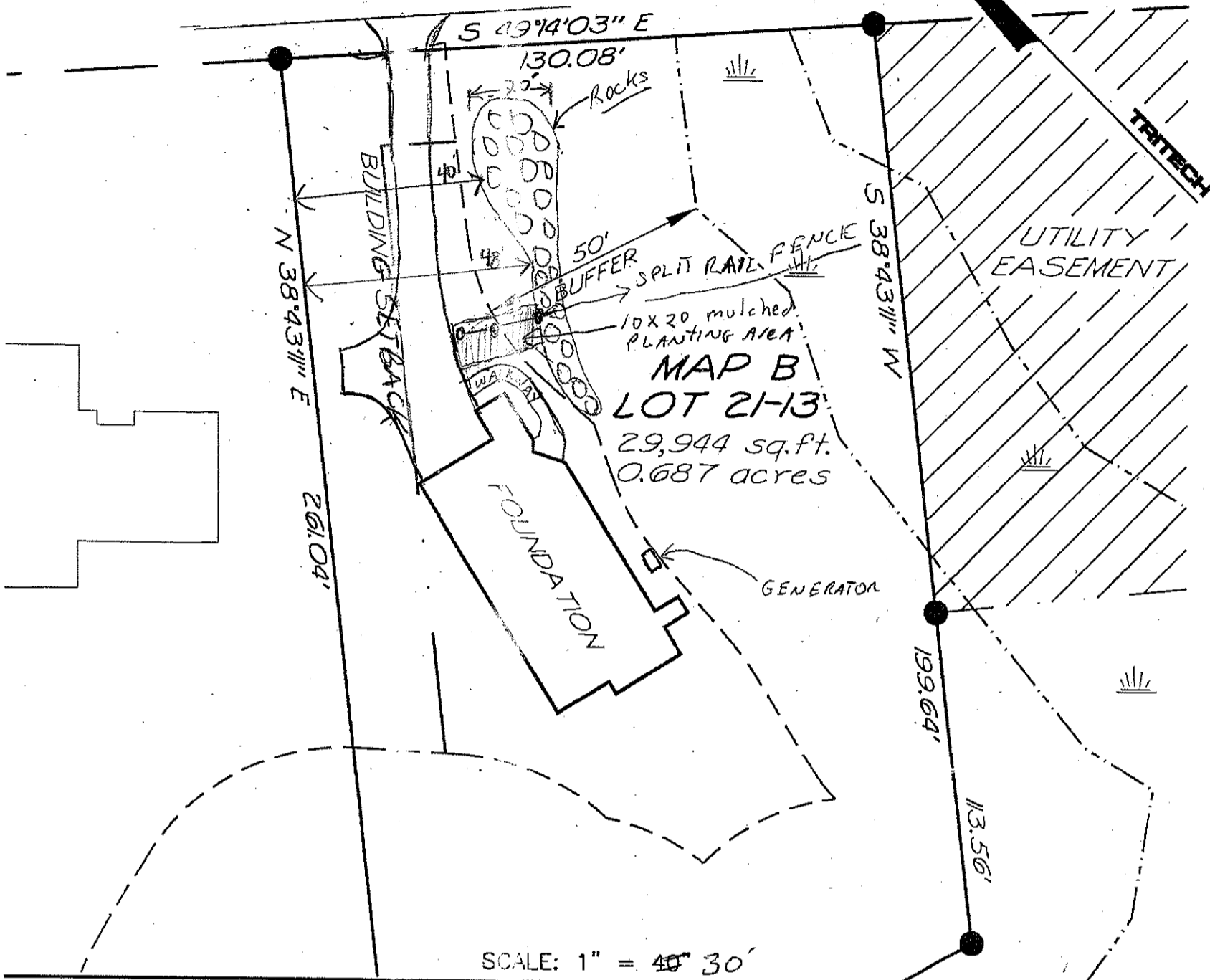
FOUNDATION CERTIFICATION

MAP B LOT 21-13, BOXWOOD LANE
DOVER, NEW HAMPSHIRE

127 BOXWOOD LANE N

SEP - 8 2013

BOXWOOD LANE



SCALE: 1" = 30'

THE PURPOSE OF THIS SKETCH IS TO SHOW THE IMPROVEMENTS ON MAP B LOT 21-13 AS THEY RELATE TO THE RECORD PLAN. THE INTENDED USE IS TO SHOW THAT THESE IMPROVEMENTS DO MEET THE SETBACK REQUIREMENTS.

RECORD: OPEN SPACE SUBDIVISION PLAN
HAVEN FARM
AT ALDEN WOODS
BOXWOOD LANE & WILDEWOOD LANE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING
JUNE 7, 2005 SCRD 80-35

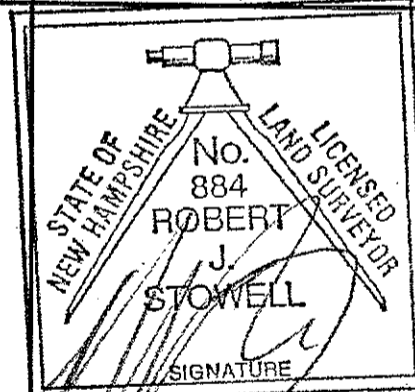
NOTE: DEED RESEARCH WAS LIMITED TO THE REVIEW OF THE CURRENT DEED AND RECORD PLAN. THIS SKETCH DOES NOT ADDRESS THE ACCURACY AND OR COMPLETENESS OF EITHER.

THIS IS NOT A SURVEY.

CURRENT OWNER:
FARMHAVEN DEVELOPMENT
ASSOCIATES, L.L.C.
28 HUBBARD ROAD
DOVER, N.H. 03820

DEED REFERENCE
SCRD BOOK 3208 PAGE 254.
ZONING: R-40 OPEN SPACE
BUILDING SETBACKS REQUIREMENTS
FRONT: 50 FT FRONT: 20 FT
SIDE: 25 FT SIDE: 20 FT
REAR: 15 FT REAR: 20 FT
EX. BOUNDARY: 50 FT

JOB NO. 06109 DATE: MARCH 21, 2013



TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
TELEPHONE 603-742-8107

DOVER, NEW HAMPSHIRE 03820
FAX 603-742-3830

1" = 30'

P13 48 = P13-49

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE

Bruton & Berube, PLLC

ATTORNEYS AT LAW

798 Central Avenue
Dover, NH 03820

TEL (603) 749-4LAW (4529)
FAX (603) 343-2986

www.brutonlaw.com

October 17, 2013

VIA ELECTRONIC MAIL c.parker@dover.nh.gov

Christopher Parker, Planning Director
City of Dover
288 Central Avenue
Dover, New Hampshire 03820-4169



**RE: Foster's Drive
Map L, Lots 89B, 89I-1 and 89I-2**

Dear Mr. Parker:

As discussed with Tim Corwin of your office, please accept this letter as a request to continue the hearing on the above referenced application from the hearing of October 22, 2013 to the hearing of November 26, 2013.

Should there be any questions regarding the above, please do not hesitate to contact me.

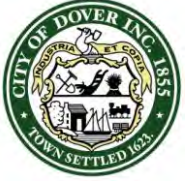
Sincerely,

A large, stylized handwritten signature in black ink.

Francis X. Bruton, III
E-mail: fx@brutonlaw.com

FXB/mas

cc: Patrice D. Foster Revocable Trust of 2003
The Hayward Family Revocable Trust of 1998
The Catherine F. Hayward Revocable Trust of 2012
Carleen's Way, LLC
All Legal Abutters



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-53

Application Type: Amendment of Conditional Use Permit Plan
Applicant(s): Summit Land Development
Owner(s): Varney Brook Lands, LLC, Thornwood Commons, LLC, Changing Places, LLC and Dover Point Road 252, LLC
Location: Thornwood Lane (Assessor's Map K, Lots 19 & 19-1 and Map M, Lots 4 and 4-29 to 4-37)

INTENT: To obtain a Conditional Use Permit for a revised master plan for a mixed use development in the Residential-Commercial Mixed Use Overlay District, per Chapter 170-28.2-B.

LOTS/UNITS PROPOSED: 105 single family units, 204 multi-family units, and 130,100 square feet of commercial and retail development

AGENDA ITEM #: 4-D

ACREAGE: 71.2 acres

ZONING DISTRICT:

Executive Technology Park (ETP) and Residential-Commercial Mixed Use (RCM) Overlay District

EXISTING LAND USE: Vacant lot, residential development and car dealership

PROPOSED LAND USE:

Mixed use development

SURROUNDING LAND USE: Single Family Houses and Commercial Development

ZBA ACTION: N/A

ATTACHMENT: Site plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters and by first class mail to condominium owners

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted an amended master concept plan for a mixed use commercial and residential development off of Thornwood Lane and Middle Road. The new development plan that is proposed consists of:

- 105 age restricted single family units
- 81 age restricted multi-family units
- 123 not age restricted multi-family units
- 40,500 square feet of traditional retail in two buildings
- 16,000 square feet Bill Dube Service building,
- 36,800 square feet of mixed use buildings with first floor commercial
- 36,800 square feet of mixed use buildings with first floor residential support

The Planning Board conditionally approved the Site Plan on December 19, 2006. The Planning Board granted one year extensions on December 20, 2011 and November 27, 2012.

Consistency with Land Use Regulations

This project is located in a Residential-Commercial Mixed Use (RCM) Overlay District, which encourages a mixture of residential and non-residential uses in close proximity to each other. This application meets these standards.

STAFF RECOMMENDATION:

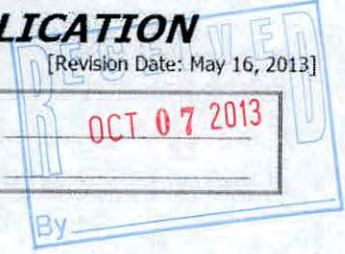
The Planning Department recommends the Planning Board accept the application, open the public hearing, and postpone a final decision until a future meeting.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

| | | | | |
|-----------------|--------------|---------------|----------------|--------------------|
| Office Use Only | Project #: | <u>R13-53</u> | Date Received: | <u>OCT 07 2013</u> |
| | Amount Paid: | _____ | Time Received: | _____ |



APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # (603) 749-2800

Address of Applicant: 340 Central Avenue., Dover, NH 03820

E-Mail Address: Chad@Summitlanddev.com

Name of Property Owner (if different from applicant): Varney Brook Lands, LLC (and See attached) Telephone # (same)

Address of Property Owner: (same)

PROPERTY INFORMATION

Assessor's Map # K Lot(s) # 6 and 19

Zoning District(s) ETP & B-3 Overlay District(s) RCM & Wetland Protection District

Existing Use of Property: Vacant, Residential (developed as part of the Master Plan)

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
- Wetland Protection

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

A master-planned development composed of mixed-use commercial and residential uses

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Wetlands Dredge and Fill Permit(approved), NHDES Alteratin of Terrain Permit (to be filed), NHDOT Driveway Entrance Permit (to be filed), NHDES Dam Permit (approved), US EPA NOI, SWPPP (to be filed)

Name of Professional That Prepared Plans: Eric D. Weinrieb, PE (Altus Engineering, Inc.)


Address 133 Court Street, Portsmouth, NH 03801 Telephone #: (603) 433-2335

Professional License #: NH PE #7634 E-mail address: Eric@altus-eng.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.

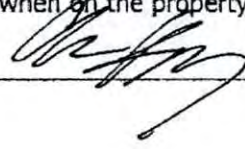
Signature of Property Owner: _____ Date: _____

Signature of Applicant (if different from owner):  Date: 10/7/13

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:  Date: 10/7/13

VILLAGE AT THORNWOOD REVISED MASTER PLAN DEVELOPMENT COMPONENT TABLE

Residential Components

| | Units | Average Size | Total Square Feet | Market Value/SF | Estimated Market Value | Market Value per Unit |
|------------------------------------|------------|--------------|----------------------|--------------------|---------------------------|--------------------------|
| <i>Single Family Units</i> | | | | | | |
| Age-Restricted Single Family Units | 105 | 2,100 | 220,500 | \$ 165.00 | \$ 36,382,500 | \$ 346,500 |
| <i>Multi Family Units</i> | | | | | | |
| Age Restricted | 81 | 1,100 | 89,100 | \$ 75.00 | \$ 6,682,500 | \$ 82,500 |
| Not Age Restricted | 123 | 1,100 | 135,300 | \$ 75.00 | \$ 10,147,500 | \$ 82,500 |
| Subtotal: Multi Family Units | 204 | | 224,400 | | \$ 16,830,000 | \$ 82,500 |
| <i>Total Residential</i> | 309 | | 444,900 | | 53,212,500 | 172,209 |

Note: 65 of the 105 single family units are already permitted; two-thirds of the multi family units are expected to be two bedroom, balance=1 bedroom

Non Residential Components

| | Square Feet | Value/Square foot | Estimated Value |
|---|----------------|----------------------|-------------------|
| Traditional Retail | 40,500 | \$ 95.00 | \$ 3,847,500 |
| Bill Dube Service Building | 16,000 | \$ 65.00 | \$ 1,040,000 |
| Mixed Use Buildings--First Floor Commercial | 36,800 | \$ 95.00 | \$ 3,496,000 |
| Mixed Use Buildings--First Floor Resid. Support | 36,800 | \$ 50.00 | \$ 1,840,000 |
| <i>Total Non Residential</i> | 130,100 | | 10,223,500 |



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

October 7, 2013

Christopher Parker, Director
Planning & Community Development
City of Dover
288 Central Ave.
Dover, NH 03820



**Re: Village at Thornwood
Revised Master Plan
Conditional Use Permit Application
Altus Project P4390**

Dear Mr. Parker,

On behalf of Summit Land Development, Altus Engineering, Inc. (Altus) respectfully submits an Application for Conditional Use Permit for the revised "Village at Thornwood" between Thornwood Lane and Middle Road. Enclosed please find the following items:

- Application for Conditional Use Permit (RCM Use Overlay District)
- Application for Conditional Use Permit (Wetland Protection District)
- List of Additional Owners
- Development Table
- Traffic Memorandum by TEPP LLC dated October 1, 2013 (15 copies)
- Amended Economic Study by Applied Economic Research Inc. (15 copies)
- Reduced copies of Easement Plan prepared by MHF Design dated 3-28-13 (15 copies)
- Plans (four 22 x 34 and eleven 11 x 17)
 - Yield Plan
 - Conceptual Site Plan
 - Wetland Protection Buffer Impact Plan
- Abutters List and Labels (in triplicate)
- Conditional Use Permit Application Fee
- Abutter Notification Fees
- Foster's Notice Fee
- Application fee check for the sum of \$1,097.00



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

ADDITIONAL OWNERS:

Map M, Lot 4 and Lot 4-29 to 4-37 – BOTH APPLICATIONS
Thornwood Commons, LLC
42 J Dover Point Road
Dover, NH 03820

Map K, Lot 19-1 – RCM USE OVERLAY DISTRICT APPLICATION
Changing Places, LLC
42 J Dover Point Road
Dover, NH 03820

Map K, Lot 19-2 and Lot 25 – RCM USE OVERLAY DISTRICT APPLICATION
Dover Point Road 252, LLC
40 Dover Point Road
Dover, NH 03820

Map K, Lot 19A and Lot 26 – WETLAND PROTECTION DISTRICT APPLICATION
Seabring Holdings, LLC
340 Central Avenue, Suite 202
Dover, NH 03820

Map K, Lot 19C – WETLAND PROTECTION DISTRICT APPLICATION
Macs Convenience Stores, LLC
935 Tallmadge Avenue
Akron, Ohio 44310

wdeADDITIONAL OWNERS.docx

713.53

Abutter's List

Certified Mail Letters

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

Map K Lot 19C
Macs Convenience Stores, LLC
935 Tallmadge Ave.
Akron, OH 44310

Map K Lots 19-2 & 25
Dover Point Road 252, LLC
40 Dover Point Road
Dover, NH 03820

Map K Lot 25A
Public Service Company
of New Hampshire
PO Box 330
Manchester, NH 03105

Map K Lot 25B
William R. Dube, Trustee
252 Dover Point Road
Dover, NH 03820

Map K Lot 19B
JBack Realty, LLC
34 Dover Point Road
Dover, NH 03820

Map K Lot 23
Market Square Condominium
c/o River Valley Dev. Corp.
9 Patriot Drive
Dover, NH 03820

Map K Lot 23
Paolini Brothers Development, LLC
15 Briarwood Lane
Dover, NH 03820

Map K Lot 24
Dover Point Office Park Assoc.
42 Dover Point Road
Dover, NH 03820

Map K Lot 22B
Christopher W. Lara &
Leigh-Anne Sapienza
48 ½ Dover Point Road
Dover, NH 03820

Map K Lot 21-1
Lucille R. Hanscom
2 Constitution Way
Dover, NH 03820

Map K Lot 21
Doverbrook, LLC
306 Dahlia Drive
Wayland, MA 01778

Map K Lot 21-3
Ethel E. Huse
6 Constitution Way
Dover, NH 03820

Map K Lot 21-4
Sandra L. Nicholson &
Erminie W. Keenan
8 Constitution Way
Dover, NH 03820

Map K Lot 21-2
Patricia A. & Chris D. Karas
5 Sylvester Street
Portsmouth, NH 03801

Map K Lot 21-6
Americad, LLC
306 Dahlia Drive
Wayland, MA 01778

Map K Lot 21-7
Tara L. & John Wright, Jr.
14 Constitution Way
Dover, NH 03820

Map K Lot 21-5
Anthony D. & Nancy L. Wallingford
10 Constitution Way
Dover, NH 03820

Map K Lot 21-19
Darlene Matthews & Valerie Hefler
18 Constitution Way
Dover, NH 03820

Map K Lot 21-10
Carol L. & Charles F. McAdams
20 Constitution Way
Dover, NH 03820

Map K Lot 21-8
Sandra A. Brighenti
16 Constitution Way
Dover, NH 03820

Map K Lot 21-12 & Map M Lot 38
John & Michelle A. Colgan
24 Constitution Way
Dover, NH 03820

Map K Lot 21-13
Patricia A. & William E. Copeland
26 Constitution Way
Dover, NH 03820

Map K Lot 21-11
Gloria A. & Laurits S. Carlsen
22 Constitution Way
Dover, NH 03820

Map K Lot 21-64
Geraldine & Norman Mathieu
25 Constitution Way
Dover, NH 03820

Map K Lot 21-55
Dianne G. & Werner Vogt
23 Constitution Way
Dover, NH 03820

Map K Lot 21-14
Don C. Zay, Trustee
28 Constitution Way
Dover, NH 03820

Abutter's List – Village at Thornwood – October 7, 2013

Map K Lot 21-53
Mary R. & Vincent M. Penzo
6 Fords Landing Drive
Dover, NH 03820

Map K Lot 21-50
Linda R. Souliere
13 Constitution Way
Dover, NH 03820

Map K Lot 21-45
Phoebe A. Hansen
3 Constitution Way
Dover, NH 03820

Map M Lot 5
Mark & Sharon Wentworth
161 Middle Road
Dover, NH 03820

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

Map K Lot 17B
Olivann Lucas
35 Applevale Drive
Dover, NH 03820

Map K Lot 17H
Ha & May Outhit &
Tha Visouk Viraranh
29 Applevale Drive
Dover, NH 03820

Map K Lot 18-2
Tam & Nancy Doan
16 Dover Point Road
Dover, NH 03820

Map K Lot 27
John K. & Melissa D. Morin
16 Hall Road
Barrington, NH 03825

Map K Lot 37
South Dover Investment Group, LLC
40 Godfrey Cove Road
York, ME 03909

Map K Lot 21-52
Rosemary A. & Kenneth L. Hanson
PO Box 1609
Dover, NH 03820

Map K Lot 21-49
Robert B. Lyons
11 Constitution Way
Dover, NH 03820

Map K Lot 21-46
Howard M. & Anne M.
MacDonald, Trustees
1 Constitution Way
Dover, NH 03820

Map M Lot 5A
David Yarrington
163 Middle Road
Dover, NH 03820

Map K Lot 49A
Meadow Wood at Dover
c/o Bob Dinaburg
54 Augusta Way
Dover, NH 03820

Map K Lot 17I
Rose McKenzie
33A Applevale Drive
Dover, NH 03820

Map K Lot 17A
Ida M. & William S. Gibbons
27 Applevale Drive
Dover, NH 03820

Map K Lot 28
David M. Fortuna &
Carolyn Asselta-Fortuna
16 Cedar Street
Stony Brook, NY 11790

Map K Lot 35
Hebert E. & Marilyn Follansbee
25 Dover Point Road
Dover, NH 03820

Map K Lot 38
STF Development Corp.
242 Central Avenue
Dover, NH 03820

Map K Lot 21-54
Lydia & Leonardo Ciano
21 Constitution Way
Dover, NH 03820

Map K Lot 21-51
Anne Marie Rousseau
15 Constitution Way
Dover, NH 03820

Map K Lot 21-44
Nancy S. Merritt
5 Constitution Way
Dover, NH 03820

Map K Lot 21-15
Deborah & Roger Dirck, Trustees
30 Constitution Way
Dover, NH 03820

Map M Lot 3
Ann T. & Craig R. Williams
154 Middle Road
Dover, NH 03820

Map K Lot 17J
Patrick & Kelly Nevins
37 Applevale Drive
Dover, NH 03820

Map K Lot 17H-1
Lori Beth & John W. Adams III
31 Applevale Drive
Dover, NH 03820

Map K Lot 18A-10
City of Dover
288 Central Avenue
Dover, NH 03820

Map K Lot 26-1
Lynn K. Devlin
26 Dover Point Road
Dover, NH 03820

Map K Lot 36
Robert Paolini &
Stephen Wilkinson, Trustees
15 Briarwood Lane
Dover, NH 03820

Abutter's List – Village at Thornwood – October 7, 2013

Map K Lot 29
Charles E. Purpura
23 Daigles Way
Rochester, NH 03868

Map K Lot 36-33
Heidi G. & Kenneth Wilkins
33 Dover Point Road
Dover, NH 03820

Map K Lot 15V
Rebecca A. Buell & Gary Schintzius
16 Applevale Drive
Dover, NH 03820

Map K Lot 15Z
Jacin R. & Colleen A. Demers
2413 Shiraz Lane
Charleston, SC 29414

Map K Lot 15X
Henry M. Boulette
21 Applevale Drive
Dover, NH 03820

Map K Lot 39
Roman Catholic Bishop
of Manchester
577 Central Avenue
Dover, NH 03820

Map K Lot 17S
Mary C. Norris
20 Applevale Drive
Dover, NH 03820

Map K Lot 17V
Pamela B. Daidone
PO Box 72
Dover, NH 03820

Map K Lot 15Y
Pamela D. & Howard B. Hallett, Jr.
23 Applevale Drive
Dover, NH 03820

Map K Lot 17N
Tracy M. & Guy Allyn Mermert
29 Moose Hollow Road
Danville, NH 03819

Map K Lot 17L
Joan M. Stevens
22 Applevale Drive
Dover, NH 03820

Map K Lot 17M
Aaron E. Buell
18 Applevale Drive
Dover, NH 03820

Map K Lot 49A-19
Vasilike Demopoulos, Trustee
63 Augusta Way
Dover, NH 03820

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

Map K Lot 17Q
Marsha M. Beedy
24 Applevale Drive
Dover, NH 03820

Map K Lot 49A-18
Delores J. & Richard A. Barrett
64 Augusta Way
Dover, NH 03820

Map K Lot 49A-20
Frederick W. &
Carol E. Atwood-Lyon
61 Augusta Way
Dover, NH 03820

Condominium Owners

First Class Mail Letters

Map M Lot 4-2
Kathleen E. & Donald A. Rippey
4 Jacqueline Drive
Dover, NH 03820

Map M Lot 4-5
Diane W. Ruger, Trustee
16 Jacqueline Drive
Dover, NH 03820

Map M Lot 4-8
Joan & Harold K. Rice Jr.
15 Jacqueline Drive
Dover, NH 03820

Map M Lot 4-3
Marianne E. & Robert A. Crawford
8 Jacqueline Drive
Dover, NH 03820

Map M Lot 4-6
Diana & John F. Whalen
19 Jacqueline Drive
Dover, NH 03820

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

Map M Lot 4-4
Julie H. & Gerald Banach, Trustees
14 Jacqueline Drive
Dover, NH 03820

Abutter's List – Village at Thornwood – October 7, 2013

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

Map M Lot 4-9
Charlotte K. Hill, Trustee
9 Jacqueline Drive
Dover, NH 03820

Map M Lot 4-7
Jane & Allan Griffin, Trustees
17 Jacqueline Drive
Dover, NH 03820

Map M Lot 4-14
Sandra L. Beauchesne
5 Cobble Hill Drive
Dover, NH 03820

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

Map M Lot 4-10
Cynthia L. Colvin
5 Jacqueline Drive
Dover, NH 03820

Map M Lot 4-17
Richard T. Carter, Trustee
10 Sonia Drive
Dover, NH 03820

Map M Lot 4-15
Hattie Anne & Robert P. Huggins
6 Sonia Drive
Dover, NH 03820

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

Map M Lot 4-20
Virginia A. & Ronald G. Demo,
Trustees
5 Sonia Drive
Dover, NH 03820

Map M Lot 4-18
Robert Howard, Trustee &
Bea Morris, Trustee
9 Sonia Drive
Dover, NH 03820

Map M Lot 4-16
Daniel & Christine Sprague
8 Sonia Drive
Dover, NH 03820

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

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

Map M Lot 4-19
Julie A. & Steven W. Westerdahl
7 Sonia Drive
Dover, NH 03820

Map M Lot 4-23
Beth & Gary Munson
12 Julia Drive
Dover, NH 03820

Map M Lot 4-24
Roberta Jean Gerhart
122 Brook Street
Plympton, MA 02367

Map M Lot 4-25
Susan G. & Stephen Morrison, Sr.
6 Madelyn Drive
Dover, NH 03820

Map M Lot 4-26
Susan D. & Richard T. Spence
5818 Independence Drive
Jamesville, NY 13078

Map M Lot 4-28
Brenda J. & Eldon Abrahamson, Jr.
11 Madelyn Drive
Dover, NH 03820

Map M Lot 4-39
Linda R. & Anthony A. Palanza
35 Julia Drive
Dover, NH 03820

Map M Lot 4-40
Judyth A. & Stanley D. Stephenson
33 Julia Drive
Dover, NH 03820

Map M Lot 4-41
Almeda C. & Joan T. Ambrulevich
31 Julia Drive
Dover, NH 03820

Map M Lot 4-42
Denise & Gary D. Dinardo, Trustees
29 Julia Drive
Dover, NH 03820

Map M Lot 4-43
Frances T. & James Kageleiry
27 Julia Drive
Dover, NH 03820

Map M Lot 4-44
Jean L. & Stephen L. Martin
25 Julia Drive
Dover, NH 03820

Map M Lot 4-45
Joyce J. & Joseph J. Braun, Jr.
23 Julia Drive
Dover, NH 03820

Map M Lot 4-46
Dorothea P. & Daniel J. Hess
71 Cold Spring Road
Avon, CT 06001

Map M Lot 4-47
Enid C. & Richard Band, Trustees
19 Julia Drive
Dover, NH 03820

Map M Lot 4-48
Julia R. Hill
17 Julia Drive
Dover, NH 03820

Abutter's List – Village at Thornwood – October 7, 2013

Applicant

Summit Land Development
340 Central Avenue, Suite 202
Dover, NH 03820

Engineer

Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801

(Owner)

Map K Lots 6 & 19
Varney Brook Lands, LLC
340 Central Avenue, Suite 202
Dover, NH 03820

(Owner)

Map M Lots 4 & 4-29 to 4-37
Thornwood Commons, LLC
42 J Dover Point Road
Dover, NH 03820

(Owner)

Map K Lots 19A & 26
Sebring Holdings, LLC
340 Central Ave. Ste. 202
Dover, NH 03820



NOTES

1. THE BASE PLAN HEREON WAS DEVELOPED FROM AVAILABLE REFERENCE PLANS PRODUCED BY OTHERS. ADDITIONAL FEATURES WERE APPROXIMATED BY ALTUS ENGINEERING, INC. THROUGH THE USE OF SUPPLEMENTARY MATERIAL. ALTUS CONDUCTED NO INDEPENDENT FIELD SURVEY TO VERIFY THE ACCURACY OF THE REFERENCE PLANS OR SUPPLEMENTARY INFORMATION. THEREFORE, ALL INFORMATION SHOWN ON THE BASE PLAN AND ANY CALCULATIONS BASED UPON IT SHOULD BE CONSIDERED APPROXIMATE. THIS INCLUDES BUT IS NOT LIMITED TO ALL PROPERTY LINES, EASEMENTS, UTILITIES, WETLAND BOUNDARIES, BUILDINGS, PAVEMENT, ETC.
2. THE INTENT OF THIS PLAN IS TO ILLUSTRATE A CONCEPTUAL SITE LAYOUT FOR MASTER PLANNING PURPOSES.



133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: DISCUSSION
ISSUE DATE: JUNE 5, 2013

| NO. | DESCRIPTION | BY | DATE |
|-----|-----------------------|-----|----------|
| 0 | ISSUED FOR DISCUSSION | EBS | 06/05/13 |

DRAWN BY: EBS
APPROVED BY: EDW
DRAWING FILE: 4390-C033.dwg

SCALE: 22"x34" 1" = 120'
11"x17" 1" = 240'

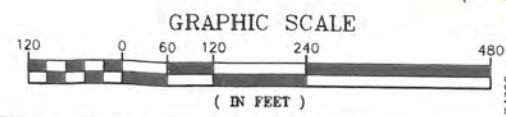
OWNER:
VARNEY BROOK LANDS, LLC
P.O. BOX 728
DOVER, NH 03821

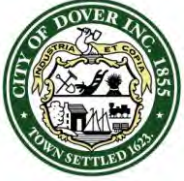
APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
VILLAGE AT THORNWOOD
DOVER POINT ROAD, MIDDLE ROAD & THORNWOOD LANE
DOVER, NH

TITLE:
CONCEPTUAL SITE PLAN

SHEET NUMBER:
CO-33





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-54

Application Type: Minor Subdivision
Applicant: Mitchell Putnam, LLC
Owner: Mitchell Putnam, LLC
Location: 73 Old Rochester Road (Assessor's Map A, Lot 3)

INTENT: To subdivide an existing lot on Old Rochester Road into two lots. The lots would be served by municipal water and on-site septic systems.

LOTS/UNITS PROPOSED: One additional lot.

AGENDA ITEM #: 4-E

ACREAGE: 1.02 Acres

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

EXISTING LAND USE: One single family house

PROPOSED LAND USE: One additional single family house lot

SURROUNDING LAND USE: Single family residential, multi-family residential and gas station

ZBA ACTION: None

ATTACHMENTS:
Subdivision application and plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Notices were sent by certified mail to abutters

PERMITS REQUIRED:

- NH Department of Environmental Services Subdivision Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted plans to subdivide an existing lot into two lots - one for the existing house and one new single family house lot.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. The plan is consistent with the purpose of the R-12 District, which is to provide for single family neighborhoods with smaller lot sizes and homes likely served municipal water and sewer. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the applications, hold the public hearings, and approve the subdivision application 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 P13-54 to the title block.
4. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.

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

5. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.

Other Conditions:

6. All new dwelling units shall be assessed the current water investment fees in place at the time of application for water service.



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

| | | | | |
|-----------------|--------------|---------------|----------------|-----------------|
| Office Use Only | Project #: | <u>P13-54</u> | Date Received: | <u>10/15/13</u> |
| | Amount Paid: | _____ | Time Received: | _____ |

APPLICANT AND OWNER INFORMATION

Name of Applicant: MITCHELL PUTNAM, LLC Telephone # 498-8230

Address of Applicant: 15 LAUREL LANE SOMERSWORTH NH 03878

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

Address of Property Owner: _____

E-Mail Address: harmscott@aol.com

PROPERTY INFORMATION

Address of Property: 73 OLD ROCHESTER ROAD

Assessor's Map # A Lot(s) # 3

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

Size of Parcel: 1.02 ACRES Property Deed: Book 4149 Page: 272

Existing Use of Property: SINGLE FAMILY

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 2

City Water? Yes No How far is city water from the property? AT STREET

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

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

Estimated Length of Proposed Roads: N/A feet Public or Private Road? _____

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE

Justification for waiver request(s) (attach additional sheets as needed): _____

Submitted 10/7/13

SURVEYOR INFORMATION

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

Address 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 603-742-0911

Professional License #: KEVIN MCENEANEY US#661 E-mail address: Kevin@surveynh.com

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: [Signature] MEMBER Date: 10/3/13

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] MEMBER Date: 10/3/13

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: N/A Date: _____

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: SAITH M MEMBER Date: 10/3/13

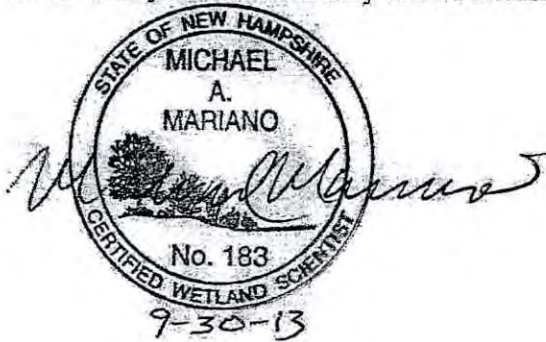
Signature of Applicant (if different from owner): _____ Date: _____

Wetland Report

Scott Harmon
73 Old Rochester Road
Dover NH

On September 26 2013 I inspected the referenced property and adjacent lots to identify wetlands, if present, and to delineate the wetland boundaries.

There are no wetlands within 50 feet of any property line. Soils are excessively drained Windsor sandy loam on a nearly level outwash plain.



Michael Mariano
NH Certified Wetland Scientist #183
NH Certified Soil Scientist #076

Highland Soil Services
75 Prospect Street, Somersworth NH 03878
603-692-4457 highlandsoilservices@comcast.net

ABUTTERS LIST
for
SUBDIVISION APPLICATION
Tax Map A, Lot 3
(updated 10/3/13)

DOVER:

| <u>Tax Map / Lot No.</u> | <u>Owner</u> | <u>Address</u> | <u>Book/Page</u> |
|--------------------------|---|--|------------------|
| A / 1 | GTY MA/NH Leasing, Inc. | 125 Jericho Turnpike, Suite 103 Jericho, NY 11753 | 3917 / 660 |
| A / 1-1 | Sittie Enterprises, Series A | 270 Gulf Road Dover, NH 03820 | 3172 / 404 |
| A / 3 (locus) | Mitchell Putman, LLC | 15 Laurel Lane Somersworth, NH 03878 | 4149 / 272 |
| A / 4 | Marc & Jamie Gadwah | 75 Old Rochester Road Dover, NH 03820 | 2574 / 552 |
| A / 5 | Marguerite Trongeau | 77 Old Rochester Road Dover, NH 03820 | 582 / 57 |
| A / 6 | Jonathan D. Demarsico Kaitlyn N. Demarsico | 79 Old Rochester Road Dover, NH 03820 | 3990 / 509 |
| A / 9 | Conifer Commons, LLC | P.O. Box 1336 Dover, NH 03820 | 2523 / 574 |
| A / 13A | Jonathan D. Platts Angela C. Rogers | 72 Old Rochester Road Dover, NH 03820 | 2845 / 766 |
| A / 13 | Raycraft Living Trust James & Roxanne Raycraft, Trs. | 74 Old Rochester Road Dover, NH 03820 | 2452 / 419 |
| A / 13C | Arthur J. Barberian | 18 Messer Drive Salem, NH 03079 | 4122 / 401 |
| A / 13J | Pahm Allard | 70 Old Rochester Road Dover, NH 03820 | 3924 / 534 |
| A / 13M | Daniel J. Zickefoose Deborah S. Nugent | 29 Long Hill Road Dover, NH 03820 | 3232 / 311 |

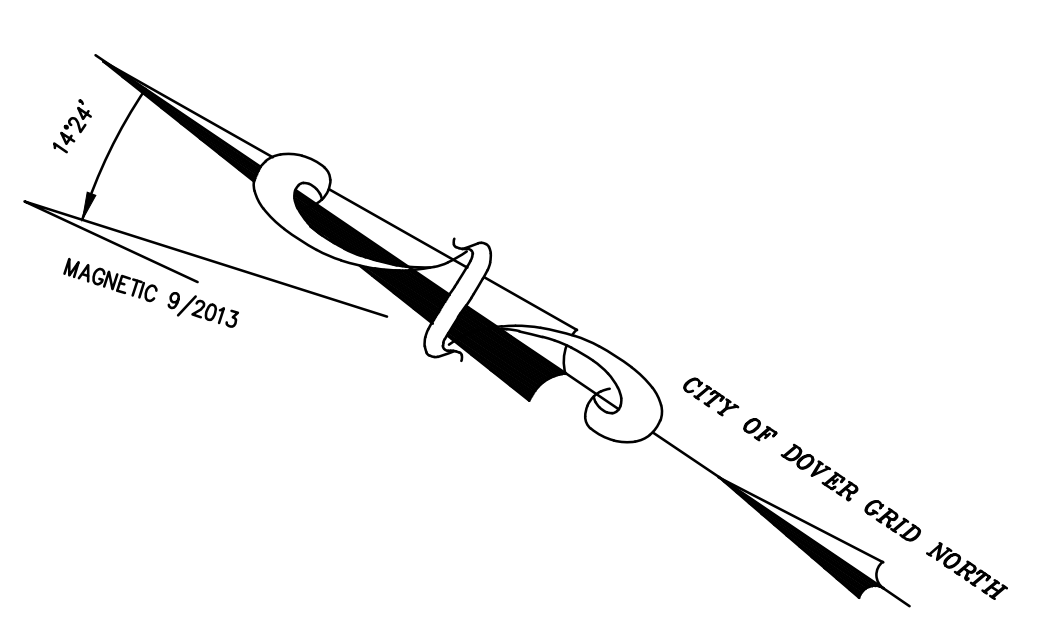
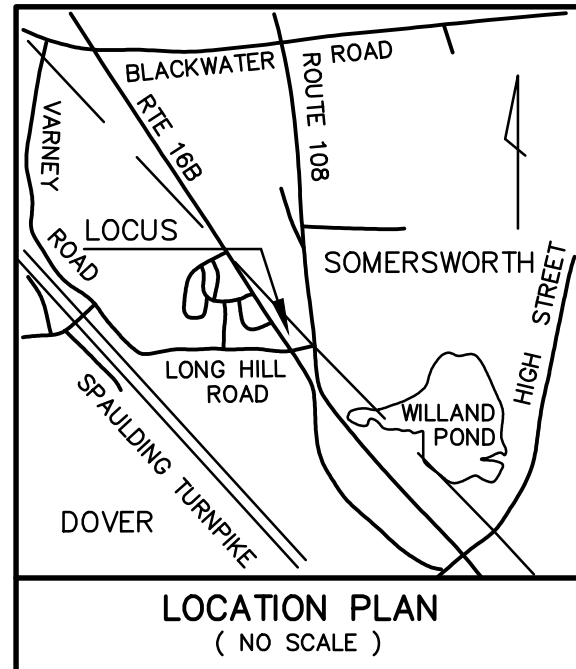
ABUTTERS LIST
For
SUBDIVISION APPLICATION
Tax Map A, Lot 3
(updated 10/3/13)

SOMERSWORTH:

| <u>Tax Map / Lot No.</u> | <u>Owner</u> | <u>Address</u> | <u>Book/Page</u> |
|--------------------------|---|---|------------------|
| 64 / 4 | Barbara A. Gilbert Revocable Living Trust Barbara A. Gilbert, Trustee | 130 New Rochester Road Dover, NH 03820 | 2947 / 631 |
| 64 / 6 | Blanche Winship | 134 Route 108 Dover, NH 03820 | 1557 / 152 |

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

CWS/CSS Highland Soil Services 75 Prospect Street
Michael Mariano, CWS, CSS Somersworth, NH 03878



64 / 6
 BLANCHE M. WINSHIP
 134 ROUTE 108
 DOVER, NH 03820
 1557 / 152
 2938 / 803

64 / 4
 BARBARA A. GILBERT REVOCABLE LIVING TRUST
 BARBARA A. GILBERT, TRUSTEE
 130 NEW ROCHESTER ROAD
 DOVER, NH 03820
 2947 / 631

A / 1
 GTY MA/NH LEASING INC.
 125 JERICHO TURNPIKE, SUITE 103
 JERICHO, NY 11753
 3917 / 660

64 / 13
 MARC GADWAH
 JAMIE GADWAH
 75 OLD ROCHESTER ROAD
 DOVER, NH 03820
 2574 / 592

APPROXIMATE CITY LINE
 (SEE NOTE # 17)

REFERENCE PLANS:

- 1.) SUBDIVISION PLAN OF LAND - OLD DOVER-ROCHESTER ROAD, 1 LONG HILL ROAD, DOVER & SOMERSWORTH, NH, STRAFFORD COUNTY PREPARED FOR MOTIVA ENTERPRISES, LLC. SCALE: 1" = 30'; DATED: APRIL 19, 2000; BY: PERIMETER LAND SERVICES, INC. RECORDED S.C.R.D. PLAN 59-46.
- 2.) TAMARACK CONDOMINIUMS - SITE DEVELOPMENT PLANS, OLD ROCHESTER ROAD, DOVER, NEW HAMPSHIRE. DATED: DECEMBER 24, 2004, REVISED THROUGH APRIL 4, 2005. BY THIS OFFICE.
- 3.) CONDOMINIUM SITE PLAN OF TAMARACK CONDOMINIUMS PREPARED FOR SITTE ENTERPRISES LLC, SERIES A, TAX MAP A, LOT No. 1-1, OLD ROCHESTER ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JULY 7, 2005; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 81-2.
- 4.) AS-BUILT CONDOMINIUM SITE PLAN OF TAMARACK CONDOMINIUMS PREPARED FOR SITTE ENTERPRISES LLC, SERIES A, TAX MAP A, LOT No. 1-1, OLD ROCHESTER ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: NOVEMBER 10, 2005; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 82-95.
- 5.) PLAN OF LAND HEIRS OF ALBERT R. BICKFORD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: JAN. 1969; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 50, POCKET 10, FOLDER 1.

NOTES:

- 1.) OWNER OF RECORD: MITCHELL PUTMAN LLC, 15 LAUREL LANE, SOMERSWORTH, NEW HAMPSHIRE 03878, S.C.R.D. VOL. 4149, PAGE 272
- 2.) A / 8 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
- 4.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
 - MINIMUM LOT SIZE = 12,000 S.F.
 - MINIMUM FRONTAGE = 100 FEET
 - MAXIMUM LOT COVERAGE = 30 PERCENT
 - MINIMUM BUILDING SETBACKS, PRINCIPAL:
 - FRONT (BUILD TO LINE) = NEIGHBORHOOD AVG. = 30'
 - SIDE = 15'
 - REAR = 30 FEET
 - MINIMUM BUILDING SETBACKS, ACCESSORY:
 - FRONT / ABUT A STREET = NEIGHBORHOOD AVG.
 - SIDE = 10 FEET
 - REAR = 10 FEET
 - MAXIMUM BUILDING HEIGHT = 35 FEET
- 5.) PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) SINGLE FAMILY RESIDENTIAL LOTS AS SHOWN. PARCELS ARE TO BE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS. SEPTIC SYSTEM FOR THE EXISTING HOUSE IS TO BE REPLACED WITH NEW SYSTEM.
- 6.) TOTAL PARCEL AREA = 44,506 S.F. / 1.02 ACRES.
- 7.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX D; MAP NUMBER 33017C0310D; EFFECTIVE DATE MAY 17, 2005.
- 8.) BASIS OF BEARING IS THE CITY OF DOVER / GEOD CORP. COORDINATE GRID. BASED ON DOVER GIS STATIONS TR 39 AND TR 39 WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION AND VERTICAL DATUM.
- 9.) A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- 10.) WETLANDS SHOWN WERE INVESTIGATED BY MICHAEL A. MARIANO, NHCWS #183, NHCSS #76. IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL. NO WETLANDS WERE FOUND ON THIS PARCEL OR WITHIN 50 FEET OF THE PROPERTY LINES.
- 11.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. EXISTING HOUSE ADDRESS IS 73 OLD ROCHESTER ROAD.
- 12.) TEST PITS WERE EVALUATED BY MICHAEL A. MARIANO, NH DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS No. 941, ON SEPTEMBER 26, 2013 AND LOCATED BY THIS OFFICE.
- 13.) NH DES SUBDIVISION APPROVAL NUMBER: (PENDING) SA 2013, DATED
- 14.) PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.
- 15.) THE SUBJECT PARCEL IS SUBJECT TO THE FOLLOWING:
 - 16.) THE SOIL TYPES ON THE SITE ARE:
 - HAA - HINCKLEY LOAMY SAND, 0 TO 3 PERCENT SLOPES
 - WDA - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
 THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
 - 17.) CITY LINE SHOWN IS APPROXIMATE, HOLDING GRANITE MARKER AT WEEKS CROSSING (UNOFFICIALLY SET AS THE CORNER OF SOMERSWORTH, DOVER, AND ROLLINSFORD), AND STONE BOUND AT COOK ROAD DATED 1889. OTHER STONE MARKERS BETWEEN THESE TWO COULD NOT BE FOUND. SOME MARKERS SHOWN ON 1982 PERAMBULATION BASED ON SURVEYS SHOWING ONLY APPROXIMATE CITY LINES AND WERE NOT HELD.

A / 4
 MARC GADWAH
 JAMIE GADWAH
 75 OLD ROCHESTER ROAD
 DOVER, NH 03820
 2574 / 592

A / 3-1
 24,417 S.F.
 0.56 Ac.

A / 3
 20,089 S.F.
 0.46 Ac.

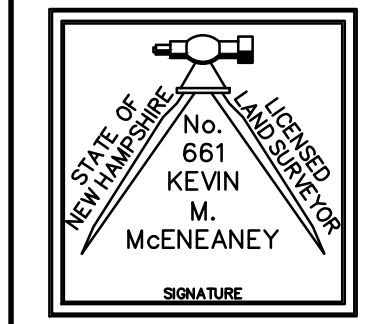
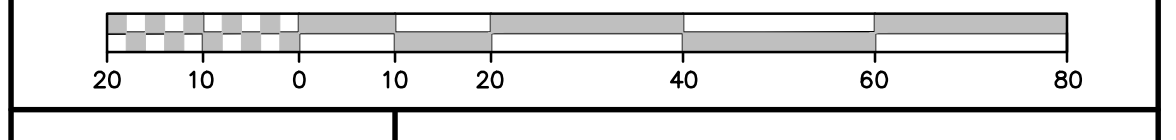
A / 1-1
 SITTE ENTERPRISES SERIES A
 270 GULF ROAD
 DOVER, NH 03820
 3172 / 404

LEGEND

- I.P.(fnd) - IRON PIPE (FOUND)
- I.R.(fnd) - IRON ROD (FOUND)
- S.S.(fnd) - STEEL STAKE (FOUND)
- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- UP 410/5 - UTILITY POLE W/ I.D. NOS.
- 54 - EXISTING CONTOUR
- TPIT #2 - TEST PIT (SEE NOTE 12)
- (4K) - 4,000 S.F. AREA SUITABLE FOR SUBSURFACE DISPOSAL
- WV - WATER GATE VALVE
- FD - FIRE HYDRANT
- WS - WATER SHUT-OFF (CURB STOP)
- W - WATER MAIN

MINOR SUBDIVISION OF LAND
 PREPARED FOR
 MITCHELL PUTMAN LLC
 TAX MAP A, LOT No. 3
 73 OLD ROCHESTER ROAD
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 13-
 DRAWN BY: KJP FILE: C:\VR CP\2033\13-2033
 SCALE: 1" = 20' DATE: SEPT. 26, 2013



McEneaney
 Survey
 Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

| NO. | DATE | DESCRIPTION | BY | CHK |
|------------|------|-------------|-------------------|-----|
| REVISIONS | | | | |
| 13-2033 | | SUBDIVISION | 13-06 | 1-6 |
| PROJECT NO | | TYPE | FIELDBOOK & PAGES | |

A / 13A
 JONATHAN D. PLATTS
 ANGELA C. ROGERS
 72 OLD ROCHESTER ROAD
 DOVER, NH 03820
 2845 / 766

A / 13J
 PAHM ALLARD
 70 OLD ROCHESTER ROAD
 DOVER, NH 03820
 3924 / 534

ALLEN STREET

"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."