

**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820  
Meeting Date: **Tuesday, March 25, 2014**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- March 11, 2014 Regular Meeting Minutes

### 3. OLD BUSINESS

- A. Consideration and possible vote on an Open Space Subdivision for Tuck Realty Corp., (Owner: Paul & Maria Rouillard Revocable Trust), Assessor's Map G, Lot 36, zoned R-40, located at 4 Old Stage Road. (1 existing lot subdivided into 9 total lots) \*(P14-01)
- B. Discussion and possible vote on Community Development Block Grant (CDBG) funding requests for Fiscal Year 2014/2015.
- C. Consideration and possible vote on a Citizen's Petition for a Zoning Amendment for White Dove Properties, LLC, Assessor's Map 20, Lots 33, 34, 35, 35-1, 35-2, 36, 37, 40, 41 & 42, located on Hanson, George & Sonnett Streets. (rezone 2.2 acres of land from Urban Density Multi-residential District (RM-U) to Central Business District-Residential (CBD-R) \*(P14-05)

### 4. NEW BUSINESS

- A. Consideration and acceptance of a Site Plan Review for Formax Paper Processing Solutions (Owner: FMX, LLC), Assessor's Map E, Lot 31, zoned ETP, located at 420 Sixth Street & Education Way. (Proposed 34,496 sq. ft. office & warehouse building with 85 parking spaces) \*(P14-08)
- B. Consideration and acceptance of a Conditional Use Permit for McEneaney Survey Associates, Inc. (Owners: Elbert Kelley Jr., Kevin Kelley & Jerry Kelley), Assessor's Map 8, Lot 46, zoned R-20, located at 31 Wentworth Terrace. Proposal is to replace an existing sea wall with a dry stone retaining wall, within the Conservation District adjacent to the Piscataqua River. \*(P14-07)
- C. Consideration and acceptance of a Minor Subdivision for Michael Towle, (Owner: Richard P. & Katherine C. Towle Revocable Trust of 1997), Assessor's Map I, Lot 54, zoned R-12, located at 67 Back River Road. (1 lot subdivided into 2 lots) \*(P14-09)
- D. Consideration and acceptance of a Site Plan Review for South Dover Storage Solutions, LLC, Assessor's Map 15, Lot 62, zoned I-1, located at 68 Rutland Street. (Proposed 35,000 sq .ft. storage facility with 16 parking spaces) \*(P14-12)
- E. Consideration and possible posting of an amendment to the Zoning Ordinance (Chapter 170) to restrict the hours of sign illumination in the Central Business District (CBD) - Downtown Gateway sub-district.

### 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](http://www.dover.nh.gov), a map showing project locations can be found at [www.dover.nh.gov/planhome.html](http://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](https://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, March 11, 2014**  
Meeting Time: **7:00 pm**

**Members Present:** Dennis Ciotti (Chair), Frank Torr (Acting Vice Chair), Tom Clark, William Garrison (Councilor), Gary Green, Lee Skinner, Dave White, Catherine Plante, Christopher Lawrence (Alternate), Maggie Fogarty (Alternate), Gina Cruikshank (Alternate)

**Members Not Present:** Kirt Schuman (Vice Chair)

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

*The Chair called the meeting to order at 7:04 p.m.*

### 1. CITIZENS' FORUM

*Citizens Forum Open. Nobody spoke. Citizens Forum Closed.*

### 2. APPROVAL OF THE PRIOR MINUTES

- February 25, 2014 Regular Meeting Minutes

**Motion:** T.Clark made the motion to approve the minutes. Seconded by B.Garrison.

G.Green made a correction to the minutes. Vote: U/A (C.Plante and B.Garrison abstained)

### 3. OLD BUSINESS

None

### 4. NEW BUSINESS

- A. Public Hearing to hear Community Development Block Grant (CDBG) funding requests for Fiscal Year 2014/2015. All applicants for CDBG funding will be given the opportunity to present their application to the Board.

**Dover Welfare Security Deposits:** \$9,000 Request

Lena Nichols, Director, spoke. Needs of organization: Funds for security deposits for low income persons.

**Community Partners:** \$11,140 Request

Michelle Donovan, Behavioral Health Adult Services Director, spoke. Needs of organization: Funds for security deposits and/or first month's rent to homeless individuals or families with mental illness or a developmental disability.

**My Friend's Place/MFP Transitional Housing:** \$10,000 Request

Robert O'Connell, Executive Director, spoke. Needs of organization: Funds to provide short term emergency shelter costs for homeless individuals and families, and to provide transitional housing/longer term stay for those with obstacles to obtaining permanent housing.

**Cross Roads House:** \$12,000 Request

Martha Stone, Executive Director, spoke. Needs of organization: Funds to support direct care staff payroll and taxes.



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, March 11, 2014**  
Meeting Time: **7:00 pm**

**AIDS Response:** \$15,000 Request

Richard Wagner, Executive Director, spoke. Needs of organization: Funds to expand services for case management and client support to persons living with HIV/AIDs.

**A Safe Place:** \$3,500 Request

Lisa Leblanc, Executive Director, spoke. Needs of organization: Funds for expansion of domestic abuse direct services and providing shelter for women and children.

**Homeless Center for Strafford County:** \$7,000 Request

Susan Ford, Executive Director, spoke. Needs of organization: Funds to provide seasonal overnight emergency shelter to single women and families.

**Court Appointed Special Advocates:** \$2,000 Request

Jenny Sheehan, Supervisor of the Dover Office, spoke. Needs of organization: Funds for expansion of services to recruit, screen, train and supervisor volunteers who serve as advocates in the NH court system for local abused or neglected children.

**Tri-City Consumers Action Cooperative:** \$3,000 Request

Martha Hewitt, Executive Director, spoke. Needs of organization: Funds to fuel and service van used to transport members while providing non-medical therapies for mental wellness and recovery.

**Community Action Partnership of Strafford County/Weatherization Program Supplement:** \$25,000 Request

Ken Ortmann, Director of Housing and Community Development, spoke. Needs of organization: Funds to expand services to low income homeowners and renters with improvements to building systems and structures, e.g. health and safety issues and incidental repairs, that must be repaired for the structure to be eligible for weatherization funding, and addressing emergency issues not requiring whole-home weatherization.

**Dover Children's Center:** \$33,500 Request

Melissa Fischetto, Executive Director, spoke. Needs of organization: Funds for driveway repairs and exterior fire door replacement at Back River Road location, and improvements to the kitchen, playground equipment and security at the Back River Road location and the McConnell Center location.

**(Seymour Osman Community Center and Youth Safe Haven)/Dover Housing Authority:** \$220,000 Request

Thad Mandsager, Executive Director, spoke. Needs of organization: Funds to expand the Seymour Osman Community Center to create a multi-purpose facility to increase educational opportunities for youth and families in Dover. Alan Krans also spoke, explaining the request for funds was downsized from \$220,000 to \$175,000 with changes to the footprint.

**Southeastern NH Services:** \$17,500 Request

Heidi Moran, Clinical Administrator, spoke. Needs of organization: Funds to bring physical plant into compliance with ADA requirements and to get state licensure through DHHS in order to better serve individuals and families impacted by alcohol and drug use disorders with handicaps and other disabilities.

C.Parker explained that these are all the applications for FY 2014-2015 and that the Planning Board can recommend any changes they feel are appropriate to the City Council.



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, March 11, 2014**  
Meeting Time: **7:00 pm**

Discussion ensued regarding prioritization of requests from high to low priority and the maximum amount of program funds that can be used for administrative purposes.

### B. Floodplain Management – Tim Corwin

T. Corwin, Assistant City Planner, gave an overview of Dover's Flood Plain Ordinance, chapter 113 of the City Code. He explained that the National Flood Insurance Program (NFIP) Community Rating System (CRS) is a voluntary program which encourages community floodplain management activities to exceed minimum NFIP standards in order for flood insurance premium rates to be reduced for homeowners in floodplains in that community. He explained that the Planning Department is the recipient of a grant that will be used for a community outreach program to produce and mail informational pamphlets to floodplain residents and anyone living within a conservation district. He gave a handout to Board members which explains the benefits of participating in the CRS, how to apply, and how points are awarded.

Discussion ensued regarding the number of properties in Dover that lie in a flood plain, the ways in which CRS points can be earned, and documentation of Dover's floodplain management.

### C. Fines and Enforcement – Tim Corwin

T. Corwin gave a handout to Board members summarizing what violations are enforceable, the penalties and how they would be enforced, the Planning Department's approach to code enforcement, and a flow chart showing the enforcement process. He explained that any permit approval, condition of approval, site plan or subdivision plan, etc., approved or required under the Zoning Ordinance is enforceable under state law. It was explained that the City's goal is compliance through cooperation, and that penalties can only be collected if the case goes to court.

There was discussion regarding the number of complaints on average that the Planning Department receives per month and that the administrative process is flexible because every case is different.

## 5. STAFF COMMENTS

C. Parker announced that there will be a Meet and Greet Land Use meeting on April 8, 2014 which will include a meal, and there will be an overview of the pre-Planning Board process and the technical review process, and the city attorney will talk about recusals.

C. Parker stated he sent a note to L. Skinner as well as the rest of the Board regarding the evolution of the First Street development technical review.

He stated the City Council approved the Zoning Amendments on 2/25/2014 which the Planning Board approved in December 2013.

He stated the Master Plan workshop has been changed to 4/2/2014.

He stated the City website changed recently and feedback is being obtained, and hopefully documents will be more easily obtainable soon.

## 6. COMMITTEE REPORTS



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, March 11, 2014**  
Meeting Time: **7:00 pm**

G.Green stated that the first meeting of the Sign Committee was on 3/6/2014. He gave a power point presentation to the committee and the zoning administrator brought several things to the attention of the committee. Guests at the meeting were the chairman, the mayor, and Mike Leary of Sundance Signs. The goal is to finish the committee assignment by the end of May. The next meeting will be on 3/13/2014 at 8:00 a.m.

D.Ciotti confirmed with G.Green that he will send notices of meetings to Planning Board members.

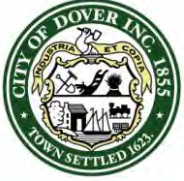
Board discussion ensued regarding signs in various places.

G.Green confirmed with C.Parker that his presentation will be put on the website in the Planning Department documents.

D.Ciotti stated that he has chosen members for the Master Plan Land Use Chapter Committee, and he named the committee members and thanked those who volunteered.

### 7. ADJOURNMENT

**Motion:** L.Skinner made the motion to adjourn at 9:45 p.m. Seconded by C.Plante. Vote: U/A



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-01

Application Type: Open Space Subdivision  
Applicant(s): Tuck Realty Corp.  
Owner(s): Paul & Maria Rouillard Revocable Trust  
Location: 4 Old Stage Road (Assessor's Map G, Lot 36)

**INTENT:** To subdivide an existing lot with a single family house on Old Stage Road into nine lots. This is proposed as an Open Space Subdivision, with 15.51 acres being preserved as open space. All the lots would be served by municipal water and sewer.

**LOTS/UNITS PROPOSED:** Eight additional lots.

**AGENDA ITEM #:** 3-A

**ACREAGE:** 22.46 Acres in Dover, 6.43 acres in Madbury

**ZONING DISTRICT:** Rural Density Residential District – R-40

**EXISTING LAND USE:** Single family house

**PROPOSED LAND USE:** Eight new single family house lots and the existing house on a lot containing the open space

**SURROUNDING LAND USE:** Single family houses

**ZBA ACTION:** N/A

**ATTACHMENT:** Bring material from 2/25/14 meeting

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent for 2/25/14 meeting

**PERMITS REQUIRED:** None

### **WAIVERS REQUESTED:**

- Waiver to Chapter 155-22.F to allow 50-foot front buffer where 100 feet is required
- Waiver to Chapter 155-22.F to allow 15-foot side setbacks where 20 feet is required
- Waiver to Chapter 155-22.F to allow existing house to remain within the 100-foot front buffer

### **Summary of Request and Background**

The applicant has submitted a plan for an Open Space Subdivision that creates nine lots with frontage on Old Stage Road. The unbuildable open space would be 15.51 acres.

The applicant appeared before the Technical Review Committee on January 9, 2014. The Planning Board accepted the application on 2/25/14 and held a site walk on 3/8/14.

### **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-40 District, which allows for single family neighborhoods in an Open Space subdivision.

### **Waiver Requests**

The applicant is requesting a waiver to Chapter 155-22.F to allow 50-foot front buffer where 100 feet is required. The justification given is that the house locations would be more consistent with the neighborhood, allow the houses to be further from the wetlands, and decrease the impervious surface from a longer driveway.

The second is a waiver to Chapter 155-22.F to allow 15-foot side setbacks where 20 feet is required. The justification given is that 15 feet is more consistent with the neighborhood and the reduction will allow more flexibility for creative site design.

The third is a waiver to Chapter 155-22.F to allow the existing house to remain within the 100-foot front buffer. Moving the house would be an unnecessary hardship due to the cost, with limited public benefit.

The Planning Department supports the granting of the three requested waivers for these reasons.

### **STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board approve the application for the open space subdivision 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 approval includes the granting of the three waivers requested for the reasons stated by the applicant and by staff. The Board finds that the criteria of Chapter 155-51-A have been met.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-01

Application Type: Open Space Subdivision  
Applicant(s): Tuck Realty Corp.  
Owner(s): Paul & Maria Rouillard Revocable Trust  
Location: 4 Old Stage Road (Assessor's Map G, Lot 36)

4. The applicant shall revise the plat to add a note requiring a minimum of three eight-foot tall evergreen trees be planted on each new lot within the front setback area.
5. The applicant shall revise note #18 on sheet #3 to require the front of the house to be located no less than 50 feet and no more than 100 feet from the front lot line.
6. The applicant shall revise the plat to add a note requiring the installation of sewer service "y's" for the lots across Old Stage Road. Exact locations to be determined in the field.
7. The applicant shall provide a revised Current Use plan for the property to the Tax Assessor's satisfaction.
8. The applicant shall revise note #11 on sheet #3 to indicate that the properties between the subject lot and the Madbury town line will have to be renumbered.
9. The applicant shall submit proposed deed covenants for the open space lot and for the new house lots, which addresses the sewer easement, access to the open space lot, and preservation of the open space. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on compliance with conditions.

### **Conditions to Be Met Prior to Any Construction Activity:**

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

### **Condition to Be Met Prior to Issuance of a Building Permit:**

11. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
12. Any new dwelling units 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:**

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

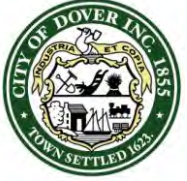
**INCOME**

<b>Source</b>	<b>Amount</b>
Federal Grant	\$280,168
Economic Loan Program	\$39,305
School St Parking Lot	\$3,240
Housing Partnership Loan	\$210,000
<b>Total income</b>	<b>\$532,713</b>

**ALLOCATION**

<b>Public Services</b>					
15% of previous year's income					<b>\$48,400</b>
Organization	Priority Ranking	Amount Requested	Previous Funding	Recommended Funding	
Welfare Security Deposit	H	\$9,000	\$8,000	\$8,000	
Community Partners	H	\$11,140	\$8,000	\$8,000	
My Friends Place (MFP)	H	\$7,000	\$7,000	\$7,000	
MFO Transitional Housing	H	\$3,000	\$3,000	\$3,000	
Cross Roads House	H	\$12,000	\$5,000	\$5,200	
AIDS Response	H	\$15,000	\$8,000	\$8,000	
A Safe Place	H	\$3,500	\$3,000	\$3,000	
Homeless Cntr for St Cty	H	\$7,000	\$6,200	\$6,200	
CASA	M	\$2,000	\$0	\$0	
Tri-City Consumers Actions	M	\$3,000	\$0	\$0	
total		\$72,640	\$48,200	\$48,400	
<b>Administration</b>					
20% of ALL income					<b>\$106,540</b>
Administration		\$83,135		\$83,135	
Master Plan		\$23,405		\$23,405	
total		\$106,540		\$106,540	
<b>Public Facilities/Economic Development</b>					
Remainder of income					<b>\$377,773</b>
Organization					
CAP Weatherization	H-M	\$25,000		\$25,000	
Dover Children's Center	M	\$33,500		\$33,500	
Dover Housing Authority	M	\$220,000		\$175,000	
Southeastern Services	M	\$17,500		\$17,500	
Economic Loan Pool		\$39,305		\$39,305	
DELP Funding				\$57,405	
Economic Loan Admin		\$30,063		\$30,063	
total		\$365,368		\$377,773	

**Total Allocation of CDBG Funds****\$532,713**



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-05

Application Type:	Citizen Petition for Rezoning
Applicant(s):	White Dove Properties, LLC
Owner(s):	Multiple Property Owners
Location:	Hanson Street, George Street & Sonnett Street (Assessor's Map 20, Lots 33, 34, 35, 35-1, 35-2, 36, 37, 40, 41 & 42)

**INTENT:** A request by the owner of a parcel at 24 Hanson Street to rezone eight parcels that total approximately 2.2 acres from Urban Density Multi-residential District (RM-U) to Central Business District-Residential (CBD-R).

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 3-C

**ACREAGE:** 2.2 acres

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

**EXISTING LAND USE:** Single Family residential, duplex, triplex and multi-family

**PROPOSED LAND USE:** Multi-family units

**SURROUNDING LAND USE:** Single Family residential, duplexes, multi-family, and offices

**ZBA ACTION:** None

**ATTACHMENTS:** Bring material from 2/25/14 meeting

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent for 2/25/14 meeting

**PERMITS REQUIRED:** N/A

**WAIVERS REQUESTED:** N/A

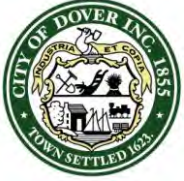
### **Summary of Request and Background**

The applicant is requesting to rezone his half acre property on Hanson Street and seven surrounding parcels from Urban Density Multi-residential District (RM-U) to Central Business District-Residential (CBD-R).

The process for handling the petitioned amendment is outlined in Chapter 170-53-C-3. On February 25, 2014, the Planning Board voted to post the citizen petition and hold a public hearing on March 25, 2014.

### **STAFF RECOMMENDATION:**

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



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-08

Application Type: Site Plan Review  
Applicant: Formax Paper Processing Solutions  
Owner: FMX, LLC  
Location: 420 Sixth Street and Education Way (Tax Map E, Lot 31)

**INTENT:** Site plan to construct a 34,496 square foot building for office and warehousing in two phases and 85 parking spaces.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-A

**ACREAGE:** 18.98 Acres

**ZONING DISTRICT:** Executive and Technology Park District (ETP)

**EXISTING LAND USE:** Single family house

**SURROUNDING LAND USE:** Corporate office buildings, industrial park, congregate care, single family homes

**ZBA ACTION:** None

**PERMITS REQUIRED:**

- NH Department of Environmental Services Alteration of Terrain Permit

**ATTACHMENTS:** Site Review plan, application, Traffic Impact Analysis, and Waiver Requests

**APPLICATION IS COMPLETE:** Yes

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

**WAIVERS REQUESTED:**

- Waiver to Chapter 149-14-C-1, which requires that internal walkways be constructed of pervious material.

**Summary of Request and Background**

The applicant has submitted a site plan to construct a 34,496 square foot office and warehouse building and 85 parking spaces. Building would be served by municipal water and sewer.

The applicant appeared before the Technical Review Committee on March 6, 2014 (see TRC notes).

**Consistency with Land Use Regulations**

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review approval. This project is located in the Executive and Technology Park District (ETP), which encourages large-scale high technology, research, professional office and clean manufacturing that need large sites and high aesthetic standards. This plan is consistent with those standards.

**Waiver Requests**

The applicant is requesting a waiver to Chapter 149-14-C-1, which requires that internal walkways be constructed of pervious material. The applicant states that the run-off from the sidewalk will be treated by the bio-retention device and the underground treatment system so the objective of treating the run-off is met. The applicant is also concerned about longevity of investment.

Given the extensive storm water system and groundwater recharge proposed that will provide the same benefits as porous sidewalk, the Planning Department supports the granting of the requested waiver.

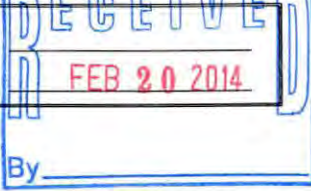
**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing and table the application so the Planning Board can hold a site walk if desired.



# City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P14-08</u>	Date Received:	
	Amount Paid:	<u>\$ 8869.34</u> <u>CR# 1057</u>	Time Received:	

### APPLICANT AND OWNER INFORMATION

Name of Applicant: FORMAX Paper Processing Solutions Telephone # 800-232-5535

Address of Applicant: 44 Venture Drive, Dover, NH 03820

E-Mail Address: tlindsay@formax.com trlindsay@formax.com

Name of Property Owner (if different from applicant): FMX, LLC Telephone # Same

Address of Property Owner: 44 Venture Drive, Dover, NH 03820

### PROPERTY INFORMATION

Address of Property: 420 Sixth Street, Dover, NH 03820 @ Education Way

Assessor's Map # E Lot(s) # 31

Zoning District(s) EPT Overlay District(s) Wetland Protection Dist

Size of Parcel: 826,907 sq. ft. 18.98 ac. Property Deed: Book 4187 Page: 980

Existing Use of Property: Residential & Agricultural

### SITE PLAN INFORMATION

Describe Proposed Use: 34,496 SF Office and Warehouse with Parking

Area of Parcel to be Developed: 230,124 sq. ft.

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

Number of Parking Spaces: Existing 2-3 Residential Proposed 86

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

Number of Employees Total: 75 In Maximum Shift: 75

Disposition of Parcel:

Building Setbacks:

Building Footprint 26,227 sq. ft.

Front Yard 100 ft.

Total Building Area 34,496 sq. ft.

Rear Yard 50 ft.

Building to be constructed in two phases. Phase I - 17,270 SF footprint  
Phase I - 25,996 SF Building Area Phase II - 8500 SF Warehouse

Paved Area 49,542 sq. ft. Side Yard: Right 50 ft. Left 50 ft.

City Water?  Yes  No How far is city water from the property? 60 Feet (Ed. Way)

City Sewer?  Yes  No How far is city sewer from the property? 33 Feet (Sixth St.)

**BUILDING INFORMATION**

Type of Building to be Built: STRUCTURAL STEEL WITH BRICK, BLOCK & EFIS

Height of Building: 32 FEET Finished Floor Elevation: 196.00

Number of Seats (where applicable) \_\_\_\_\_

**WAIVER REQUESTS**

Site Review Regulations section(s) to be waived: \_\_\_\_\_

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

**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) Kenneth A. Berry, PE, LLS  
Berry Surveying & Engineering

Address 335 Second Crown Point Road, Barrington Telephone #: 603-332-2863

Professional License #: LLS - #805 E-mail address: kberry@metrocast.net

**ENGINEER INFORMATION**


Name of Engineer and Company (Licensed in N.H.) Kenneth A. Berry, PE, LLS  
Berry Surveying & Engineering

Address 335 Second Crown Point Road, Barrington Telephone #: 603-332-2863

Professional License #: PE - #14243 E-mail address: kberry@metrocast.net

**SIGNATURES**

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

Signature of Property Owner:  Date: 2/20/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: [Signature] Date: 2-20-14

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] Date: 2/20/14

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] Date: 2/20/14

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: [Signature] Date: 2/20/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_



## **BERRY SURVEYING & ENGINEERING**

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

February 18, 2014

### Abutters List

#### **Owner of Record**

FMX, LLC  
44 Venture Drive  
Dover, NH 03820  
Book 4187 Page 980

#### **Abutters**

Tax Map E, Lot 27-B

171 Watson Rd of Dover Holdings Corp  
P O Box 1217  
Dover, NH 03821-1217  
Book 2938 Page 889

Tax Map E, Lot 27-C

171 Watson Rd of Dover Holdings Corp  
P O Box 1217  
Dover, NH 03821-1217  
Book 3699 Page 79

Tax Map E, Lot 27-D

171 Watson Rd of Dover Holdings Corp  
P O Box 1217  
Dover, NH 03821-1217  
Book 2938 Page 892

Tax Map E, Lot 28

Christine E & Michael C Castaldo  
12 Education Way  
Dover, NH 03820  
Book 3435 Page 145

Tax Map E, Lot 29

Karen Caswell  
410 Sixth Street  
Dover, NH 03820-5909  
Book 2761 Page 63

Tax Map E, Lot 32

Fastdog Realty  
432 Sixth Street  
Dover, NH 03820  
Book 4193 Page 268

Tax Map E, Lot 32-4

SGL Realty  
150 Garrison Road  
Dover, NH 03820  
Book 3667 Page 823

Tax Map E, Lot 33

Measured Progress Inc  
Attn Accounts Payable  
P O Box 1217  
Dover, NH 03821  
Book 2308 Page 378

Tax Map E, Lot 33-B

NHDES Water Division  
6 Hazen Drive  
Concord, NH 03301  
Book 858 Page 447

Tax Map D, Lot 13-1 & Tax Map D, Lot 13-5

Cramer Fabrics Inc  
20 Venture Drive  
Dover, NH 03820  
Book 1694 Page 733



**BERRY SURVEYING & ENGINEERING**

335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

Tax Map D, Lot 13-2

17 Production Dr LLC  
17 Production Drive  
Dover, NH 03820  
Book 2396 Page 56

### **Professionals**

Peter W Spear, CWS  
95 Silver Lake Road  
Tilton, NH 03276  
603-729-0214

Peter Schauer, CSS  
138 Cross Brock Road  
Loudon, NH 03307  
603-798-4355

John M Tuttle AIA  
T/W Designs LLC  
254 Drake Hill Road  
Strafford, NH 03884  
603.664.2181

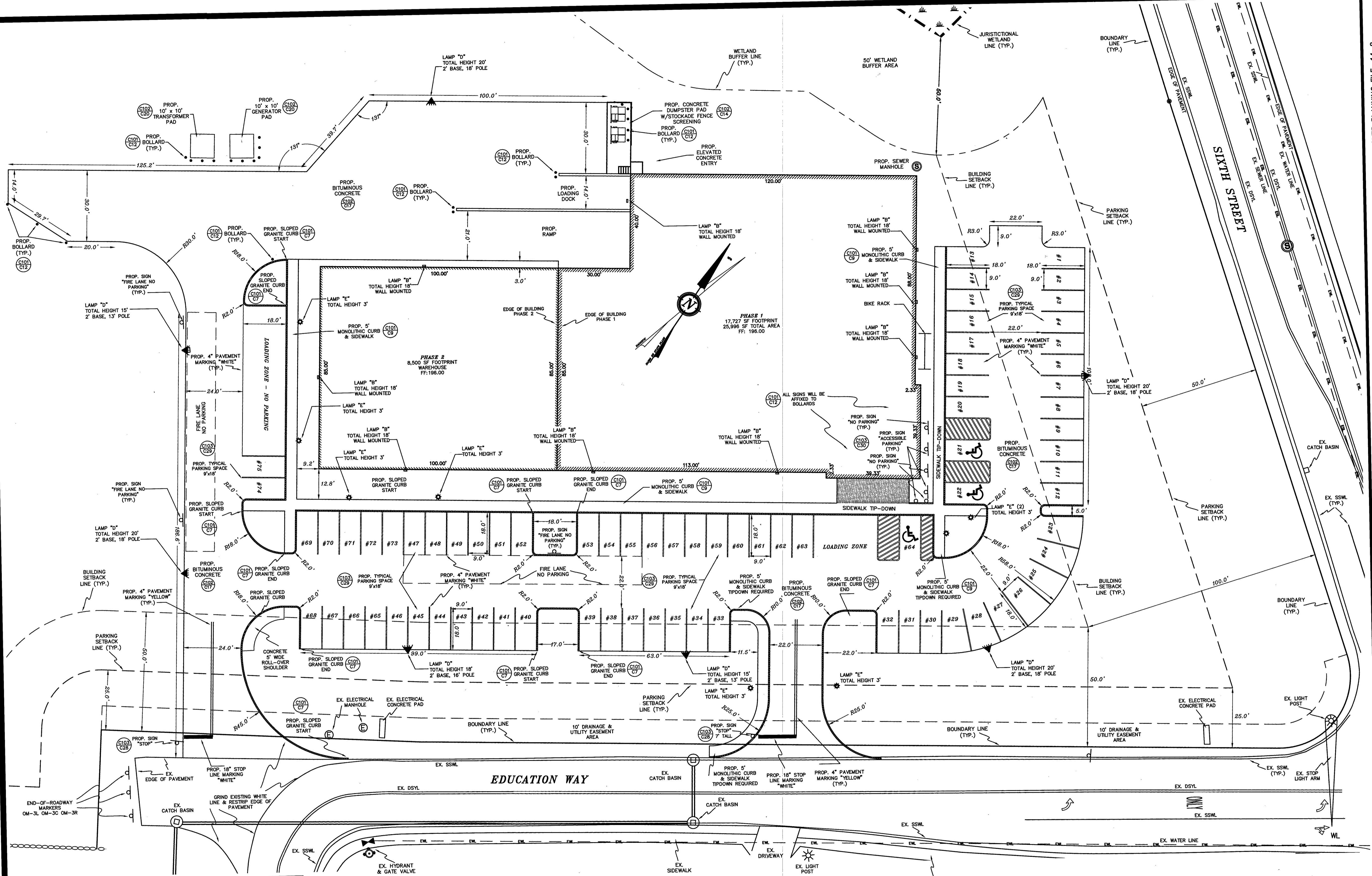
Eric Buck, PLA, ASLA  
Terrain Planning & Design LLC  
1 Hardy Road #105  
Bedford, NH 03110  
603-491-2322

Christopher R Berry  
Kenneth A Berry, P.E., LLS, JP  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825



### **BERRY SURVEYING & ENGINEERING**

335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)



**PARKING CALCULATIONS:**  
 TOTAL SQUARE FOOTAGE = 34,496 Sq.Ft.  
 17,261 Sq.Ft., (STORAGE / WHOLESALE) 1 SPACE / 800 Sq.Ft. = 22 SPACES REQ.  
 17,235 Sq.Ft., (OFFICE SPACE) 1 SPACE / 325 Sq.Ft. = 53 SPACES REQ.  
 75 SPACES REQUIRED  
 76 SPACES PROVIDED

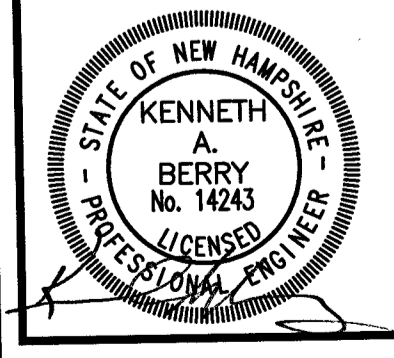
DOVER PLANNING FILE: 14-8

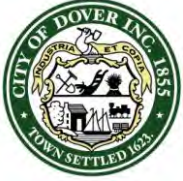
REVISION	DATE	DESCRIPTION
#1	3/14/14	PER TRC REVIEW

PRE-APPROVAL PRINTS NOT FOR CONSTRUCTION

SITE PLAN  
 OWNER: FMX, LLC, FOR:  
 FORMAX PAPER PROCESSING SOLUTIONS  
 SIXTH STREET & EDUCATION WAY  
 DOVER, NH  
 TAX MAP #, LOT 31

BERRY SURVEYING & ENGINEERING  
 335 SECOND CROWN POINT ROAD  
 BARRINGTON, NH 03825 332-2863  
 SCALE: 1 IN. EQUALS 20 FT.  
 DATE: FEBRUARY 20, 2014  
 FILE NO.: DB 2013 - 143





**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES - P14-08

Application Type: Site Plan Review  
Applicant(s): Formax Paper Processing Solutions  
Owner(s): FMX, LLC  
Location: 420 Sixth Street and Education Way (Tax Map E, Lot 31)  
Date: March 6, 2014

**INTENT:** Site plan to construct a 34,496 square foot building in two phases and 85 parking spaces

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 1

**ACREAGE:** 18.98 Acres

**ZONING DISTRICT:** Executive and Technology Park District (ETP)

**EXISTING LAND USE:** Single family house

**SURROUNDING LAND USE:** Corporate office buildings, industrial park, congregate care, single family homes

**ZBA ACTION:** None

**PERMITS REQUIRED:**

- DES Alteration of Terrain Permit

**WAIVERS REQUESTED:** None

**ATTENDANCE:**

Christopher Parker (Planning)  
Steve Bird (Planning)  
Dave White (Engineering)  
Tom Clark (Fire Inspections)  
Marn Speidel (Police Department)  
Dan Barufaldi (Economic Development)  
Dennis Ciotti – Planning Board  
Gary Green – Planning Board  
Ken Berry – Berry Surveying & Engineering

**Planning Comments:**

- Impact fees and water and sewer investment fees will be assessed
- DES Alteration of Terrain Permit required
- EPA Notice of Intent required
- Need floor plans and architectural renderings for phase 2
- Update Traffic Impact Assessment and Analysis to address impacts on Sixth Street/Education Way/Venture Drive intersection
- Need updated Current Use Plan for the Assessing Office
- Show that you have the right to use Education Way
- Remove sign location from all sheets
- Consider adding electric vehicle charging stations

Cover Sheet:

- Bold text on subject parcel on tax map sketch
- Revise tax map sketch to be map E

Sheet 1:

- Bold property lines on subject parcel
- Add proposed development to plan

Sheet 2:

- Reverse note columns
- Correct notes #6 and #8
- Note #12 – plan shows 85 parking spaces and where are parking calculations?

Sheet 3:

- Identify 20% slope Conservation District
- Add ETP/I-4 zoning district line

Sheet 4:

- Add Wetlands Scientist and Soil Scientist seals

Sheet 5:

- Remove handicap symbols from parking spaces

Sheet 6:

- Identify edge of pavement on Sixth Street
- Was pervious pavement for parking spaces and driveways analyzed per Chapter 149-14-D-5-f?
- Review adding sidewalk on north side of Education Way or assessing sidewalk across street
- Sidewalks have to be pervious pavement
- Add bike rack
- What is the half space next to parking space #85?

Sheet 11:

- Add pole height to luminaire schedule
- Add description and lamp information for “A” lights
- Add lighting to loading dock area for phase 1 building
- Expand Stat Zone #1 to include all parking spaces



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES - P14-08

Application Type: Site Plan Review  
Applicant(s): Formax Paper Processing Solutions  
Owner(s): FMX, LLC  
Location: 420 Sixth Street and Education Way (Tax Map E, Lot 31)  
Date: March 6, 2014

### Police Department Comments:

- Move sidewalk to other side of first driveway
- Be aware of impacts to residence off Education Way
- Confirmed that construction entrance was not off Sixth Street

- Look at past contributions to Education Way/Sixth Street intersection

**Revised plans to be submitted no later than March 19<sup>th</sup> at noon**

S:\Department\Planning\Planning\_Share\Planning Board\TRC\2014 TRC\Notes\2014.03.06\_Formax P14-08.docx

### Engineering Comments:

- Show truck turning radius at Sixth Street and driveways
- Show tip downs at sidewalks
- Add no parking signs between handicapped spaces
- Add lighting near dumpster
- Show all utilities on one sheet
- Remove light in sidewalk on sheet 9
- Consider relocating gas and water lines to account for phase 3
- Adjust hydrant location
- Add phase 3 building footprint to plan
- Will review drainage report
- Replace trench drain with 2 catch basins
- Change striping at second driveway

### Fire/Inspections Comments:

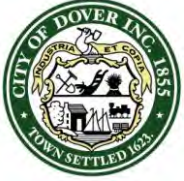
- Building address?
- Mark fire lane
- Handicapped space closest to entrance?
- First driveway not adequate for fire trucks
- Move fire connection to back corner of building

### Economic Development Comments:

- Glad to have Formax remaining in Dover
- Interested in final landscape plan

### Planning Board Comments:

- Would like to see copies of easements
- Complete the landscaping plan
- Consider screening generator
- Prepare phasing build out plan or narrative
- Fewer waivers the better for storm water and sidewalks



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-07

Application Type: Conditional Use Permit  
Applicant: McEaney Survey Associates, Inc.  
Owner: Elbert Kelley Jr., Kevin Kelley and Jerry Kelley  
Location: 31 Wentworth Terrace. (Assessor's Map 8, Lot 46)

**INTENT:** To obtain a Conditional Use Permit to replace an existing sea wall with a dry stone retaining wall, within the Conservation District adjacent to the tidal Piscataqua River. The retaining wall is 379 sq. ft. and the area of fill behind the wall is 1,358 sq. ft. An existing garage and shed are to be removed and a new 360 square foot garage is to be built.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-B

**ACREAGE:** 0.63 acres

**ZONING DISTRICT:** Low Density Residential District - R-20

**EXISTING LAND USE:** Single family house and garage

**PROPOSED LAND USE:** Single family house and garage

**SURROUNDING LAND USE:** Single-family residential

**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:**

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant has submitted a set of plans to impact the Conservation District by reconstructing a retaining wall and building a garage.

The applicant appeared before the Conservation Commission on March 10, 2014. The Conservation Commission voted to endorse the application with three conditions (see Conservation Commission minutes).

**Consistency with Land Use Regulations**

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to areas within 100 feet of tidal water bodies if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

**STAFF RECOMMENDATION:**

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

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands Permit.
2. The applicant shall revise the plan to add the requirement that a dewatering system be installed.
3. The applicant shall revise the plan to add the requirement that the discontinued driveway area be loamed and seeded.
4. The applicant shall revise the plan to add a note that any disturbed area below the high tide will be revegetated per a planting schedule.

Treene ✓



# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

Office Use Only	Project #:	<u>P14-07</u>	Date Received:	<u>FEB 03 2014</u>
	Amount Paid:	<u>\$287.-</u>	Time Received:	

Ch # 17245

### APPLICANT AND OWNER INFORMATION

Name of Applicant: MCENEANEY SURVEY ASSOCIATES Telephone # 603-742-0911

Address of Applicant: 24 CHESTNUT ST DOVER NH 03820

E-Mail Address: KEVIN@SURVEYNH.COM

Name of Property Owner (if different from applicant): ELBERT KELLEY JR; KEVIN KELLEY; JERRY KELLEY Telephone # \_\_\_\_\_

Address of Property Owner: 31 WENTWORTH TERRACE DOVER NH 03820

### PROPERTY INFORMATION

Assessor's Map # 8 Lot(s) # 46

Zoning District(s) R-20 Overlay District(s) CONSERVATION DISTRICT

Existing Use of Property: RESIDENTIAL

### 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:

CONSTRUCT DRY STONE RETAINING WALL ALONG WATERS EDGE TO REPLACE OLD WALL

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

NH DES DREDGE & FILL APPLICATION

Name of Professional That Prepared Plans: McNEANEY SURVEY ASSOCIATES

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

Professional License #: 6661 LLS E-mail address: KEVIN@SURVEYNH.COM

**SIGNATURES**

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

Signature of Property Owner: [Signature] Date: 2/6/14

Signature of Applicant (if different from owner): [Signature] Date: 1/29/14

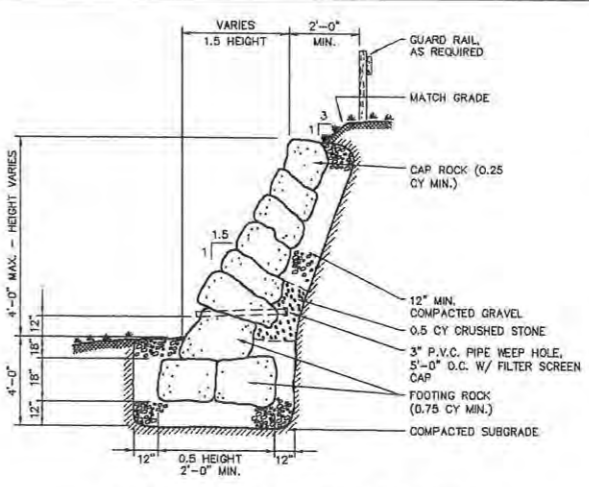
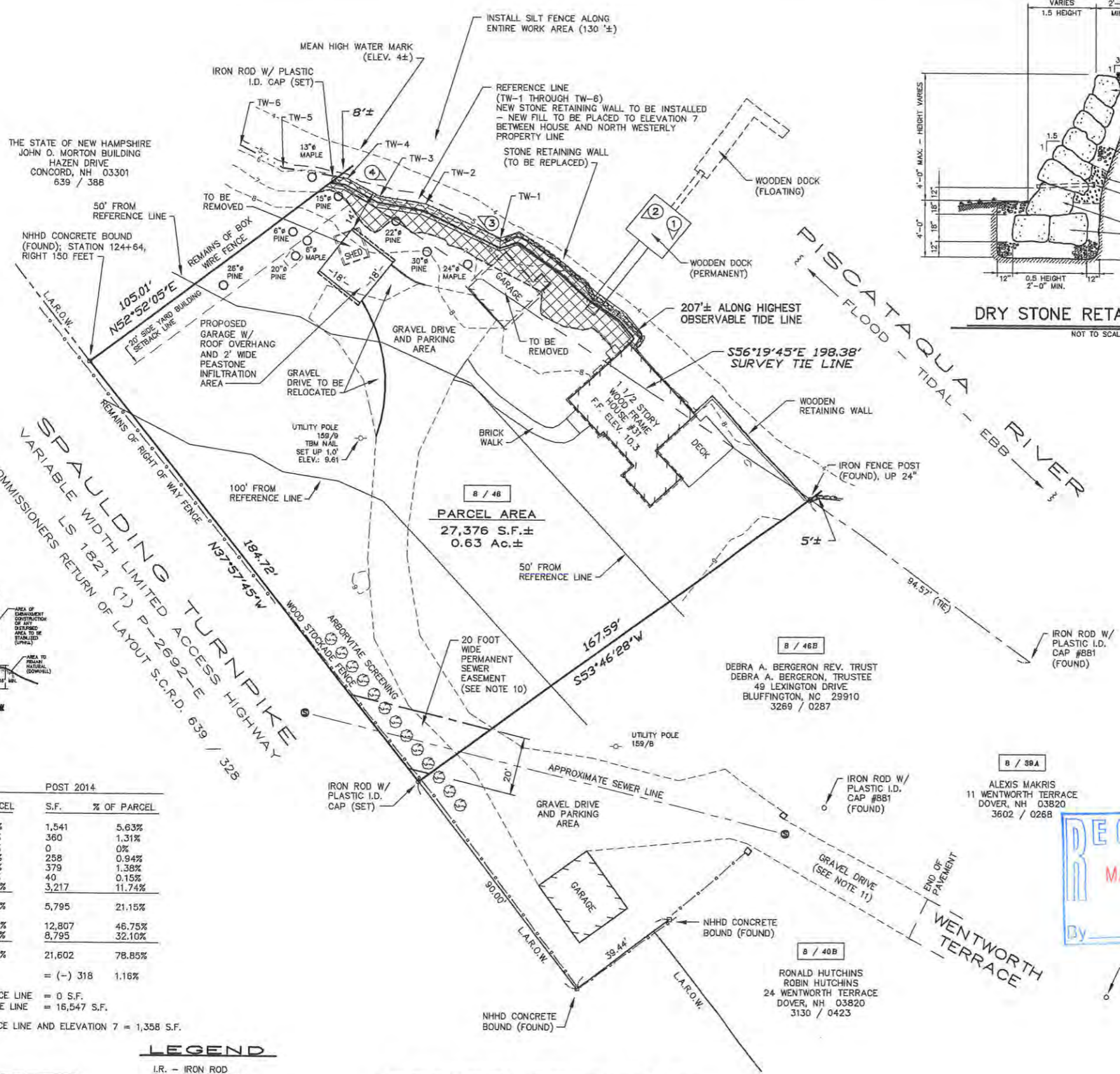
Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] Date: 2/6/14

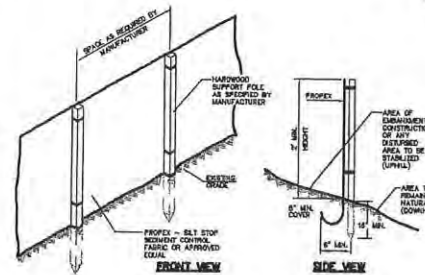
8 / 46	Louise Kelley Life Estate		31 Wentworth Terrace	Dover	NH	03820
8 / 46B	Gregory M. & Monica L. Vallee		27 Wentworth Terrace	Dover	NH	03820
8 / 39A	Alexis Makris		11 Wentworth Terrace	Dover	NH	03820
8 / 40B	Ronald L. & Robin K. Hutchins		24 Wentworth Terrace	Dover	NH	03820
	NH Department of Transportation	John O. Morton Building	Hazen Drive	Concord	NH	03301
Surveyor	McEaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820
Wetlands	West Environmental, Inc.		48 Stevens Hill Road	Nottingham	NH	03290



DRY STONE RETAINING WALL  
NOT TO SCALE

**NOTES:**

- OWNERS OF RECORD:  
LOUISE M. KELLEY LIFE ESTATE  
ELBERT W. KELLEY, JR.  
KEVIN D. KELLEY  
JERRY M. KELLEY  
31 WENTWORTH TERRACE  
DOVER, NEW HAMPSHIRE 03820  
S.C.R.D. VOL. 3325, PAGE 0028
- 8 / 46 - DENOTES TAX MAP AND PARCEL NUMBER.
- TOTAL PARCEL AREA = 27,376 S.F.±, 0.63 Ac.±.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE R-20 (LOW DENSITY) ZONING DISTRICT.
- ZONING REQUIREMENTS:  
MINIMUM LOT SIZE = 20,000 S.F.  
MINIMUM FRONTAGE = 125 FEET  
BUILDING SETBACK REQUIREMENTS:  
FRONT = 35 FEET  
REAR = 15 FEET  
SIDE (ABOUT A LOT) = 20 FEET  
SIDE (ABOUT A STREET) = 35 FEET  
MAXIMUM LOT COVERAGE = 30 PERCENT  
MAXIMUM BUILDING HEIGHT = 35 FEET
- THE PARCEL IS SUBJECT TO THE CONDITIONS OF THE CITY OF DOVER CONSERVATION DISTRICT.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD (THOSE AREAS ADJACENT TO THE SHORE OF THE PISCATAQUA RIVER, ELEVATIONS NOT DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY 330145, PANEL 0405 SUFFIX D, MAP NUMBER 33017C0405D, EFFECTIVE DATE MAY 17, 2005.
- THE PARCEL IS SUBJECT TO THE RIGHTS GIVEN TO THE STATE OF NEW HAMPSHIRE IN S.C.R.D. DEED BOOK 639, PAGE 338 AS IT PERTAINS TO SLOPES AND EMBANKMENTS, AND RIGHTS OF ACCESS, AIR AND VIEWS.
- THE PARCEL IS SUBJECT TO THE CONDITIONS OF THE STATE OF NEW HAMPSHIRE SHORELAND WATER QUALITY PROTECTION ACT.
- THE PARCEL IS SUBJECT TO A TWENTY (20) FOOT WIDE PERMANENT SEWER EASEMENT GIVEN TO THE CITY OF DOVER AS DESCRIBED IN S.C.R.D. DEED BOOK 1006, PAGE 645; THE LOCATION BEING SYMMETRICAL ABOUT THE SEWER AS CONSTRUCTED.
- THE PARCEL IS BENEFITED BY A RIGHT OF WAY OVER ABUTTING PARCELS FROM WENTWORTH TERRACE AS DESCRIBED IN S.C.R.D. DEED BOOK 709, PAGE 466.
- VERTICAL DATUM IS NGVD 29. CONTOUR INTERVAL IS 1 FOOT.
- TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE ON MARCH 26, 2013.
- TIDAL WETLANDS (TW-1 THROUGH TW-6) DELINEATED BY MARK WEST C.W.S. No. 10, OF WEST ENVIRONMENTAL, INC. DURING MARCH 2013, AND LOCATED BY THIS OFFICE.
- THE INTENT OF THIS PLAN IS TO DESCRIBE PRE AND POST SITE CONDITIONS OF THE SUBJECT PARCEL ASSOCIATED WITH THE FOLLOWING SITE CHANGES:  
A - REMOVE GARAGE  
B - REMOVE SHED  
C - REMOVE AND REPLACE STONE RETAINING WALL (INTENDING TO PLACE THE NEW TOE OF WALL AT THE SAME LOCATION AS THE EXISTING)  
D - CONSTRUCT A NEW STONE RETAINING WALL AS A CONTINUATION OF THE REPLACED WALL (INTENDING TO PLACE THE NEW TOE OF WALL AT THE LOCATION OF THE TIDAL WETLAND LINE)  
E - CONSTRUCT A NEW GARAGE IN THE LOCATION SHOWN  
F - REDEFINE THE EXTENTS OF THE GRAVEL DRIVEWAY TO MEET THE LOCATION OF THE NEW GARAGE



SILT FENCE DETAIL  
NOT TO SCALE

**AREAS OF FEATURES**

ITEM	PRE 2014		POST 2014	
	S.F.	% OF PARCEL	S.F.	% OF PARCEL
HOUSE (ROOF LINE)	1,541	5.63%	1,541	5.63%
GARAGE (ROOF LINE)	401	1.28%	360	1.31%
SHED (ROOF LINE)	102	0.31%	0	0%
BRICK WALK	258	0.94%	258	0.94%
RET WALL STONE	116	0.42%	379	1.38%
RET WALL WOOD	40	0.15%	40	0.15%
GRAVEL DRIVE	3,655	13.34%	3,217	11.74%
<b>TOTAL IMPERVIOUS</b>	<b>6,113</b>	<b>22.31%</b>	<b>5,795</b>	<b>21.15%</b>
PERVIOUS WEST	12,489	45.59%	12,807	46.75%
PERVIOUS EAST	8,795	32.10%	8,795	32.10%
<b>TOTAL PERVIOUS</b>	<b>21,284</b>	<b>77.69%</b>	<b>21,602</b>	<b>78.85%</b>
<b>NET CHANGE INCREASE IMPERVIOUS</b>			<b>(-) 318</b>	<b>1.16%</b>

UNALTERED AREA 50' TO 150' FROM REFERENCE LINE = 0 S.F.  
 PARCEL AREA - 50' TO 150' FROM REFERENCE LINE = 16,547 S.F.  
 AREA OF PROPOSED WORK BETWEEN REFERENCE LINE AND ELEVATION 7 = 1,358 S.F.  
 [HATCHED AREA]

**LEGEND**

- I.R. - IRON ROD
- I.D. - IDENTIFICATION
- NHHD - NEW HAMPSHIRE HIGHWAY DEPARTMENT
- SMH - SANITARY SEWER MANHOLE
- L.A. - LIMITED ACCESS
- R.O.W. - RIGHT OF WAY
- UP - UTILITY POLE
- (TYP.) - TYPICAL
- F.F. - FINISH FLOOR
- ELEV. - ELEVATION
- S.F. - SQUARE FEET
- Ac. - ACRE
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- ① - PHOTO LOCATION

**REFERENCE PLANS:**

- NH DOT HIGHWAY PLANS - PROJECT LS 1821 (1); P-2692; SHEET 31; DATED: JUNE 1954; SCALE: 1" = 50'; RECORDED S.C.R.D. PLAN 4, POKET 15, FOLDER 3.
- NH DOT R.O.W. PLAN OF DOVER LS-1828(13) P-2282-J, BUILT IN 1985; DATED: DECEMBER 7, 1982; ON FILE AT NH DOT DIVISION SIX OFFICE, DURHAM, NEW HAMPSHIRE.
- PLAN OF LAND PREPARED FOR LOUISE M. KELLEY LIFE ESTATE, TAX MAP 8, LOT No. 46, 31 WENTWORTH TERRACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JULY 10, 2008; BY THIS OFFICE.

NO.	DATE	DESCRIPTION	BY	CHK
1	2/28/14	REVISE PROPOSED GARAGE SIZE & LOC., AREAS	RJM	KMM
REVISIONS				
08-1817	EXIST COND	13-03	19-21	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



**SITE PLAN**  
 PREPARED FOR  
 LOUISE M. KELLEY LIFE ESTATE  
 TAX MAP 8, LOT No. 46  
 31 WENTWORTH TERRACE  
 CITY OF DOVER  
 COUNTY OF STRAFFORD  
 STATE OF NEW HAMPSHIRE

DRAWN BY: RJM FILE: VR CP\1817\13-1817  
 SCALE: 1" = 20' DATE: JUNE 10, 2013

McGoneaney Survey Associates, Inc.  
 P.O. Box 681 - 24 CHESTNUT STREET  
 DOVER, NH 03820 (603) 742-0911  
 SURVEYING - PLANNING - CONSULTING



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-09

Application Type: Minor Subdivision  
Applicant: Michael Towle  
Owner: Richard P. & Katherine C. Towle Revocable Trust of 1997  
Location: 67 Back River Road (Assessor's Map I, Lot 54)

**INTENT:** To subdivide an existing lot on Back River Road into two lots. The new lot would be served by municipal water and onsite septic system. The new lot would be 1.17 acres and the remainder of the existing lot would be 20.93 acres.

**LOTS/UNITS PROPOSED:** One additional lot.

**AGENDA ITEM #:** 4-C

**ACREAGE:** 22.1 Acres

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

**EXISTING LAND USE:** Single family house and barn

**PROPOSED LAND USE:** One additional single family house

**SURROUNDING LAND USE:** Single family residential, duplexes and congregate care facility

**ZBA ACTION:** Variance for relief from the front setback/build to requirement will be heard by the ZBA on March 20, 2014. *[If variance is not granted by ZBA this application will not be heard]*

**PERMITS REQUIRED:**

- NH Department of Environmental Services Subdivision Permit

**WAIVERS REQUESTED:** None

**ATTACHMENTS:** Subdivision plan, application, and ZBA agenda

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent by certified mail to all abutters for this meeting.

**Summary of Request and Background**

The applicant has submitted plans to subdivide one additional lot off an existing lot for the purpose of building a single family home.

**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 Medium Density Residential District (R-12), which is to provide for conventional single family neighborhoods near elementary schools.

**STAFF RECOMMENDATION:**

If the applicant has been granted the variance by the Zoning Board of Adjustment on March 20, 2014, 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 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 surveyor's stamp and signature shall be added to the plat.
4. The applicant shall revise the plat to add a note containing information on the variance granted.
5. The applicant shall revise the plat to add the Planning File number P14-09 to the title block.
6. The applicant shall revise the plat to show the front build to line.
7. The applicant shall revise the plat to change the new lot to Map I, Lot 54-D.
8. 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.
9. The applicant shall submit the proposed deed for lot #1, including the access easement to benefit parcel I-54 and reference to the access easement over parcel I-54C. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on compliance with conditions.
10. The applicant shall provide a revised Current Use plan for the property to the Tax Assessor's satisfaction.

**Condition to Be Met Prior to Issuance of a Building Permit:**

11. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
12. Any new dwelling unit shall be assessed the current water investment fees in place at the time of application for water service.
13. Per Chapter 170-27.1-D-1-c, the applicant shall install wetland buffer signs at seventy-five foot intervals along the 50-foot wetland buffer line near the buildable area on lot #1. This shall be checked and approved by the Building Official and City Engineer.



**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, March 10, 2014  
Meeting Time: 5:30 pm

**MEMBERS PRESENT:** Bill Hunt (Chair), Marcia Gasses (Vice Chair), Cora Quisumbing-King, Kris Houle, Kevin Perron, Richard Erickson, Michael Joyce

**STAFF PRESENT:** Steve Bird (City Planner)

**OTHERS PRESENT:** Councilor Jason Gagnon, Mark West, Kevin McEneaney

The meeting was convened by Hunt at 5:32 PM.

### 1. APPROVAL OF THE PRIOR MEETING MINUTES

*Quisumbing-King moved to approve the February 10, 2014 minutes, Perron seconded. Vote: Unanimous*

*Houle moved to approve the March 3, 2014 minutes, Joyce seconded. Vote: 5 in favor, 2 abstentions (Perron & Erickson)*

### 2. OLD BUSINESS

A. Discussion regarding disc golf proposal for Cassily property, Assessor's Map 34, Lots 20B & 21.

Hunt asked Bird to update members on anything that has happened since the previous meeting.

Bird: I met with Dennis Grzywacz, of the disc golf club, on March 5<sup>th</sup> to discuss the concept plan and review the comments from members at the last two meetings and the abutter comments. Dennis agreed to work on a revised concept plan to bring back to the members. This may be ready for the April meeting.

### 3. NEW BUSINESS

A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for McEneaney Survey Associates, Inc. (Owners: Elbert Kelley Jr., Kevin Kelley, & Jerry Kelley), Assessor's Map 8, Lot 46, zoned R-20, located at 31 Wentworth Terrace.

Kevin McEneaney and Mark West of West Environmental, Inc. were present to explain the proposal to replace an existing stone retaining wall with a new dry stone retaining wall, within the Conservation District adjacent to the tidal Piscataqua River. The proposed retaining wall is 379 sq. ft. and the area of fill behind the wall is 1,358 sq. ft. An existing garage and shed is to be removed and a new garage (360 sq. ft.) is to be built. The owner changed the garage location and reduced the size. The driveway is gravel and the garage is 18' x 18' so the impervious impact is less.

West: There is a drip infiltrator for the garage to catch runoff.

Houle: Didn't we ask for a dewatering plan and planting plan at the last meeting?

West: I think that was for the other Wentworth Terrace application, but we could use a silt bag to dewater.

Houle: I don't want to see erosion entering the resource.

Bird: What is the plan for the discontinued portion of the driveway?

McEneaney: It will be loamed and seeded. We can add a note to the plan.

Quisumbing-King: At the last meeting we were worried about impacts to trees.

McEneaney: The new location of the garage will not require any tree removal or tree root impact.

Hunt: Is the garage in the same location as the previous plan?

McEneaney: No this new location is closer to the river, but it is smaller.



**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, March 10, 2014  
Meeting Time: 5:30 pm

Houle: What kind of plants are in the area that you will have to excavate?

West: It is mostly seaweed with some sea grass in that area.

Houle: I would like to see a plan for revegetating any disturbed area below the high tide line.

*Gasses made a motion to endorse the NHDES Wetlands Permit application and the City of Dover Conditional Use Permit with the conditions that a dewatering system is installed, the discontinued driveway area be loamed and seeded, and any disturbed area below the high tide will be revegetated per a planting schedule, Perron seconded. Vote: Unanimous*

#### 4. REPORT FROM THE CHAIR

##### A. Information on Proposal from Tender Crop Farm (Owner of Tuttle Farm) for Conversion of up to 50 Acres of Forest to Farmland

Bird reviewed a proposal by the owners for converting up to 50 acres of forest to active farmland consisting of crops, fruit orchards and cattle grazing. He met with Tyler Matteson, Strafford Rivers Conservancy representatives, NHDOT representatives, Army Corps of Engineers representatives and Anna Boudreau on February 20<sup>th</sup> to discuss the proposal. The City is the primary easement holder and SRC and NHDOT hold an executory interest in the property. They are planning to present the proposal to all the state and federal resource agencies at a meeting on March 19<sup>th</sup>. The Forestry Management Plan will likely have to be reviewed and approved by the Conservation Commission. They are having a wetlands delineation done to get more accurate information. They have stated that their goal is to do the timber harvest so that no additional permitting is required.

Gagnon: Do you know if they are an organic farm?

Bird: I don't think so.

Gagnon: With the EPA permit issue, the potential impact of cattle use on the nitrogen levels could be an issue.

Hunt: Were the wetlands delineated in the original study?

Bird: The wetlands were delineated by VHB as part of the original assessment and it showed quite a bit of wetlands, but it was not based on an on-site assessment.

##### B. Review of Correspondence Received

- i. Letter dated 2/11/14 from NHDES to DR Lemieux Builders, Inc. regarding a request for more information for Spur Road application

Bird: NHDES is requesting more information from the applicant.

Houle asked Bird to send the letter out by e-mail.

- ii. Annual Report received from Strafford County Conservation District

Bird passed around the annual report.

- iii. Newsletter from the Strafford Rivers Conservancy

Bird passed around the newsletter.



# City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P 14-09</u>	Date Received:	<u>FEB 11 2014</u>
	Amount Paid:	<u>\$ 424.00</u>	Time Received:	

ck # 225 & # 17254

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Michael Towle Telephone # 978-0088

Address of Applicant: 67 Back River Road Dover NH 03820

Name of Property Owner (if different from applicant): \_\_\_\_\_ Telephone # N/A  
Richard P. & Katherine C. Towle Revocable Trust of 1997

Address of Property Owner: 67 Back River Road Dover, NH 03820

E-Mail Address: mtowle916@yahoo.com (applicant)

### PROPERTY INFORMATION

Address of Property: 67 Back River Road

Assessor's Map # I Lot(s) # 54

Zoning District(s) R-12 Overlay District(s) \_\_\_\_\_

Size of Parcel: 22.1 AC. Property Deed: Book 1934 Page: 404

Existing Use of Property: Residential

### 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 ROAD

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): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**SURVEYOR INFORMATION**

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

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

Professional License #: NH LLS 6661 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: Katherine Towle  
Rubens P. Towle Date: 2/2/14

Signature of Applicant (if different from owner): Arlene Date: 2/2/14

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: Rubens P. Towle Date: 2/2/14  
Katherine Towle

**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: \_\_\_\_\_

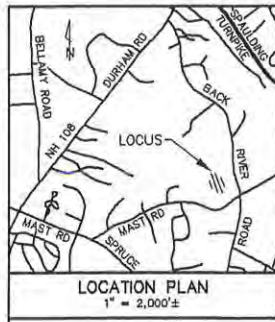
**CERTIFICATION OF FEES**

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: Katherine Tjork  
Richard D. Towles Date: 2/2/14

Signature of Applicant (if different from owner): Ail L. Se Date: 2/2/14

MAP/LOT	NAME #1	NAME #2	MAILING ADDRESS			
I0004-000000	SNOW CHRISTOPHER &	SNOW MELISSA	1 CLARK RD	RYE	NH	03870-2032
I0005-000000	CAMPBELL WAYNE P TRUSTEE	CAMPBELL REALTY TRUST	64C HORNETOWN RD	FARMINGTON	NH	03835
I0048-000000	CORMIER MICHAEL A		24 TALL TIMBERS DR	BERWICK	ME	03901-2356
I0048-E00000	CHALUE PAUL		12 MAST ROAD	DOVER	NH	03820
I0048-K00000	CORMIER TODD A		20 MAST RD	DOVER	NH	03820
I0048-L00000	ROSENGARD MARC N &	BOWDOIN LEATHA J	38 MAST ROAD	DOVER	NH	03820
I0049-007000	LAPIERRE ERIC	LAPIERRE DIANA	44 MAST RD	DOVER	NH	03820
I0053-000000	JANELLE RAYMOND	JANELLE ELLEN	47 MAST ROAD	DOVER	NH	03820
I0053-001000	PEIRCE MARK A &	PEIRCE PAULA ANN	229 S BELLAGIO DR	ST AUGUSTINE	FL	32092-3475
I0054-000000	TOWLE K & R TRUSTEES	TOWLE K AND R REVOCABLE TRUST 97	67 BACK RIVER ROAD	DOVER	NH	03820
I0054-A00000	TOWLE MARY ANN	TOWLE BRADFORD	5 MAST ROAD	DOVER	NH	03820
I0054-B00000	BREWSTER DEBORAH L &	BREWSTER MICHAEL S	65 BACK RIVER ROAD	DOVER	NH	03820
I0054-C00000	DEAME DOUGLAS	DEAME KATHERINE	69 BACK RIVER ROAD	DOVER	NH	03820
I0059-000000	CHENEY CHARLES &	MCADAM DONNA	7 BEECH RD	DOVER	NH	03820
I0061-000000	SMITH MATTHEW J &	FLEISCHMANN AMANDA A	57 BACK RIVER ROAD	DOVER	NH	03820
I0064-000000	MEHR BRIAN A &	RAWLINSON RACHEL Q	68 BACK RIVER RD	DOVER	NH	03820
I0066-000000	HANSON PETER D		72 BACK RIVER RD	DOVER	NH	03820
I0067-A00000	TOWLE LYDIA M		PO BOX 1392	DOVER	NH	03821-1392
I0067-B00000	TOWLE JONATHAN P TRUSTEE	TOWLE JONATHAN P 2008 TRUST	PO BOX 1708	DOVER	NH	03821-1708
I0068-000000	DUTKOWSKI HENRY S		78 BACK RIVER RD	DOVER	NH	03820
I0056-0000	<i>Dover Retirement Residence, LLC</i>	<i>c/o Grant Thornton, LLP</i>	<i>PO Box 130477</i>	<i>DALLAS</i>	<i>TX</i>	<i>75313</i>
Applicant	MICHAEL TOWLE		67 BACK RIVER RD	DOVER	NH	03820
Surveyor	MCENEANEY SURVEY ASSOCIATES, INC.		24 CHESTNUT STREET	DOVER	NH	03820
Wet/Soil Scient	MICHAEL MARIANO		75 PROSPECT STREET	SOMERSWORTH	NH	03878



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	18°30'00"	525.00	169.52	168.78	S09°36'46"E
C2	38°34'36"	320.00	215.45	211.41	S69°07'02"W

No.	Bearing	Distance
L1	N41°28'18"E	27.56'
L2	S12°10'44"W	81.19'
L3	S70°08'56"E	62.60'
L4	S00°22'16"E	51.68'
L5	S00°21'46"E	100.00'
L6	N24°17'06"W	20.00'
L7	S00°22'16"E	21.88'
L8	S00°22'16"E	12.12'
L9	S00°22'16"E	17.68'
L10	S00°21'46"E	122.00'

**LEGEND**

- I.P. (fnd) - IRON PIPE (FOUND)
- I.R. (fnd) - IRON ROD (FOUND)
- D.H. (fnd) - DRILL HOLE (FOUND)
- I.R. (set) - IRON ROD W/ I.D. CAP (SET)
- - EDGE OF WETLAND
- ▲ - WETLAND
- A1 - WETLAND I.D. FLAG
- 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.
- ⊕ TPIT #2 - TEST PIT (SEE NOTE 12)
- ⊙ - PERCOLATION TEST

**REFERENCE PLANS:**

- SUBDIVISION OF LAND OF KATHERINE TOWLE, DOVER, N.H. SCALE: 1" = 100'; DATED: MAY 1987, REVISED THROUGH JUNE 1987; BY: RICHARD P. TOWLE, RECORDED S.C.R.D. PLAN 31A-81.
- PROPOSED SUBDIVISION OF LAND OF KATHERINE TOWLE, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 20'; DATED: JULY 1984; BY: RICHARD P. TOWLE, RECORDED S.C.R.D. PLAN 24A-115.
- REVISED PLAN SUBDIVISION OF LAND OF KATHERINE TOWLE, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 50'; DATED: SEPT. 1984; BY: RICHARD P. TOWLE, RECORDED S.C.R.D. PLAN 24A-100.
- PLAN OF LOT LINE ADJUSTMENT BETWEEN LANDS OF DENNIS & DEBORAH TOWLE AND DOUGLAS & KATHERINE DEAME, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 50'; DATED: NOV. 25, 1996; BY: RICHARD P. TOWLE, RECORDED S.C.R.D. PLAN 41A-90.
- BOUNDARY LINE ADJUSTMENT - RAYMOND J. MARTINEAU JR. AND RAYMOND J. MARTINEAU REV. TRUST, GRADY'S LANE AND BACK RIVER ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: SEPTEMBER 9, 2003, REVISED THROUGH 9/30/03; BY: TRITECH ENGINEERING CORP., RECORDED S.C.R.D. PLAN 73-11.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
13-2050		SUBDIVISION	13-07	67-68
PROJECT NO		TYPE	FIELDBOOK & PAGES	

OWNER SIGNATURE

**NOTES:**

- OWNER OF RECORD: KATHERINE & RICHARD TOWLE REVOCABLE TRUST, KATHERINE & RICHARD TOWLE, TRUSTEES, 67 BACK RIVER ROAD, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOL. 1934, PAGE 404.
- 1 / 54 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
- 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 / ABUT A STREET = "BUILD TO"
    - SIDE = 15 FEET
    - REAR = 30 FEET
  - MINIMUM BUILDING SETBACKS, ACCESSORY:
    - FRONT / ABUT A STREET = "BUILD TO"
    - SIDE = 10 FEET
    - REAR = 10 FEET
    - MAXIMUM BUILDING HEIGHT = 35 FEET
- PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) SINGLE FAMILY RESIDENTIAL LOTS AS SHOWN. LOT 1 IS TO BE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEM. REMAINING LAND HAS AN EXISTING DWELLING WITH A WELL AND SUBSURFACE DISPOSAL SYSTEM PRESENTLY CONSTRUCTED. ALL PROPOSED LOTS CONTAIN A MINIMUM OF 12,000 S.F. OF CONTIGUOUS UPLANDS, OF WHICH 60 PERCENT ARE OUTSIDE OF THE 50 FOOT WETLAND BUFFER. PARCELS ARE ACCESSED FROM BACK RIVER ROAD THROUGH EASEMENT LOCATED ON PARCELS 1 / 54B AND 1 / 54C VIA A SHARED DRIVEWAY.
- TOTAL PARCEL AREA = 962,582 S.F. / 22.10 ACRES.
- PER FLOOD INSURANCE RATE MAP 33017C0320D AND 33017C0340D, EFFECTIVE DATE: MAY 17, 2005; ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.

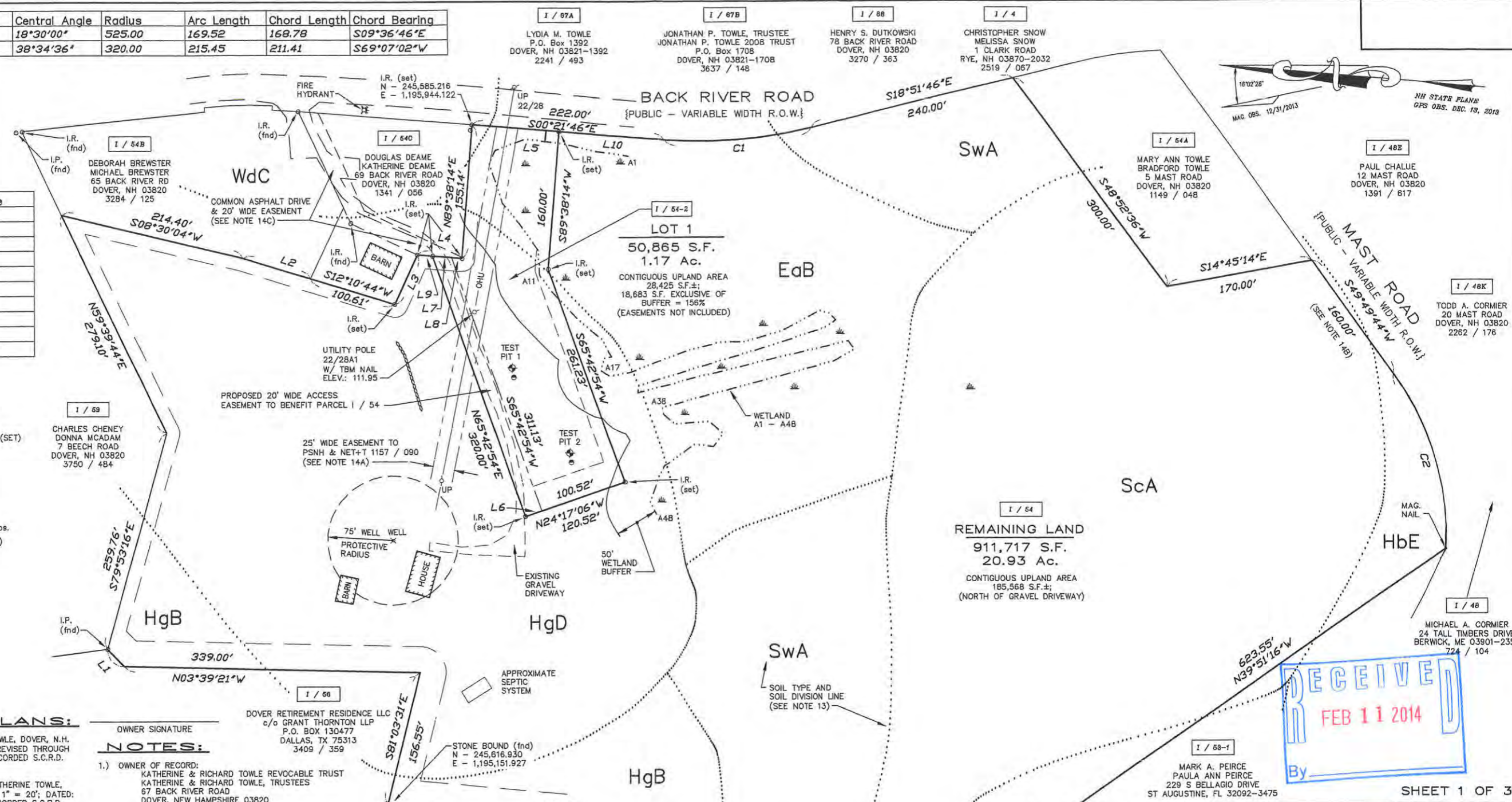
DOVER RETIREMENT RESIDENCE LLC  
c/o GRANT THORNTON LLP  
P.O. BOX 130477  
DALLAS, TX 75313  
3409 / 359

STONE BOUND (fnd)  
N - 245,616.930  
E - 1,195,151.927

708.82'  
N00°13'04"E

- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON DECEMBER 13, 2013. VERTICAL DATUM IS NAVD88.
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- WETLANDS SHOWN WERE DELINEATED BY MICHAEL MARIANO, C.W.S. No. 183 DURING DECEMBER 2013 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE. WETLANDS BOUNDARIES ARE JURISDICTIONAL POORLY DRAINED SOILS.
- 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 67 BACK RIVER ROAD.
- TEST PITS WERE EVALUATED BY KENNETH J. FAUCHER, NH DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS No. 851, ON DECEMBER 26, 2013 AND LOCATED BY THIS OFFICE.
- THE SOIL TYPES ON THE SITE ARE:
  - B2B - BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
  - EAB - ELMWOOD FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
  - HBE - HINCKLEY GRAVELLY LOAMY SAND, 15 TO 60 PERCENT SLOPES
  - HGB - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
  - HGD - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
  - SCA - SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
  - SWA - SWANTON FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
  - WDC - WINDSOR LOAMY SAND, 8 TO 15 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>

"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."



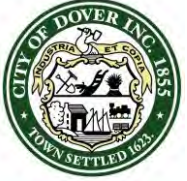
SHEET 1 OF 3

MINOR SUBDIVISION OF LAND  
PREPARED FOR THE  
K. & R. TOWLE REVOCABLE TRUST  
TAX MAP I, LOT No. 54  
67 BACK RIVER ROAD  
CITY OF DOVER  
COUNTY OF STRAFFORD  
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No.	P 14-___
DRAWN BY: RJM	FILE: VR CP/2050/13-2050
SCALE: 1" = 60'	DATE: FEBRUARY 6, 2014

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

SURVEYING - PLANNING - CONSULTING



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-12

Application Type: Site Plan Review  
Applicant: South Dover Storage Solutions, LLC  
Owner: South Dover Storage Solutions, LLC  
Location: 68 Rutland Street (Tax Map 15, Lot 62)

**INTENT:** Site plan to construct a 35,000 square foot, 3 ½ story storage building with a manager's office/apartment and 10 parking spaces.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-D

**ACREAGE:** 4.13 Acres

**ZONING DISTRICT:** Restricted Industrial District (I-1)

**EXISTING LAND USE:** Vacant industrial building

**SURROUNDING LAND USE:**  
Single family homes, duplexes, multi-family units, and commercial buildings

**ZBA ACTION:** None

**PERMITS REQUIRED:** None

**ATTACHMENTS:** Site Review plan, application

**APPLICATION IS COMPLETE:** Yes

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

**WAIVERS REQUESTED:**

- Waiver to Chapter 149-15-C, which requires that paving be a minimum of five feet from a side property line

**Summary of Request and Background**

The applicant has submitted a site plan to construct a 35,000 square foot storage building and 10 parking spaces. Building would be served by municipal water and sewer.

The applicant appeared before the Technical Review Committee on March 20, 2014 (see TRC notes).

**Consistency with Land Use Regulations**

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review approval. This project is located in the Restricted Industrial District (I-1), which encourages manufacturing, assembly, fabrication, packaging, distribution, storage, warehousing, wholesaling and shipping activities that expand the economic base and provide employment opportunities. These sites tend to be smaller and closer to the downtown. This plan is consistent with those standards.

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing and table the application so the Planning Board can hold a site walk if desired.



# City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]  
**RECEIVED**  
MAR 06 2014  
By \_\_\_\_\_

Office Use Only    Project #: 714-12    Date Received: \_\_\_\_\_  
Amount Paid: \$1529.00    Time Received: \_\_\_\_\_  
CR# 4316

### APPLICANT AND OWNER INFORMATION

Name of Applicant: SOUTH DOVER STORAGE SOLUTIONS Telephone # 988-9168  
Address of Applicant: 11 MOSES CARR RD LLC ROLLINSFORD NH 03869  
E-Mail Address: \_\_\_\_\_  
Name of Property Owner (if different from applicant): SAME Telephone # \_\_\_\_\_  
Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Address of Property: 608 RUTLAND STREET  
Assessor's Map # 15 Lot(s) # 62  
Zoning District(s) I-1 Overlay District(s) N/A  
Size of Parcel: 179,755 sq. ft. 4.13 ac. Property Deed: Book 4055 Page: 77  
Existing Use of Property: VACANT BUILDING

### SITE PLAN INFORMATION

Describe Proposed Use: STORAGE FACILITY  
Area of Parcel to be Developed: 35,000 sq. ft.  
If Multi-family Residential, Specify Number of Units & Buildings Proposed: N/A  
Number of Parking Spaces: Existing 0 Proposed 16  
Highway Access (check where applicable):  City Street     State Highway  
Number of Employees Total: 1 In Maximum Shift: 1  
Disposition of Parcel: \_\_\_\_\_ Building Setbacks: \_\_\_\_\_  
Building Footprint 8,440 sq. ft. Front Yard 50 ft.  
Total Building Area 34,000 sq. ft. Rear Yard 37 ft.

Paved Area 12,000 sq. ft.

Side Yard: Right 17 ft.  
Left 43 ft.

City Water?  Yes  No How far is city water from the property? 50'

City Sewer?  Yes  No How far is city sewer from the property? 50'

**BUILDING INFORMATION**

Type of Building to be Built: WOOD FRAME

Height of Building: 50' Finished Floor Elevation: 85.5'

Number of Seats (where applicable) N/A

**WAIVER REQUESTS**

Site Review Regulations section(s) to be waived: PARKING PAVEMENT SETBACK

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

**SURVEYOR INFORMATION**

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

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

Professional License #: 661 E-mail address: KEVIN@SURVEYNH.COM

**ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) CIVILWORKS, INC

Address 181 WATSON RD DOVER Telephone #: 749-0443

Professional License #: 5176 E-mail address: CIVILWORKS DOVER @ COMCAST.NET

**SIGNATURES**

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

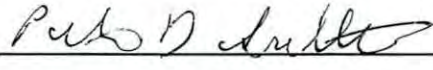
Signature of Property Owner: [Signature] Date: 3/6/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent:  Date: 3/6/14

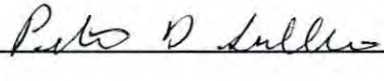
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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: 3/6/14

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 3/6/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

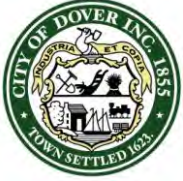
**CERTIFICATION OF FEES**

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner:  Date: 3/6/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

MAP/LOT	NAME #1	NAME #2	ADDRESS	CITY/TOWN	STATE	ZIP
13/23, 13/24, 13/25, 15/66	Profero Management & Holdings, LLC		232 Gulf Road	Dover	NH	03820
14/14	Rutland Manor Association		P.O. Box 7730	Nashua	NH	03060
14/17	Donna & Scott Durkee		71 Rutland Street	Dover	NH	03820
15/40A	Double Diamond Holdings North, LLC		340 Central Avenue, Suite #202	Dover	NH	03820
15/50	Laurie A. & T. Gregory Smith		36 Fisher Street	Dover	NH	03820
15/51	Casey Family Irrevocable Trust	Timothy Casey, Trustee	36A Fisher Street	Dover	NH	03820
15/52	Donald W. Smart	Sandra R. Ackler	38 Fisher Street	Dover	NH	03820
15/54	Louis A. & Josephine A. Muniz		40 Fisher Street	Dover	NH	03820
15/55	H. Marilyn Yorke	Lynne Helen Yorke Castonguay	52 Fisher Street	Dover	NH	03820
15/56	Daniel J. & Leslie J. Hocking		7 Browning Drive	Dover	NH	03820
15/57	Rebecca A. Jacques		52 Rutland Street	Dover	NH	03820
15/58	John M. Mettee Revocable Trust	John M. Mettee, Trustee	56 Rutland Street	Dover	NH	03820
15/58A	Ronald S. & Angela M. Bekkala		54 Rutland Street	Dover	NH	03820
15/58B	Stephen M. & Lorraine a. Flynn	Donna McAdam	54A Rutland Street	Dover	NH	03820
15/59	Huts to Homes, LLC		P.O. Box 525	Barrington	NH	03825
15/60	Panagiotis D. & Vasilios D. Xydias		60 Rutland Street	Dover	NH	03820
15/61	Daniel & Susan J. Ball		66 Rutland Street	Dover	NH	03820
15/63	Scott P. & Christine T. Wellington		70 Rutland Street	Dover	NH	03820
15/65	Craig D. & Lynda A. Bonneau		72 Rutland Street	Dover	NH	03820
15/62 OWNER	South Dover Storage Solutions	c/o Robert Foster	11 Moses Carr Road	Rollinsford	NH	03869
ENGINEER	Civilworks, Inc.		P.O. Box 1166	Dover	NH	03821
SURVEYOR	McEneaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES - P14-12

Application Type: Site Plan Review  
Applicant(s): South Dover Storage Solutions, LLC  
Owner(s): South Dover Storage Solutions, LLC  
Location: 68 Rutland Street (Tax Map 15, Lot 62)  
Date: March 20, 2014

**INTENT:** Site plan to construct a 35,000 square foot, 3 ½ story storage building with a manager's office and 10 parking spaces.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 1

**ACREAGE:** 4.13 Acres

**ZONING DISTRICT:** Restricted Industrial District (I-1)

**EXISTING LAND USE:** Vacant industrial building

**SURROUNDING LAND USE:**  
Single family homes, duplexes, multi-family units, and commercial buildings

**ZBA ACTION:** None

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:**

- Waiver to Chapter 149-15-C, which requires that paving be a minimum of five feet from a side property line

**ATTENDANCE:**

Christopher Parker (Planning)  
Steve Bird (Planning)  
Tom Clark (Fire Inspections)  
Marn Speidel (Police Department)  
Dan Barufaldi (Economic Development)  
Dennis Ciotti – Planning Board  
Kevin McEneaney  
Paul Connelly  
Rick Foster  
Peter Sullivan

**Planning Comments:**

- Impact fees and water and sewer investment fees will be assessed
- Need floor plans and architectural renderings
- Need streetscape plan
- Need Traffic Impact Assessment and Analysis
- Need Conditional Use Permit for reduced parking
- Need written waiver request
- Need storm water management maintenance and operation plan

Sheet 1:

- Bold property lines on subject parcel on tax map sketch

Sheet 2:

- Revise note #3 to delete rezoning reference
- Revise note #7 to state that wetlands delineation was done in accordance with Chapter 170-27.1
- Show location and size of existing utilities
- Revise note #4 to add that an employee apartment is proposed
- Identify symbols along northern property line
- Identify 20% slope Conservation District

Sheet 3:

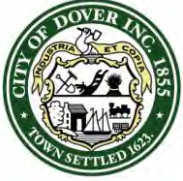
- Add parking calculation to note #12
- Add common note #20 regarding security system
- Why is there re-grading in the northern section of the lot?
- Show covered loading roof
- Add engineers stamp and signature

**Police Department Comments:**

- Note that security alarm will not be audible.
- Is there a future use planned for the rear parcel?
- Sheet 3, note 34 (snow storage): describe how, or show where
- Add note that there will be no outside storage of vehicles
- Truck routes for demolition work needs to be determined

**Engineering Comments:**

- The proposed electric should be from the existing pole. All underground and not setting a new pole.
- Is the sewer service shown new or existing?
- Existing utilities should be discontinued. Water discontinued at the water main.
- Show the existing water main in the street and show the tie in. Note a 6x6 stainless steel tapping sleeve and gate.
- Add a gate at the tee going toward the future use area. Restrain the tee and gate and install one full length of pipe with the cap.
- Provide a drainage analysis.
- There seems to be no proposed treatment of stormwater.



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES - P14-12

Application Type: Site Plan Review  
Applicant(s): South Dover Storage Solutions, LLC  
Owner(s): South Dover Storage Solutions, LLC  
Location: 68 Rutland Street (Tax Map 15, Lot 62)  
Date: March 20, 2014

### **Fire/Inspections Comments:**

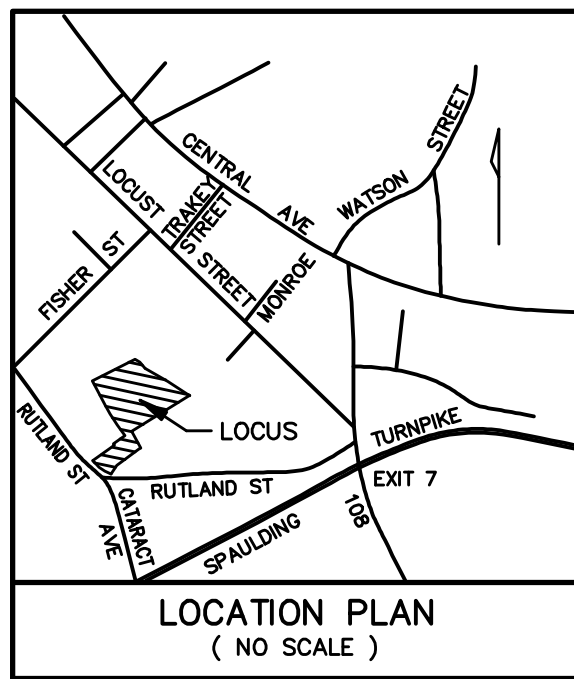
- Indicate fire lane location
- Indicate adequate Fire Department apparatus turn-around

### **Economic Development Comments:**

- Building appearance need to be detailed – what material, etc.
- Aesthetics is important

### **Planning Board Comments:**

- Confirmed that the windows will be real
- Confirmed that bollards will be installed at loading docks
- Move dumpster location to get more parking spaces
- Need detailed demolition plans for building
- Remove sign from building rendering



**NOTES:**

- 1.) OWNER OF RECORD:  
SOUTH DOVER STORAGE SOLUTIONS, LLC  
11 MOSES CARR ROAD  
ROLLINSFORD, NH 03869  
S.C.R.D. VOL. 4055, PAGE 0077
- 2.) 15 / 82 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS I-1 ZONING DISTRICTS - (SEE CURRENT ZONING REGULATIONS)
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED BUILDING WITH ASSOCIATED PARKING AND SITE RENOVATIONS.
- 5.) TOTAL AREA OF BUILDING FOOTPRINT = 8,440 S.F.
- 6.) SURVEY OF EXISTING CONDITIONS PERFORMED OCTOBER 5, 2012 BY McEANEY SURVEY ASSOCIATES, INC.
- 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 0320; SUFFIX D; MAP NUMBER 33017C0320D; EFFECTIVE DATE MAY 17, 2005.
- 8.) BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON OCTOBER 5, 2012. VERTICAL DATUM IS NAVD83.
- 9.) WETLAND DELINEATION PERFORMED BY MARK WEST, C.W.S. 10 OF WEST ENVIRONMENTAL, INC. ON NOVEMBER 1, 2012.
- 10.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- 11.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- 12.) PARKING REQUIREMENTS:
- 13.) PARKING SPACES PROVIDED PER SITE DEVELOPMENT PLAN:  
= 10, INCLUDING 1 VAN ACCESSIBLE HANDICAP
- 14.) PARKING SPACE SIZE = 9' WIDE x 18' LONG, UNLESS OTHERWISE NOTED.  
HANDICAP ACCESSIBLE SPACE SIZE = 8' WIDE x 18' LONG WITH 8' WIDE STRIPED ISLAND.
- 15.) RESERVED.
- 16.) ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 4" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS. SEE PERMANENT SEEDING NOTES. ALL TREATMENT SWALES SHALL HAVE SOD BOTTOMS.
- 17.) PAVEMENT / PARKING STRIPING TO BE 4" WIDE / WHITE.
- 18.) CONTACT INDIVIDUAL UTILITY COMPANIES TO DETERMINE CONDUIT SIZES AND SCHEDULES.
- 19.) AS-BUILT DRAWINGS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 20.) THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109, ARTICLE IV, SECTION 109-29 (AS REQUIRED BY I.B.C. AND NFPA 101 LIFE SAFETY CODE, LATEST EDITIONS) OF THE CODE OF THE CITY OF DOVER.
- 21.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND. ALSO, SEE NOTE 18.
- 22.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- 23.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- 24.) EXTERIOR LIGHTING SHALL BE METAL HALLIDE TYPE LUMINAIRE AND POLE OR MOUNTED ON THE BUILDING, AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 25.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY KEVIN M. McEANEY WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000 (SEE SHEET 2). (SEE NOTE 42)

- 26.) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- 27.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- 28.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY OF DOVER ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 29.) PROPOSED WATER SERVICE PIPING SHALL BE 6" DUCTILE IRON, CL. 52, CEMENT LINED AND POLYWRAPPED PER AWWA STANDARDS. FIRE PROTECTION SERVICE/DOMESTIC SERVICE WILL BE TAPPED FROM SAID 6" PIPE WITHIN THE PROPOSED BUILDING.
- 30.) PROPOSED SANITARY SEWER PIPING SHALL BE 4" P.V.C., SDR 35, AS SHOWN.
- 31.) LIMIT CUTTING OF TREES AND VEGETATION TO THE MINIMUM REQUIRED ON-SITE.
- 32.) RESERVED.
- 33.) ALL SLOPED GRANITE CURB ENDS SHALL BE TIPPED DOWN (SEE DETAIL) UNLESS BUTT TO ANOTHER FINISH.
- 34.) SNOW STORAGE SHALL BE MANAGED THROUGH PROPER ON-SITE DISPOSAL.
- 35.) RESERVED.
- 36.) SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE NORTH SIDE OF THE BUILDING.
- 37.) RESERVED
- 38.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- 39.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 40.) THE PROPOSED USE FOR THE STRUCTURE IS A STORAGE FACILITY.
- 41.) THE EXISTING WOOD FRAME STRUCTURE AND BRICK ACCESSORY BUILDING ARE TO BE DEMOLISHED AND PROPERLY DISPOSED.
- 42.) SEE SHEET 2 FOR REMAINING BOUNDARY INFORMATION.

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	39°46'10"	191.00	132.57	129.93	N25°37'00"W

No.	Bearing	Distance
L1	N06°05'39"W	8.40'
L2	N10°19'50"W	11.90'
L3	S83°28'42"W	12.00'

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

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

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

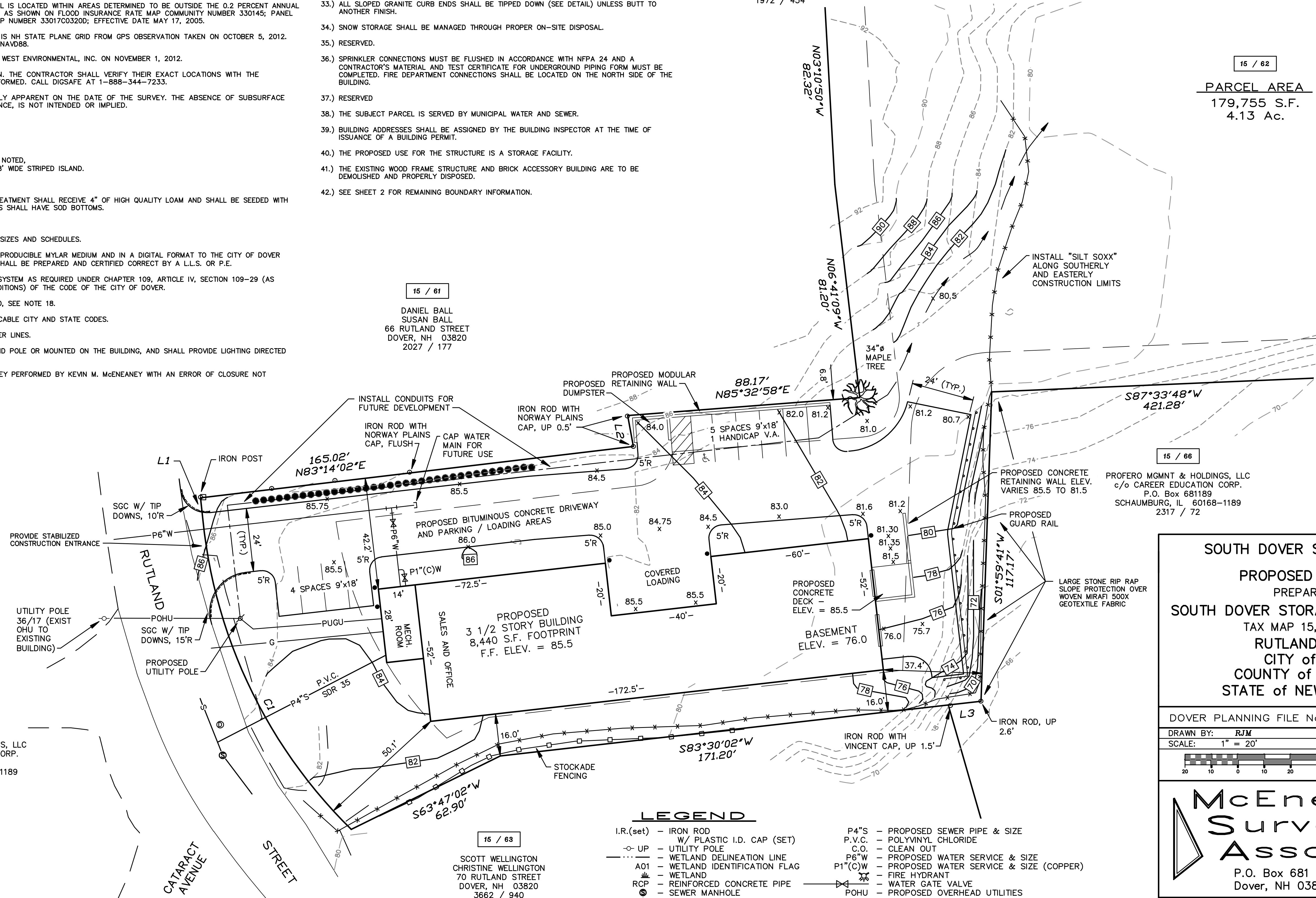
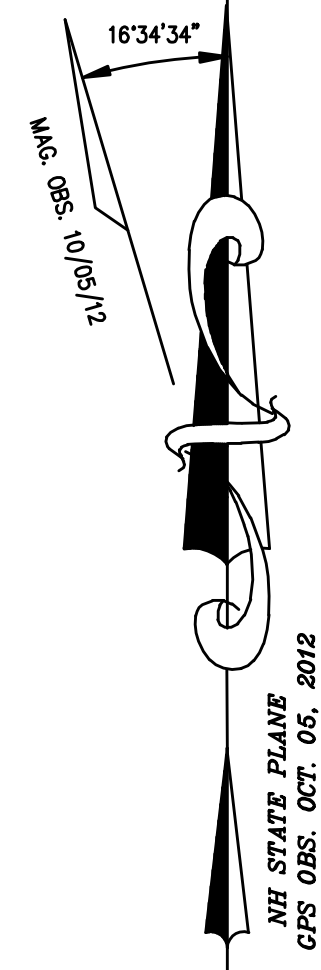
18 / 23  
18 / 24  
PROFERO MGMT & HOLDINGS, LLC  
c/o CAREER EDUCATION CORP.  
P.O. Box 681189  
SCHAUMBURG, IL 60168-1189  
2126 / 381

16 / 63  
SCOTT WELLINGTON  
CHRISTINE WELLINGTON  
70 RUTLAND STREET  
DOVER, NH 03820  
3662 / 940

**LEGEND**

- I.R.(set) - IRON ROD
- UP - W/ PLASTIC I.D. CAP (SET)
- UTILITY POLE
- WETLAND DELINEATION LINE
- WETLAND IDENTIFICATION FLAG
- WETLAND
- RCP - REINFORCED CONCRETE PIPE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- ELEV. - ELEVATION
- STOCKADE FENCE
- S.F. - SQUARE FEET
- Ac. - ACRE
- ± - MORE OR LESS
- (TYP.) - TYPICAL
- Ø - DIAMETER
- R.O.W. - RIGHT OF WAY
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- P4"S - PROPOSED SEWER PIPE & SIZE
- P.V.C. - POLYVINYL CHLORIDE
- C.O. - CLEAN OUT
- P6"W - PROPOSED WATER SERVICE & SIZE
- P1"(C)W - PROPOSED WATER SERVICE & SIZE (COPPER)
- WETLAND
- WATER GATE VALVE
- PROPOSED OVERHEAD UTILITIES
- L.P. - LOW POINT
- x84.0 - PROPOSED SPOT GRADE
- 83 - EXISTING CONTOUR
- 84 - PROPOSED CONTOUR
- ± - RADIUS DISTANCE
- 5'R - SILT SOXX
- - PROPOSED DRAINAGE FLOW DIRECTION

15 / 82  
**PARCEL AREA**  
179,755 S.F.  
4.13 Ac.



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

DOVER PLANNING FILE No. P 14-12  
DRAWN BY: R/JM FILE: VR CP\2002\12-2002-6  
SCALE: 1" = 20' DATE: FEBRUARY 17, 2014

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

SURVEYING - PLANNING - CONSULTING

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

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



**CITY OF DOVER**

## CITY OF DOVER – ORDINANCE

Posted \_\_\_\_\_, 2014

Ordinance Number: **O – yyyy.mm.dd -**  
Ordinance Title: Updating the Dover Zoning Ordinance  
Chapter: 170

The City of Dover Ordains:

### 1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning to restrict the hours during which signs may be illuminated in the Central Business District – Downtown Gateway sub-district.

### 2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “Sign Review and Regulations”, by revising subsection E “Signs permitted in CBD and CWD Zones” as follows:

- E. SIGNS permitted in CBD, and CWD Zones. SIGNS shall relate only to the premises upon which they are located, identifying the occupancy of such premises or advertising the articles or services available within such premises. No sign in the CBD Downtown Gateway sub-district shall be illuminated after 9:00 p.m. or before 6:00 a.m. (See table for overview of permitted SIGNS.)

### 3. TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

## AUTHORIZATION

Approved as to Funding: Daniel R. Lynch      Sponsored by: Councilor William Garrison  
Finance Director      City Council Planning Board  
Representative

Approved as to Legal Form: Anthony Blenkinsop  
City Attorney

Recorded by: Karen Lavertu  
City Clerk

## DOCUMENT HISTORY:



**CITY OF DOVER**

## CITY OF DOVER – ORDINANCE

Posted \_\_\_\_\_, 2014

Ordinance Number: **O – yyyy.mm.dd -**  
Ordinance Title: Updating the Dover Zoning Ordinance  
Chapter: 170

First Reading Date:  
Approved Date:

Public Hearing Date:  
Effective Date:

### DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Karen Weston		
Deputy Mayor Robert Carrier		
Councilor John O'Connor, Ward 1		
Councilor William Garrison, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Dorothea Hooper, Ward 4		
Councilor Catherine Cheney, Ward 5		
Councilor Jason Gagnon, Ward 6		
Councilor Anthony MacManus, At Large		
Total Votes:		
Resolution does   does not pass.		

### ORDINANCE BACKGROUND MATERIAL:

The restriction on hours of illumination of signs in the Central Business District – Downtown Gateway reflects a similar restriction in the Office District. A large number of properties located in the Downtown Gateway sub-district were located in the Office District prior to the rezoning approved by City Council on February 26, 2014 (“Rezoning”). Planning staff and the consultant for the Rezoning project had intended to include this illumination restriction as part of the Rezoning amendments, but it was removed by scrivener’s error prior to posting of the Rezoning amendments by the Planning Board on October 8, 2013.