

**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, April 22, 2014**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- March 25, 2014 Regular Meeting Minutes.

### 3. OLD BUSINESS

- A. Consideration and possible vote on 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 34,000 sq. ft. storage facility with 14 parking spaces) \*(P14-12)

### 4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for South Dover Storage Solutions, LLC, Assessor's Map 15, Lot 62, zoned I-1, located at 68 Rutland Street. \*(P14-22)
- B. Impact Fee Waiver Request for Jordan Plante, Assessor's Map A, Lot 53G-1, located at 92 Long Hill Road. \*
- C. Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-B for Joseph Allis, Assessor's Map 23, Lot 13, zoned CBD-G, located at Washington Street. (Relief from 75% building coverage requirement) \*(P14-13)
- D. Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-B for Joseph Allis, Assessor's Map 23, Lot 13, zoned CBD-G, located at Washington Street. (Relief from requirement that building be 24 feet from side property lines) \*(P14-14)
- E. Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-B for Joseph Allis, Assessor's Map 23, Lot 13, zoned CBD-G, located at Washington Street. (Relief from requirement that 70% of frontage be covered by principal building) \*(P14-15)
- F. Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-B(2) for Brian Wills, (Owner: Chinburg Properties), Assessor's Map 23, Lot 14, zoned CBD-G, located at 1 Washington Street. (To operate a brewery) \*(P14-16)
- G. Consideration and acceptance of a Conditional Use Permit per Section 170-27.1-F for Christopher Berg, (Owner: Graystone Builders Inc.), Assessor's Map M, Lot 105-2, zoned R-40, located at 321 Back Road. (Grading for construction of driveway and garage impacting 89 sq. ft. of 50-foot wetland buffer) \*(P14-17)
- H. Consideration and acceptance of a Minor Lot Line Adjustment for Tolend Road Properties, LLC, Assessor's Map G, Lots 24J, 24J-143 and 24J-144, zoned R-20, located at Tolend Road, Columbus Avenue and Sandra's Run \*(P14-18)

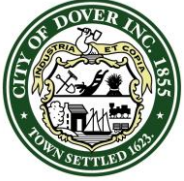
### 5. STAFF COMMENTS

### 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**

## 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 34,000 square foot, 3 ½ story storage building with a manager's office/apartment and 14 parking spaces.

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

**AGENDA ITEM #:** 3-A

**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:** Revised Site Review plan, Traffic Impact Assessment, waiver request

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent by certified mail to all abutters for 3/25/14 meeting

**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 34,000 square foot storage building and 14 parking spaces. Building would be served by municipal water and sewer.

The applicant appeared before the Technical Review Committee on March 20, 2014. The Planning Board accepted the application on March 25, 2014 and held a site walk on April 3, 2014.

**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.

**Waiver Request**

The applicant is requesting a waiver to Chapter 149-15-C, which requires that paving be a minimum of five feet from a side property line. The area currently has a shed on it that will be removed so six parking spaces can be constructed. The direct abutter has submitted a letter supporting the waiver.

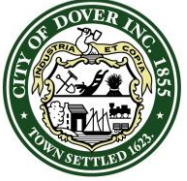
Given that a retaining wall and fence will shield the direct abutter and that without the waiver the parking spaces would not be feasible, the Planning Department supports the granting of the requested waiver.

**STAFF RECOMMENDATION:**

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

**Conditions to Be Met Prior to Signing of Plans:**

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add the surveyor's and engineer's stamps and signatures to the appropriate sheets.
4. The approval includes the granting of the waiver requested for the reasons stated by the applicant and staff. The Board finds that the criteria of Chapter 149-19.A have been met.
5. The applicant shall revise the plan to add a note that requires the security alarm will not be audible.
6. The applicant shall revise sheet #4 to remove one wall mounted light on the south side of the building closest to Rutland Street



**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)

and reduce the mounting height of the remaining wall mounted lights on that side to ten feet.

7. The applicant shall revise the plan to add a note prohibiting the outside storage of automobiles, trailers, recreational vehicles, etc.
8. The applicant shall revise the plan to add bollards to the legend.
9. The applicant shall revise the plan to require that the water main gates and tee be restrained.
10. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
11. The applicant shall provide floor plans for the building and a streetscape plan.

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

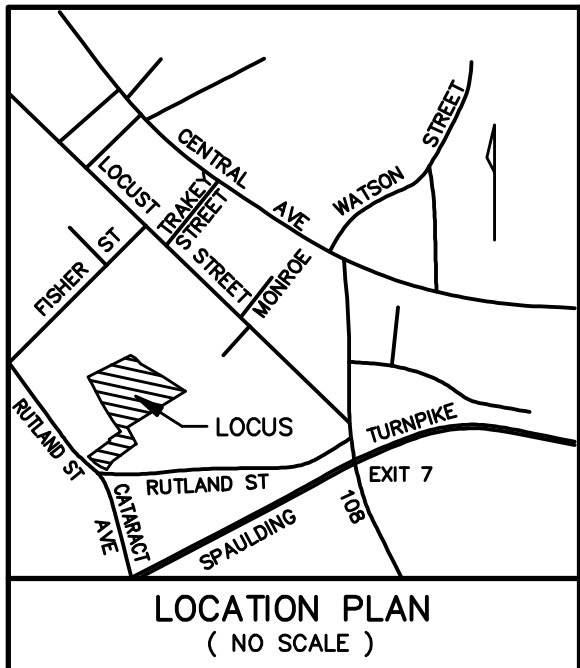
12. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer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

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

13. Any new use shall pay the current impact fees in place at the time of building permit application.
14. Any new use shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.
15. The applicant shall prepare a building demolition and concrete crushing plan addressing methods, timing, duration, and hauling routes. Said plan shall be reviewed and approved by the Fire Department and Police Department.

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

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



**NOTES:**

- OWNER OF RECORD:  
SOUTH DOVER STORAGE SOLUTIONS, LLC  
11 MOSES CARR ROAD  
ROLLINSFORD, NH 03869  
S.C.R.D. VOL. 4055, PAGE 0077
- 15 / 62 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS I-1 ZONING DISTRICTS - (SEE CURRENT ZONING REGULATIONS)
- THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED BUILDING WITH ASSOCIATED PARKING AND SITE RENOVATIONS.
- TOTAL AREA OF BUILDING FOOTPRINT = 8,440 S.F.
- SURVEY OF EXISTING CONDITIONS PERFORMED OCTOBER 5, 2012 BY McENEANEY SURVEY ASSOCIATES, INC.
- THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0320; SUFFIX D; MAP NUMBER 33017C0320D; EFFECTIVE DATE MAY 17, 2005.
- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON OCTOBER 5, 2012. VERTICAL DATUM IS NAVD83.
- WETLAND DELINEATION PERFORMED BY MARK WEST, C.W.S. 10 OF WEST ENVIRONMENTAL, INC. ON NOVEMBER 1, 2012.
- 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.
- 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.
- PARKING REQUIREMENTS: 0.1 SPACE PER STORAGE UNIT, PLUS 2 SPACES PER APARTMENT =  
UNIT = 100 S.F.; 30,000 ÷ 100 x 0.1 = 30 SPACES  
1 APARTMENT = 2 SPACES  
TOTAL REQUIRED = 32 SPACES
- PARKING SPACES PROVIDED PER SITE DEVELOPMENT PLAN:  
= 14, INCLUDING 1 VAN ACCESSIBLE HANDICAP
- 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.
- RESERVED.
- 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.
- PAVEMENT / PARKING STRIPING TO BE 4" WIDE / WHITE.
- CONTACT INDIVIDUAL UTILITY COMPANIES TO DETERMINE CONDUIT SIZES AND SCHEDULES.
- 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.
- 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.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND. ALSO, SEE NOTE 18.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- EXTERIOR LIGHTING SHALL BE LED TYPE LUMINAIRE AND POLE OR MOUNTED ON THE BUILDING, AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. SEE LIGHTING PLAN, SHEET 4 OF 7.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY KEVIN M. McENEANEY WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000 (SEE SHEET 2). (SEE NOTE 42)

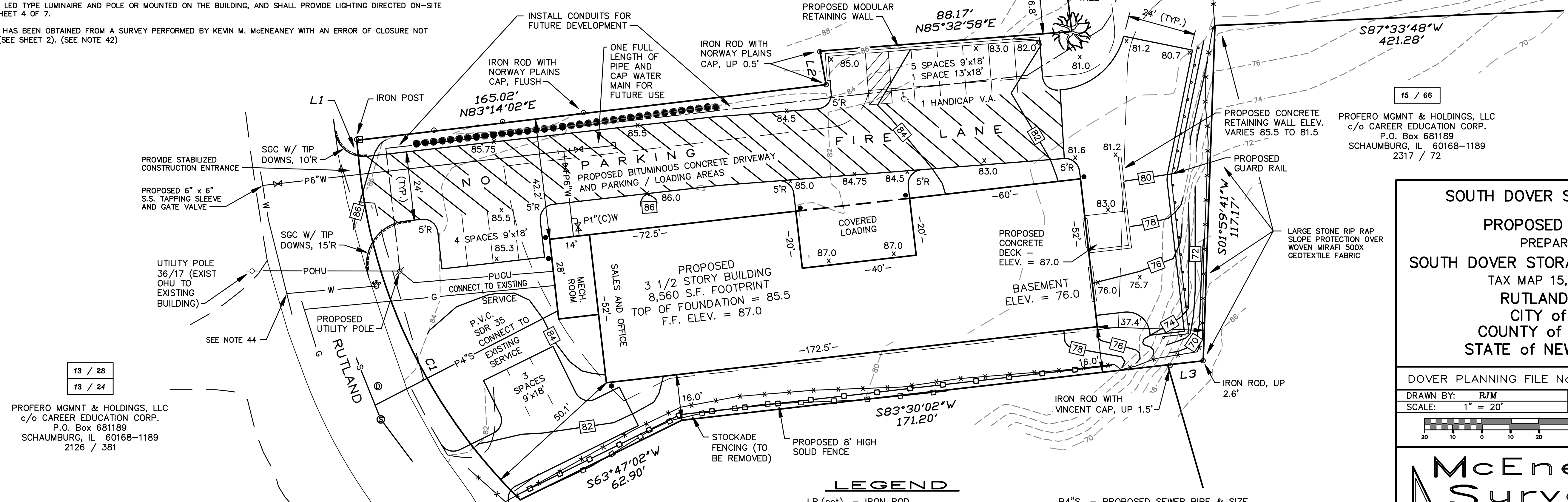
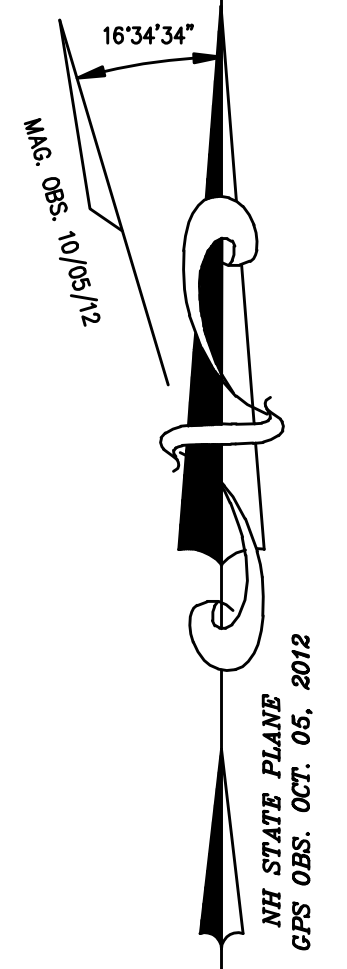
- ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY OF DOVER ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 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.
- PROPOSED SANITARY SEWER PIPING SHALL BE 4" P.V.C., SDR 35, AS SHOWN.
- LIMIT CUTTING OF TREES AND VEGETATION TO THE MINIMUM REQUIRED ON-SITE.
- RESERVED.
- ALL SLOPED GRANITE CURB ENDS SHALL BE TIPPED DOWN (SEE DETAIL) UNLESS BUTT TO ANOTHER FINISH.
- SNOW STORAGE SHALL BE MANAGED THROUGH PROPER ON-SITE DISPOSAL, AT REAR OF PROPERTY.
- RESERVED.
- 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.
- RESERVED
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE STRUCTURE IS A STORAGE FACILITY.
- THE EXISTING WOOD FRAME STRUCTURE AND BRICK ACCESSORY BUILDING ARE TO BE DEMOLISHED AND PROPERLY DISPOSED.
- SEE SHEET 2 FOR REMAINING BOUNDARY INFORMATION.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- ALL EXISTING UTILITY SERVICES NOT CONSIDERED FOR RE-USE, SHALL BE DISCONNECTED AND CAPPED. WATER SERVICE SHALL BE DISCONNECTED AT THE WATER MAIN.

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 / 62  
**PARCEL AREA**  
179,755 S.F.  
4.13 Ac.



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

13 / 23  
13 / 24  
PROFERO MGMT & HOLDINGS, LLC  
c/o CAREER EDUCATION CORP.  
P.O. Box 681189  
SCHAUMBURG, IL 60168-1189  
2126 / 381

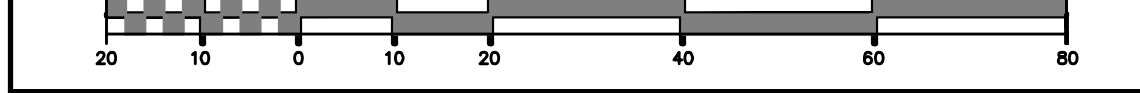
15 / 63  
SCOTT WELLINGTON  
CHRISTINE WELLINGTON  
70 RUTLAND STREET  
DOVER, NH 03820  
3662 / 940

**LEGEND**

- I.R.(set) - IRON ROD
- UP - W/ PLASTIC I.D. CAP (SET)
- UTILITY POLE
- WETLAND DELINEATION LINE
- A01 - 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)
- FIRE HYDRANT
- WATER GATE VALVE
- POHU - PROPOSED OVERHEAD UTILITIES
- L.P. - LOW POINT
- x84.0 - PROPOSED SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 84' - RADIUS DISTANCE
- 5'R - SILT SOXX
- PROPOSED DRAINAGE FLOW DIRECTION

**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

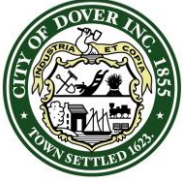
DOVER PLANNING FILE No. P 14-12  
DRAWN BY: RJM FILE: VR CP\2002\12-2002-6  
SCALE: 1" = 20' DATE: FEBRUARY 17, 2014



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

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

NO.	DATE	DESCRIPTION	BY	CHK
1	4/9/14	REVISED PER TRC REVIEW COMMENTS	RJM	KMM
REVISIONS				
12-2002	PROP SITE	12-06	33-48	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-22

Application Type: Conditional Use Permit for Reduced Parking  
Applicant: South Dover Storage Solutions, LLC  
Owner: South Dover Storage Solutions, LLC  
Location: 68 Rutland Street (Tax Map 15, Lot 62)

**INTENT:** To obtain a Conditional Use Permit to allow for a reduction in the number of required parking spaces from 32 to 14 based on the proposed 34,000 square foot, 3 ½ story storage building with a manager's office.

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

**AGENDA ITEM #:** 4-A

**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:** Conditional Use Permit application and narrative

**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 applied for a Conditional Use Permit per Chapter 170-44-I, to reduce the number of parking spaces from 32 to 14.

**Consistency with Land Use Regulations**

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

The applicant has submitted a narrative justifying the request based on national studies for storage units and a review of parking provided for similar facilities in the area. The Planning Department supports the granting of the requested waiver based on the information supplied by the applicant and that excess parking could lead to a temptation to store vehicles on site, which is not desired. This site is in a residential neighborhood and the reduction in parking will reduce the impacts on the abutters and decrease storm water run-off.

**STAFF RECOMMENDATION:**

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

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

1. The Site Plan (P14-12) for the property must be approved.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.



# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]  
**RECEIVED**  
APR 10 2014  
By: *OB*

Office Use Only Project #: P14-22 Date Received: \_\_\_\_\_  
Amount Paid: \$414.00 Time Received: \_\_\_\_\_

*cr# 1057*

### APPLICANT AND OWNER INFORMATION

Name of Applicant: SOUTH DOVER STORAGE SOLUTIONS Telephone # 988-9168  
LLC

Address of Applicant: 11 MOSES CARE ROAD ROLLINSFORD NH 03869

E-Mail Address: petersullivan@me.com

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

Address of Property Owner: SAME

### PROPERTY INFORMATION

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

Zoning District(s) I-1 Overlay District(s) \_\_\_\_\_

Existing Use of Property: VACANT

### CONDITIONAL USE PERMIT INFORMATION

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

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

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

SEE ATTACHED NARRATIVE + ARTICLE/STUDY

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

Name of Professional That Prepared Plans: MC EWEANEY SURVEY ASSOCIATES, INC.

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

Professional License #: NH LLS 6661 E-mail address: Kevin@surveynh.com

**SIGNATURES**

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

x Signature of Property Owner: Robert F. Fort Date: 2014 Apr 09

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

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

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

x Signature of Property Owner: Robert F. Fort Date: 2014 Apr 09

NARRATIVE ATTACHMENT TO APPLICATION  
FOR CONDITIONAL USE PERMIT

SOUTH DOVER STORAGE SOLUTIONS, LLC  
RUTLAND STREET

Per City of Dover Site Review Regulations Chapter 149-149-14.D. "Parking", with the proposed building containing approximately 30,000 s.f. of leasable storage space and assuming each storage unit to be an average of 100 s.f. (10' x 10') for a total of 300 units, x .01 spaces required per unit, the parking requirements for this self storage facility would be 30 spaces, plus two spaces for the proposed apartment unit, for a total of 32 spaces.

This calculation implies a large number of units being visited for long durations of time simultaneously and may be justified for other types of uses, however, there are many articles weighing in on how storage facilities are unique in that they notably generate much less traffic and require less parking to function properly. We have attached one such article.

According to the attached article, national studies for storage facilities suggest "an average of less than seven car trips per day per 100 units". Using this calculation for a 300 unit facility, 21 visits would be generated within a 12 hour period, less than 2 per hour.

Additionally, an emperical study of similar facilities located within an approximately 5 mile radius of the subject facility shows much less accommodation for designated parking. Out of seven sites only two had designated parking and those provided only 5 and 6 spaces.

Therefore, we are seeking relief from this requirement, per City of Dover Zoning Regulations Chapter 170-44I, and have provided 14 total off -street parking spaces, including one handicap space for this project, which should more than adequately accommodate the anticipated usage at this facility.

April 10, 2014

City of Dover  
Planning Department  
288 Central Avenue  
Dover, NH 03820



Attn: Christopher Parker,  
Planning Director

Re: South Dover Storage Depot - Rutland Street

Chris,

We are seeking a waiver from the requirement that paved areas be a minimum of 5 feet from any property line. We are proposing six parking spaces along the northerly property line of this project site. Currently, there is an existing building adjacent to the property line which is to be removed to allow for the construction of these six parking spaces.

The previously submitted Site Review application contained a letter from the direct abutter to this proposed pavement stating that they had no issues with this parking design.

Thank you for your consideration of this matter.

Sincerely,

Kevin McEneaney

# Vehicle Traffic

Published on 06-05-2012 11:19 AM

## **Self Storage Typically Means Minimal Vehicle Traffic**

By Mark Wright

Self storage generates far fewer vehicle trips than many other land uses. Data published by the Institute of Transportation Engineers (ITE) in its three-volume informational report, Trip Generation, shows that the traffic impact of self storage facilities (termed “mini-warehouses” in ITE’s report) varies depending on the day and time period studied, but is consistently lighter than a number of other common development types.

“Lots of SSA members have voiced their concern over the years that local officials automatically assume a self storage facility in their community creates traffic problems,” says former SSA board chairman John Gilliland, president of York, Pennsylvania-based Investment Real Estate, LLC. “Owners and operators knew that just was not true, but they needed the Association to come up with the data that would help them explain this reality to local decision makers.”

ITE’s Trip Generation report is considered the source of credible traffic data in North America. While it does not purport to serve as a standard or as recommended practice, cautions Lisa Fontana Tierney, ITE’s senior director of traffic engineering, the Trip Generation report is “a compilation of data collected by volunteers in the U.S. and Canada.”

The report is “still ‘state of the practice’, and for many serves as the primary authority for trip generation information,” observes Dan Hardy, transportation planning chief in the Montgomery County, Maryland Planning Department, and chair of ITE’s Transportation Planning Council. “In special uses, either the jurisdiction or the applicant might decide (a project) doesn’t fit in the ITE box and propose going to collect more data, but it still often gets compared against ITE as a benchmark.”

### **First, a Few Technical Details**

As the report itself notes, “Trip Generation is an educational tool for planners, transportation professionals, zoning boards and others who are interested in estimating the number of vehicle trips generated by a proposed development. This document is based on more than 4,250 trip generation studies submitted to ITE by public agencies, developers, consulting firms and associations.”

ITE typically publishes a new edition every five years or so, although not on a formal schedule. “As new data becomes available, ITE updates the report,” Fontana Tierney explains. Data for this article is from the 7th Edition.

A variety of measures and time frames are used for each land use in the report. SSA Globe opted to use “1,000 square feet gross floor area” as the primary comparative measure, since it was applied in each of the land use examples selected for this article. “Net rentable area,” however, would be a fairer and more relevant measure for self storage—an important point for anyone citing ITE data for their own storage project. In addition, this article uses three specific timeframes from the report: weekday peak hour of adjacent street traffic, one hour between 7 and 9 a.m.; weekday peak hour of adjacent street traffic, one hour between 4 and 6 p.m.; and Saturday.

Data in the report were primarily collected at suburban locations—a minor detail, but worth mentioning. More importantly, trip data for some of the many land uses profiled in the report came from a small number of study sources.

SSA Globe avoided using examples for which data was too limited, and to the extent possible has sought to achieve apples-to-apples comparisons, so to speak. Storage pros should nevertheless consult with traffic engineers and related practitioners to better understand the variables and nuances involved in drawing specific conclusions from trip generation data.

### **Traffic Concerns Understandable**

For local officials, not to mention neighborhood groups, that are unfamiliar with self storage and unacquainted with the ITE trip data for mini-warehouses, a negative initial reaction to a proposed project based on traffic worries should come as no surprise. Traffic is a major concern—sometimes the major concern—for proposed development of almost any type in most urban or suburban jurisdictions, because it affects quality of life, public infrastructure investment, economic development and environmental issues.

“Most jurisdictions look at the peak (traffic) period,” explains Hardy. The key question local officials have for any type of proposed development, he says: “What is the transportation system impact, and what mitigation is needed?”

Impact fees might also affect local officials’ perspective in some jurisdictions.

“Many of my clients have to go out and get additional traffic studies, because the size of the project and trips generated is what they charge fees on” to help pay for the impact on roads, says JoBeth White, president of San Clemente, California-based Development Services Inc.

### **More Education Needed**

A community’s general plan defines levels of acceptable (or at least anticipated) traffic for specific areas and corridors. Depending on the site chosen for a proposed project, extra effort to educate stakeholders about the low trip generation rate of self storage might be required.

Uninformed attitudes about the traffic impact of self storage have presented challenges “for many years,” observes Stephen Bourne, principal of Site+Plan+Mix LLC in Seattle, Washington. “It’s taken a long time to re-educate people. Some people dig their heels in. I’ve seen local jurisdictions use (traffic) to oppose a self storage project by arbitrarily requiring extra parking” or other features.

Bourne, with co-author Roger S. Waldon, addressed the traffic issue in the 2007 SSA publication, *Zig Zagging Through Zoning*: “This is a myth that has been perpetrated about self storage for decades. It probably comes from a false one-to-one association between the garage roll-up door and a car. However, a number of studies have shown that self storage as specific use generates less traffic than almost all other uses.”

“According to several national surveys conducted in the last few years,” they wrote, “a self storage facility on average generates less than seven car trips per day per 100 units. Therefore, if your facility is going to have 450 units, it would generate approximately 30 car trips per day; broken down into trips per hour based on a 12-hour day, that same facility would generate less than three cars per hour—hardly a high-traffic generator.”

### **Traffic Not Always the Real Issue**

The more common source of concern isn't traffic volume, says John Schick, senior project engineer at Lancaster, Pennsylvania based Retew Associates Inc., but rather operational issues. “Trip generation for self storage is much lower than other types of land uses that could occupy that land. (Objections) are not necessarily based on the volume of cars coming in and out. People will use traffic as one way to fight something.”

For example, if a facility's gate sits too close to a road, causing vehicles to park out in the street and create congestion while others are trying to enter or exit, that's a problem. “A lot has to do with site layout,” notes Schick.

“If a moving truck has to wait in the street to get in, the driveway may be too narrow.”

Similarly, if during the review process officials see other activities occurring on the property—people are working on cars, or stuff is illegally dumped—officials question those things, and might mistakenly generalize that a facility has “traffic” problems. Especially when a project is situated near a residentially - zoned neighborhood, versus an industrial area, communities want storage facilities to aesthetically blend in, says Schick. “It becomes a matter of trying to educate local officials and citizens.”

A word of caution: Facilities offering a mix of services beyond simply storage might indeed generate more trips than a typical mini-warehouse. If, say, truck rental or mail boxes or shipping supplies constitute a big part of the business, thus drawing more customers to the site more frequently than the storage element would, then the traffic profile for the site will differ significantly from the stats in the ITE report.

### **Some Jurisdictions Do Understand**

Fortunately, not all communities are burdened with incorrect or preconceived notions. “Self storage is such a low generator compared to other types of uses,” Dave Smith, project engineer for the City of Olympia, Washington, readily acknowledges. Smith said his city typically uses the rates in ITE's report, focusing on the evening peak hour. “Self storage is usually more frequented on the weekends,” he notes. “Around our region, most of the agencies would pretty much default to the ITE (trip rate),” observes John Rowland, PE, a traffic engineer with Peters Engineering Group in Clovis, California. “It's uncommon to do a local study.”

Rowland notes that when a local study is pursued, either at the behest of an agency or because a project developer believes the data is necessary, it's important to understand a traffic engineer's role—although he says he doesn't speak for all engineers on this point. "We stick to being an analysis team, not an advocacy outfit. We have to be an objective third party."

### **Bottom Line**

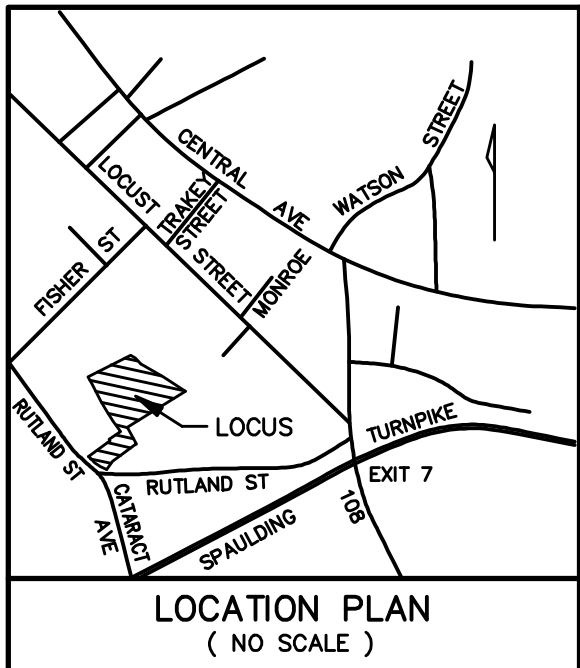
With patience and a willingness to educate officials who might be unfamiliar with the "mini-warehouse" section of ITE's Trip Generation volumes, storage pros can chip away at the myth that their business generates a lot of traffic. At the same time, however, they should be sensitive to issues that perpetuate that myth, taking care to recognize that site design, operations and non-storage business activities at a facility legitimately affect community perceptions as well as the actual number of trips generated.

Note - This article was originally published in SSA Globe 2009

SOUTH DOVER STORAGE - RUTLAND STREET  
 - CONDITIONAL USE APPLICATION

4/17/14

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	Saundra 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	McEaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820



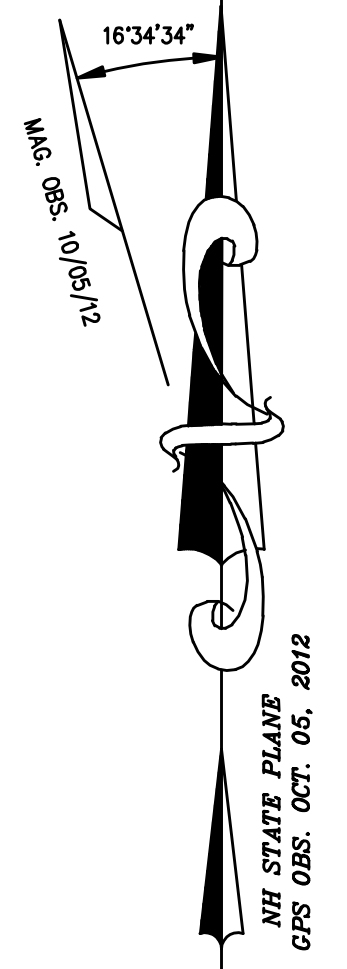
**NOTES:**

- OWNER OF RECORD:  
SOUTH DOVER STORAGE SOLUTIONS, LLC  
11 MOSES CARR ROAD  
ROLLINSFORD, NH 03869  
S.C.R.D. VOL. 4055, PAGE 0077
- 15 / 62 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS I-1 ZONING DISTRICTS - (SEE CURRENT ZONING REGULATIONS)
- THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED BUILDING WITH ASSOCIATED PARKING AND SITE RENOVATIONS.
- TOTAL AREA OF BUILDING FOOTPRINT = 8,440 S.F.
- 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 33017C03200; EFFECTIVE DATE MAY 17, 2005.
- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON OCTOBER 5, 2012. VERTICAL DATUM IS NAVD83.
- WETLAND DELINEATION PERFORMED BY MARK WEST, C.W.S. 10 OF WEST ENVIRONMENTAL, INC. ON NOVEMBER 1, 2012.
- 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.
- 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.
- PARKING REQUIREMENTS: 0.1 SPACE PER STORAGE UNIT, PLUS 2 SPACES PER APARTMENT =  
UNIT = 100 S.F.; 30,000 ÷ 100 x 0.1 = 30 SPACES  
1 APARTMENT = 2 SPACES  
TOTAL REQUIRED = 32 SPACES
- PARKING SPACES PROVIDED PER SITE DEVELOPMENT PLAN:  
= 14, INCLUDING 1 VAN ACCESSIBLE HANDICAP
- 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.
- RESERVED.
- 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.
- PAVEMENT / PARKING STRIPING TO BE 4" WIDE / WHITE.
- CONTACT INDIVIDUAL UTILITY COMPANIES TO DETERMINE CONDUIT SIZES AND SCHEDULES.
- 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.
- 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.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND. ALSO, SEE NOTE 18.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- EXTERIOR LIGHTING SHALL BE LED TYPE LUMINAIRE AND POLE OR MOUNTED ON THE BUILDING, AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. SEE LIGHTING PLAN, SHEET 4 OF 7.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY KEVIN M. McENEANEY WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000 (SEE SHEET 2). (SEE NOTE 42)

- ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- 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.
- 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.
- 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.
- PROPOSED SANITARY SEWER PIPING SHALL BE 4" P.V.C., SDR 35, AS SHOWN.
- LIMIT CUTTING OF TREES AND VEGETATION TO THE MINIMUM REQUIRED ON-SITE.
- RESERVED.
- ALL SLOPED GRANITE CURB ENDS SHALL BE TIPPED DOWN (SEE DETAIL) UNLESS BUTT TO ANOTHER FINISH.
- SNOW STORAGE SHALL BE MANAGED THROUGH PROPER ON-SITE DISPOSAL, AT REAR OF PROPERTY.
- RESERVED.
- 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.
- RESERVED
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE STRUCTURE IS A STORAGE FACILITY.
- THE EXISTING WOOD FRAME STRUCTURE AND BRICK ACCESSORY BUILDING ARE TO BE DEMOLISHED AND PROPERLY DISPOSED.
- SEE SHEET 2 FOR REMAINING BOUNDARY INFORMATION.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- ALL EXISTING UTILITY SERVICES NOT CONSIDERED FOR RE-USE, SHALL BE DISCONNECTED AND CAPPED. WATER SERVICE SHALL BE DISCONNECTED AT THE WATER MAIN.

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 / 62  
**PARCEL AREA**  
179,755 S.F.  
4.13 Ac.

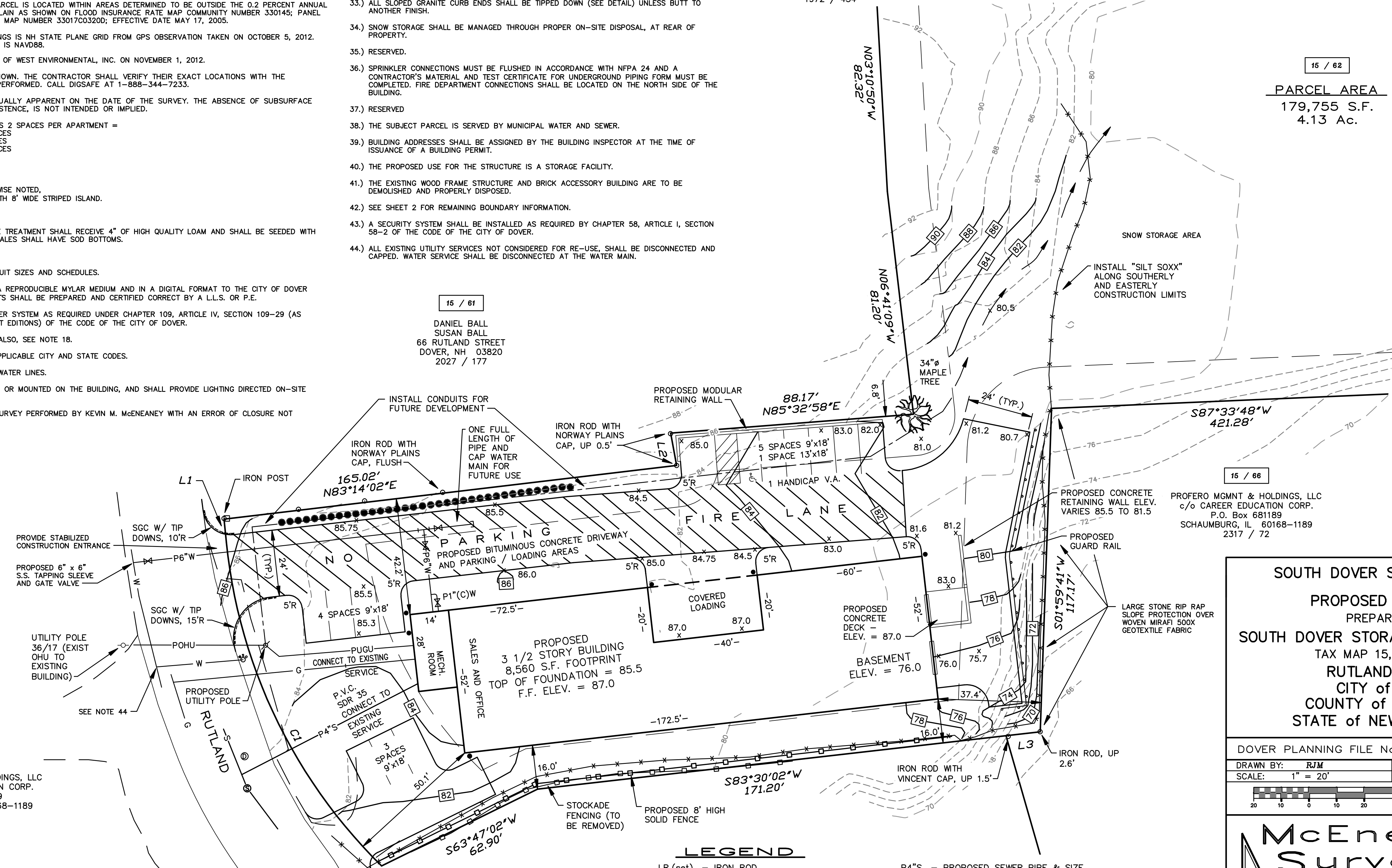
15 / 61  
DANIEL BALL  
SUSAN BALL  
66 RUTLAND STREET  
DOVER, NH 03820  
2027 / 177

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

13 / 23  
13 / 24  
PROFERO MGMT & HOLDINGS, LLC  
c/o CAREER EDUCATION CORP.  
P.O. Box 681189  
SCHAUMBURG, IL 60168-1189  
2126 / 381

15 / 63  
SCOTT WELLINGTON  
CHRISTINE WELLINGTON  
70 RUTLAND STREET  
DOVER, NH 03820  
3662 / 940

NO.	DATE	DESCRIPTION	BY	CHK
1	4/9/14	REVISED PER TRC REVIEW COMMENTS	RJM	KMM
REVISIONS				
12-2002	PROP SITE	12-06	33-48	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	

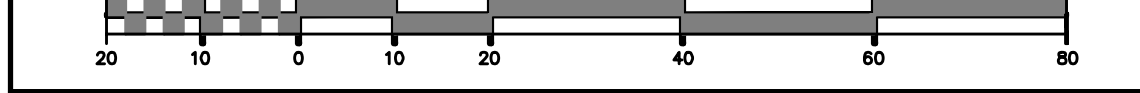


**LEGEND**

- I.R.(set) - IRON ROD
- UP - W/ PLASTIC I.D. CAP (SET)
- UTILITY POLE
- WETLAND DELINEATION LINE
- A01 - 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)
- FIRE HYDRANT
- WATER GATE VALVE
- POHU - PROPOSED OVERHEAD UTILITIES
- L.P. - LOW POINT
- x84.0 - PROPOSED SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 84' - RADIUS DISTANCE
- 5'R - SILT SOXX
- PROPOSED DRAINAGE FLOW DIRECTION

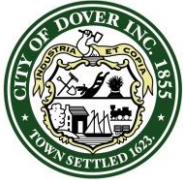
**SOUTH DOVER STORAGE DEPOT**  
PROPOSED SITE PLAN  
PREPARED FOR  
**SOUTH DOVER STORAGE SOLUTIONS, LLC**  
TAX MAP 15, LOT No. 62  
RUTLAND STREET  
CITY of DOVER  
COUNTY of STRAFFORD  
STATE of NEW HAMPSHIRE

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



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

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



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO

Application Type: Impact Fee Waiver Request  
Applicant: Jordan Plante  
Owner: Jordan Plante  
Location: 92 Long Hill Road (Assessor's Map A, Lot 53G-1)

**INTENT:** To obtain a waiver from the impact fees assessed for a single family house.

**LOTS/UNITS PROPOSED:** 1

**AGENDA ITEM #:** 4-B

**ACREAGE:** 6.48 acres

**ZONING DISTRICT:**

Medium Density Residential (R-12) District

**EXISTING LAND USE:**

Vacant

**PROPOSED LAND USE:**

Single family house

**SURROUNDING LAND USE:**

Single family residential and church

**ZBA ACTION:** Variance granted in 2013 to allow the house to be set back further than the build to line

**ATTACHMENTS:**

Impact Fee Waiver Request Form and letter; copy of RSA 674:39.

**PERMITS REQUIRED:**

None

**WAIVERS REQUESTED:** Impact Fee

**NOTICES SENT:** There is no abutter notice required for an impact fee waiver.

### Summary of Request and Background

The applicant is asking for a waiver to the Impact Fee Ordinance – Chapter 170-23. The lot was created in 1995, but no house was ever built on the parcel.

The Impact Fee Ordinance was approved by the City Council on 1/22/03 and the Planning Board adopted the School Impact Fee in February of 2003 and the rest of the fees in October of 2008. Updated fees were adopted in 2013.

### Consistency with Land Use Regulations

The ordinance provides for the Planning Board to grant full or partial waivers of impact fees if one of three criteria is met. In this case the applicant is contending that the lot was in existence prior to the impact fee ordinance so it should not have to pay the impact fee.

The applicant is requesting a waiver under the second of three criteria available in the ordinance for waivers, which reads as follows:

- (b) *A person may request a full or partial waiver of IMPACT FEES for construction within a subdivision or site plan approved by the PLANNING BOARD prior to the effective date of this ordinance. Prior to granting such a waiver, the PLANNING BOARD must find that the proposed construction is entitled to the four (4) year exemption provided by RSA 674:39, pursuant to that statute. This waiver shall not be applicable to phases of a phased development project where active and substantial development, BUILDING and construction has not yet occurred in the phase in which construction is proposed.*

### STAFF RECOMMENDATION:

RSA 674:39 states that approved subdivisions are protected from changes in zoning and regulations for a five year period if active and substantial development is undertaken within two years. Even if the project is substantially complete, after five years the law allows for the assessment of impact fees. Since more than five years have passed, RSA 674:39 does not protect this lot from impact fees.

Since this waiver application does not meet any of the three criteria for waivers listed in Chapter 170-23-F, the Planning Department recommends that the waiver be denied.



# City of Dover, New Hampshire Impact Fee Waiver Request Form

[Revision Date: October 19, 2011]

Office Use Only	Date Received:	APR 03 2014	Date of Planning Board Meeting:	APR 23 2014
	Waiver Request #:	By: <u>cg #46</u>	By:	

### PROPERTY OWNER AND PARCEL INFORMATION

Name of Property Owner: Jordan Plante Telephone # 603-781-6271

Address of Property Owner: 6 Quarry Dr Rochester NH 03867

Address of Property Being Assessed Impact Fee: 92 Long Hill Rd Dover NH

Assessor's Map # \_\_\_\_\_ Lot(s) # A-53G-1

Type of Building Proposed (check one):

#### RESIDENTIAL

- Single Family Detached
- Single Family Attached (townhouse)
- Duplex or 3-Unit Structure
- Multi-family Structure (4+ Units)
- Manufactured Home

#### NON-RESIDENTIAL

- Retail, Restaurant, or Club building
- Office or Commercial Services building
- Industrial, Transportation, Warehouse or Communication Building
- Nursing Home or Assisted Living Building
- Other Institutional Use Building

Amount of impact fee invoiced by City: \$ 5,644

Use the space provided to explain why you feel that the impact fee assessed for your property should be waived by the Planning Board, per Chapter 170-28.7, G. (attach additional sheet if necessary):

\_\_\_\_\_

\_\_\_\_\_

- Attached -

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

[Signature]  
Owner's Signature

3-31-14  
Date



City of Dover, New Hampshire

## DOVER DOWNLOAD

What are you looking for?



City Government > City Operations > Planning and Community Development > Special Projects > Impact Fee Development

## IMPACT FEE DEVELOPMENT

Capital Improvements Program

Cocheco River Dredge

Community Trail

Downtown Form Based Code

Downtown Parking Facility Study

Downtown Transit Loop

Gateway Project

Impact Fee Development

Space Needs Study

Willand Pond

### Projects That Are Affected:

Impact fees may be assessed to new development to compensate the City and the School District for the proportional share of capital facilities generated by new development in the City of Dover. Any person who seeks a building permit for new development may be required to pay an impact fee in the manner set forth.

### Why Do We Need Them?

The City felt that Impact Fees were a way to mitigate unintended consequences of growth.

Specifically, impact fees are meant to pay for the impacts to capital facilities caused by development.

The enabling legislation also requires that the fees only be used for the purposes for which they are collected.

### Can I get a waiver?

Full or partial waivers of impact fees may be granted when the Planning Board finds that one or more of the following criteria are met with respect to the particular public capital facilities for which impact fees are normally assessed:

- a. For those residential units that are lawfully restricted to occupancy by senior citizens age 62 or over in a development that is also maintained in compliance with the provisions of RSA 354-A: 15, Housing For Older Persons.
- b. For construction within a subdivision or site plan approved by the Planning Board prior to the effective date of this ordinance. This waiver shall not be applicable to phases of a phased development project where active and substantial development, building and construction has not yet occurred in the phase in which construction is proposed.
- c. In lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public.

### When is the Fee Assessed?

All impact fees shall be assessed prior to, or as a condition for, the issuance of a building permit or other appropriate permission to proceed with development, as determined by the Building Inspector.

### Updates

During the Spring and Summer of 2008, the Planning Department hired a consultant to review and recommend fees for Recreation and Public Safety. Additionally, the consultant reviewed the School fee. Click on the subject area to review the specific reports in PDF format. Click here to read the previous methodology used to develop the school impact fee.

### More information

click to download information sheet on Impact Fees

Useful links:

RE: Impact Fee Waiver Request Form

From: Jordan Plante  
603-781-6271  
Mailing Address:  
6 Quarry Dr  
Rochester NH 03867

To Whom It May Concern,

I am requesting an Impact Fee Waiver for property located at 92 Long Hill Rd Dover NH 03820.

Subject Property = Lot # A-53G-1

The basis for my request is that my improvement to this property does not constitute new development. This property is Lot 1 of 5 in a subdivision approved prior to the Impact Fee Ordinance and the property has seen substantial development since its origin.

Lot development includes tree clearing, driveway install, artesian well drilled, home foundation installed and 4-bedroom septic tank/leach field installed.

My plan is to finish what has already been started and furnish a personal primary residence and in the process use the lot features that have already been installed.

For the reasons that this construction is within a subdivision that was approved prior to Impact Fee Ordinance; and that my improvements constitute continued development and not new development I believe a full or partial waiver of the Impact Fee is warranted.

For Reference:

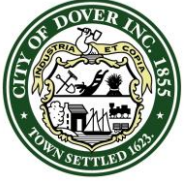
Home foundation installed on lot approximately 1996

Septic System Design Approved & Installed 1996  
City of Dover & DES in May 1996 Ref# CA1996001856

Artesian Well Approved & Installed 6/10/2003  
DES Well ID #067.0314

NH DES Approval for Subdivision (Lots 1-5)  
Approval # SA 1995 000096 - March 14, 1995

City of Dover Subdivision Approval  
Registry of Deeds Plan Number 45-75 - April 19, 1995



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-13

Application Type: Conditional Use Permit for CBD Dimensional Regulations  
Applicant: Joseph Allis  
Owner: Joseph Allis  
Location: Washington Street (Assessor's Map 23, Lot 13)

**INTENT:** To obtain a Conditional Use Permit to seek relief, per Chapter 170-20-B, to the Central Business District requirement for minimum building coverage (75% minimum).

**LOTS/UNITS PROPOSED:** 9,600 square feet of office space in four buildings with 11 multi-family units in the second floors.

**AGENDA ITEM #:** 4-C

**ACREAGE:** 0.599 Acres

**ZONING DISTRICT:** Central Business District (CBD) - General

**EXISTING LAND USE:** Private parking lot

**PROPOSED LAND USE:** 11 multi-family units and office space

**SURROUNDING LAND USE:** Multi-family residential, retail, office and commercial

**ZBA ACTION:** None

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- City of Dover Conditional Use Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant has applied for a Conditional Use Permit for relief from the minimum building coverage requirement. The proposed building coverage is 37 percent.

The applicant is requesting a total of three Conditional Use Permits for the development, so they should be considered together. The applicant is looking for input on these issues prior to finalizing the site plan for submission to the Planning Board.

**Consistency with Land Use Regulations**

Chapter 170-20-B and Chapter 170-20-D(2) provides for conditional use approval for relief from the CBD standards. In the General CBD, the building is required to cover a minimum of 75% of the lot. The former Water Street right-of-way encumbers the western 20 feet of the lot and there is steep bank along the Cochecho River on the eastern side of the lot. If these two areas are excluded from the calculation, the lot coverage is 58 percent.

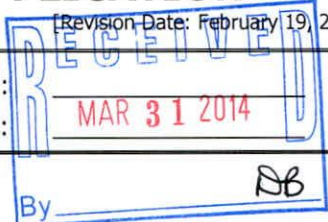
**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing and discuss the merits of the Conditional Use Permits.



# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>P 14-13</u>	Date Received:	
	Amount Paid:	_____	Time Received:	

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Joseph Allis Telephone # \_\_\_\_\_

Address of Applicant: 2 Jan Lane Newmarket NH 03857

E-Mail Address: allis493@hotmail.com

Name of Property Owner (if different from applicant): \_\_\_\_\_ Telephone # \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Assessor's Map # 23 Lot(s) # 13

Address of Property: Washington Street

Zoning District(s) CBD Overlay District(s) \_\_\_\_\_

Existing Use of Property: Parking Lot

### CONDITIONAL USE PERMIT INFORMATION

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

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

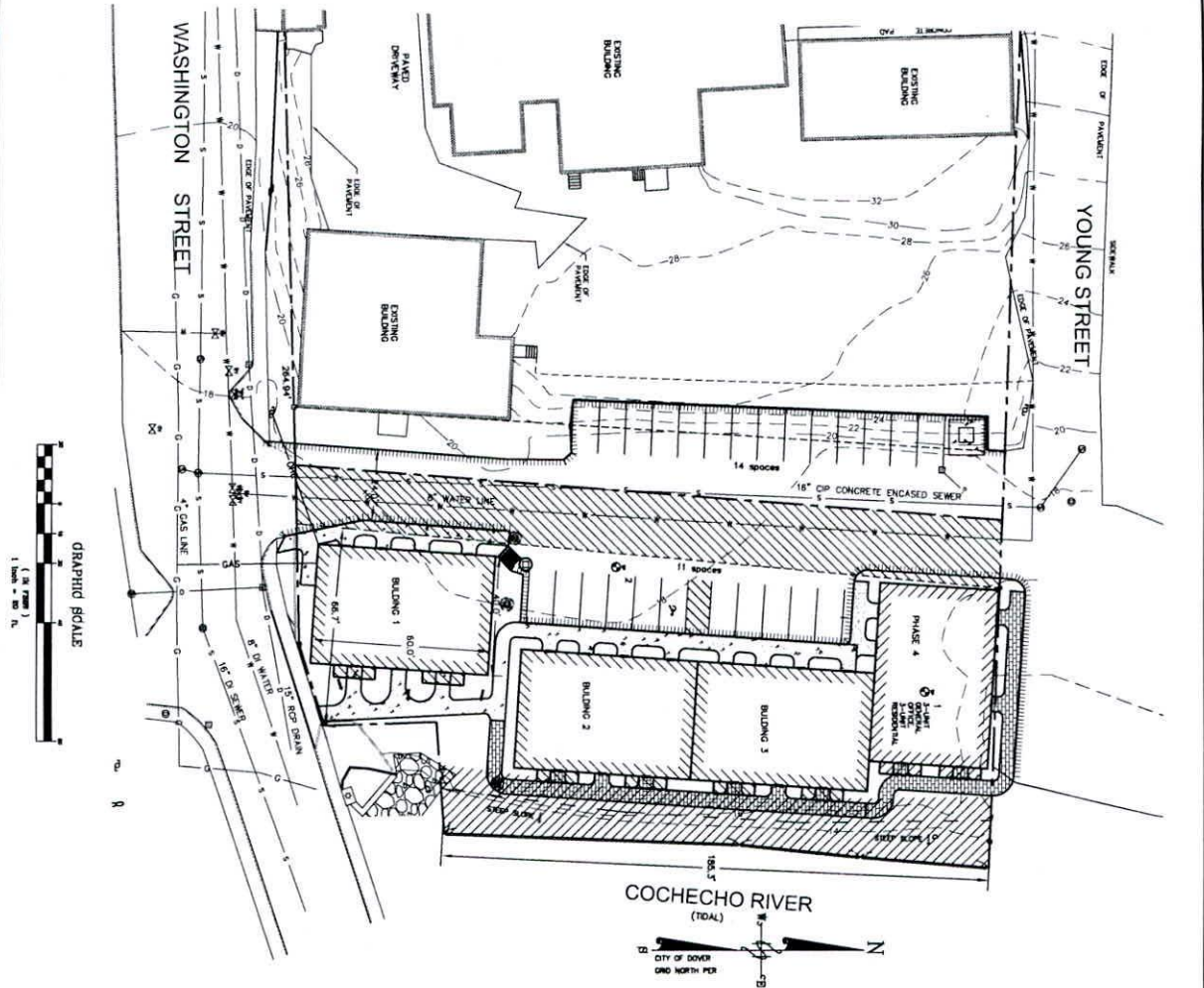
Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

CBD requires 75% lot coverage.

We are Proposing 37%

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

NHDES - Wetlands Permit - Will be applied for.



- ### LEGEND
- FOUND CONCRETE BOARD
  - UTILITY POLE
  - CATCH BASIN
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - WATER GATE VALVE
  - GAS VALVE
  - HYDRANT
  - /○ HIGH OR FORMERLY
  - STAFFORD COUNTY RESISTIVE GR REEDS
  - STONE BARRIER WALL
  - 2" CONTROL LINE
  - 1/2" CONTROL LINE
  - WATER LINE
  - STORM DRAIN
  - SEWER LINE
  - GAS LINE
  - ▨ EXISTENT AREA
  - ▨ RIVER AREA

**PLAN NOTES:**

1. THE PLAN IS SUBJECT TO MAP 23 LOT 13 IN PHASE 4. THE LOT IS 26,113 SQ. FT. WE ARE PROPOSING A PHASE 4 LOT WITH A 3 YEAR TIME LINE. THE PROPOSED BUILDING WILL BE APPROXIMATELY 2400 SQ. FT. FOR A TOTAL OF 28,513 SQ. FT. WE ARE PROPOSING A PHASE 4 LOT WITH A 3 YEAR TIME LINE.
2. A CONCEPTUAL USE REPORT FOR SEWER STRONGS WOULD NOT BE REQUIRED IF WATER STREET WAS STILL A STREET. THERE IS AN EXISTENT OVER THE FORMER WATER STREET AREA PREVENTING BUILDING OVER IT.
3. THE STRAIGHT LINE EXISTING ALONG WASHINGTON STREET RIGOR TO THE DOG FOR THE BLOCK IS 66.7'. THE BUILDING WOULD BE 60% OF THE FRONTAGE.
4. WE CONSIDER THE COCHECHO RIVER AS THE FRONTAGE (166.5') WE WOULD HAVE 3 BUILDINGS FRONTING THE RIVER (160') THEREFORE 60% OF FRONTAGE COVERED.

JOSEPH ALIJS MAP 23 LOT 13  
OWNERS SIGNATURE

PG. 1 OF 2

**FARWELL**  
ENGINEERING SERVICES, LLC  
200 HANCOCK STREET  
LEWISBURGH, PA 15340-2377  
PH: 401-252-5287  
WWW.FARWELLENGINEERING.COM

ISSUED FOR: SITE PLAN REVIEW  
SCALE DATE: SEPTEMBER 10, 2012


NO.	DATE	DESCRIPTION	BY
1	DATE	INITIAL SUBMISSION	TKF
2	2/3/14	city/owner comments	TKF
3	3/12/14	city comments	TKF
4	3/21/14	WETLAND PERMIT NOTE	TKF
5	4/7/14	CUP NOTES	TKF

DESIGNED BY:	TKF
DRAWING TITLE:	1229
SCALE:	1" = 20'
OWNER/ARCHITECT:	JOSEPH ALIJS
PROJECT:	2 JULY LANE NEWMARKET, NH 03857
PROJECT:	OFFICE BUILDING WASHINGTON STREET LOTS 13 BOYER, NEW HAMPSHIRE
TITLE:	CUP - 1
SHEET NUMBER:	C-3

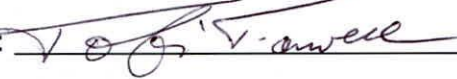
Name of Professional That Prepared Plans: Farwell Engineering Services, LLC  
 Address 265 Wadleigh Falls Rd Telephone #: 603-292-5787  
 Professional License #: 9649 E-mail address: T\_Farwell@coagcs.net

**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.

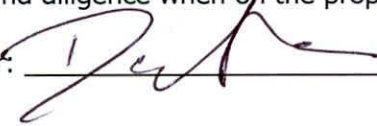
Signature of Property Owner:  Date: 3/14/14

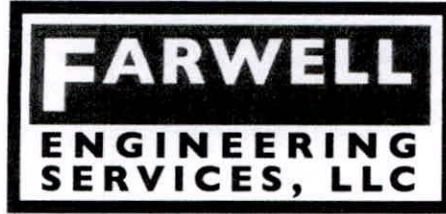
Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent:  Date: 3/31/14

**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: 3/14/14



265 Wadleigh Falls Road Lee, NH 03861 Ph(603)292-5787  
WWW.FARWELLENGINEERING.COM

April 3, 2014

City of Dover  
288 Central Avenue  
Dover, NH 03820

**Re: Site Plan Review  
Tax map 23 lot 13  
Dover, NH**

Dear Mr. Parker:

Farwell Engineering Services, LLC is submitting this letter on behalf of the property owner, Mr. Joseph Allis. The CBD General zoning district requires that 75% of the lot area be covered in building. A Conditional Use Permit is being requested for the building coverage being less than the 75% requirement. The portion of the site formerly known as Water Street has an easement, which prevents us from building on it. We are reserving some area for parking and some area adjacent to the river for a sidewalk and vegetation.

This letter is to provide information in regards to the Conditional Use Permit (CUP) as outlined under section 170-20 B of the Dover Code. A CUP must comply with the following standards.

1. That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTS OF WAY as CIVIC SPACES.

**We are proposing to develop this site is a phased approach. The area adjacent to the river and easement over the area formerly known as Water Street has limited our ability to create more building area.**

2. That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

**The building coverage has been limited due to the need for access from Washington Street and providing for parking as well as pedestrian access along the river.**

3. That the design of streets and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.

**The proposed access road is required to be 24' wide to accommodate fire truck access and vehicle access. We are providing pedestrian access on both sides of the buildings for all phases of the project.**

4. That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.

**We will comply with the city street scape requirements and have been working with the city in regards to architectural style of the building. We have submitted architectural plans and have received positive feedback from the revised plans.**

5. That BUILDINGS shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

**We will strive to incorporate this in or building design.**

6. That CIVIC BUILDINGS and public gathering places shall be provided as locations that reinforce community identity and activity.

**We are working on making the River the focus of the project Phase 2-3 have oriented the building to face the river and utilize the rear of the building for parking.**

7. That CIVIC BUILDINGS shall be distinctive and appropriate to a role more important than the other BUILDINGS that constitute the fabric of the city.

**This project does not propose a public or civic building but is using architecture to blend in with surrounding buildings.**

8. That the preservation and renewal of historic BUILDINGS shall be facilitated.

**This project does not involve the renewal of historic buildings. We are proposing to use architecture of the building to blend in with surrounding buildings.**

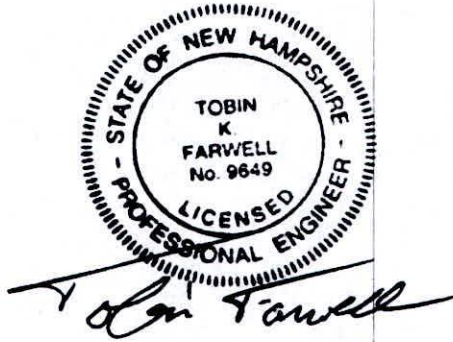
9. That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.

**We are proposing to revitalize the existing gravel parking area into a 4 phase area of commercial and residential use.**

Thank you for your consideration in this matter.

Sincerely,

**Farwell Engineering Services**



Tobin Farwell, P.E.  
Principal



*ABUTTERS LIST*

<i>MAP-LOT</i>	<i>OWNER OF RECORD</i>	<i>BOOK/PAGE</i>
22-1	City of Dover 288 Central Avenue Dover, NH 03820	
23-3	Robert S. Mairs 17 Portland Ave Dover, NH 03820	SCRD 1794/591
23-5	James C. & Peggy C. Frangos 35 James Farm Road Lee, NH 03824-6529	SCRD 1770/648
23-7	James & Kathleen L. Melitus & George J. Melitus 483 Egret Drive Barefoot Bay, FL 32976-7483	SCRD 3074/017
23-8 &9	Erik & Lydia H. Travis 14 Young Street Dover, NH 03820	SCRD 4031/346
23-10	Gloria L. & Joseph Allis 5901 Logan Avenue Cocoa, FL 32927-8885	SCRD 608/057
23-13	Gloria L. & Joseph Allis Rev. Trust 2 Jan Lane Newmarket, NH 03857	SCRD 1764/636
23-14	Washington Street Mill, LLC 8 Newmarket Road Durham, NH 03824	SCRD 2349/238



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-14

Application Type: Conditional Use Permit for CBD Dimensional Regulations  
Applicant: Joseph Allis  
Owner: Joseph Allis  
Location: Washington Street (Assessor's Map 23, Lot 13)

**INTENT:** To obtain a Conditional Use Permit to seek relief, per Chapter 170-20-B, to the Central Business District requirement for the building to be located no more than 24 feet from a side property line.

**LOTS/UNITS PROPOSED:** 9,600 square feet of office space in four buildings with 11 multi-family units in the second floors.

**AGENDA ITEM #:** 4-D

**ACREAGE:** 0.599 Acres

**ZONING DISTRICT:** Central Business District (CBD) - General

**EXISTING LAND USE:** Private parking lot

**PROPOSED LAND USE:** 11 multi-family units and office space

**SURROUNDING LAND USE:** Multi-family residential, retail, office and commercial

**ZBA ACTION:** None

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- City of Dover Conditional Use Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant has applied for a Conditional Use Permit for relief from the requirement that the building be located no more than 24 feet from a side property line. The proposed building is 25.3 feet from the western side property line.

The applicant is requesting a total of three Conditional Use Permits for the development, so they should be considered together. The applicant is looking for input on these issues prior to finalizing the site plan for submission to the Planning Board.

**Consistency with Land Use Regulations**

Chapter 170-20-B and Chapter 170-20-D(2) provides for conditional use approval for relief from the CBD standards. In the General CBD, the building is required to be located no more than 24 feet from a side property line. The former Water Street right-of-way encumbers the western 20 feet of the lot and cannot be built upon.

**STAFF RECOMMENDATION:**

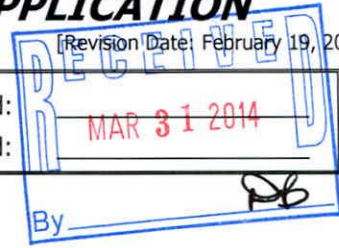
The Planning Department recommends the Planning Board accept the application, open the public hearing and discuss the merits of the Conditional Use Permits.



# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #: <u>P14-14</u>	Date Received:
	Amount Paid: _____	Time Received:



### APPLICANT AND OWNER INFORMATION

Name of Applicant: Joseph Allis Telephone # \_\_\_\_\_  
 Address of Applicant: 2 Jan Lane <sup>Newmarket</sup> ~~Lee~~ NH 03857  
 E-Mail Address: allis493@hotmail.com  
 Name of Property Owner (if different from applicant): \_\_\_\_\_ Telephone # \_\_\_\_\_  
 Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Assessor's Map # 23 Lot(s) # 13  
 Address of Property: WASHINGTON STREET  
 Zoning District(s) CBD Overlay District(s) \_\_\_\_\_  
 Existing Use of Property: Parking Lot

### CONDITIONAL USE PERMIT INFORMATION

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

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

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:  
CBD requires buildings to be less than 24'  
to sidelines. we are ~~21'~~ <sup>25.3'</sup> west Prop. Line.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status:  
NHDES - Wetlands Permit - will be applied for.

Name of Professional That Prepared Plans: Farvell Engineering Services LLC

Address 265 Wadleigh Falls Rd Telephone #: 603-292-5787

Professional License #: 9649 E-mail address: T.Farvell@concord.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: 3/14/14

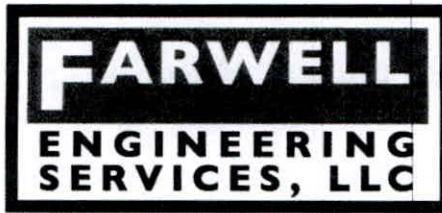
Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: [Signature] Date: 3/31/14

**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: 3/14/14



265 Wadleigh Falls Road Lee, NH 03861 Ph(603)292-5787  
WWW.FARWELLENGINEERING.COM

April 3, 2014

City of Dover  
288 Central Avenue  
Dover, NH 03820

**Re: Site Plan Review  
Tax map 23 lot 13  
Dover, NH**

Dear Mr. Parker:

Farwell Engineering Services, LLC is submitting this letter on behalf of the property owner, Mr. Joseph Allis. The CBD General zoning district requires that the building be constructed within 24' of the side property lines. A Conditional Use Permit is being requested for the building being outside the 24' sideline of the west side property line. The distance to the west side property line is 25.3' +/- . The building is less than 5' from the easement line over formerly Water Street. The frontage on Washington Street is between the River and the abandoned street formerly known as Water Street. The abandoned road has a utility easement which prevents us from building within the easement. In addition to the access way, we are proposing a sidewalk, along with landscaping on the formerly Water Street side.

This letter is to provide information in regards to the Conditional Use Permit (CUP) as outlined under section 170-20 B of the Dover Code. A CUP must comply with the following standards.

1. That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTS OF WAY as CIVIC SPACES.

**The proposed building will be placed adjacent to Washington Street.  
Vehicular access will be provided over the former Water Street. Pedestrian access will be provided on both sides of the building.**

2. That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

**The building is set back from the sideline property lines in order to make room for vehicular traffic and pedestrian traffic on the west side and pedestrian traffic on the east side of the proposed building.**

3. That the design of streets and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.

**The proposed access road is required to be 24' wide to accommodate fire truck access and vehicle access. We are also providing a walkway on both sides of the building for safe pedestrian access.**

4. That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.

**We will comply with the city street scape requirements and have been working with the city in regards to architectural style of the building. We have submitted revised architectural plans and have received positive feedback.**

5. That BUILDINGS shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

**We will strive to incorporate this in or building design.**

6. That CIVIC BUILDINGS and public gathering places shall be provided as locations that reinforce community identity and activity.

**We are working on making the River the focus of the project Phase 2-3 have oriented the building to face the river and utilize the rear of the building for parking.**

7. That CIVIC BUILDINGS shall be distinctive and appropriate to a role more important than the other BUILDINGS that constitute the fabric of the city.

**This project does not propose a public or civic building but is using architecture to blend in with surrounding buildings.**

8. That the preservation and renewal of historic BUILDINGS shall be facilitated.

**This project does not involve the renewal of historic buildings. We are proposing to use architecture of the building to blend in with surrounding buildings.**

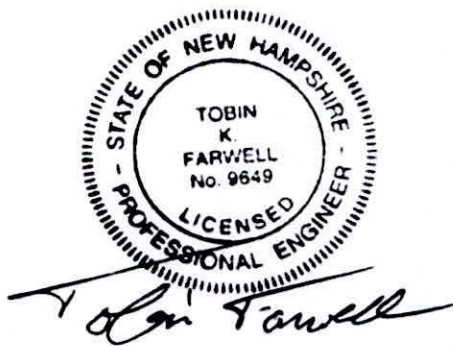
9. That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.

**We are proposing to revitalize the existing gravel parking area into a 4 phase area of commercial and residential use.**

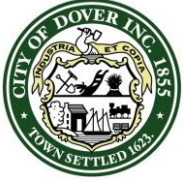
Thank you for your consideration in this matter.

Sincerely,

**Farwell Engineering Services**



Tobin Farwell, P.E.  
Principal



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-15

Application Type: Conditional Use Permit for CBD Dimensional Regulations  
Applicant: Joseph Allis  
Owner: Joseph Allis  
Location: Washington Street (Assessor's Map 23, Lot 13)

**INTENT:** To obtain a Conditional Use Permit to seek relief, per Chapter 170-20-B, to the Central Business District requirement for the building to cover a minimum of 70 percent of the lot frontage.

**LOTS/UNITS PROPOSED:** 9,600 square feet of office space in four buildings with 11 multi-family units in the second floors.

**AGENDA ITEM #:** 4-E

**ACREAGE:** 0.599 Acres

**ZONING DISTRICT:** Central Business District (CBD) - General

**EXISTING LAND USE:** Private parking lot

**PROPOSED LAND USE:** 11 multi-family units and office space

**SURROUNDING LAND USE:** Multi-family residential, retail, office and commercial

**ZBA ACTION:** None

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- City of Dover Conditional Use Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant has applied for a Conditional Use Permit for relief from the requirement that the building cover a minimum of 70 percent of the lot frontage. The frontage of lot along Washington Street is approximately 88 feet, so the building would have to be 62 feet wide to have 70 percent. The proposed building is 40 feet wide.

The applicant is requesting a total of three Conditional Use Permits for the development, so they should be considered together. The applicant is looking for input on these issues prior to finalizing the site plan for submission to the Planning Board.

**Consistency with Land Use Regulations**

Chapter 170-20-B and Chapter 170-20-D(2) provides for conditional use approval for relief from the CBD standards. In the General CBD, the building is required to cover a minimum of 70 percent of the lot frontage. The former Water Street right-of-way encumbers the western 20 feet of the lot and cannot be built upon. Without the ROW, the frontage build-out would be 60 percent. Most of the buildings take advantage of the river by facing in that direction.

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing and discuss the merits of the Conditional Use Permits.



# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>P14-15</u>	Date Received:	
	Amount Paid:		Time Received:	



### APPLICANT AND OWNER INFORMATION

Name of Applicant: Joseph Allis Telephone # \_\_\_\_\_

Address of Applicant: 2 Jan Lane Newmarket, NH 03857

E-Mail Address: allis493@hotmail.com

Name of Property Owner (if different from applicant): \_\_\_\_\_ Telephone # \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Assessor's Map # 23 Lot(s) # 13

Address of Property: Washington Street

Zoning District(s) CB1D Overlay District(s) \_\_\_\_\_

Existing Use of Property: Parking Lot

### CONDITIONAL USE PERMIT INFORMATION

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

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

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

CB1D requires 70% frontage buildout.  
~~We are providing 45%.~~

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

NHDES - Wetlands Permit for work within tidal buffer zone will be applied for.

Name of Professional That Prepared Plans: Farwell Engineering Services, LLC

Address 265 Wadleigh Falls Rd Telephone #: 603-292-5787

Professional License #: 9649 E-mail address: T. Farwell@conces2.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: 3/14/14

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

Signature of Agent: [Signature] Date: 3/31/14

**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: 3/14/14



265 Wadleigh Falls Road Lee, NH 03861 Ph(603)292-5787  
WWW.FARWELLENGINEERING.COM

April 3, 2014

City of Dover  
288 Central Avenue  
Dover, NH 03820

**Re: Site Plan Review  
Tax map 23 lot 13  
Dover, NH**

Dear Mr. Parker:

Farwell Engineering Services, LLC is submitting this letter on behalf of the property owner Mr. Joseph Allis. The CBD General zoning district requires that a Minimum of 70% of the frontage be covered by the principal building. This project does not meet this requirement. A Conditional Use Permit is being requested for frontage build out. The frontage on Washington Street is between the River and the abandoned street formerly known as Water Street. The abandoned road has a utility easement which prevents us from building within the easement. We are proposing to provide a sidewalk on the east and west side of the building, thus limiting the ability to provide the 70% of building coverage as required.

This letter is to provide information in regards to the Conditional Use Permit (CUP) as outlined under section 170-20 B of the Dover Code. A CUP must comply with the following standards.

1. That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTS OF WAY as CIVIC SPACES.

**The proposed building will be placed adjacent to Washington Street.  
Vehicular access will be provided over the former Water Street. Pedestrian access will be provided on both sides of the building.**

2. That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

**The building is set back from the sideline property lines in order to make room for vehicular traffic and pedestrian traffic on the west side and pedestrian traffic on the east side of the proposed building.**

3. That the design of streets and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.

**The proposed access road is required to be 24' wide to accommodate fire truck access and vehicle access. We are also providing a walkway on both sides of the building for safe pedestrian access.**

4. That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.

**We will comply with the city street scape requirements and have been working with the city in regards to architectural style of the building. We have submitted revised architectural plans and have received positive feedback.**

5. That BUILDINGS shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

**We will strive to incorporate this in or building design.**

6. That CIVIC BUILDINGS and public gathering places shall be provided as locations that reinforce community identity and activity.

**We are working on making the River the focus of the project Phase 2-3 have oriented the building to face the river and utilize the rear of the building for parking.**

7. That CIVIC BUILDINGS shall be distinctive and appropriate to a role more important than the other BUILDINGS that constitute the fabric of the city.

**This project does not propose a public or civic building but is using architecture to blend in with surrounding buildings.**

8. That the preservation and renewal of historic BUILDINGS shall be facilitated.

**This project does not involve the renewal of historic buildings. We are proposing to use the architecture of the building to blend in with surrounding buildings.**

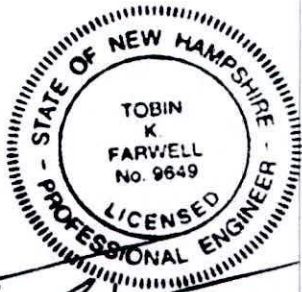
9. That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.

**We are proposing to revitalize the existing gravel parking area into a 4 phase area of commercial and residential use.**

Thank you for your consideration in this matter.

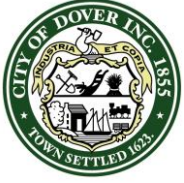
Sincerely,

**Farwell Engineering Services**



A handwritten signature in cursive script that reads "Tobin Farwell". The signature is written in black ink and is positioned below the professional seal.

Tobin Farwell, P.E.  
Principal



**CITY OF  
DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-16

Application Type: Conditional Use Permit  
Applicant: Brian Willis  
Owner: Chinburg Properties  
Location: 1 Washington Street (Assessor's Map 23, Lot 14)

**INTENT:** To obtain a Conditional Use Permit, per Chapter 170-20-B(2), to allow a use (brewery) not permitted in the Central Business District.

**LOTS/UNITS PROPOSED:** None

**AGENDA ITEM #:** 4-F

**ACREAGE:** 3.35 Acres

**ZONING DISTRICT:** Central Business District (CBD) - General

**EXISTING LAND USE:** Warehouse

**PROPOSED LAND USE:** Two barrel brewery for craft beer

**SURROUNDING LAND USE:** Multi-family residential, retail, office and commercial

**ZBA ACTION:** None

**ATTACHMENTS:** Conditional Use Permit application

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- City of Dover Conditional Use Permit to allow a brewery

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant has applied for a Conditional Use Permit to allow a two barrel brewery to be established in the existing mill building.

**Consistency with Land Use Regulations**

Chapter 170-20-B provides for conditional use approval for relief from the CBD standards. In the General CBD, a brewery is not a permitted use.

The three criteria for a Conditional Use Permit related to a use are:

*(a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.*

*(b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

*(c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.*

This project is located in the Central Business District (CBD) - General, which encourages a wide array of retail and commercial activity. Residential activity is encouraged on the upper floors of buildings. New construction should follow the pattern of existing development in terms of building placement, building height, and use of durable construction materials. Public spaces are encouraged.

**STAFF RECOMMENDATION:**

The Planning Department supports this request because the use would occupy only 1,120 square feet and would be a good fit for the other uses in the mill building. With only a limited retail component, the impact of traffic or pedestrians will be minimal. The applicant has adequately addressed noise and odor issues in his narrative. The building owner supports the request.

The Planning Department recommends the Planning Board accept the application, open the public hearing, and approve the Conditional Use Permit application with the following condition:

1. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.



# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>P14-16</u>	Date Received:	
	Amount Paid:	<u>\$326.00</u>	Time Received:	

CR# 569

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Brian Wills Telephone # 603.682.5545  
 Address of Applicant: 262 1/2 Dover Point Road, Dover NH  
 E-Mail Address: BrianMaxwellWills@gmail.com  
 Name of Property Owner (if different from applicant): Chinburg Properties Telephone # 603.868.5995  
 Address of Property Owner: 3 Penstock Way, New Market, NH 03857

### PROPERTY INFORMATION

Assessor's Map # 23 Lot(s) # 14  
 Address of Property: 1 Washington Street, Dover NH  
 Zoning District(s) Central Business Overlay District(s) \_\_\_\_\_  
 Existing Use of Property: VACANT WARE HOUSE

### CONDITIONAL USE PERMIT INFORMATION

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

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

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

TWO-BARREL BREWERY TO SERVE THE DOVER COMMUNITY, MAKING AN ASSORTMENT OF CRAFT BEERS.

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

THE FEDERAL BEERS NOTICE AND NH NANO BREWERY PERMIT ARE COMPLETE, AND THEIR SUBMISSION IS PENDING CITY OF DOVER APPROVAL.

Name of Professional That Prepared Plans: 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: X DAVE SCHLESYER Date: 4/2/14

Signature of Applicant (if different from owner): [Signature] Date: 5/2/14

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: X DAVE SCHLESYER Date: 4/7/14

To: Dover Planning Board

From: Brian Wills

Subject: Brewery Conditional Use Permit

Date: 05/02/2014

Hello. Allow me to take the time to directly address the requirements of Dover Conditional use approval for Lilliput Brewing to open a two barrel brewery in the mill building at 1 Washington Street. All feedback I have received from potential abutters and the neighborhood has been positive so far, so I am optimistic that the brewery, if approved, will add to the vibrancy of downtown Dover. The planned location of the brewery, in the One Washington Street mill, insulates the city from undue vehicular traffic by discouraging parking (there is little available and we would not intend to offer any). However, by virtue of being part of the Central Business District, the brewery would be well suited to foot or bicycle access, which Lilliput Brewing would prefer to encourage anyway.

Regarding the possibility of odor from the brewery, I have personally found over years of brewing sizeable batches of beer as a hobbyist that the potential for brewery odors causing a nuisance is very small, for several reasons. The first is that due to our relatively small equipment size (2 barrels), the maximum amount of wort being boiled at any one time is not really enough to influence the environment in any meaningful way. This is also without sophisticated vapor recovery in place, which we would plan to employ. As an example of the power of such a system I have included a relevant portion of a case study on brewery odor in the case of a much, much larger (thousands of barrels) brewery in a suburb of Auckland, NZ.

There are a number of processes at a brewery which have the potential to be a source of odour however the largest and most significant source is the evaporation of volatile organic compounds from the brewing activities. Odour discharged from the wort kettle during the brewing process was considered to be the most significant source of odour from the site. The wort boiling stage is when a dissolved sugar and water mix (known as wort) is boiled in the kettle to develop colour and flavour, in a process that takes approximately 60 minutes. It takes approximately thirty minutes to heat the wort to boiling temperature, after which, hops are added for flavour and aroma which adds to the odorous properties of emissions. The kettle is vented via a stack discharging from the top of the brewhouse building. The brew kettle that will be installed at the new site will have a vapour condenser for heat recovery. Wort boiling is the largest single heat consuming process in a brewery and recovering heat from wort kettles saves energy by condensing nominally 95% of this vapour. This also reduces odour emissions because condensable odorous vapours are removed from the air exhaust. The vapour emission occurs for only a period of 3-5 minutes during each batch, with approximately ten batches processed per day.

- *Case Studies in The Use of Source Specific Odour Modelling Guidelines*, BECA 2010.  
Needham, Freeman. Page 4.

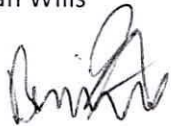
Lilliput Brewing wishes to focus on having a good variety of carefully crafted ales and lagers, and this is only possible with small equipment, rather than committing to large batches of a single beer. In addition to this, our philosophy is one with sustainability and conservation of resources in mind; this is supported by using a vapor capturing heat exchanging system such as the one described above, on top of the brew kettle. The deployment of such a system essentially prevents any escape of heat-laden steam(which is the origin of brewery odors) from the kettle, and allows us to reclaim the otherwise lost heat to be applied to other brewing processes, such as reducing the temperature differential for strike water or for washing equipment. This supports our goals of reducing our impact on the environment, both on a very neighborhood level and on a larger scale.

Lastly, the noise produced by the brewery is minimal. The loudest piece of equipment required to brew is the motor on the grain crusher, which is equivalent to a 1/2" drill. This will be in operation for about 15 minutes at a time, and we are also fortunate that at the craft scale dust migration during grinding is easy; a muslin bag is placed over the grain in the hopper as it goes into the mashtun.

I have been brewing for nearly a decade, and made batches of beer in many sizes, from small ones in my kitchen to giant ones outside in the open. In my experience, no one has ever complained about the smell...they complain about how long they have to wait to try it!

Thank you for your consideration, please ask me any questions I have not addressed.

Brian Wills

A handwritten signature in black ink, appearing to read 'Brian Wills', with a stylized, cursive script.

Citation:

[http://www.beca.com/people/technical\\_specialists/~media/publications/technical\\_papers/case\\_studies\\_in\\_the\\_use\\_of\\_source\\_specific\\_ouour\\_modelling\\_guidelines.ashx](http://www.beca.com/people/technical_specialists/~media/publications/technical_papers/case_studies_in_the_use_of_source_specific_ouour_modelling_guidelines.ashx)

#### Mission statement:

Lilliput Brewing is envisioned to be a two-barrel artisanal brewery, using traditional Belgian and English brewing methods and locally-sourced ingredients wherever possible. Our goal is to be a community focused family business, reduce our commutes and the associated toll on the environment, and contribute positively to the small business renaissance that has transformed Dover. The head brewer, Brian Wills, is a long time hobby brewer, whose beers have been well received by family and friends for over seven years. We feel that it is time to share. We believe beer is a local product, and to that end it should be made and consumed nearby, rather than driven all over the country using foreign fuels. Lilliput Brewing is committed to bottle reuse, recycling, and composting to keep NH beautiful for the next generation and beyond. Our desired location in the Washington Street Mill in Dover recognizes the long tradition of manufacturing here, and reflects our appreciation of the past and ambitions for the future.

#### Operations:

Lilliput brewing is planned to be a two barrel(60 gallon) brewery located in the Washington Street mill in Dover. Bottling will be done on site, and the water required for brewing operations is estimated to be 400 gallons per brewing cycle (approximately twice per month). On site will be three 100,000 BTU natural gas burners for the mashtun, kettle with vapor recovery system, and strike water tank respectively. Only two burners will need to be operated at a time and the total operation time for brewing cycle is estimated to be six hours. There will be a small chiller room for storage of kegs for growler filling and tastings, which will operate 24 hours a day to maintain a temperature of 48 degrees Fahrenheit. Brewery waste will consist only of compostable product which will be disposed of by fellow mill tenant and local business, Mr. Fox Composting. Our market is planned to consist of walk in traffic and local deliveries, with a small tasting area at the front door of the brewery, separate from the operations, with three to five beers available for tasting or growler fills at a time. Tastes will be offered for a small fee to persons over 21(with id), and will be no more than four ounces, per state law. Deliveries will come to the building loading dock. Please see attached diagram for expected brewery layout with permanent equipment marked. The bottling, kegging, and washing area is going to be on casters to maximize space and equipment utilization. One of the benefits of the smaller scale brewing is flexibility such as this.

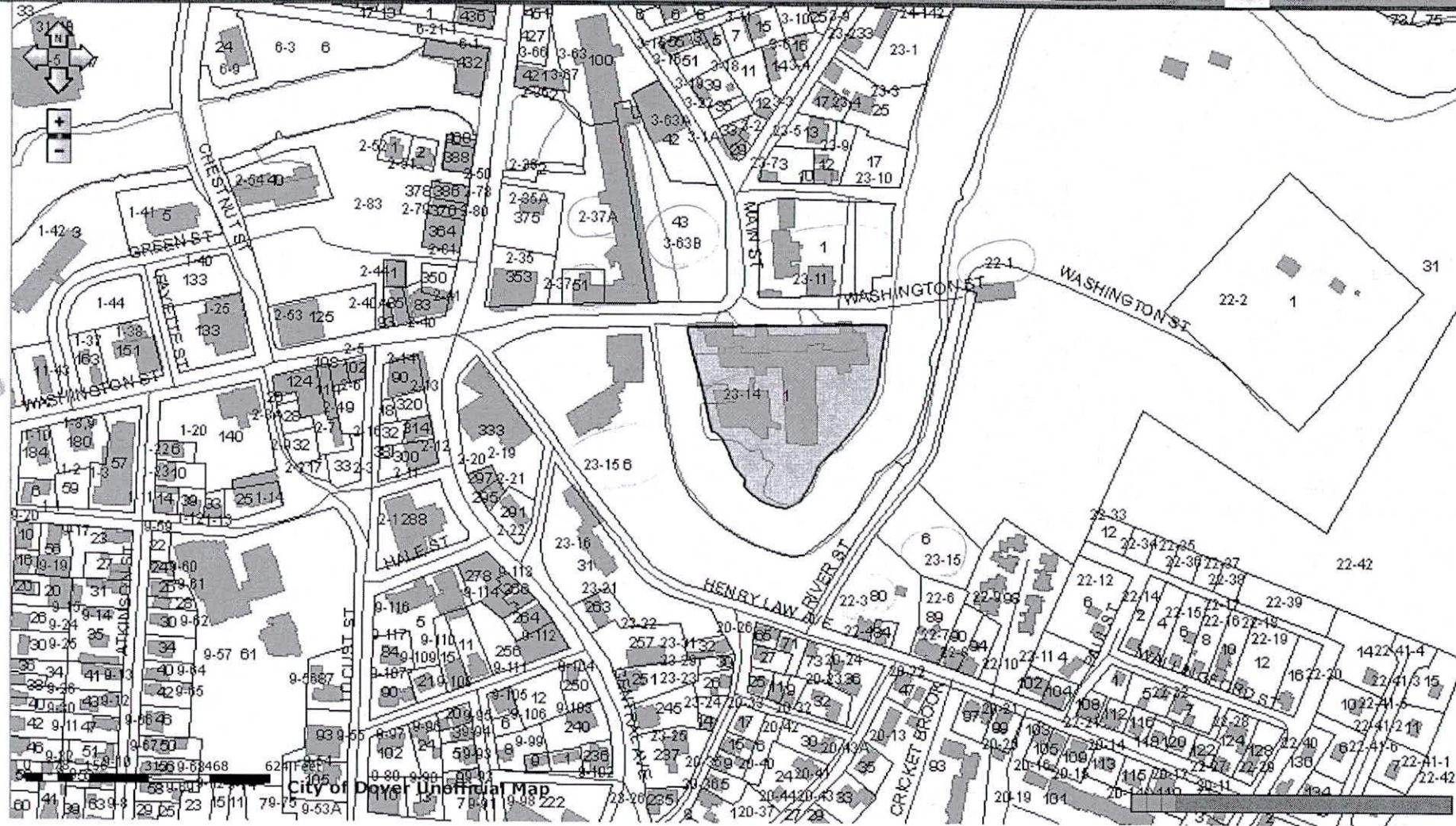


# Tax Assessment Working Map

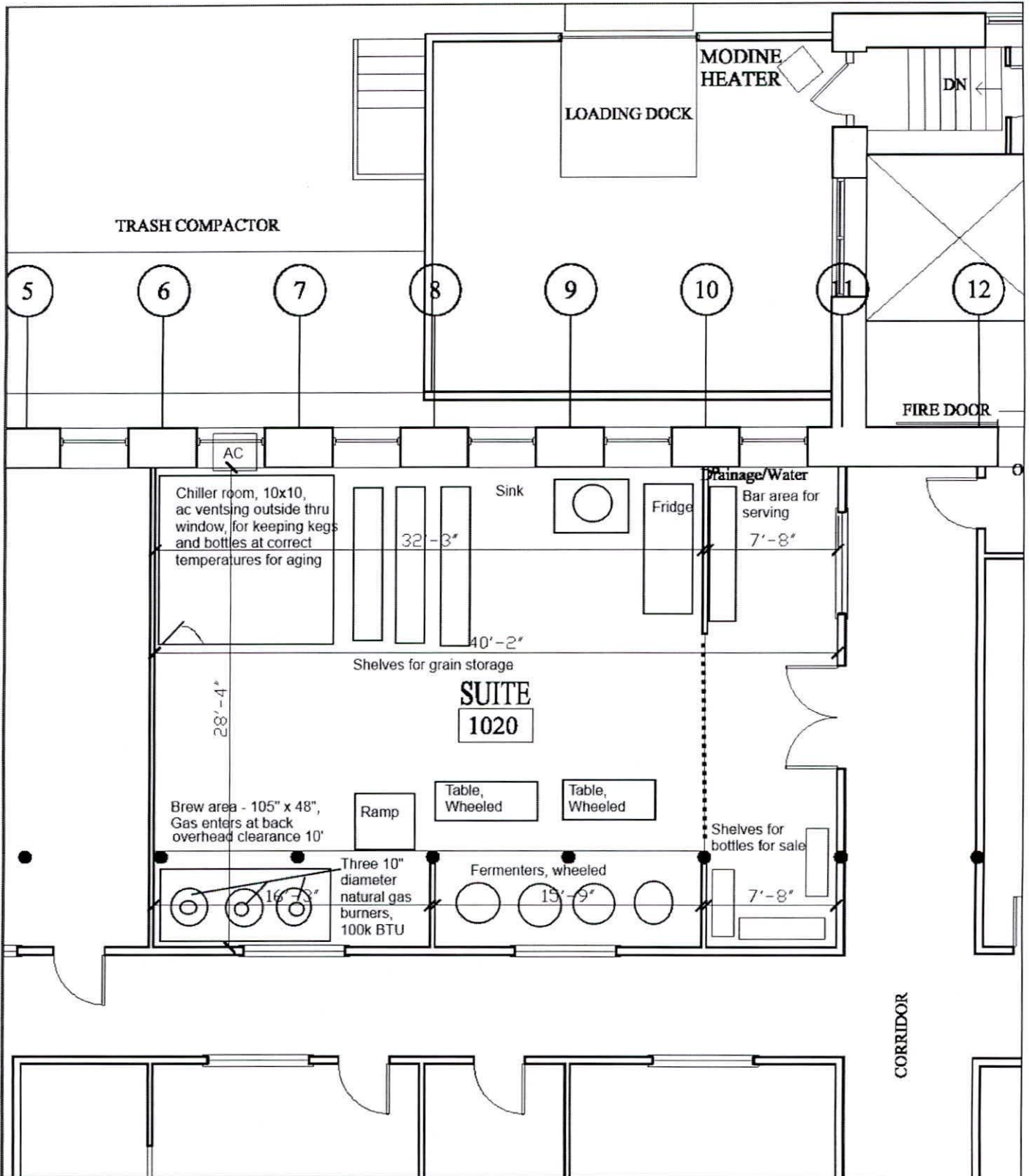
Query Parcel ID | Query Map-Lot


1:4,697

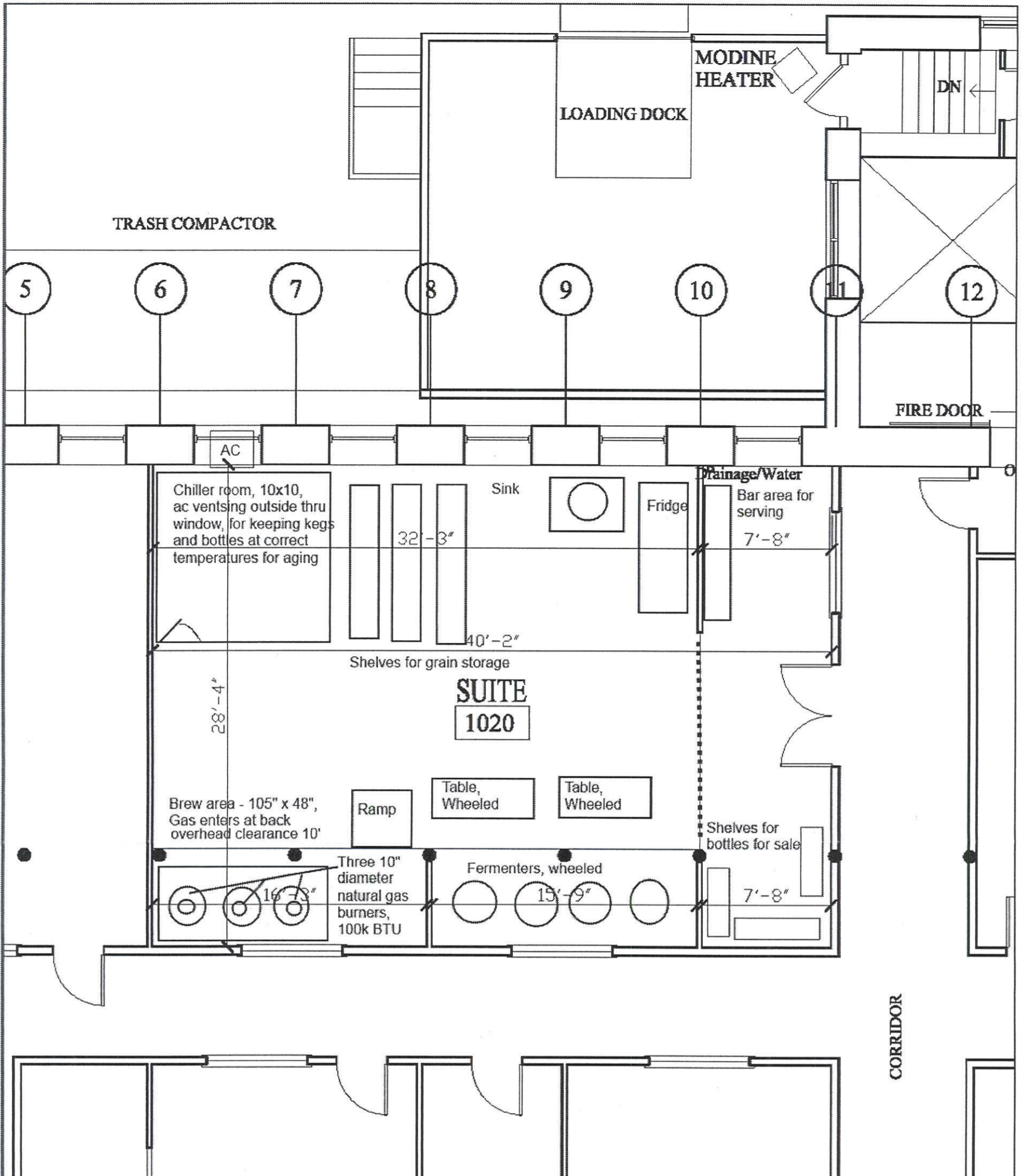
Go



City of Dover Unofficial Map

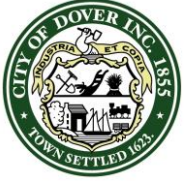


REF: PROJECT NO: DATE: 2-28-2014 FILE:	 Chinburg Properties, Inc 3 Penstock Way Newmarket, NH 03857	SHEET TITLE <h1>SUITE 1020</h1>	
		PROJECT <h2>WASHINGTON STREET MILL</h2>	DRAWING <h2>A-1</h2>



REF: PROJECT NO: DATE: 2-28-2014 FILE: DRAWN BY: TFA/GGM SCALE: 1/8" = 1'-0"	 Chinburg Properties, Inc 3 Fenstock Way Newmarket, NH 03857	SHEET TITLE	
		SUITE 1020	
		PROJECT	DRAWING
		WASHINGTON STREET MILL	A-1

RECEIVED  
 APR 07 2014  
 By \_\_\_\_\_



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-17

Application Type: Conditional Use Permit  
Applicant: Christopher Berg  
Owner: Graystone Builders, Inc.  
Location: 321 Back Road (Assessor's Map M, Lot 105-2)

**INTENT:** To obtain a Conditional Use Permit for grading for the construction of a driveway and garage. The work would impact 800 sq. ft. within the 50-foot wetlands buffer.

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

**AGENDA ITEM #:** 4-G

**ACREAGE:** 1.32 acres

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

**EXISTING LAND USE:** Single family house under construction

**PROPOSED LAND USE:** Single family house

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

**ZBA ACTION:** None

**ATTACHMENTS:** Conditional use plan and application; Conservation Commission minutes

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- City of Dover Conditional Use Permit

**WAIVERS REQUESTED:** None

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

The applicant has submitted a set of plans to impact the Wetlands Protection District buffer by constructing a driveway and garage.

The applicant appeared before the Conservation Commission on April 14, 2014. The Conservation Commission voted to endorse the application (see Conservation Commission minutes).

### **Consistency with Land Use Regulations**

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and areas within 50 feet of wetlands if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

The overall impact of this proposal is fairly small and the addition of a rain garden along the toe of slope will treat the runoff from the house and driveway before it reaches the wetlands.

### **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 revise the plan to extend the proposed rain garden another ten feet to the east along the driveway, for a total wetland buffer impact of 850 square feet.



Treano ✓

# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

RECEIVED  
[Revision Date: May 16, 2013]  
APR 07 2014  
By DB

Office Use Only	Project #:	<u>P14-17</u>	Date Received:	<u>APR 07 2014</u>
	Amount Paid:	<u>\$350.-</u>	Time Received:	

## APPLICANT AND OWNER INFORMATION

*Cash*

Name of Applicant: Christopher Berg Telephone # 603-970-1302

Address of Applicant: 15 Middlebrook Road, Dover, NH 03820

E-Mail Address: christopher.d.berg@gmail.com

Name of Property Owner (if different from applicant): Graystone Builders, Inc. Tel: # 603-664-5757

Address of Property Owner: 38 Beechwood Drive, Strafford NH 03884

## PROPERTY INFORMATION

Assessor's Map # M Lot(s) # 105-2

Zoning District(s) R-40 Overlay District(s) Wetland Protection District

Existing Use of Property: Hayed field, a residential home is currently being built on the lot, a portion of the lot may continue to be hayed.

## 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:

### Background

The owner of the property is currently building a residential home on the property. The applicant is party to a purchase and sales agreement with the current owner of the property to purchase the property upon completion of construction currently scheduled for July 2014.

Currently, the owner is proposing to install a retaining wall along the edge of the driveway for the house that is being built on this property (Figure 2). This retaining wall allows for the construction of the house and driveway without physical impact to the 12,700 sf of wetland buffer on the property. This permit is being filed by the applicant (and future homeowner) and **not** for or at the behest of the current owner.

The wetland buffer that currently exists on the property has been in active agricultural use (this field has been hayed annually) and has no woodland vegetation (Figure 1). This type of grassland vegetation does not have significant value as a wetland buffer. The wetland area itself mainly consists of grasses, with no woodland vegetation, has been in active agricultural use (this field has been hayed annually) and is of low habitat value.

### **Improvements that Require a Conditional Use Permit**

The applicant and future homeowner is proposing to grade the land away from the driveway/house to match the existing grade in the wetland buffer area. This will allow for a transition from the proposed driveway grade to existing grade in the wetland buffer which will eliminate the need for a retaining wall along the driveway. Also, I am proposing to install a rain barrel and rain garden in this area to improve stormwater attenuation on this side of the house. The intent of this proposed regrading is **not** to create additional living space on the side yard of the property but to provide safe access in, out and around the garage and driveway area of the house.

The proposed regrading is essential for the elimination of the retaining wall at the edge of the driveway. As the future homeowner, I consider this wall a potential tripping/falling/driving hazard for my family. A retaining wall in this location will at some point in the future, require repair or need to be replaced. During that effort, construction will likely require a temporary impact to the wetland buffer area. The proposed grading improves safe access in, out and around the driveway/garage area of this property and eliminates the need for future maintenance impacts to the wetland buffer.

Three potential options were considered as part of this analysis:

#### **Option 1 - Regrading to the extent of the temporary construction impact (Figure 3)**

In this option, the area adjacent to the house would be regraded from the edge of the driveway and garage and tie into the existing grade near the limits of current temporary disturbance approximately 15 ft away from the house (89 SY of wetland buffer impact). The area will be reseeded using a native non invasive seed mix. Additionally, the installation of a rain garden near the toe of the slope will enhance the wetland buffers function and value in this area. This option best matches the existing wetland buffer grade while balancing the desire not to disturb any additional wetland buffer.

#### **Option 2- Regrading to minimize area of impact (Figure 4)**

The graded area can be minimized with a smaller impact footprint (56 SY of wetland buffer impact). Minimizing the affected area requires steeper, less safe slopes. Utilization of steeper slopes may increase the potential for soil erosion on the slope, as sheet flow velocities will be increase when compared to Option 1.

#### **Option 3 –Install retaining wall at edge of driveway (Figure 2)**

This option does not create an immediate physical impact on the wetland buffer. The installation of the retaining wall may result in channelizing storm water and will at some future time fail and require maintenance and or replacement resulting in a temporary impact to the wetland buffer at that time. This option is the least desirable as it has the safety concerns associated with having a retaining wall along the edge of a driveway and does not benefit from the additional function and value of the generated by installation of native plantings in the wetland buffer as proposed in Option 1.

The proposed design Option 1 is the most long term sustainable option. This option minimizes the slope in the regraded area while not impacting any additional area beyond the currently, temporarily disturbed wetland buffer. Option 1 allows for the most improvement to the function and value of the wetland buffer through the use of low impact stormwater management techniques and eliminates the need for the retaining wall. The proposed design improves the function and value of the wetland buffer through the planting of a rain garden along the toe of the slope in the impacted area. Option 1 is further discussed in detail throughout the discussion below.

**Impact Discussion**

The current owner is temporarily impacting a portion of the wetland buffer for construction access (Figure 2). The proposed regrading associated with Option 1 of this permit results in 89 SY of wetland buffer impact area and will be contained within the area that is currently disturbed related to construction (Figure 3). The existing type of grassland vegetation in the wetland buffer provides minor amounts of stormwater attenuation. The proposed regrading of this cover type, and slight increase in slope does not appreciably change this attribute and the proposed rain garden improves stormwater attenuation in this area. This existing type of grassland buffer provides only minor amounts of nutrient uptake. The proposed landscape and the cover type will remain consistent with existing. The natural landscape has only a minor amount of soil loss each year if any, and the proposed condition does not increase the slope significantly enough to change the potential for soil loss in the wetland buffer. Furthermore the proposed plan includes the addition of a rain garden at the toe of the slope to increase the function of the wetland buffer.

The necessary change in grade in this area is minimal, ~ 2 feet of vertical distance at the limits of the wetland buffer boundary (Table 1). The edge of the proposed limits of grading are ~35 ft away from the edge of wetland, providing a substantial buffer between the limits of construction and the edge of wetland at all times (Figure 3). The buffer beyond the regrading area will remain undisturbed.

**Table 1:** Additional soil volume required per vertical foot of impact for regrading plan

<b>Vertical Area</b>	<b>Horizontal Area of Impact (SY)</b>	<b>Vertical Height of Additional Soil (ft)</b>	<b>Volume of New Soil Required (CY)</b>
Existing 502.5 - Proposed 503	23	0-0.5	3.7
Proposed 503 - Proposed 504	39	0-1.2	10.6
Proposed 504 - Proposed 505	27	1.0-2.1	9.1

**Restoration and Proposed Use**

All soil to be used in the proposed regrading area will come from material onsite to ensure consistency in soil type and character with the existing material. Loam and soil excavated from the site during the current construction of the house has been stockpiled onsite for reuse onsite.

The applicant plans to minimize run-off from the property by implementing low-impact stormwater management techniques such as the use of a rain barrel to collect run-off from the garage roof and installation of a rain garden near the toe of the slope, The use of these Low impact stormwater management techniques will increase the stormwater attenuation capacity of this area and improve the quality of the wetland buffer (see figure 3x for location).

The area will be restored with a native non-invasive seed mix (other than the rain garden) as indicated in the Wetlands Buffer Encroachment and Restoration Plan submitted by the Owner as part of the building permit for this property. This wetland buffer area (other than the rain garden) more generally will be maintained by mowing or haying in a manner consistent with the purpose and intent of the Wetland Protection District.

### **Conclusion**

The intent of this proposed regrading is not to create additional living space on the side yard of the property but to provide safe access in, out and around the garage and driveway area of the house by eliminating the need for a retaining wall. Allowing the regrading of this area in lieu of the retaining wall in this instance will result in **no negative impact** to wetland and wetland buffer as listed in the purpose and intent of the Wetland Protection District (Section 170-27.1.B of the zoning ordinance). The proposed regrading will have a **positive impact** as follows:

- Improved stormwater attenuation from the garage area as a result of the low impact stormwater management techniques proposed such as the use of rain barrels and installation of a rain garden.
- The proposed regrading incorporates little additional soil and minimizes the slope while staying within the limits of the current, temporarily disturbed wetland buffer area.
- The proposed improvements will increase the safety of access to and around the driveway/garage area by eliminating the retaining wall.
- The proposed regrading will improve the aesthetics of the home and wetland buffer providing value to the property abutters and all passersby.
- Eliminates the need for future wetland buffer impacts related to the maintenance and/or replacement of the retaining wall.

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

None

---

Name of Professional That Prepared Plans:

Christopher D. Berg, PE

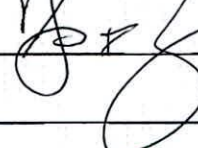
Address 15 Middlebrook Road Telephone #: 603-970-1302

Professional License #: 12187 E-mail address: christopher.d.berg@gmail.com

**SIGNATURES**

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

Signature of Property Owner:  Date: 4/2/14

Signature of Applicant (if different from owner):  Date: 4/7/14

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:  Date: 4/2/14

**CITY OF DOVER CONDITIONAL USE  
LIST OF ABUTTERS**

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the site review application.

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

**Owner:**

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
M	105-2	Graystone Builders, Inc.	38 Beechwood Drive, Strafford NH 03884

**Applicant:**

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
		Christopher Berg, PE	15 Middlebrook Road Dover, NH 03820

**Surveyor and/or Engineer:**

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
		Christopher Berg, PE	15 Middlebrook Road Dover, NH 03820

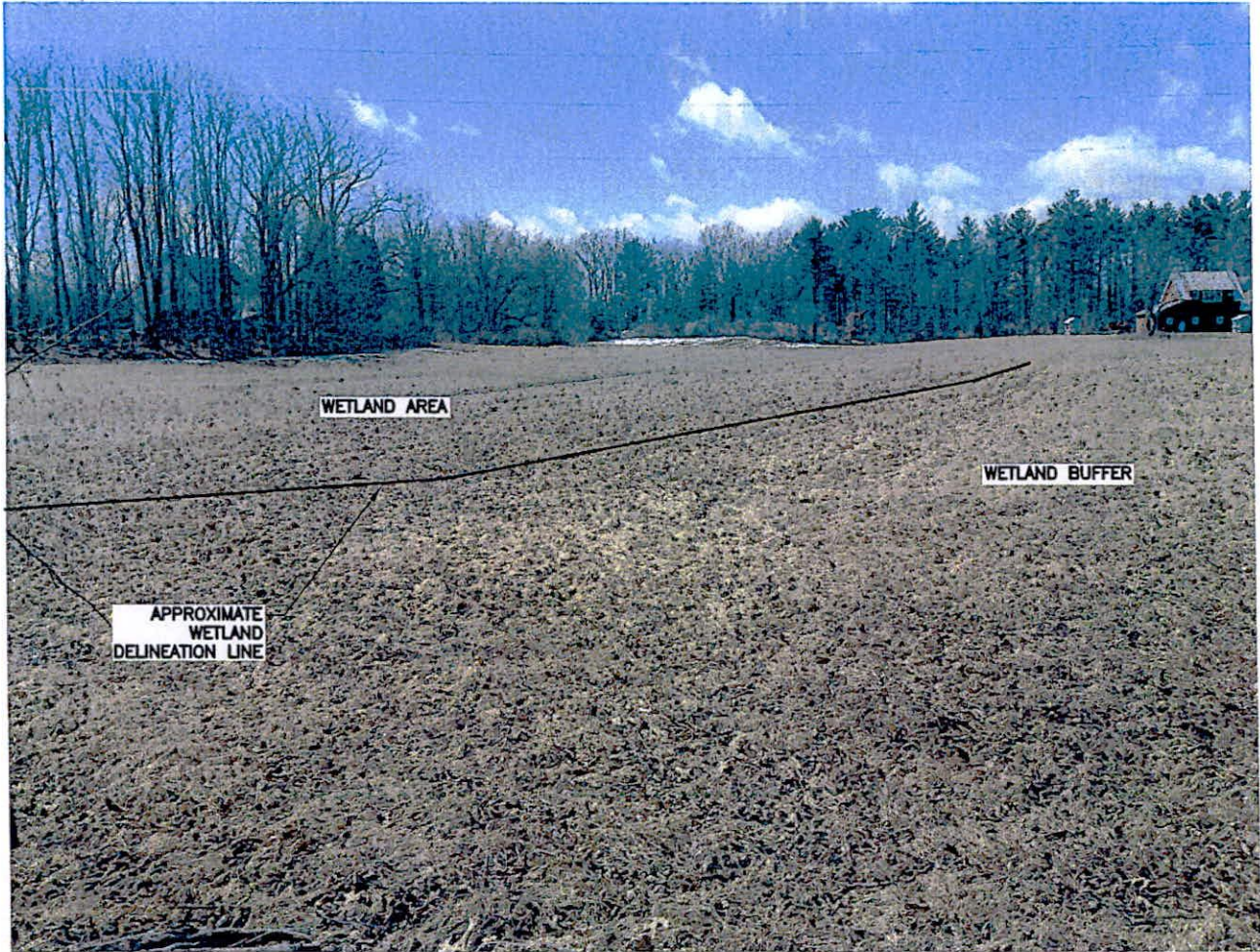
**Conservation Easement Holder:**

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

**Abutters:**

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
M	92B	Cullen Bay Homeowners Assc.	1 Cullen Bay Road Dover, NH 03820
M	92I	Catherine Benet	370 Back Rd Dover, NH 03820
M	93B	Nancy Maglaras	302 Back Rd Dover, NH 03820
M	94	Carolyn Spencer	350 Back Rd Dover, NH 03820
M	94A	Christina B. Hollinger	340 Back Rd Dover, NH 03820
M	96A	Six High Street Llc &	50 Westville RD #4, Plaistow, NH
M	97	Tate Steven	328 Back Rd Dover, NH 03820
M	97A	Belanger Dawna & Roger	330 Back Rd Dover, NH 03820
M	100	Hunt Ruth A	281 Back Road Dover, NH 03820

M	100-B	Hunt Gregory	295 Back Road Dover, NH 03820
M	100-A	Nancy E. Hunt	245 Back Road Dover, NH 03820
M	105-1	Hunt I William C	245 Back Road Dover, NH 03820
M	105	Burnett-Kurie, Karen Lee Trustee	4 Pendexter Rd, Durham, NH, 03824

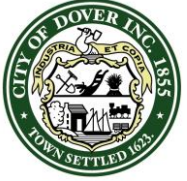


**321 BACK ROAD, LOT 3  
WETLAND AND WETLAND BUFFER AREA**

DATE: APRIL 2014

FIGURE:

**1**



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-18

Application Type: Minor Lot Line Adjustment  
Applicant(s): Tolend Road Properties, LLC  
Owner(s): Tolend Road Properties, LLC  
Location: Tolend Road, Columbus Avenue & Sandra's Run (Assessor's Map G, Lots 24J, 24J-143 & 24J-144)

**INTENT:** To adjust the lot lines between three existing lots, with no increase in the number of lots. Small portions of two house lots are being transferred to the open space lot.

**LOTS/UNITS PROPOSED:** None

**AGENDA ITEM #:** 4-H

**ACREAGE:** 39.01 Acres

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

**EXISTING LAND USE:** One single family house foundation, one vacant single family house lot and one open space lot

**PROPOSED LAND USE:** Same

**SURROUNDING LAND USE:** Single family residential

**ZBA ACTION:** N/A

**ATTACHMENT:** Lot Line Adjustment plan and application

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

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

The applicant wants to reconfigure the lot lines between three existing lots. 303 sq. ft. from Lot G-24J-143 and 510 sq. ft. from Lot G-24J-144 will be transferred to the open space lot - Lot G-24J. There is no change in the number of lots.

### **Consistency with Land Use Regulations**

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

### **STAFF RECOMMENDATION:**

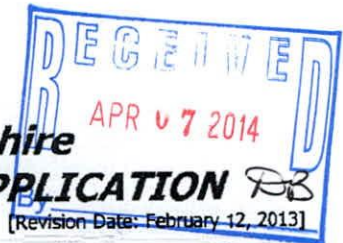
The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat with the following conditions:

### **Conditions to Be Met Prior to Signing of Plans:**

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the Planning File number 14-18 to the plat.



**City of Dover, New Hampshire**  
**MINOR LOT LINE ADJUSTMENT APPLICATION**



Office Use Only	Project #:	<u>P14-18</u>	Date Received:	_____
	Amount Paid:	<u>\$934.00</u>	Time Received:	_____

Cb # 17325

**APPLICANT INFORMATION**

Name of Applicant: TOLEND ROAD PROPERTIES LLC Telephone # 427-5100  
273 CORPORATE DR, SUITE 150  
 Address of Applicant: ~~210 COMMERCE WAY~~ PORTSMOUTH, NH 03801

**FIRST PROPERTY OWNER AND PARCEL INFORMATION**

Name of 1<sup>st</sup> Property Owner (if different from applicant): WYNDLEBROOK Telephone # 427-5100  
AT DOVER HOMEOWNERS ASSOCIATION  
 Address of 1<sup>st</sup> Property Owner: 210 COMMERCE WAY PORTSMOUTH NH 03801  
 Address of Property: SANDRA'S RUN

Assessor's Map # G Lot(s) # 24J

Property Deed: Book 3723 Page: 224

Zoning District(s) R-20 Overlay District(s) \_\_\_\_\_

Size of Existing Parcel (sq. ft.): 38.71 AC. Size of Proposed Parcel (sq. ft.): 38.74 AC

**SECOND PROPERTY OWNER AND PARCEL INFORMATION**

Name of 2<sup>nd</sup> Property Owner (if different from applicant): SAME Telephone # \_\_\_\_\_  
 Address of 2<sup>nd</sup> Property Owner: SAME  
 Address of Property: SANDRA'S RUN

Assessor's Map # G Lot(s) # 24J-143 + 144

Property Deed: Book 3038 Page: 029  
3440 382

Zoning District(s) R-20 Overlay District(s) \_\_\_\_\_

Size of Existing Parcel (sq. ft.): 24J-143 6240 SF. 24J-144 6911 SF. Size of Proposed Parcel (sq. ft.): 24J-143 5937 SF. 24J-144 6407 SF.

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

**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATES  
 Address 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 742-0911  
 Professional License #: NH LLS 1661 E-mail address: Kevin@surveynh.com

**SIGNATURES**

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

X Signature of First Property Owner: EMC, Manager Date: 4/7/14

X Signature of Second Property Owner: EMC, Manager Date: 4/7/14

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

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

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

I hereby authorize members of the Dover Planning Board, Planning Department 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.

X Signature of Property Owner: EMC, Manager Date: 4/7/14

DOUGLAS A. GEORGE		65 TOLEND ROAD	DOVER	NH	03820
MARK S. MERRILL	KERRI L. MERRILL	19 COLUMBUS AVENUE	DOVER	NH	03820
ARNOLD M. ASHLEY	BARBARA W. ASHLEY	PO BOX 246	DOVER	NH	03821
VERNA S. KEEFE	RICHARD E. KEEFE	3 ATINA WAY	DOVER	NH	03820
JASON S. MILLER	CHRISTINE S. MILLER	94 TOLEND ROAD	DOVER	NH	03820
THOMAS R. WILLIAMS	CAROLYN E. WILLIAMS	60 TOLEND ROAD	DOVER	NH	03820
TRAVIS SMITH		88 TOLEND ROAD	DOVER	NH	03820
RICHARD C. HILTUNEN	RUTH H. HILTUNEN	34 TOLEND ROAD	DOVER	NH	03820
MAUREEN A. HILLSGROVE REVOCABLE TRUST	MAUREEN A. HILLSGROVE, TRUSTEE	48 TOLEND ROAD	DOVER	NH	03820
ROBERT C. BRENEMAN	DIANNA D. BRENEMAN	74 TOLEND ROAD	DOVER	NH	03820
LANCE E. TIBBETTS		64 TOLEND ROAD	DOVER	NH	03820
PATRICIA KEEFE		54 TOLEND ROAD	DOVER	NH	03820
ASHISH MORE		59 QUAKER LANE	DOVER	NH	03820
LAURENCE G. MORONG	MAURA J. GALLAGHER-MORONG	16 COLUMBUS AVENUE	DOVER	NH	03820
DANIEL COFFEY	KYLIE COFFEY	22 COLUMBUS AVENUE	DOVER	NH	03820
JOYCE E. GOLDBERG	STANLEY B. GOLDBERG	17555 ATLANTIC BLVD, APT#607	SUNNY ISLES BEACH	FL	33160
KAREN A. LADEBUSH		32 COLUMBUS AVENUE	DOVER	NH	03820
RANDY J. ARIAL	DIANE B. ARIAL	36 COLUMBUS AVENUE	DOVER	NH	03820
LINDA M. RIOUX		40 COLUMBUS AVENUE	DOVER	NH	03820
DAVID N. NYHAN	SARAH C. NYHAN	1 STOCKLAN CIRCLE	DOVER	NH	03820
MARIA D'ANTONI		3 STOCKLAN CIRCLE	DOVER	NH	03820
JIMMY LEE THOMAS	GLORIA J. THOMAS	5 STOCKLAN CIRCLE	DOVER	NH	03820
STEVEN UHLENHAKE		319 HANOVER STREET	PORTSMOUTH	NH	03801
NARCISSE RUGIRA	FRANCINE NDAYISABA	2 MELODY TERRACE	DOVER	NH	03820
CHESTER A. ROCK	PAULINE R. ROCK	2 RIVERDALE DRIVE	ORONO	ME	04473
DAVID J. WITHAM		PO BOX 7	BAR HARBOR	ME	04609
KENNETH E. STOUT	MARLA D. STOUT	8 MELODY TERRACE	DOVER	NH	03820
WILLIS M. LEFAVOUR	KERSTIN PIEL-LEFAVOUR	10 MELODY TERRACE	DOVER	NH	03820
FNU MASLIM	CATHERINA MAYADEVI	3 MELODY TERRACE	DOVER	NH	03820
ROBERT B. HUMPHRIES	ALYSSA G. HUMPHRIES	9 MELODY TERRACE	DOVER	NH	03820
ROBERT BATTERSBY		11 MELODY TERRACE	DOVER	NH	03820
GREGORY J. NESTLE	LINDA L. NESTLE	13 MELODY TERRACE	DOVER	NH	03820
SUHAIL J. KHOKHAR	NIGHAT KHOKHAR	15 MELODY TERRACE	DOVER	NH	03820
TIMOTHY WOISIN	VALERIE WOISIN	17 MELODY TERRACE	DOVER	NH	03820
STEPHEN J. LOGAN		19 MELODY TERRACE	DOVER	NH	03820
RUTH N. CLARK TRUST	RUTH N. CLARK, TRUSTEE	25501 TROST BLVD, #10-14	BONITA SPRINGS	FL	34135
STEPHANIE K. ESTRADA		23 MELODY TERRACE	DOVER	NH	03820
TERRY F. KESTER	BARBARA M. KESTER	25 COLUMBIA DRIVE	NEW FAIRFIELD	CT	06812
ERICA MARTIN		39 MELODY TERRACE	DOVER	NH	03820
ANDRE BRITO	ELLEN GALVAO	217 FOREST PARK	DURHAM	NH	03824
ANTONY D. DAVID	SAGAYAMARY P. JOSEPH	814 LILAC LANE	DOVER	NH	03820

LINDA DEYAK  
RICHARD DEARBORN  
THOMAS E. BONELLO  
JOHN W. HURLEY  
FNU FENDI  
MARC E. OUELLETTE  
MARK S. MOELLER  
RONALD R. MARSH  
MICHELLE L. DIAZ  
VENKATA RAMANA REDDY DUMPALA  
JOHN C. BENUCK  
ISRAEL ABRAHAM  
BONNIE S. LEATHER  
BERNARD TOOMEY  
JAMES M. ROBERTSON  
ROGER J. TAYLOR  
BLAKE P. MCGURTY  
RONALD CROCE  
FRED & PATRICIA RILEY REVOCABLE TRUSTS  
MICHAEL C. MCKAY  
SUSAN N. LOOKER  
EROL R. MOE  
KEVIN T. CALHOUN  
DALE A. TESCH JR.  
RICHARD & ANNA KAY REVOCABLE TRUST

PATRICIA A. DEARBORN  
JESSICA A. BONELLO  
ELAINE G. HURLEY  
SURATNI SUKINI  
CHRISTINE D. DIAMONT  
JOAN M. MARSH  
YAMINI DUMPALA  
MARIE L. MALARKY  
CATHERINE TOOMEY  
LINDA S. ROBERTSON  
MARY E. TAYLOR  
LISA STRACUZZI  
FRED & PATRICIA RILEY, TRUSTEES  
WILLIAM LOOKER  
JENNIFER A. MOE  
KELLY S. CALHOUN  
JANET BILODEAU

40 MELODY TERRACE DOVER NH 03820  
38 MELODY TERRACE DOVER NH 03820  
30 MELODY TERRACE DOVER NH 03820  
28 MELODY TERRACE DOVER NH 03820  
26 MELODY TERRACE DOVER NH 03820  
22 MELODY TERRACE DOVER NH 03820  
20 MELODY TERRACE DOVER NH 03820  
18 MELODY TERRACE DOVER NH 03820  
16 MELODY TERRACE DOVER NH 03820  
12 MELODY TERRACE DOVER NH 03820  
8 STOCKLAN CIRCLE DOVER NH 03820  
6 STOCKLAN CIRCLE DOVER NH 03820  
44 TOLEND ROAD DOVER NH 03820  
30 TOLEND ROAD DOVER NH 03820  
78 TOLEND ROAD DOVER NH 03820  
80 TOLEND ROAD DOVER NH 03820  
17 ATINA WAY DOVER NH 03820  
10 COLUMBUS AVENUE DOVER NH 03820  
48 COLUMBUS AVENUE DOVER NH 03820  
37 LUCY LN DOVER NH 03820  
41 LUCY LN DOVER NH 03820  
40 LUCY LN DOVER NH 03820  
36 LUCY LN DOVER NH 03820  
32 LUCY LN DOVER NH 03820  
45 LITTLEWORTH ROAD DOVER NH 03820

25  
3  
TOLEND ROAD PROPERTIES, LLC  
WYNDBROOK AT DOVER  
MCENEANEY SURVEY ASSOCIATES, INC.

HOMEOWNERS ASSOCIATION

273 CORPORATE DRIVE, SUITE 150 PORTSMOUTH NH 03801  
210 COMMERCE WAY, SUITE 150 PORTSMOUTH NH 03801  
24 CHESTNUT STREET DOVER NH 03820



April 7, 2014

City of Dover  
288 Central Avenue  
Dover, NH 03820

Attn: Planning Board

Re: WYNDBROOK AT DOVER  
LOT LINE ADJUSTMENT APPLICATION  
Tax Map G, Lots 24J, 24J-143, 24J-144

ADMINISTRATIVE WAIVER REQUEST

The above referenced application involves the open space lot of the Wyndbrook development, and as such the abutters are too numerous to show on the face of the submitted plans. There are currently 2 plan sheets, the first showing the layout of the entire development with map and lot numbers of all abutters within 200 feet. We have created a list (attached) of the names and addresses for these abutters per the requirement listed on the application instructions, but ask that the requirement to show them on the plan be waived.

The second plan sheet depicts a detail drawing of the lot lines being adjusted, and also the map, lot, names and addresses of the direct abutters as required per application instructions.

We appreciate your time and consideration of this request.

Sincerely,

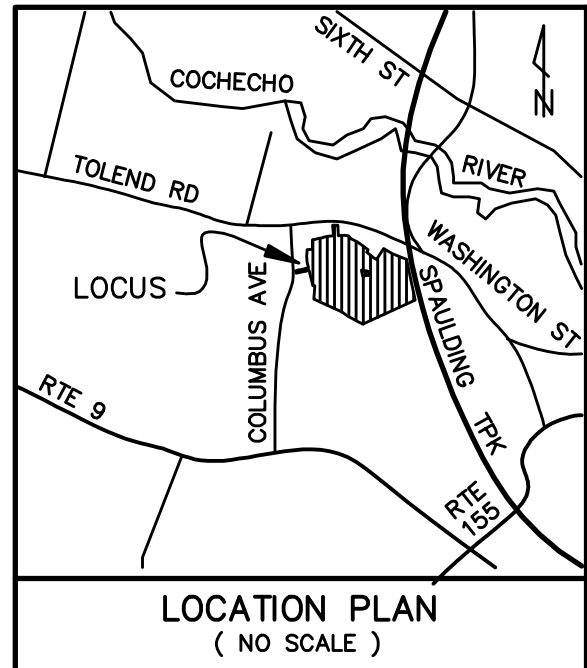
Kevin McEneaney

A handwritten signature in blue ink, appearing to read "Kevin McEneaney", is written over the typed name.

Parcel ID	Map/Lot	Owners Name 1	Owners Name 2	Mailing Address 1	City	State	Zip	Book/Page
E0065-000000	E / 65	DOUGLAS A. GEORGE		65 TOLEND ROAD	DOVER	NH	03820	3953/464
F0001-G00000	F / 1G	MARK S. MERRILL	KERRI L. MERRILL	19 COLUMBUS AVENUE	DOVER	NH	03820	1875/550
F0001-L00000	F / 1L	ARNOLD M. ASHLEY	BARBARA W. ASHLEY	PO BOX 246	DOVER	NH	03821	1432/282
G0019-B00000	G / 19B	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820	3440/278
G0024-000000	G / 24	VERNA S. KEEFE	RICHARD E. KEEFE	3 ATINA WAY	DOVER	NH	03820	1112/441
G0024-A00000	G / 24A	JASON S. MILLER	CHRISTINE S. MILLER	94 TOLEND ROAD	DOVER	NH	03820	3077/1
G0024-B00000	G / 24B	THOMAS R. WILLIAMS	CAROLYN E. WILLIAMS	60 TOLEND ROAD	DOVER	NH	03820	2851/409
G0024-C00000	G / 24C	TRAVIS SMITH		88 TOLEND ROAD	DOVER	NH	03820	3471/134
G0024-D00000	G / 24D	RICHARD C. HILTUNEN	RUTH H. HILTUNEN	34 TOLEND ROAD	DOVER	NH	03820	758/56
G0024-E00000	G / 24E	MAUREEN A. HILLSGROVE REVOCABLE TRUST	MAUREEN A. HILLSGROVE, TRUSTEE	48 TOLEND ROAD	DOVER	NH	03820	2034/787
G0024-F00000	G / 24F	ROBERT C. BRENEMAN	DIANNA D. BRENEMAN	74 TOLEND ROAD	DOVER	NH	03820	1575/545
G0024-G00000	G / 24G	LANCE E. TIBBETTS		64 TOLEND ROAD	DOVER	NH	03820	4060/265
G0024-H00000	G / 24H	PATRICIA KEEFE		54 TOLEND ROAD	DOVER	NH	03820	1484/700
G0024-I00000	G / 24I	ASHISH MORE		59 QUAKER LANE	DOVER	NH	03820	2185/34
G0024-J00000	G / 24J	WYENDBROOK AT DOVER HOMEOWNERS ASSOCIATION		210 COMMERCE WAY, SUITE 150	PORTSMOUTH	NH	03801	3440/278
G0024-J00001	G / 24J1	LAURENCE G. MORONG	MAURA J. GALLAGHER-MORONG	16 COLUMBUS AVENUE	DOVER	NH	03820	3749/450
G0024-J00002	G / 24J2	DANIEL COFFEY	KYLIE COFFEY	22 COLUMBUS AVENUE	DOVER	NH	03820	3576/174
G0024-J00003	G / 24J3	JOYCE E. GOLDBERG	STANLEY B. GOLDBERG	17555 ATLANTIC BLVD, APT#607	SUNNY ISLES BEACH	FL	33160	
G0024-J00004	G / 24J4	KAREN A. LADEBUSH		32 COLUMBUS AVENUE	DOVER	NH	03820	2684/871
G0024-J00005	G / 24J5	RANDY J. ARIAL	DIANE B. ARIAL	36 COLUMBUS AVENUE	DOVER	NH	03820	2570/483
G0024-J00006	G / 24J6	LINDA M. RIOUX		40 COLUMBUS AVENUE	DOVER	NH	03820	2892/257
G0024-J00101	G / 24J-101	DAVID N. NYHAN	SARAH C. NYHAN	1 STOCKLAN CIRCLE	DOVER	NH	03820	3831/464
G0024-J00102	G / 24J-102	MARIA D'ANTONI		3 STOCKLAN CIRCLE	DOVER	NH	03820	3860/833
G0024-J00103	G / 24J-103	JIMMY LEE THOMAS	GLORIA J. THOMAS	5 STOCKLAN CIRCLE	DOVER	NH	03820	3844/246
G0024-J00104	G / 24J-104	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00105	G / 24J-105	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00106	G / 24J-106	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00107	G / 24J-107	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00108	G / 24J-108	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00109	G / 24J-109	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00110	G / 24J-110	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00111	G / 24J-111	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00112	G / 24J-112	STEVEN UHLENHAKE		319 HANOVER STREET	PORTSMOUTH	NH	03801	4200/782
G0024-J00113	G / 24J-113	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00114	G / 24J-114	NARCISSE RUGIRA	FRANCINE NDAYISABA	2 MELODY TERRACE	DOVER	NH	03820	3896/166
G0024-J00115	G / 24J-115	CHESTER A. ROCK	PAULINE R. ROCK	2 RIVERDALE DRIVE	ORONO	ME	04473	4050/396
G0024-J00116	G / 24J-116	DAVID J. WITHAM		PO BOX 7	BAR HARBOR	ME	04609	3882/812
G0024-J00117	G / 24J-117	KENNETH E. STOUT	MARLA D. STOUT	8 MELODY TERRACE	DOVER	NH	03820	3936/1020
G0024-J00118	G / 24J-118	WILLIS M. LEFAVOUR	KERSTIN PIEL-LEFAVOUR	10 MELODY TERRACE	DOVER	NH	03820	3872/393
G0024-J00119	G / 24J-119	FNU MASLIM	CATHERINA MAYADEVI	3 MELODY TERRACE	DOVER	NH	03820	4030/371
G0024-J00120	G / 24J-120	ROBERT B. HUMPHRIES	ALYSSA G. HUMPHRIES	9 MELODY TERRACE	DOVER	NH	03820	4157/456
G0024-J00121	G / 24J-121	ROBERT BATTERSBY		11 MELODY TERRACE	DOVER	NH	03820	3953/793
G0024-J00122	G / 24J-122	GREGORY J. NESTLE	LINDA L. NESTLE	13 MELODY TERRACE	DOVER	NH	03820	4134/430
G0024-J00123	G / 24J-123	SUHAIL J. KHOKHAR	NIGHAT KHOKHAR	15 MELODY TERRACE	DOVER	NH	03820	3986/590
G0024-J00124	G / 24J-124	TIMOTHY WOISIN	VALERIE WOISIN	17 MELODY TERRACE	DOVER	NH	03820	4122/896
G0024-J00125	G / 24J-125	STEPHEN J. LOGAN		19 MELODY TERRACE	DOVER	NH	03820	4083/51
G0024-J00126	G / 24J-126	RUTH N. CLARK TRUST	RUTH N. CLARK, TRUSTEE	25501 TROST BLVD, #10-14	BONITA SPRINGS	FL	34135	4068/611
G0024-J00127	G / 24J-127	STEPHANIE K. ESTRADA		23 MELODY TERRACE	DOVER	NH	03820	3981/602
G0024-J00128	G / 24J-128	TERRY F. KESTER	BARBARA M. KESTER	25 COLUMBIA DRIVE	NEW FAIRFIELD	CT	06812	4178/173

G0024-J00130	G / 24J-130	ERICA MARTIN		39 MELODY TERRACE	DOVER	NH	03820	4172/47
G0024-J00131	G / 24J-131	ANDRE BRITO	ELLEN GALVAO	217 FOREST PARK	DURHAM	NH	03824	4193/1
G0024-J00132	G / 24J-132	ANTONY D. DAVID	SAGAYAMARY P. JOSEPH	814 LILAC LANE	DOVER	NH	03820	4168/536
G0024-J00133	G / 24J-133	LINDA DEYAK		40 MELODY TERRACE	DOVER	NH	03820	4181/567
G0024-J00134	G / 24J-134	RICHARD DEARBORN	PATRICIA A. DEARBORN	38 MELODY TERRACE	DOVER	NH	03820	4176/970
G0024-J00135	G / 24J-135	THOMAS E. BONELLO	JESSICA A. BONELLO	30 MELODY TERRACE	DOVER	NH	03820	3960/421
G0024-J00136	G / 24J-136	JOHN W. HURLEY	ELAINE G. HURLEY	28 MELODY TERRACE	DOVER	NH	03820	3965/782
G0024-J00137	G / 24J-137	FNU FENDI	SURATNI SUKINI	26 MELODY TERRACE	DOVER	NH	03820	4043/649
G0024-J00138	G / 24J-138	MARC E. OUELLETTE		22 MELODY TERRACE	DOVER	NH	03820	4090/104
G0024-J00139	G / 24J-139	MARK S. MOELLER	CHRISTINE D. DIAMONT	20 MELODY TERRACE	DOVER	NH	03820	4123/377
G0024-J00140	G / 24J-140	RONALD R. MARSH	JOAN M. MARSH	18 MELODY TERRACE	DOVER	NH	03820	4146/198
G0024-J00141	G / 24J-141	MICHELLE L. DIAZ		16 MELODY TERRACE	DOVER	NH	03820	4111/17
G0024-J00142	G / 24J-142	VENKATA RAMANA REDDY DUMPALA	YAMINI DUMPALA	12 MELODY TERRACE	DOVER	NH	03820	3950/366
G0024-J00143	G / 24J-143	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00144	G / 24J-144	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00145	G / 24J-145	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00146	G / 24J-146	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00147	G / 24J-147	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00148	G / 24J-148	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00149	G / 24J-149	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00150	G / 24J-150	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00151	G / 24J-151	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00152	G / 24J-152	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00153	G / 24J-153	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00154	G / 24J-154	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00155	G / 24J-155	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00156	G / 24J-156	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00157	G / 24J-157	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00158	G / 24J-158	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00159	G / 24J-159	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00160	G / 24J-160	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00161	G / 24J-161	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00162	G / 24J-162	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00163	G / 24J-163	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00164	G / 24J-164	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00165	G / 24J-165	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00166	G / 24J-166	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00167	G / 24J-167	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00168	G / 24J-168	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00169	G / 24J-169	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00170	G / 24J-170	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00171	G / 24J-171	TOLEND ROAD PROPERTIES, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH	03801	
G0024-J00172	G / 24J-172	JOHN C. BENUCK		8 STOCKLAN CIRCLE	DOVER	NH	03820	4155/816
G0024-J00173	G / 24J-173	ISRAEL ABRAHAM		6 STOCKLAN CIRCLE	DOVER	NH	03820	4174/442
G0024-K00001	G / 24K-1	BONNIE S. LEATHER	MARIE L. MALARKY	44 TOLEND ROAD	DOVER	NH	03820	1905/192
G0024-K00002	G / 24K-2	BERNARD TOOMEY	CATHERINE TOOMEY	30 TOLEND ROAD	DOVER	NH	03820	1389/694
G0024-L00000	G / 24L	JAMES M. ROBERTSON	LINDA S. ROBERTSON	78 TOLEND ROAD	DOVER	NH	03820	2611/738
G0024-M00000	G / 24M	ROGER J. TAYLOR	MARY E. TAYLOR	80 TOLEND ROAD	DOVER	NH	03820	1852/32
G0024-Q00000	G / 24Q	BLAKE P. MCGURTY		17 ATINA WAY	DOVER	NH	03820	3657/519
G0024-R00000	G / 24R	RONALD CROCE	LISA STRACUZZI	10 COLUMBUS AVENUE	DOVER	NH	03820	2787/194

G0025-000000	G / 25	FRED & PATRICIA RILEY REVOCABLE TRUSTS	FRED & PATRICIA RILEY, TRUSTEES	48 COLUMBUS AVENUE	DOVER	NH	03820	3211/947
G0026-010000	G / 26-10	MICHAEL C. MCKAY		37 LUCY LN	DOVER	NH	03820	3511/881
G0026-011000	G / 26-11	SUSAN N. LOOKER	WILLIAM LOOKER	41 LUCY LN	DOVER	NH	03820	3463/916
G0026-012000	G / 26-12	EROL R. MOE	JENNIFER A. MOE	40 LUCY LN	DOVER	NH	03820	3416/162
G0026-013000	G / 26-13	KEVIN T. CALHOUN	KELLY S. CALHOUN	36 LUCY LN	DOVER	NH	03820	3511/84
G0026-014000	G / 26-14	DALE A. TESCH JR.	JANET BILODEAU	32 LUCY LN	DOVER	NH	03820	3431/257
G0029-000000	G / 29	RICHARD & ANNA KAY REVOCABLE TRUST		45 LITTLEWORTH ROAD	DOVER	NH	03820	3937/13



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C32	14°24'23"	150.00	37.72	37.62	S65°56'21"W
No.	Bearing	Distance			
L33	S73°08'32"W	16.07'			
L31	S75°02'20"E	4.22'			
L32	S75°35'40"E	14.63'			
L147	N16°51'28"W	17.58'			
L148	N69°15'05"E	19.83'			

MELODY TERRACE  
{PRIVATE - 50' WIDE R.O.W.}

**REFERENCE PLAN:**  
1.) WYNDBROOK AT DOVER AN OPEN SPACE SUBDIVISION TAX MAP G, LOT No. 24J, TOLEND ROAD & COLUMBUS AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED MARCH 8, 2005, REVISED THROUGH 8/25/05; BY McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 88-6 THROUGH 88-12.

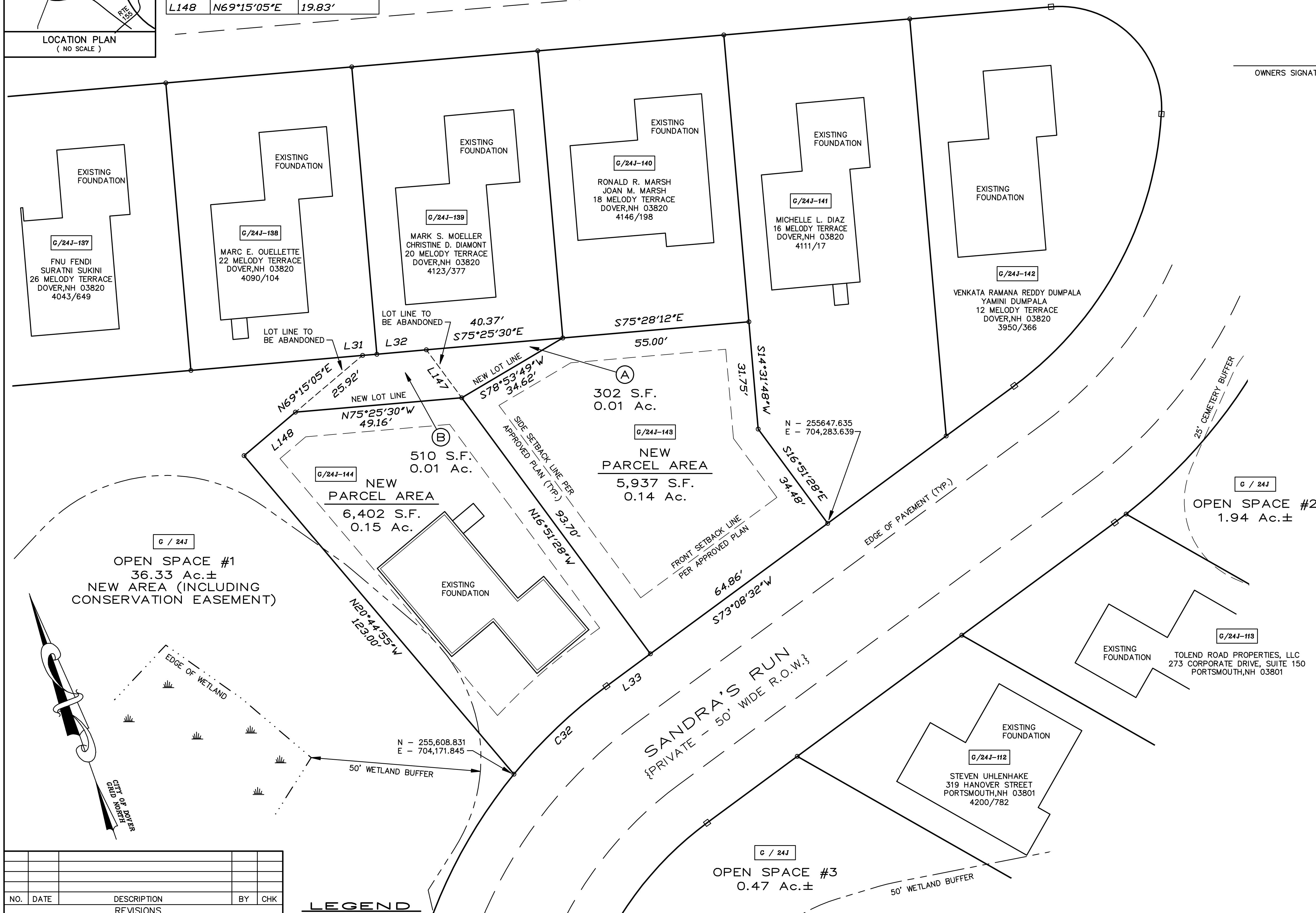
**NOTES:**

- OWNERS OF RECORD:
  - G / 24J WYNDBROOK AT DOVER HOMEOWNERS ASSOCIATION  
210 COMMERCE WAY SUITE 150  
PORTSMOUTH, NEW HAMPSHIRE 03801  
S.C.R.D. VOL. 3723, PAGE 224
  - G/24J-143 TOLEND ROAD PROPERTIES, LLC  
210 COMMERCE WAY  
PORTSMOUTH, NEW HAMPSHIRE 03801  
S.C.R.D. VOL. 3038 PAGE 029  
S.C.R.D. VOL. 3440, PAGE 278  
S.C.R.D. VOL. 3440, PAGE 282
  - G/24J-144 TOLEND ROAD PROPERTIES, LLC  
210 COMMERCE WAY  
PORTSMOUTH, NEW HAMPSHIRE 03801  
S.C.R.D. VOL. 3038 PAGE. 029  
S.C.R.D. VOL. 3440, PAGE 278  
S.C.R.D. VOL. 3440, PAGE 282
- G / 24J - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT: R-20
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:  
(IN EFFECT ON DATE OF SUBDIVISION APPROVAL)  
FOR AN OPEN SPACE SUBDIVISION  
"CLUSTER SUBDIVISION WITH LOT LINES"  
 MINIMUM LOT SIZE = N/A  
 MINIMUM FRONTAGE = N/A  
 MINIMUM YARDS:  
 - STREET SIDE = 15 FEET  
 - OTHER SIDES = 15 FEET  
 OTHER SETBACKS:  
 - PROJECT PARCEL ROAD FRONTAGE = 100 FEET  
 - PROJECT PARCEL OTHER SIDES = 40 FEET  
 - FROM EXISTING STRUCTURES = 75 FEET  
 - FROM JURISDICTIONAL WETLANDS = 50 FEET\*  
 \* UNLESS ALLOWED BY CONDITIONAL USE PERMIT
- PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN,  
TRACT "A" 303 S.F. IS TO BE ADDED TO PARCEL G / 24J OPEN SPACE.  
TRACT "B" 510 S.F. IS TO BE ADDED TO PARCEL G / 24J OPEN SPACE
- PARCEL AREAS =
 

PARCEL	ORIGINAL PARCEL	NEW PARCEL
G/24J-143	6,240 S.F. / 0.14 Ac.	5,937 S.F. / 0.14 Ac.
G/24J-144	6,911 S.F. / 0.16 Ac.	6,402 S.F. / 0.15 Ac.
G / 24J	38.71 Ac.±	38.74 Ac.±
- THE SUBJECT "PROJECT PARCEL" IS LOCATED WITHIN FEDERALLY DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310D, EFFECTIVE DATE: MAY 17, 2005.
- BASIS OF BEARING IS CITY OF DOVER G.I.S. GRID. COORDINATES SHOWN ARE CITY OF DOVER G.I.S. GRID.
- A DIGITAL COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.

LOCATION PLAN  
(NO SCALE)

OWNERS SIGNATURES



NO.	DATE	DESCRIPTION	BY	CHK
14-1456		LL ADJ	-	-
PROJECT NO	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
		TYPE		
		FIELDBOOK & PAGES		

**LEGEND**

- I.P.(fnd) - IRON PIPE (FOUND)
- I.R.(fnd) - IRON ROD (FOUND)
- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
- FENCE LINE
- EDGE OF WETLAND
- WETLAND
- WETLAND BUFFER LINE
- EASEMENT LINE
- S.F. - SQAURE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

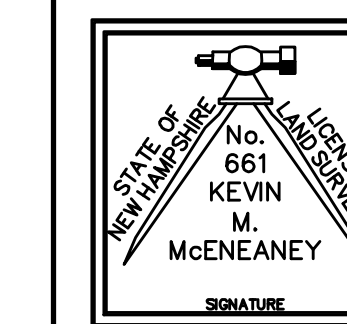
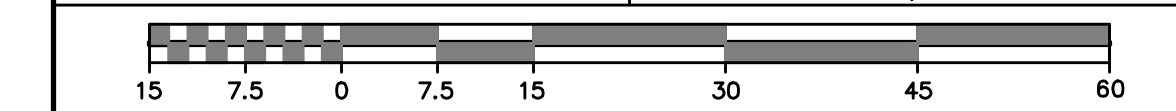
- IRON ROD W/ CAP TO BE SET AT PROPERTY CORNERS
- GRANITE BOUND TO BE SET AT CURVE POINTS
- IRON ROD TO BE SET AT EASEMENT CORNERS

"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 2 OF 2

**DETAIL LOT LINE ADJUSTMENT PLAN**  
FOR  
WYNDBROOK AT DOVER  
TAX MAP G, LOT Nos. 24J, 24J-143 & 24J-144  
TOLEND ROAD, COLUMBUS AVENUE & SANDRA'S RUN  
CITY OF DOVER  
COUNTY OF STRAFFORD  
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-\_\_\_\_  
DRAWN BY: RJM FILE: C:\VR CP\1456\43-44LLA  
SCALE: 1" = 15' DATE: APRIL 2, 2014



**McEneaney**  
**Survey**  
**Associates, inc.**

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

SURVEYING - PLANNING - CONSULTING

