

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, June 24, 2014**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 27, 2014 Regular Meeting Minutes
- June 10, 2014 Workshop Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Mark Phillips & The Storage Barn, LLC, (Owner: Diane & Jeff Weeden & The Storage Barn, LLC), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 385 & 387 Sixth Street. *(P14-26)
- B. Consideration and acceptance of a Minor Subdivision and Transfer of Development Rights Sketch Plan for Mark Phillips & The Storage Barn, LLC, (Owner: Diane & Jeff Weeden & The Storage Barn, LLC), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 385 & 387 Sixth Street. (2 lots subdivided into 3 lots) *(P14-30)
- C. Consideration and possible vote on an amendment to a previously approved Open Space Subdivision (6/23/09) for Picnic Rivers Partners of Dover, LLC, Assessor's Map 16, Lot 20, zoned R-12, located on Back River Road and Picnic Rock Drive. *(P07-32B) (Sidewalk relocation)
- D. Consideration and acceptance of a Minor Subdivision for Constance M. Passas Revocable Trust, Assessor's Map M, Lot 69C, zoned R-20, located at 41 Tuttle Lane. *(P14-42)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

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

Persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at <http://www.dover.nh.gov/government/city-operations/planning/index>. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, May 27, 2014**
Meeting Time: **7:00 pm**

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

Members Not Present: Maggie Fogarty (Alternate)

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

The Chair called the meeting to order at 7:02 p.m.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- April 8, 2014 Meet and Greet Meeting Minutes
- April 22, 2014 Regular Meeting Minutes

G.Green proposed a change to the April 22, 2014 Meeting Minutes on Page 1, second paragraph.

Motion: K.Schuman made a motion to approve the April 8, 2014 Meeting Minutes and the April 22, 2014 Meeting Minutes as amended. Seconded by F.Torr. Vote: U/A

3. OLD BUSINESS – NONE

4. NEW BUSINESS

C.Parker asked T.Corwin to give an overview of the extraction permit process and the goal.

T.Corwin explained that Article 8 of the Zoning Ordinance regulates extraction permits and requires yearly permits to be obtained by commercial gravel pits. There are currently three active gravel pits and their excavation and reclamation plans and applications are complete. This year there is one less application to review since Mast Road Sand & Gravel did not submit a permit renewal application this year. On April 30, T.Corwin and T.Clark toured the gravel pits. No neighborhood meeting regarding the operation of the Mast Road gravel pits was held as no abutters attended last year and no abutters attended the public hearing. Should the need arise in the future, the neighborhood meeting will be held.

T.Corwin noted that for items 4B and 4C the applicant has requested waivers. The first waiver is for Section 170-30.3.A.5) Excavation Plan - The location of existing buildings, structures, septic systems and wells within 200 feet. The second waiver is for Section 170-30.3.A.6) The location of existing public streets, driveways, intersections, rights of way and all easements within 200 feet, the road network to be affected and intended transportation routes to be used. The third waiver is for Section 170-30.3.B.6) Reclamation Plan - Schedule of final reclamation activities including seeding mixtures, cover vegetation, fertilizer types and application rates.

C.Parker recommended bearing each application separately and voting on each individually.



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- A. Public hearing and consideration of a request for an extraction permit for Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Rochester Neck Road/Tolend Road. (P14-19)

Public Hearing Opened

David Clough, Plant Manager, Brox Industries, Inc., stated he prepared and submitted the plans.

Public Hearing Closed

STAFF RECOMMENDATION

The Planning Department recommends the Planning Board approve the extraction permit request with the following conditions:

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

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

Public Hearing Reopened. Nobody Spoke. Public Hearing Closed.

Motion: K.Schuman made a motion to approve with staff conditions. Seconded by C.Plante. Vote: U/A

- B. Public hearing and consideration of a request for an extraction permit for Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road. (P14-20)

Motion: K.Schuman made a motion to accept the application. Seconded by T.Clark. Vote: U/A

Public hearing opened.

Kevin McEneaney, McEneaney Survey Associates, Inc., represented the applicant. There were no questions for him.

Public hearing closed.

STAFF RECOMMENDATION

The Planning Department recommends the Planning Board approve the extraction permit request with the following conditions:

1. Hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 7:00 AM to 2:00 PM on Saturdays, with gates to the site opening no earlier than 6:30 AM.
2. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
3. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Department by June 12, 2014.



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4. The approval includes the granting of the waivers requested for the reasons stated by the applicant. The Board finds that the criteria of Chapter 170-30.1 have been met.

Motion: K.Schuman made a motion to approve with staff recommendations. Seconded by L.Skinner. Vote: U/A

- C. Public hearing and consideration of a request for an extraction permit and waiver request by Severino Trucking Co., Inc., Assessor's Map H, Lots 59, 59-1 & 61, zoned I-4, located on Mast Road. (P14-21)

Motion: K.Schuman made a motion to accept the application. Seconded by T.Clark. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION

The Planning Department recommends the Planning Board approve the extraction permit request with the following conditions:

1. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
2. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Department by June 12, 2014.
3. The approval includes the granting of the waivers requested for the reasons stated by the applicant. The Board finds that the criteria of Chapter 170-30.1 have been met.

Motion: K.Schuman made a motion to approve subject to staff recommendations. Seconded by L.Skinner. Vote: U/A

F.Torr commented that for several years it has been discussed to extend the process out to go 2-3 years. He stated he felt the process worked smoothly and the applicants have been in compliance with the requirements. He thinks it is time to make the move to extend the time period.

Discussion ensued about switching to a two year approval. Staff will review and suggest a zoning amendment in FY15.

Vote: U/A

- D. Consideration and acceptance of a Minor Lot Line Adjustment for Changing Places, LLC (Owner: Lisa O'Grady & Maloney Family Revocable Trust of 2012), Assessor's Map 20, Lots 112A & 113, zoned R-12, located at 100 & 104 Court Street. *(P14-24)

Motion: G.Green made a motion to accept the application. Seconded by K.Schuman. Vote: U/A

Public Hearing Open

Kevin McEaney, McEaney Survey Associates, Inc., represented the applicant and stated he would speak to both items 4D and 4E because they are related. He explained the minor lot line adjustment would transfer



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4,392 sq. ft. from lot 113 to lot 112A and an access easement 11 ft. wide and 100 ft. long would be granted to lot 112A. The minor subdivision is a simple three lot subdivision and all three lots would meet the minimum lot size requirement for the R-12 zone. This project went before the Zoning Board of Adjustment twice, first on 3/20/2014 for approval to divide the existing lot into three lots, and then again on 5/15/2014 for approval for the two proposed homes to be positioned 27 ft. from the front lot line. He stated there is a written agreement between Lisa O'Grady, owner of lot 112A, and the developer.

L.Skinner requested more details about the easement.

K.McEaney explained that a retaining wall and a garden do not allow for access to the back of lot 112A and, because the homeowner occasionally needs to get a vehicle to the back of her property, an easement was created.

Discussion ensued regarding the easement is to remain grass, it cannot be paved or made into a driveway, nothing will be built at the back of lot 112A, and no curb cut will be done for this easement if a sidewalk is installed in the future.

Further discussion ensued regarding shared driveways, side-loading and front-loading garages, and five driveways in a 250 foot stretch of road.

Public Hearing Closed.

STAFF RECOMMENDATION

The Planning Department recommends the Planning Board approve the Minor Lot Line Adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owners' 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 14-24 to the plat.
4. The applicant shall identify the 11 ft. x 100 ft. easement as a "pedestrian and vehicular access easement," and shall provide a reference to the recorded easement deed to the Planning Department.
5. The applicant shall note the front setback for the 100 Court Street lot on the final plat.
6. If a sidewalk is installed on Court Street, no curb cut shall be provided for the access easement.

Motion: C.Plante made a motion to approve with stipulations. Seconded by B.Garrison. Vote: U/A

- E. Consideration and acceptance of a Minor Subdivision for Changing Places, LLC (Owner: Maloney Family Revocable Trust of 2012), Assessor's Map 20, Lot 113, zoned R-12, located at 104 Court Street. (1 lot subdivided into 3 lots) (P14-25)

Motion: K.Schuman made a motion to accept the application. Seconded by B.Garrison. Vote: U/A

Public hearing open. Nobody Spoke. Public Hearing Closed.

T.Clark asked if the Planning Board is locking in the side setbacks at 15 ft. by approving this request on these nonconforming lots.



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K.McEneaney stated because of the variance granted by the ZBA which created the nonconformity, the 15 ft. setback applies.

D.White pointed out that the plan shows a build to line at 48 ft., but it will be at 27 ft.

C.Parker stated that one of the conditions of approval would be the 27 ft. build to line.

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 signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add a note containing information on the variance granted on 5/15/14.
4. The applicant shall revise the plat to add the Planning File number P14-25 to the title block.
5. The applicant shall revise the plat to show the front build to line of 27 ft. approved by the ZBA on 5/15/14 for the two new lots. For the original lot, the applicant shall revise the plat to show a front build to line of 48 ft.
6. The applicant shall revise the final plat to include Common Subdivision Plan Notes 9 and 16.
7. The applicant shall revise the plat to identify Lot 1 as Map 20, Lot 113-1, and Lot 3 as Map 20, Lot 113-2.
8. The Lot Line Adjustment Plan approved in #P14-24 shall be recorded prior to the recording of the final plat.
9. The applicant shall record the agreement relating to this subdivision made by and between Changing Places, LLC and Lisa O'Grady. The agreement shall be noted on the final plat.
10. The applicant shall submit a landscape plan, locating the trees agreed to in the agreement with Lisa O'Grady.
11. The applicant shall amend plan note 18 to include the ZBA conditions of approval for the variance granted on 3/20/14 that: "the existing single family dwelling remain a single family dwelling and that the applicant submits an application for and obtains approval of a boundary line adjustment with the abutting property at 100 Court Street (Tax Map 20, Lot 112A) approximately as shown on the revised plan submitted at the [ZBA] hearing."
12. The applicant shall revise the plan to show driveway locations.

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

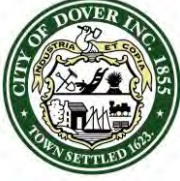
13. All new dwelling units shall be assessed the current impact fees in place at the time of building permit application.
14. All new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for water and sewer service.

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

15. The applicant shall install the landscaping prior to the issuance of the first Certificate of Occupancy for any new dwelling unit.

Motion: F.Torr made a motion to approve subject to Planning Department conditions. Seconded by L.Skinner. Vote U/A

5. STAFF COMMENTS



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C.Parker reminded the Board that workshops will resume on 6/10/2014.

He stated the idea of putting Google Map together with property boundaries was T.Corwin's idea. They implemented the idea tonight and it worked well.

He stated the Planning Department is seeing an uptick in the quality and quantity of applications.

On 6/5/2014 Steve Bird, the City Planner, will be recognized by the New Hampshire Planning Association as the professional planner of year by the state.

C.Plante asked C.Parker if the CDBG issue was ever resolved. C.Parker stated the money was rolled into the Dover Economic Loan Program and this was approved by the City Council. He explained the amount was not enough to divide it up and be of any benefit.

G.Green stated for two years in a row a month after approving the CDBG funding, the Board found out they had more a different amount to work with. He wondered if next year they could wait a couple weeks for the final figure. C.Parker suggested that Board members reach out to the congressional delegation, asking them to approve the federal budget earlier.

6. COMMITTEE REPORTS

G.Green gave an update on the Sign Committee. They have had ten meetings with one special meeting with sign companies being invited which was open to the public. The focus of the committee has been to remove subjectivity wherever possible to ease the burden on staff and to make the ordinance more workable. The most time has been spent on the mill motif and he is hoping to have a final revision approved at the next meeting. He stated T.Clark continues to look into illumination of signs and measurements for this. A form was created for nonprofits and civic organizations to use for temporary signs. The Sign Committee received clarification from the City Attorney that political and election signs should be grouped together. Consensus was that no flashing signs would be allowed and there is support for electronic pricing signs. They are investigating electronic message boards with strict limitations where signs with parameters could only be changed by a factory technician. He stated anything that the Sign Committee recommends will be enforcement neutral. They have received many comments from the public. There is still a vacancy on the committee but they have had a quorum at each meeting.

K.Schuman stated the Parking Calculation Committee has met twice. He explained that this committee is designed to review parking regulations as it relates to new development, and they are looking at how the Planning Department reviews applications for parking requirements for residential and commercial construction. They have looked at peer communities to see how they calculate their formulas and they hope to simplify how calculations happen today. He expects that by mid summer all the proposed changes will be brought back to the Planning Board.

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 8:16 p.m. Seconded by G.Green. Vote: U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, June 10, 2014**
Meeting Time: **7:00 pm**

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

Members Not Present: N/A

Staff Present: Christopher Parker (Planning Director), Tim Corwin (Assistant City Planner)

1. CITIZENS' FORUM

Citizens Forum Open. Nobody spoke. Citizens Forum Closed.

2. OLD BUSINESS – NONE

3. NEW BUSINESS

A. Heritage Zoning Project

T. Corwin updated Board about the project. Reviewed a Presentation (See online).

B. Transportation Project Updates

- Complete Streets
 - C. Parker reviewed the staff guidelines created to promote complete streets
- Traffic Calming
 - C. Parker reviewed traffic calming principles
- Downtown Pedestrian and Vehicular Access Study
 - C. Parker updated the Board on the project. The Cecil Group is reviewing data, and survey results. It is looking at options for alternative traffic flows downtown. The project has been moving steadily forward, and the intent is to include aspects within the CIP.

5. STAFF COMMENTS

- C. Parker recognized Steve Bird being named NH Professional Planner of the Year
- C. Parker handed out a copy of the 2012 Land Use Board Orientation presentation to Board Members.

6. COMMITTEE REPORTS

- G. Green gave an update on the Sign Committee. He hopes that the committee will present a final report in July.
- K. Schuman stated the Parking Calculation Committee has met twice. He expects that in July proposed changes will be brought back to the Planning Board.

7. ADJOURNMENT

Motion: K. Schuman made a motion to adjourn at 7:52 p.m. Seconded by L. Skinner. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-26

Application Type: Minor Lot Line Adjustment
Applicant(s): Mark Phillips and The Storage Barn, LLC
Owner(s): Diane & Jeff Weeden and The Storage Barn, LLC
Location: 385 & 387 Sixth Street. (Assessor's Map D, Lots 15 & 16)

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

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 32.4 Acres

ZONING DISTRICT: Hotel/Retail District (B-4)

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

PROPOSED LAND USE: There is an application to reconfigure the lots to subdivide into 3 lots

SURROUNDING LAND USE: Single family residential, industrial, and office

ZBA ACTION: Variance granted on February 20, 2014, with conditions, to permit a self storage facility (Case Z14-04)

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 proposes to reconfigure the lot lines between two existing lots. 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 owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to label the lot lines to be eliminated and the new lot lines.
4. The applicant shall prepare and submit a revised access easement deed granting access to the owners of Map D, Lot 15 over Map D, Lot 16.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-26

Application Type: Minor Lot Line Adjustment
Applicant(s): Mark Phillips and The Storage Barn, LLC
Owner(s): Diane & Jeff Weeden and The Storage Barn, LLC
Location: 385 & 387 Sixth Street. (Assessor's Map D, Lots 15 & 16)

BELOW IS A STREET VIEW OF 385/387 SIXTH STREET



BELOW IS AN AERIAL VIEW OF 385/387 SIXTH STREET

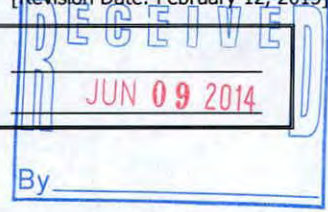




City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only Project #: P14-26 Date Received:
Amount Paid: Time Received: JUN 09 2014



APPLICANT INFORMATION

Name of Applicant: Mark Phillips, The Storage Barn Telephone #: (603)396-1635
Address of Applicant: 35 Hodgdon Farm Lane, Newington, NH 03801

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): Diane & Jeff Weeden Telephone #:
Address of 1st Property Owner: 387 Sixth Street, Dover, NH 03820
Address of Property: 387 Sixth Street, Dover, NH

Assessor's Map # D Lot(s) # 15
Property Deed: Book 1106 Page: 609
Zoning District(s) B4 Overlay District(s)
Size of Existing Parcel (sq. ft.): 5 +/- Ac Size of Proposed Parcel (sq. ft.): 5 +/- Ac

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Same as Applicant Telephone #:
Address of 2nd Property Owner: 35 Hodgdon Farm Lane, Newington, NH 03801
Address of Property: 385 Sixth Street, Dover, NH

Assessor's Map # D Lot(s) # 16
Property Deed: Book 4209 Page: 0241
Zoning District(s) B4 Overlay District(s)
Size of Existing Parcel (sq. ft.): 26.1 Ac Size of Proposed Parcel (sq. ft.): 26.1 Ac

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) David M. Collier, LLS, Jones & Beach Engineers, Inc.
Address PO Box 219, Stratham, NH 03885 Telephone #: (603)772-4746
Professional License #: 892 E-mail address: dcollier@jonesandbeach.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 First Property Owner: _____ Date: _____

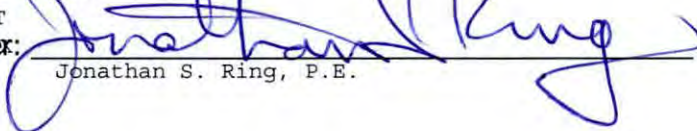
Signature of Second Property Owner: _____ Date: _____

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

Signature of Agent:  _____ Date: June 9, 2014
Jonathan S. Ring, P.E.

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: ^{AGENT}  _____ Date: June 9, 2014
Jonathan S. Ring, P.E.

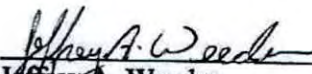
Letter of Authorization

We, Jeffrey A. & Diane I. Weeden, 387 Sixth Street, Dover, NH 03820, owners of property located in Dover, NH, known as Tax Map D, Lot 15, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on our behalf concerning the previously mentioned property. The parcel is located on Sixth Street in Dover, NH.

We hereby appoint Jones & Beach Engineers, Inc., as our agent to act on our behalf in the review process, to include any required signatures.



Witness

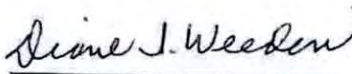


Jeffrey A. Weeden

5-22-14
Date



Witness



Diane I. Weeden

5-23-14
Date

Letter of Authorization

I, Mark Phillips, The Storage Barn, LLC, 35 Hodgdon Farm Lane, Newington, NH 03801, owner and applicant of property located in Dover, NH, known as Tax Map D, Lot 16, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on Sixth Street in Dover, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Mark Phillips
Witness

Mark Phillips
Mark Phillips
The Storage Barn, LLC

5/8/14
Date

ABUTTERS LIST
FOR
389 SIXTH STREET, DOVER, NH
JBE PROJECT No. 13172
May 15, 2014

*Kelly - 3
one rev pg
Thx.*

OWNER OF RECORD:

TAX MAP D/LOT 15
JEFFREY A. & DIANE I. WEEDEN
387 SIXTH STREET
DOVER, NH 03820
BK 1106/PG 609

TAX MAP D/LOT 16
THE STORAGE BARN, LLC
35 HODGDON FARM LANE
NEWINGTON, NH 03801
BK 4209/PG 0241

ABUTTERS:

TAX MAP D/LOT 5A
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
BK 1739/PG 243 (LOT 5A)

TAX MAP D/ LOTS 7 & 14
CITY OF DOVER
DIDA
288 CENTRAL AVENUE
DOVER, NH 03820
BK 1790/PG 581 (LOT 7)
BK 2140/PG 167 (LOT 14)

TAX MAP D/LOT 13
JOHANNES CRAMER
20 VENTURE DRIVE
DOVER, NH 03820
BK 3461/PG 261

TAX MAP D/LOT 14-1
MSN PROPERTIES, LLC
67 VENTURE DRIVE
DOVER, NH 03820
BK 2502/PG 674

TAX MAP D/LOT 14-2
SARNIA PROPERTIES INC.
1 HAVEN COURT
PORTSMOUTH, NH 03801
BK 4155/PG 97

TAX MAP D/LOT 14-3A & 14-3-1
EVEREST CO. INC.
C/O LEPAGE BAKERIES
PO BOX 1900
AUBURN, ME 04211

TAX MAP D/LOTS 14-3B & 14-3-2
69 VENTURE DRIVE REALTY, LLC
PO BOX 695
HAMPTON, NH 03862
BK 3358/PG 860

TAX MAP D/LOT 16A
LDSJ HOLDINGS LLC
375 SIXTH STREET
DOVER, NH 03820
BK 3960/PG 969

TAX MAP D/LOT 16B
JOHN W. & DEBRA J. WEEDEN
365 SIXTH STREET
DOVER, NH 03820
BK 2818/PG 983

TAX MAP D/LOT 16C
EDWARD M. & VALERIE C. SAWYER
399 SIXTH STREET
DOVER, NH 03820
BK 3478/PG 150

TAX MAP D/LOT 16D
IRENE G. & GERALD F. BOYLE
403 SIXTH STREET
DOVER, NH 03820
BK 1305/PG 459

TAX MAP D/LOT 16E
DENNIS D. DUBE, JR.
KIMBERLY J. DUBE
401 SIXTH STREET
DOVER, NH 03820
BK 3689/PG 830

TAX MAP D/LOT 17
24 TUNA NORTH 2, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NH 03820

TAX MAP D/LOT 17B
ALLAN & KAREN ARKWELL
6 HEATHER LANE
DOVER, NH 03820

TAX MAP D/LOT 17D
CHARLES P. KAGELEIRY
PO BOX 728
DOVER, NH 03821-0728

TAX MAP D/LOT 17E
LOIS A. & DONALD C. DAY
4 HEATHER LANE
DOVER, NH 03820

TAX MAP E/LOT 24
LIBERTY MUTUAL INSURANCE
C/O JOANNE BRAGG
175 BERKELEY STREET, MS03L
BOSTON, MA 02116
BK 1364/PG 453

TAX MAP E/LOT 26B
SEAN M. & ASTRID LAROSE
390 SIXTH STREET
DOVER, NH 03820
BK 3980/PG 172

TAX MAP E/LOTS 27A-27D
171 WATSON RD OF DOVER HOLDING CORP.
PO BOX 1217
DOVER, NH 03820-1217
BK 3851/PG 246

TAX MAP E/LOT 27E
RUSSELL A. & JENNIFER K. NEWELL
398 SIXTH STREET
DOVER, NH 03820
BK 2448/PG 223

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: JONATHAN S. RING, P.E.
PO BOX 219
STRATHAM, NH 03885



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-30

Application Type: Minor Subdivision and Transfer of Development Rights Sketch Plan
Applicant(s): Mark Phillips and The Storage Barn, LLC
Owner(s): Diane & Jeff Weeden and The Storage Barn, LLC
Location: 385 & 387 Sixth Street. (Assessor's Map D, Lots 15 & 16)

INTENT: To reconfigure two lots on Sixth Street and subdivide them into three lots. All lots would be served by municipal water and sewer. The lot sizes would be 1.96, 4.18 and 26.27 acres. The applicant has applied to use Transfer of Development Rights to allow for reduced lot size, frontage and wetland setbacks.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 32.4 Acres

ZONING DISTRICT: Hotel/Retail District (B-4)

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

PROPOSED LAND USE: There is an application to reconfigure the lots to subdivide into 3 lots

SURROUNDING LAND USE: Single family residential, industrial, and office

ZBA ACTION: Variance granted on February 20, 2014, with conditions, to permit a self storage facility (Case Z14-04)

ATTACHMENT: Subdivision plan and application; TDR Sketch plan

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 proposes to reconfigure two lots on Sixth Street and subdivide them into three lots for commercial development.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots.

Chapter 170-27.2 of the Zoning Ordinance provides for the transfer of development rights in the B-4 District. The sending area is the open space lot and the receiving area is the remaining land on the parcel. The Planning Board may waive the minimum lot size, minimum frontage and setbacks for parking, paved areas and buildings using TDR. A sketch plan of the development and open space shall be submitted to the Planning Board, which has 30 days to determine if the waivers will be granted.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, open the public hearing, and table the application so a site walk can be scheduled.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-30

Application Type: Minor Subdivision and Transfer of Development Rights Sketch Plan
Applicant(s): Mark Phillips and The Storage Barn, LLC
Owner(s): Diane & Jeff Weeden and The Storage Barn, LLC
Location: 385 & 387 Sixth Street. (Assessor's Map D, Lots 15 & 16)

BELOW IS A STREET VIEW OF 385/387 SIXTH STREET



BELOW IS AN AERIAL VIEW OF 385/387 SIXTH STREET





City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>P14-30</u>	Date Received:	RECEIVED MAY 15 2014
	Amount Paid:	_____	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: Mark Phillips, The Storage Barn, LLC Telephone # (603) 396-1635

Address of Applicant: 35 Hodgdon Farm Lane, Newington, NH 03801

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

Diane & Jeff Weeden, 387 Sixth Street, Dover, NH 03820

Address of Property Owner: The Storage Barn, LLC, 35 Hodgdon Farm Lane, Newington, NH 03801

PROPERTY INFORMATION

Address of Property: 385 & 387 Sixth Street, Dover, NH

Assessor's Map # D-1 Lot(s) # 15 & 16

Zoning District(s) B4 Overlay District(s) _____
5 +/- Ac

Size of Parcel: 1,135,415 SF, 26.1 Ac Property Deed: Book 1106 Page 609 (Lot 15)
4209 Page: 0241 (Lot 16)

Existing Use of Property: House lot and vacant land

SUBDIVISION INFORMATION

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

Existing Number of Lots: 2 Proposed Number of Lots: 3

City Water? Yes No How far is city water from the property? Crosses Land

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

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) David M. Collier, LLS, Jones & Beach Engineers, Inc.

Address PO Box 219, Stratham, NH 03885 Telephone #: (603) 772-4746

Professional License #: 892 E-mail address: dcollier@jonesandbeach.com

ENGINEER INFORMATION

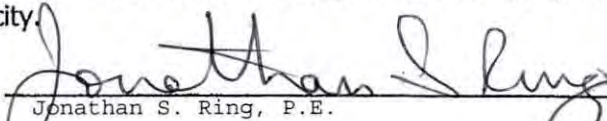
Name of Engineer and Company (Licensed in N.H.) Jonathan S. Ring, PE, Jones & Beach Engineers, Inc.

Address PO Box 219, Stratham, NH 03885 Telephone #: (603) 772-4746

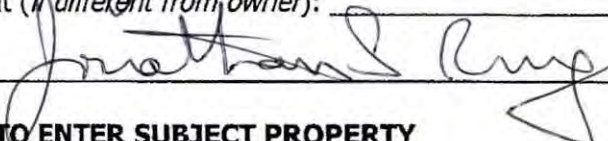
Professional License #: 7488 E-mail address: jring@jonesandbeach.com

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.

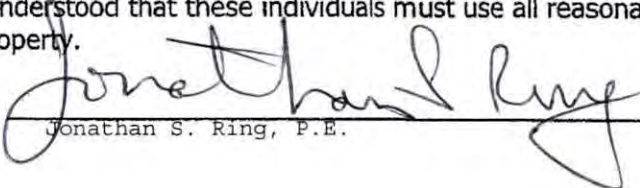
Signature of Property ^{AGENT} ~~Owner~~  Date: May 15, 2014
Jonathan S. Ring, P.E.

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

Signature of Agent:  Date: May 15, 2014

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property ^{AGENT} ~~Owner~~  Date: May 15, 2014
Jonathan S. Ring, P.E.

REVISED

**ABUTTERS LIST
FOR
389 SIXTH STREET, DOVER, NH
JBE PROJECT No. 13172
May 15, 2014**



OWNER OF RECORD:

TAX MAP D-1/LOT 15
JEFFREY A. & DIANE I. WEEDEN
387 SIXTH STREET
DOVER, NH 03820
BK 1106/PG 609

TAX MAP D-1/LOT 16
THE STORAGE BARN, LLC
35 HODGDON FARM LANE
NEWINGTON, NH 03801
BK 4209/PG 0241

ABUTTERS:

TAX MAP D-1/LOT 5A
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
BK 1739/PG 243 (LOT 5A)

TAX MAP D-1/ LOTS 7 & 14
CITY OF DOVER
DIDA
288 CENTRAL AVENUE
DOVER, NH 03820
BK 1790/PG 581 (LOT 7)
BK 2140/PG 167 (LOT 14)

TAX MAP D-1/LOT 13
JOHANNES CRAMER
20 VENTURE DRIVE
DOVER, NH 03820
BK 3461/PG 261

TAX MAP D-1/LOT 14-1
MSN PROPERTIES, LLC
67 VENTURE DRIVE
DOVER, NH 03820
BK 2502/PG 674

TAX MAP D-1/LOT 14-2
SARNIA PROPERTIES INC.
1 HAVEN COURT
PORTSMOUTH, NH 03801
BK 4155/PG 97

TAX MAP D-1/LOT 14-3A & 14-3-1
EVEREST CO. INC.
C/O LEPAGE BAKERIES
PO BOX 1900
AUBURN, ME 04211

TAX MAP D-1/LOTS 14-3B & 14-3-2
69 VENTURE DRIVE REALTY, LLC
PO BOX 695
HAMPTON, NH 03862
BK 3358/PG 860

TAX MAP D-1/LOT 16A
LDSJ HOLDINGS LLC
375 SIXTH STREET
DOVER, NH 03820
BK 3960/PG 969

TAX MAP D-1/LOT 16B
JOHN W. & DEBRA J. WEEDEN
365 SIXTH STREET
DOVER, NH 03820
BK 2818/PG 983

TAX MAP D-1/LOT 16C
EDWARD M. & VALERIE C. SAWYER
399 SIXTH STREET
DOVER, NH 03820
BK 3478/PG 150

TAX MAP D-1/LOT 16D
IRENE G. & GERALD F. BOYLE
403 SIXTH STREET
DOVER, NH 03820
BK 1305/PG 459

TAX MAP D-1/LOT 16E
DENNIS D. DUBE, JR.
KIMBERLY J. DUBE
401 SIXTH STREET
DOVER, NH 03820
BK 3689/PG 830

TAX MAP D-1/LOT 17
24 TUNA NORTH 2, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NH 03820

TAX MAP D-1/LOT 17B
ALLAN & KAREN ARKWELL
6 HEATHER LANE
DOVER, NH 03820

TAX MAP D-1/LOT 17D
CHARLES P. KAGELEIRY
PO BOX 728
DOVER, NH 03821-0728

TAX MAP D-1/LOT 17E
LOIS A. & DONALD C. DAY
4 HEATHER LANE
DOVER, NH 03820

TAX MAP E-1/LOT 24
LIBERTY MUTUAL INSURANCE
C/O JOANNE BRAGG
175 BERKELEY STREET, MS03L
BOSTON, MA 02116
BK 1364/PG 453

TAX MAP E-1/LOT 26B
SEAN M. & ASTRID LAROSE
390 SIXTH STREET
DOVER, NH 03820
BK 3980/PG 172

TAX MAP E-1/LOTS 27A-27D
171 WATSON RD OF DOVER HOLDING CORP.
PO BOX 1217
DOVER, NH 03820-1217
BK 3851/PG 246

TAX MAP E-1/LOT 27E
RUSSELL A. & JENNIFER K. NEWELL
398 SIXTH STREET
DOVER, NH 03820
BK 2448/PG 223

ENGINEERS/SURVEYORS:

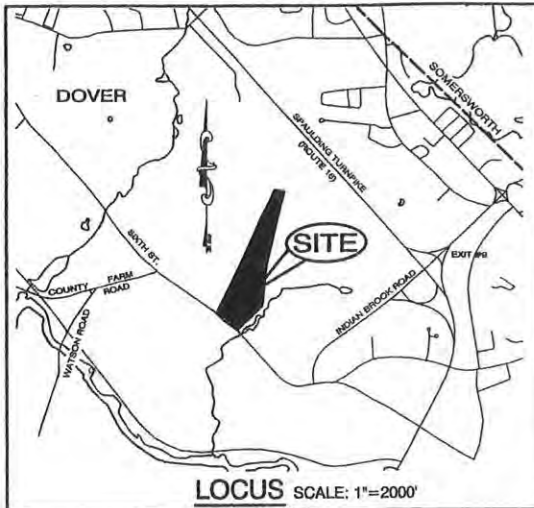
JONES & BEACH ENGINEERS, INC.
ATTN: JONATHAN S. RING, P.E.
PO BOX 219
STRATHAM, NH 03885



BEFORE



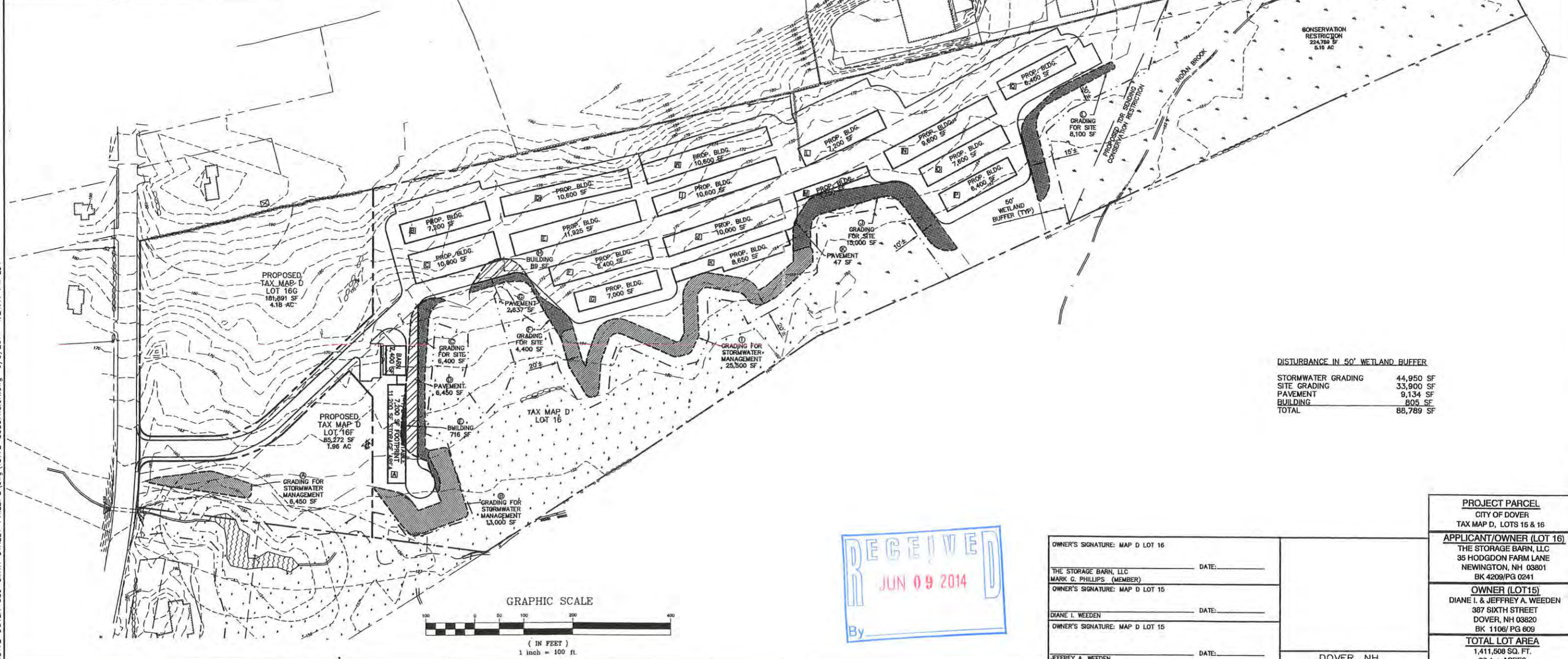
AFTER



GENERAL LEGEND

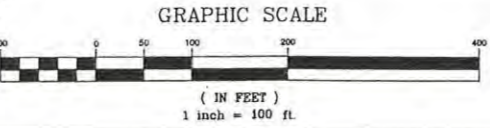
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	FRESHWATER WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	FENCE
---	---	STOCKADE FENCE
---	---	ZONELINE
---	---	EASEMENT
---	---	GUARDRAIL
○	○	IRON PIPE/IRON ROD
○	○	DRILL HOLE
○	○	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	FRESHWATER WETLANDS

LOCUS SCALE: 1"=2000'



DISTURBANCE IN 50' WETLAND BUFFER

STORMWATER GRADING	44,950 SF
SITE GRADING	33,900 SF
PAVEMENT	9,134 SF
BUILDING	805 SF
TOTAL	88,789 SF



OWNER'S SIGNATURE: MAP D LOT 16 _____ DATE: _____
 THE STORAGE BARN, LLC
 MARK G. PHILLIPS (MEMBER)
 OWNER'S SIGNATURE: MAP D LOT 15 _____ DATE: _____
 DIANE I. WEEDEN
 OWNER'S SIGNATURE: MAP D LOT 15 _____ DATE: _____
 JEFFREY A. WEEDEN

PROJECT PARCEL CITY OF DOVER TAX MAP D, LOTS 15 & 16	APPLICANT/OWNER (LOT 16) THE STORAGE BARN, LLC 35 HODGDON FARM LANE NEWINGTON, NH 03801 BK 4209/PG 0241
OWNER (LOT 15) DIANE I. & JEFFREY A. WEEDEN 387 SIXTH STREET DOVER, NH 03820 BK 1106/PG 609	
TOTAL LOT AREA 1,411,508 SQ. FT. 32.4 ± ACRES	

Design: MJK | Draft: LAZ | Date: 06/09/14
 Checked: JSR | Scale: 1"=100' | Project No.: 13172
 Drawing Name: 13172-SUBDIVISION.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
	6/9/14	REVISED PER TRC MEETING	LAZ
0	5/15/14	ISSUED FOR REVIEW	LAZ
		REVIEW	BY

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. | PO Box 219 | Stratham, NH 03885
 603-772-4746 | FAX: 603-772-0227 | E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **TRANSFER OF DEVELOPMENT RIGHTS SKETCH PLAN**
 Project: **THE STORAGE BARN, LLC
385 & 387 SIXTH STREET, DOVER, NH**
 Owner of Record: **DIANE I. AND JEFFREY A. WEEDEN, 387 SIXTH STREET, DOVER, NH 03820 (LOT15)**

DRAWING No.
TDR1
 SHEET 1 OF 1
 JBE PROJECT NO. 13172

F:\Land Projects\3\13172-DOVER-385-SIXTH-STREET-PHILLIPS.dwg\13172-SUBDIVISION.dwg 6/9/2014 1:24:17 PM EDT



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P07-32B

Application Type: Amendment to Open Space Subdivision Plan
Applicant(s): Picnic Rivers Partners of Dover LLC
Owner(s): Picnic Rivers Partners of Dover LLC
Location: Back River Road and Picnic Rock Drive (Assessor's Map 16, Lot 20)

INTENT: Amendment to a previously approved (June 23, 2009) open space subdivision of land, to relocate the proposed sidewalk from the left (north) side of Picnic Rock Drive to the right (south) side from the driveway for 28 Picnic Rock Drive to the end.

LOTS/UNITS PROPOSED: No change

AGENDA ITEM #: 4-C

ACREAGE: 14.918 acres

ZONING DISTRICT: Medium Density residential (R-12)

EXISTING LAND USE: Single Family Houses

PROPOSED LAND USE: Twenty-one lots with single family homes

SURROUNDING LAND USE: Single Family residential

ZBA ACTION: N/A

ATTACHMENT: Amended site development 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 proposes to amend the previously approved open space subdivision plan by relocating the proposed sidewalk. The number of lots does not change.

Consistency with Land Use Regulations

This subdivision is located in the Medium Density Residential District (R-12), which encourages single family neighborhoods on smaller lots served by municipal water and sewer. There is no change in the number of lots.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature 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 engineer's stamp and signature to the plat.
4. The applicant shall pay to the City of Dover, the outstanding balance of \$6543.00, for the traffic study completed in 2007.
5. The applicant shall complete all repairs to the pump station to the satisfaction of the Electrical Inspector and Public Works Superintendent.
6. The applicant shall correct the driveway on lot 11 or have a driveway waiver approved.
7. The applicant shall revise the plan to show the sidewalk on the right side of Picnic Rock Drive from Walt Colby Drive to the end.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P07-32B

Application Type: Amendment to Open Space Subdivision Plan
Applicant(s): Picnic Rivers Partners of Dover LLC
Owner(s): Picnic Rivers Partners of Dover LLC
Location: Back River Road and Picnic Rock Drive (Assessor's Map 16, Lot 20)

BELOW IS A STREET VIEW OF PICNIC ROCK DRIVE



BELOW IS AN AERIAL VIEW OF PICNIC ROCK DRIVE



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

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

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS
		See Attached	

For projects which meet 149-4A, if a condominium association is an abutter, add all owners of individual units that are located within two hundred (200) feet of the common property line for notification by first class mail.

UNIT #	OWNER (S) OF RECORD	MAILING ADDRESS

Abutters List
Amended Open Space Subdivision

Picnic Rock Farm

Tax Map 16, Lot 20
Back River Road
Dover, New Hampshire
Job No. 08119

Page 1 of 4

Abutters – Direct

Map I, Lot 6B

William H. Pelchat &
Linda M. Saucier
44 Back River Road
Dover, NH 03820

Map I, Lot 6C

Mace Family Revocable Trust
Joseph E. & Peggy G. Mace, Trustees
46 Back River Road
Dover, NH 03820

Map I, Lot 7A
Map I, Lot 55

Holgate Limited Partnership
130 Central Avenue
Dover, NH 03820

Map 16, Lot 13

Sawyers Mills Assoc., Inc.
1 Mill Street
Dover, NH 03820

Map 16, Lot 15-1

Steven & Marilyn Carter
1 Crown Point Drive
Dover, NH 03820

Map 16, Lot 15-2

Millstone Properties, LLC
242 Central Avenue
Dover, NH 03820

Map 16, Lot 16

Hoeksema Family Revocable Trust
Karen J. Hoeksema, Trustee
14 Back River Road
Dover, NH 03820

Map 16, Lot 17

Edward A. & Catherine M. Roy
16 Back River Road
Dover, NH 03820

Map 16, Lot 18

Peter & Kathleen J. Laing
18 Back River Road
Dover, NH 03820

Map 16, Lot 19

Andrew & Celeste Feren Revocable Trust
Andrew & Celeste Feren Trustee
20 Back River Road
Dover, NH 03820

Map 16, Lot 20

Christy Holmes
PO Box 1775
Dover, NH 03820

Abutters List
Amended Open Space Subdivision

Picnic Rock Farm

Tax Map 16, Lot 20
Back River Road
Dover, New Hampshire
Job No. 08119

Page 2 of 4

Abutters – Direct cont'd

Map 16, Lot 20-1	Brian L. Strother & Lydia M. Salvatore Strother 14 Picnic Rock Drive Dover, NH 03820
Map 16, Lot 20-2	Justin Wright & Melinda Regii 4 Walt Colby Drive Dover, NH 03820
Map 16, Lot 20-3 Map 16, Lot 20-7 Map 16, Lot 20-8 Map 16, Lot 20-10	Slainte Development LLC 28 Birchdale Road Bow, NH 03304
Map 16, Lot 20-4	Timothy L. English Wendy S. English 5 Walt Colby Drive Dover, NH 03820
Map 16, Lot 20-5	James F. Watkins III PO Box 569 Rye, NH 03870
Map 16, Lot 20-6	Heather S. Knight 18 Picnic Rock Drive Dover, NH 03820
Map 16, Lot 20-11	Thomas J. Coleman Melanie C. Coleman 30 Picnic Rock Drive Dover, NH 03820
Map 16, Lot 21	Lawrence & Gayle J. Dorsey 24 Back River Road Dover, NH 03820
Map 16, Lot 22	Jamie J. Polchies 26 Back River Road Dover, NH 03820
Map 16, Lot 23	Robert S. Mairs 17 Portland Avenue Dover, NH 03820
Map 16, Lot 24	David & Dawn Folkerts 30 Back River Road Dover, NH 03820
Map 16, Lot 25	Dean C. & Sandra L. Truax 32 Back River Road Dover, NH 03820

Abutters List
Amended Open Space Subdivision

Picnic Rock Farm

Tax Map 16, Lot 20
Back River Road
Dover, New Hampshire
Job No. 08119

Page 3 of 4

Abutters – Direct cont'd

Map 16, Lot 26	Jodie-Lynn Corbeil 34 Back River Road Dover, NH 03820
Map 16, Lot 27	Leonard W. & Ann C. Peterson 36 Back River Road Dover, NH 03820
Map 16, Lot 27A	Michael & Shelly Welch 27 Lafayette Road Hampton Falls, NH 03844
Map 16, Lot 28	John E. Woodman Terri Lynn O'Connor 40 Back River Road Dover, NH 03820
Map 16, Lot 29	Eleanor Souza Revocable Trust Richard Souza, Trustee PO Box 493 Madison, NH 03849
Map 16, Lot 30	Great Bridge Dover Limited Partnership c/o Stewart Property Management, Incorporated PO Box 10540 Bedford, NH 03110-0540
Map 16, Lot 33	Dean N. & Denise L. Towne 36 Mill Street Dover, NH 03820
Map 16, Lot 34	Kenneth & Holly Grossman 435 Scruton Pond Road Barrington, NH 03825

Abutters – Indirect

Map I, Lot 6	Arthur & Louise Sweatt 54 Back River Road Dover, NH 03820
Map I, Lot 55A	Dover Daycare Learning Center, Inc. 43 Back River Road Dover, NH 03820
Map 16, Lot 15	David, James, Robert Paolini 242 Central Avenue Dover, NH 03820
Map 16, Lot 32 Map 16, Lot 35 Map 16, Lot 36A	Kenneth & Holly Grossman 435 Scruton Pond Road Barrington, NH 03825

Abutters List
Amended Open Space Subdivision

Picnic Rock Farm

Tax Map 16, Lot 20
Back River Road
Dover, New Hampshire
Job No. 08119

Page 4 of 4

Owner/Applicant:

Map 16, Lot 20-OPN

Map 16, Lots 20-9

Map 16, Lots 20-12 thru 12-20

Picnic Rivers Partners of Dover, LLC

84 Exeter Road

S. Hampton, NH 03827-3612

Agent

Tritech Engineering Corp.

755 Central Avenue

Dover, NH 03820

\\08119_AbtrList.doc_2014

NOTES

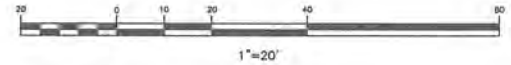
- 1.) INTENT: TO AMEND PICNIC ROCK FARM OPEN SPACE SUBDIVISION, DOVER TAX MAP 15 LOT 20. THIS AMENDMENT PROPOSES TO RELOCATE THE PROPOSED SIDEWALK AS SHOWN. ALL OTHER REQUIREMENTS AND RESTRICTIONS FROM THE PREVIOUS APPROVAL REMAIN IN EFFECT.
- 2.) CURRENT OWNER: MAP 15 LOT 20
PICNIC RIVERS PARTNERS OF DOVER LLC.
84 EXETER ROAD
SOUTH HAMPTON, NEW HAMPSHIRE, 03827
- 3.) TOTAL AREA: 649,818 SQ.FT. - 14.918 ACRES
- 4.) TAX MAP 15 LOT 20.
- 5.) PROJECT DEED REFERENCE: SCRD BOOK 3679 PAGE 499
- 6.) PROJECT PLAN REFERENCE:
AMENDED OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
REVISED 7/10/09 SCRD DR97-038

N

TRITECH
ENGINEERING CORPORATION



TRITECH
JUN - 3 2014
ISSUED



TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE: 603 742 9707
FAX: 603 742 9800

REVISIONS	DATE	DESCRIPTION

AMENDED SITE DEVELOPMENT PLAN

PICNIC ROCK FARM

PICNIC ROCK DRIVE

DOVER, NEW HAMPSHIRE

JUNE 2, 2014 JOB No. 08/19 SCALE: 1" = 20'

SHEET NO.

C-1B
(P07-32A)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-42

Application Type: Minor Subdivision
Applicant: Constance M. Passas Revocable Trust
Owners: Constance M. Passas Revocable Trust
Location: 41 Tuttle Lane (Assessor's Map M, Lot 69C)

INTENT: To subdivide an existing lot on Tuttle Lane into two lots. Both lots would be served by municipal water and sewer. The lot sizes would be 0.92 and 0.46 acres.

LOTS/UNITS PROPOSED: Two lots.

AGENDA ITEM #: 4-D

ACREAGE: 1.38 Acres

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

EXISTING LAND USE: One single family house

PROPOSED LAND USE: One additional house lot

SURROUNDING LAND USE: Single family residential

ZBA ACTION: N/A

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTACHMENTS: Subdivision plan and application

APPLICATION IS COMPLETE: Yes

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

Summary of Request and Background

The applicant proposes to subdivide an existing lot on Tuttle Lane to create one additional single family house lot.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. The plan is consistent with the purpose of the Low Density Residential District (R-20), which is to provide for single family neighborhoods served by municipal sewer and water.

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 plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-42 to the title block.

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

4. All new dwelling units shall be assessed the current impact fees in place at the time of building permit application.
5. All new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for water and sewer service.



CITY OF DOVER

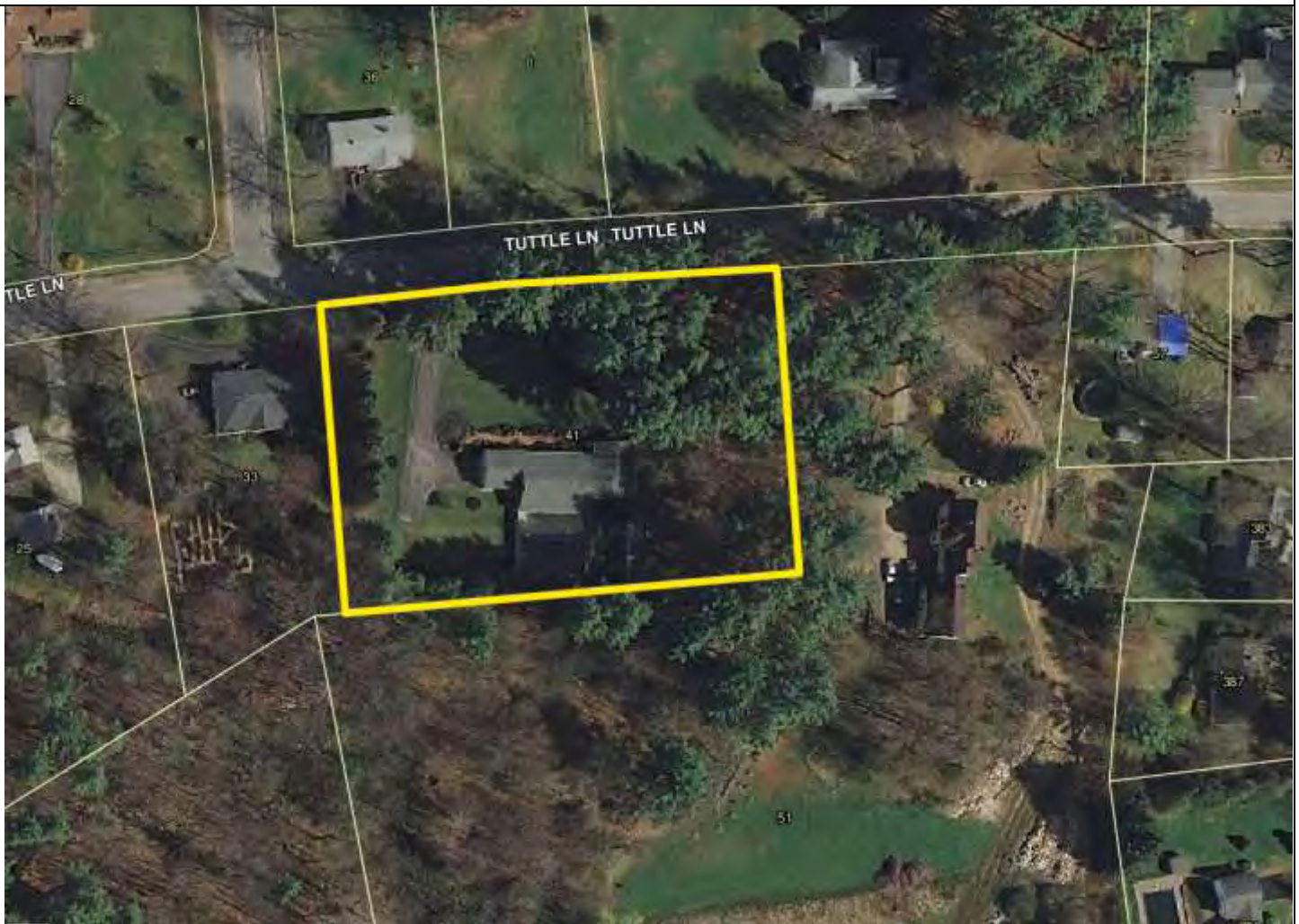
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BELOW IS A STREET VIEW OF 41 TUTTLE LANE



BELOW IS AN AERIAL VIEW OF 41 TUTTLE LANE





City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

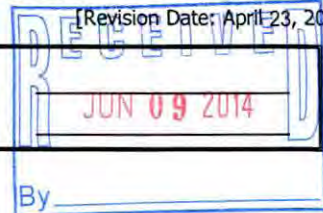
Office Use Only

Project #: P14-42

Date Received:

Amount Paid: \$319.00

Time Received:



Ce# 3195

APPLICANT AND OWNER INFORMATION

Name of Applicant: CONSTANCE M. PASSAS RESIDABLE TRUST Telephone # 742-1006

Address of Applicant: 41 TUTTLE LANE DOVER NH 03820

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

Address of Property Owner: _____

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: 41 TUTTLE LANE

Assessor's Map # M Lot(s) # 109 C

Zoning District(s) R-20 Overlay District(s) NONE

Size of Parcel: 59,963 sf. (1.38AC) Property Deed: Book 4023 Page: 413

Existing Use of Property: RESIDENTIAL - SINGLE FAMILY

SUBDIVISION INFORMATION

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

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

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

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

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCFEENEY SURVEY ASSOCIATES, INC.
Address 24 CHESTNUT STREET DOVER NH 03870 Telephone #: 742-0911
Professional License #: NH US #6661 E-mail address: kevin@survcynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) N/A
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: *Constance M. Pappas* Date: 6/2/14

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: *Constance M. Pappas* Date: 6/2/14

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: N/A Date: _____

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

Tax Map / Lot #	Name and Address
M / 67	John Leggett Dana Leggett 3 Penny Lane Dover, NH 03820
M / 68C	Mitchell Family Revocable Trust Patricia D. & James R. Mitchell, Trustees 33 Tuttle Lane Dover, NH 03820
M / 68D	Philip Lemier Carol Lemire 25 Tuttle Lane Dover, NH 03820
M / 69	Pamela R. Amari David Amari 51 Tuttle Lane Dover, NH 03820
M / 69C	Constance M. Passas Revocable Trust Constance M. Passas, Trustee 41 Tuttle Lane Dover, NH 03820
M / 69D	David J. Malone Renee D. Malone 57 Tuttle Lane Dover, NH 03820
M / 82A	Werner Family Trust Pauline Werner, Trustee 48 Tuttle Lane Dover, NH 03820

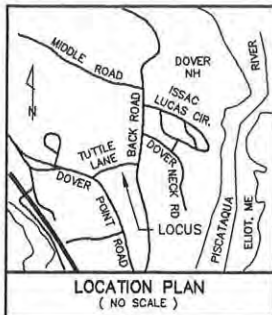
(owner/applicant)

M / 82B Marjorie P. Grant
Lysle E. Grant
36 Tuttle Lane
Dover, NH 03820

M / 83C Gregory A. Buck
Jean Nelson Buck
28 Tuttle Lane
Dover, NH 03820

M / 83E Lysle Grant
Margorie Grant
36 Tuttle Lane
Dover, NH 03820

Surveyor: *McEneaney Survey Assoc.*
24 Chestnut Street
Dover NH 03820



QUAKER LANE



M / 88C
MITCHELL FAMILY REVOCABLE TRUST
PATRICIA D. & JAMES R. MITCHELL, TRUSTEES
33 TUTTLE LANE
DOVER, NH 03820
2197 / 283

M / 82B
LYSLE GRANT
MARJORIE GRANT
36 TUTTLE LANE
DOVER, NH
784 / 184

M / 88E
LYSLE GRANT
MARJORIE GRANT
36 TUTTLE LANE
DOVER, NH 03820
1455 / 186

M / 82K
WERNER FAMILY TRUST
PAULINE WERNER, TRUSTEE
48 TUTTLE LANE
DOVER, NH 03820
1733 / 414

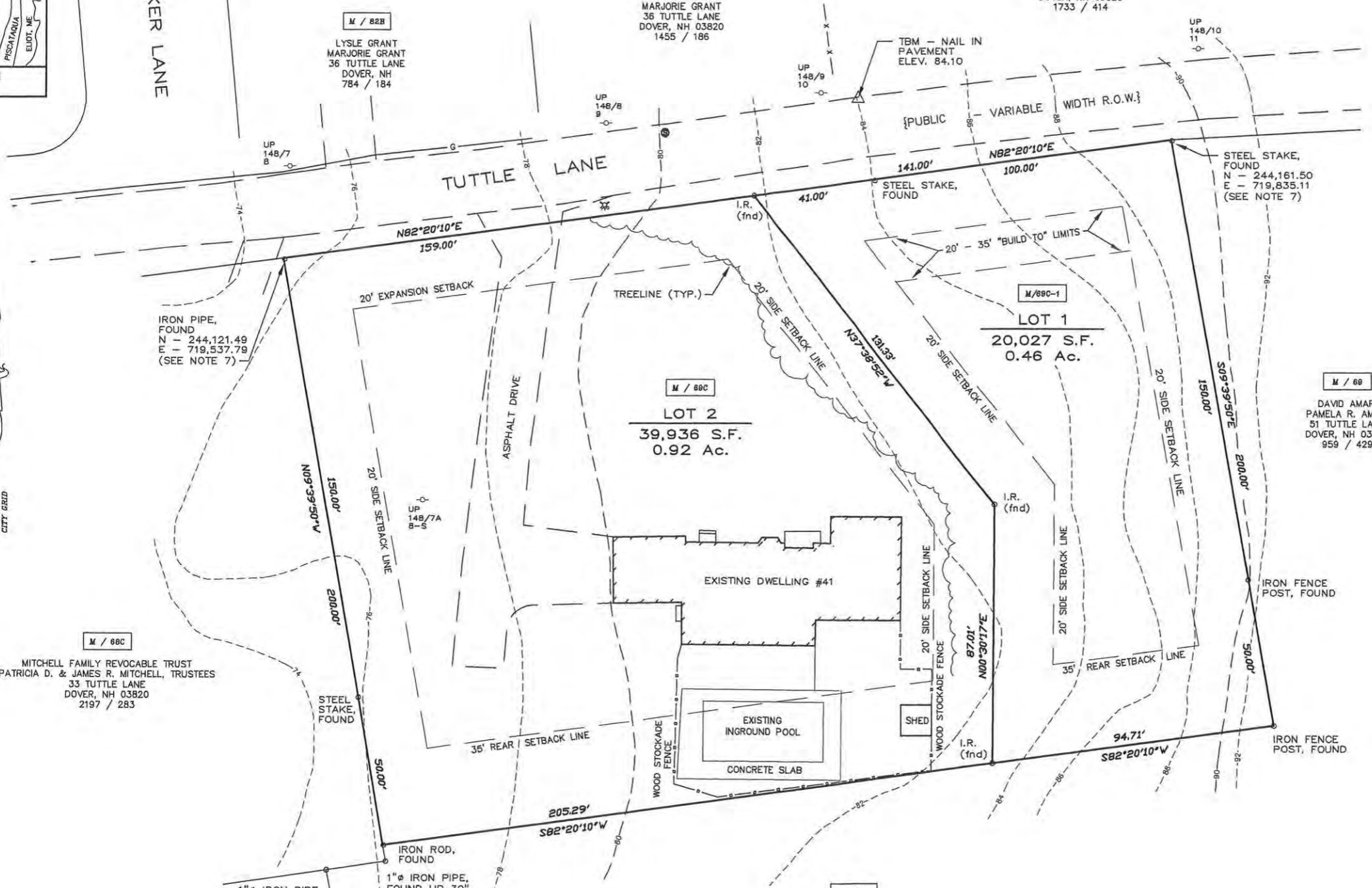
M / 60
DAVID AMARI
PAMELA R. AMARI
51 TUTTLE LANE
DOVER, NH 03820
959 / 429

M / 69
DAVID AMARI
PAMELA R. AMARI
51 TUTTLE LANE
DOVER, NH 03820
959 / 429

M / 67
JOHN LEGGETT
DANA LEGGETT
3 PENNY LANE
DOVER, NH 03820
2396 / 420

- LEGEND**
- I.P.(fnd) - IRON PIPE (FOUND)
 - I.R.(fnd) - IRON ROD (FOUND)
 - S.S.(fnd) - STEEL STAKE (FOUND)
 - I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
 - U.P. - UTILITY POLE
 - OHU - OVERHEAD UTILITIES
 - — — EDGE OF PAVEMENT
 - R.O.W. - RIGHT OF WAY
 - (TYP.) - TYPICAL
 - S.F. - SQUARE FEET
 - Ac. - ACRES
 - 7B- - EXISTING CONTOUR
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

NO.	DATE	DESCRIPTION	BY	CHK
14-2067		SUBDIVISION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	



REFERENCE PLANS:

- PLAN OF LAND OWNED BY MARTHA AND PHILIP CALCUTT, TUTTLE LANE, DOVER, N.H. SCALE: 1" = 50'; DATED: MARCH 1965; BY: KENNETH MOORE, RECORDED S.C.R.D. PLAN 20, POCKET 4, FOLDER 5.
- PLAN OF LAND FOR CONSTANCE M. PASSAS REVOCABLE TRUST, TAX MAP M, LOT #69C, 41 TUTTLE LANE, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: OCTOBER 10, 2006; BY: K.E.M. LAND SURVEY, INC. NOT RECORDED.

NOTES:

- OWNERS OF RECORD: CONSTANCE M. PASSAS REVOCABLE TRUST, CONSTANCE M. PASSAS, TRUSTEE, 41 TUTTLE LANE, DOVER, NH 03820, S.C.R.D. VOL. 4023, PAGE 0413
- M / 68C** - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-20 (LOW-DENSITY RESIDENTIAL DISTRICT)
MINIMUM FRONTAGE = 125 FEET
MINIMUM LOT SIZE = 20,000 S.F.
BUILDING SETBACK REQUIREMENTS:
FRONT MINIMUM = 20 FEET, MAXIMUM = 35 FEET
REAR MINIMUM = 20 FEET, MAXIMUM = 30 FEET
SIDE MINIMUM = 20 FEET, MAXIMUM = 30 PERCENT
MAXIMUM BUILDING HEIGHT = 35 FEET
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN. LOT #1 IS TO BE A NEW BUILDING LOT, SERVICED BY MUNICIPAL WATER AND SEWER. REMAINING LAND LOT IS PRESENTLY DEVELOPED. LOT 2 IS OCCUPIED BY A SINGLE FAMILY HOME.
- TOTAL PARCEL AREA IS 59,963 S.F. / 1.38 ACRES.
- 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 330145, PANEL 03400, SUFFIX D, MAP NUMBER 33017C03400; EFFECTIVE DATE: MAY 17, 2005.
- BASIS OF BEARING IS THE CITY OF DOVER GIS CONTROL NETWORK.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PARCEL.
- BOUNDARY INFORMATION IS TO BE PROVIDED IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER PLANNING DEPARTMENT.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. EXISTING HOUSE ADDRESS IS 41 TUTTLE LANE.
- TOPOGRAPHY DEPICTED IS BASED ON INFORMATION OBTAINED FROM THE CITY ENGINEER'S OFFICE, CITY OF DOVER TOPOGRAPHIC PLAN SHEETS 42, 43, 50 & 51. VERTICAL DATUM IS NGVD 29 (DOVER G.I.S.)
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.



"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."

MINOR SUBDIVISION OF LAND
PREPARED FOR
THE CONSTANCE M. PASSAS REVOCABLE TRUST
CONSTANCE M. PASSAS, TRUSTEE
TAX MAP M, LOT No. 69C
41 TUTTLE LANE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-___
DRAWN BY: RJM FILE: VR CP\2067\14-2067
SCALE: 1" = 20' DATE: MAY 29, 2014



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

SURVEYING - PLANNING - CONSULTING