



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, Dover NH 03820
Meeting Date: **Tuesday, July 8, 2014**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 24, 2014 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for the City of Dover and One Twenty Five Washington Street, Inc., Assessor's Map 2, Lots 83 and 53, zoned CBD-G, located at 125 Washington Street, Chestnut Street and Orchard Street *(P14-38)
- B. Consideration and acceptance of a Minor Subdivision for the City of Dover, Assessor's Map 2, Lot 83, zoned CBD-G, located at Orchard Street parking lot (1 lot subdivided into 2 lots) *(P14-39)
- C. Consideration and acceptance of a Site Plan Review for the City of Dover, Assessor's Map 2, Lot 83, zoned CBD-G, located at Orchard Street parking lot. (Proposed 54,688 sq. ft. police station and parking garage with 304 interior parking spaces and 83 surface parking spaces) *(P14-40)
- D. Consideration and acceptance of a Minor Lot Line Adjustment for Changing Places, LLC (Owners: Cammar Properties III, LLC, and Bellamy Management Corp.) Assessor's Map 24, Lots 103 and 104A, zoned CBD-G, located at 26 School Street and 1-3 Mechanic Street: *(P14-43)
- E. Consideration and possible vote for a one-year extension to an approved Open Space Subdivision Plan, per Dover Code 155-24(A), 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)

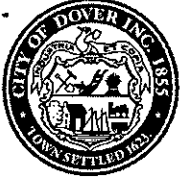
5. STAFF COMMENTS

6. MEMBER COMMENTS

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: McConnell Center, Room 306, Dover NH 03820
Meeting Date: **Tuesday, June 24, 2014**
Meeting Time: **7:00 pm**

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

Members Not Present: N/A

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

The Chair called the meeting to order at 7:03 p.m.

The Chair announced that item 4C would not be heard tonight.

1. CITIZENS' FORUM

Citizen's Forum Open. Nobody Spoke. Citizen's Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

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

Motion: K.Schuman made a motion to accept the Minutes from the May 27, 2014 Regular Meeting and the June 10, 2014 Workshop Meeting. Seconded by B.Garrison.

C. Plante requested a change to May 27, 2014 minutes. Minutes will be amended. Vote: U/A

3. OLD BUSINESS – NONE

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)

Mark Phillips, the applicant, spoke. He went over the plan to build a self storage facility on the land. He explained the challenges with this parcel, particularly the sewer easement that bisects the land.

Jonathan Ring, Jones and Beach Engineers, Inc., spoke next and stated that lot 15 encompasses some of the sewer easement and lot 16 surrounds lot 15. The Weeden's house is on lot 15, which has no frontage, and which has a right of way easement to get back and forth. The lot line adjustment is requested so that phases 1 and 2 can be built without encumbering lot 15. The lot line adjustment will be a land swap of equal area between the two lots.

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

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION

The Planning Department recommends approval with the following conditions:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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Meeting Time: 7:00 pm

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.

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

- B. Consideration and acceptance of a Minor Subdivision and Transfer of Development Rights Sketch Plan for Mark Phillips & The Storage Barn, LLC, (Owners: 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)

Jonathan Ring, Jones and Beach Engineers, Inc., explained the subdivision proposal is to reconfigure two lots and subdivide then into three lots in the 500 ft. area at the front of the property which will be used for commercial purposes as allowed in the B-4 zoning district. The sending area is the open space lot and the receiving area is the remaining land on the parcel. He explained the six waivers being requested.

Christopher Albert, certified wetlands scientist, explained the nature of the wetlands on the site.

C.Parker explained TDR and that it is up to the Board whether it is granted or not.

Board expressed concern regarding the wetlands buffer, encroachment into the buffer, stormwater treatment and bioretention areas, pervious and impervious pavement, snow storage, and the goal of industrial Transfer of Development Rights. Discussion ensued regarding tradeoffs and value of granting TDR. Concern regarding low economic return.

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

Public Hearing Open

Dan Barufaldi, Director of Economic Development, stated the original premise was to allow storage on this parcel due to the wetlands problem but now we are materially getting into the wetland buffers, which is a concern. In the near term he does not see more than five jobs being created and this is a good sized piece of commercial property. He thinks it is difficult to look at this without the site plan. He is concerned that there are a lot of parallel buildings close together. Regarding topography, it all goes downhill to a brook, and he thinks sand and salt will get into the brook with the lack of a buffer.

Public Hearing Recessed

Discussion ensued regarding the TDR allowing encroachment into the buffers and how far into the buffers, and the Indian River drains into the Cocheco River but it is not monitored right now for nitrogen.

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Board table the application so a site walk can be scheduled.

C.Parker recommended that the Board give the applicant some direction as to their concerns, what they would like to learn on the site walk and what they would like staked out.



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C.Parker also made note that in the Conservation Commission minutes M.Phillips stated C.Parker supported the wetland buffer impacts if the storage units were moved to the rear, but C.Parker stated he would not have had a discussion about wetland impacts knowing that the TDR was going to be utilized and feels he was not represented correctly here.

Motion: L.Skinner made a motion to table. Seconded by K.Schuman. Vote: U/A

Discussion followed regarding a date for the site walk and it will be on 7/15/2014 at 5:30 p.m.

D.Ciotti asked that the main road be staked out, the beginning of the wetlands and where the buffer is, where the conservation easement would be, the property line for the 16F lot, and where the stable building corners would be.

C.Parker stated the process would be the Board would vote on 7/22/2014 whether or not to grant the TDR, the site plan will go through technical review and the Board could see the site plan in August and could request a site walk, then the site plan could be voted on in September.

- 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)

This case was withdrawn.

- 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)

Kevin McEneaney, McEneaney Survey Associates, Inc., represented the applicant. He stated the proposal is to subdivide the existing lot, which is 1.3 acres in size, to create two lots. Lot 1 would be the new vacant lot and would contain 0.46 acres. Lot 2 would contain the existing single family house and would be 0.92 acres in size. This is in the R-20 zone and all frontage and lot size requirements would be met. Both lots will be serviced by municipal water and sewer.

There was discussion regarding the setback for the existing inground pool and that it would be measured from the water's edge. The rear setback was determined to be 35 ft.

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

Public Hearing Open

Pamela Amari, 51 Tuttle Lane, stated she has lived there for 39 years and this stretch of wooded acreage at 41 Tuttle Lane connects to the southern and eastern bounds of her wooded lot and creates a corridor. The manmade improvements slated for this 0.46 acreage will impact old growth trees and migrating wildlife. She and her family have enjoyed the privacy of her property and the natural components between the two properties have been maintained for 25 years. She asked the Planning Board to consider the impact on the natural land and not allow the subdivision.

Public Hearing Closed

STAFF RECOMMENDATION

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



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DOVER PLANNING BOARD – MINUTES

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Conditions to Be Met Prior to Signing of Plans:

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

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

5. STAFF COMMENTS

C.Parker stated he has a Notice of Merger from Robert A. Idie. He explained this does not need a public hearing but does require the public to be informed. The Chair read the notice.

T.Clark explained that the parcel Mr. Idie is purchasing is 27 Durrell Street which is only accessed off a side street and contains a very old building that has substantial fire damage. The owner of that parcel, Mr. Snow, sold this to Mr. Idie, and the house will be demolished and he will add the space to his backyard.

L.Skinner requested to look at the map for this lot merger.

Motion: T.Clark made a motion that the Chairman sign the Lot Merger request. Seconded by K.Schuman. Vote: U/A

C.Parker announced that there will be a regular meeting of the Planning Board on July 8, 2014 in Room 306 at the McConnell Center, and that meetings will be in that room until September.

C.Parker stated that, due to discussion at the previous meeting to have a "Member Comments" section on the agenda, starting on the July Agenda, Number 6, "Committee Reports" will become "Member Comments". Committee Reports can be given under this section as well as anything else members wish to comment on.

6. COMMITTEE REPORTS

K.Schuman gave an update on the Parking Sub-Committee and stated there have been some scheduling challenges but they will be done some time this summer.

D.Ciotti stated there have been scheduling challenges for the Sign Sub-Committee also and people issues, but there is no time limit and he would rather have it done right than done quickly.

G.Green stated there was not a quorum so there was no meeting the last time they were supposed to meet. The next meeting is scheduled for July 10, 2014. He is trying to determine if there are too many vacation conflicts through the summer so that they can make a decision about whether to meet in September instead.

F.Torr stated he serves on the Pease Development Authority Board of Directors. They did a new parking lot for the golf course and impervious was used where the main traffic goes through and pervious was used for the parking.



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G.Green stated at the parking lot at Lowe's and Target in Stratham you can see the difference between the pervious and impervious pavement.

Discussion ensued regarding how long pervious and impervious pavement has been put in right next to each other, and if frost heaves are a problem. The pervious pavement lets the water go through quickly. The UNH Stormwater Center has a demo lot and has done extensive research on this.

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 8:52 p.m. Seconded by C.Plante. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-38 & P14-39

Application Type: Minor Lot Line Adjustment and Minor Subdivision
Applicant(s): City of Dover
Owner(s): City of Dover and One Twenty Five Washington Street, Inc.
Location: 125 Washington Street, Chestnut Street and Orchard Street (Assessor's Map 2, Lots 83 & 53)

INTENT: To adjust the lot lines between two existing lots on Washington Street, Chestnut Street and Orchard Street, and then subdivide the City parcel into two lots.

LOTS/UNITS PROPOSED: Two lots

AGENDA ITEM #: 4-A & 4-B

ACREAGE: 4.27 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Hardware store and municipal parking lot

PROPOSED LAND USE: Hardware store and municipal police station and parking garage

SURROUNDING LAND USE: Commercial, retail, office, US Post Office, elderly housing apartments and municipal parking lot

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment and subdivision plan (OVER)

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 and then subdivide the City parcel into two 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. Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for the minor subdivision of 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 and subdivision 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 add the Planning File numbers P14-38 and P14-39 to the title block.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-38 & P14-39

Application Type: Minor Lot Line Adjustment and Minor Subdivision
Applicant(s): City of Dover
Owner(s): City of Dover and One Twenty Five Washington Street, Inc.
Location: 125 Washington Street, Chestnut Street and Orchard Street (Assessor's Map 2, Lots 83 & 53)

BELOW IS A STREET VIEW OF 125 WASHINGTON STREET AND ORCHARD STREET



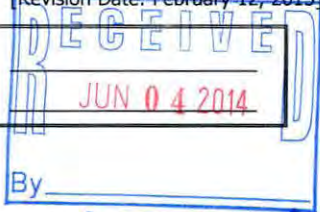
BELOW IS AN AERIAL VIEW OF 125 WASHINGTON STREET AND ORCHARD STREET





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

Revision Date: February 12, 2013

Office Use Only	Project #:	<u>P14-38</u>	Date Received:	
	Amount Paid:	_____	Time Received:	

APPLICANT INFORMATION

Name of Applicant: City of Dover Telephone # 603.516.6023
 Address of Applicant: 288 Central Ave Dover

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): _____ Telephone # _____
 Address of 1st Property Owner: _____
 Address of Property: _____
 Assessor's Map # 2 Lot(s) # 53
 Property Deed: Book 1028 Page: 36
 Zoning District(s) CBD-General Overlay District(s) N/A
 Size of Existing Parcel (sq. ft.): 153,450 Size of Proposed Parcel (sq. ft.): 157,834

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): DS Washington LLC Telephone # _____
 Address of 2nd Property Owner: PO Box 1535
 Address of Property: 125 Washington Street
 Assessor's Map # 2 Lot(s) # 53
 Property Deed: Book 1545 Page: 728
 Zoning District(s) CBD-General Overlay District(s) N/A
 Size of Existing Parcel (sq. ft.): 32612 Size of Proposed Parcel (sq. ft.): 28299

[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
 Address 25 Chestnut St Telephone #: 603 742-0911
 Professional License #: NH 661 E-mail address: kevin425@aol.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: [Signature] Date: 6/4/14

Signature of Second Property Owner: _____ Date: _____

Signature of Applicant (if different from owner): [Signature] Date: 6/4/14

Signature of Agent: [Signature] Date: 6/4/14

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 6/4/14

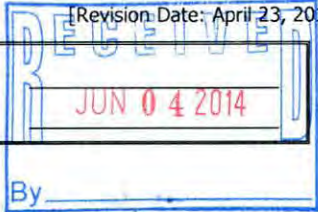
ORCHARD ST ABUTTER LIST 6/26/14

ACCOUNT_NO	OWNER_NAME	OWNER_NA_1	OWNER_NA_2	MAILING_AD	CITY	STATE	ZIP_CODE	PROPERTY_L	AND
02005-000000	104 WASHINGTON ST INC			PO BOX 1535	DOVER	NH	03821-1535	102 WASHINGTON ST	9 LOCUST ST
02081-000000	364 CENTRAL AVENUE ASSOCIATES LLC			80 NASHUA RD STE 24	LONDONDERRY	NH	03053	364 CENTRAL AV	
03067-000000	421 CENTRAL AVENUE LLC			113 BUNKER HILL AVENUE	STRATHAM	NH	03885	421 CENTRAL AV	
02014-000000	90 TEMPLE ASSOCIATES LIM PART	C/O CPM INC		80 NASHUA RD	LONDONDERRY	NH	03053	90 WASHINGTON ST	
02035-A00000	BANK OF NEW HAMPSHIRE	C/O TD BANK		380 WELLINGTON ST TOWER B 12TH FLR	LONDON ONTARIO		N6A 454	375 CENTRAL AV	
02015-000000	CITY OF DOVER			288 CENTRAL AVE	DOVER	NH	03820	18 LOCUST ST	
02036-000000	COCHECO FALLS DAM			PO BOX 178	SOUTH BERWICK	ME	03908	2 CENTRAL AV	
02037-A00000	COCHECO MILLS HOLDINGS LLC			3 PENSTOCK WAY	NEWMARKET	NH	03857-4416	MAIN ST	
02054-000000	COCHECO PARK PRESERVATION ASSOCIATES	C/O PRESERVATION HOUSING MANAGEMENT		3100 BROADWAY STE #1234	KANSAS CITY	MO	64111	40 CHESTNUT ST	
01042-000000	DOVER HOUSING AUTHORITY			62 WHITTIER STREET	DOVER	NH	03820	3 GREEN ST	
06009-000000	FIRCH LLC			24 CHESTNUT ST	DOVER	NH	03820-3329	24 CHESTNUT ST	
06001-000000	FISCHER BRIAN &	FISCHER STEPHANIE		46 NORTH RIVER ROAD	LEE	NH	03824	432 CENTRAL AV	
02051-000000	GEORGAKILAS PETER & PAULA TRUSTEES	GEORGAKILAS PETER AND PAULA LIV REV TRUS		62 SILVER ST	DOVER	NH	03820-3951	2 WALDRON CT	
02079-000000	GUILLEMETTE RAYMOND N 2005 TRUST	GUILLEMETTE RAYMOND N TRUSTEE		7 HAYES LANE	DOVER	NH	03820	378 CENTRAL AV	376 8 CENTRAL AV
31005-000000	HARLECH LLC			273 CORPORATE DR STE 150	PORTSMOUTH	NH	03801	47 CHESTNUT ST	
02038-000000	HOLGATE LIMITED PARTNERSHIP			130 CENTRAL AVE	DOVER	NH	03820	93 WASHINGTON ST	
02052-000000	INNATE LLC			1 WALDRON CT	DOVER	NH	03820		
02075-C00000	KARELITZ ROBERT S REVOCABLE TRUST	KARELITZ ROBERT S TRUSTEE		113 MDBURY RD	DURHAM	NH	03824	400 CENTRAL AV	
02044-000000	KOZ PROPERTIES LLC			1 ORCHARD STREET	DOVER	NH	03820	1 ORCHARD ST	
02040-A00000	MTI			85 WASHINGTON ST	DOVER	NH	03820	85 WASHINGTON ST	
02053-000000	ONE TWENTY FIVE WASHINGTON ST			PO BOX 1535	DOVER	NH	03821-1535	125 WASHINGTON ST	
01041-000000	RIVERVIEW BUILDING CONDOMINIUM			40 COURT ST STE 650	BOSTON	MA	02108	5 GREEN ST	
02041-000000	SARNIA PROPERTIES INC	C/O CPMANAGEMENT INC		11 COURT ST STE 100	EXETER	NH	03833	350 CENTRAL AV	83 WASHINGTON ST
02050-000004	SMESTAD STEVEN A			PO BOX 4333	PORTSMOUTH	NH	03801	388 4 CENTRAL AV	
02035-000000	STRAFFORD NATL BANK	C/O TD BANK		380 WELLINGTON ST TOWER B 12TH FLR	LONDON ONTARIO		N6A 454	353 CENTRAL AV	
01020-000000	TRELA ASSOCIATES	C/O SHAHEEN AND GORDON PA		PO BOX 977	DOVER	NH	03821-0977	140 WASHINGTON ST	
01040-000000	U S POSTAL SERVICE			133 WASHINGTON ST	DOVER	NH	03820	133 WASHINGTON ST	
02008-000000	ROBBINS SIDNEY FAMILY TRUST	ROBBINS RICHARD AND STANLEY AND WEISNER		PO BOX 1535	DOVER	NH	03821-1535	26 WALNUT ST	108 WASHINGTON ST 114 WASHINGTON ST 28 WALNUT ST 124 WASHINGTON ST



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P14-39</u>	Date Received:	
	Amount Paid:	_____	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: City of Dover Telephone # 603.516.6023

Address of Applicant: 288 Central Ave Dover

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

Address of Property Owner: _____

E-Mail Address: m.joyal@dover.nh.gov

PROPERTY INFORMATION

Address of Property: Brookfield St.

Assessor's Map # 2 Lot(s) # 83

Zoning District(s) CBD- General Overlay District(s) N/A

Size of Parcel: 157,834 Property Deed: Book 1028 Page: 36

Existing Use of Property: Parking lot

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? On

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

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

Estimated Length of Proposed Roads: 400 feet Public or Private Road? public
new

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

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

Address 24 Chestnut St. Telephone #: 603-242-0911

Professional License #: NH 661 E-mail address: ken425@aol.com

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 6/4/14

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

Signature of Agent: [Signature] Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 6/4/14

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: [Signature] Date: 6/4/14

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

CERTIFICATION OF FEES

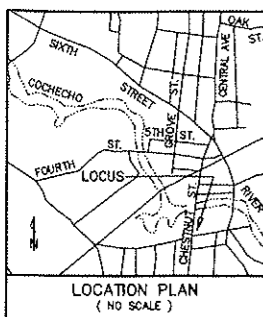
I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule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

Signature of Property Owner: _____ *N/A* _____ Date: _____

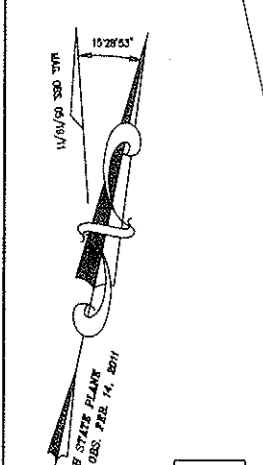
Signature of Applicant (*if different from owner*): _____ *N/A* _____ Date: _____

ORCHARD ST ABUTTER LIST 6/26/14

ACCOUNT_NO	OWNER_NAME	OWNER_NO_1	OWNER_NO_2	MAILING_AD	CITY	STATE	ZIP_CODE	PROPERTY_L	AND
02005-000000	104 WASHINGTON ST INC			PO BOX 1535	DOVER	NH	03821-1535	102 WASHINGTON ST	9 LOCUST ST
02081-000000	364 CENTRAL AVENUE ASSOCIATES LLC			80 NASHUA RD STE 24	LONDONDERRY	NH	03053	364 CENTRAL AV	
03067-000000	421 CENTRAL AVENUE LLC			113 BUNKER HILL AVENUE	STRATHAM	NH	03885	421 CENTRAL AV	
02014-000000	90 TEMPLE ASSOCIATES LIM PART	C/O CPM INC		80 NASHUA RD	LONDONDERRY	NH	03053	90 WASHINGTON ST	
02035-A00000	BANK OF NEW HAMPSHIRE	C/O TD BANK		380 WELLINGTON ST TOWER B 12TH FLR	LONDON ONTARIO		N6A 454	375 CENTRAL AV	
02015-000000	CITY OF DOVER			288 CENTRAL AVE	DOVER	NH	03820	18 LOCUST ST	
02036-000000	COCHECO FALLS DAM			PO BOX 178	SOUTH BERWICK	ME	03908	2 CENTRAL AV	
02037-A00000	COCHECO MILLS HOLDINGS LLC			3 PENSTOCK WAY	NEWMARKET	NH	03857-4416	MAIN ST	
02054-000000	COCHECO PARK PRESERVATION ASSOCIATES	C/O PRESERVATION HOUSING MANAGEMENT		3100 BROADWAY STE #1234	KANSAS CITY	MO	64111	40 CHESTNUT ST	
01042-000000	DOVER HOUSING AUTHORITY			62 WHITTIER STREET	DOVER	NH	03820	3 GREEN ST	
06009-000000	FIRCH LLC			24 CHESTNUT ST	DOVER	NH	03820-3329	24 CHESTNUT ST	
06001-000000	FISCHER BRIAN &	FISCHER STEPHANIE		46 NORTH RIVER ROAD	LEE	NH	03824	432 CENTRAL AV	
02051-000000	GEORGAKILAS PETER & PAULA TRUSTEES	GEORGAKILAS PETER AND PAULA LIV REV TRUS		62 SILVER ST	DOVER	NH	03820-3951	2 WALDRON CT	
02079-000000	GUILLEMETTE RAYMOND N 2005 TRUST	GUILLEMETTE RAYMOND N TRUSTEE		7 HAYES LANE	DOVER	NH	03820	378 CENTRAL AV	376 B CENTRAL AV
31005-000000	HARLECH LLC			273 CORPORATE DR STE 150	PORTSMOUTH	NH	03801	47 CHESTNUT ST	
02038-000000	HOLGATE LIMITED PARTNERSHIP			130 CENTRAL AVE	DOVER	NH	03820	93 WASHINGTON ST	
02052-000000	INMATE LLC			1 WALDRON CT	DOVER	NH	03820		
02075-C00000	KARELITZ ROBERT S REVOCABLE TRUST	KARELITZ ROBERT S TRUSTEE		113 MDBURY RD	DURHAM	NH	03824	400 CENTRAL AV	
02044-000000	KOZ PROPERTIES LLC			1 ORCHARD STREET	DOVER	NH	03820	1 ORCHARD ST	
02040-A00000	MTI			85 WASHINGTON ST	DOVER	NH	03820	85 WASHINGTON ST	
02053-000000	ONE TWENTY FIVE WASHINGTON ST			PO BOX 1535	DOVER	NH	03821-1535	125 WASHINGTON ST	
01041-000000	RIVERVIEW BUILDING CONDOMINIUM			40 COURT ST STE 650	BOSTON	MA	02108	5 GREEN ST	
02041-000000	SARNIA PROPERTIES INC	C/O CPMANAGEMENT INC		11 COURT ST STE 100	EXETER	NH	03833	350 CENTRAL AV	83 WASHINGTON ST
02050-000004	SMESTAD STEVEN A			PO BOX 4333	PORTSMOUTH	NH	03801	388 4 CENTRAL AV	
02035-000000	STRAFFORD NATL BANK	C/O TD BANK		380 WELLINGTON ST TOWER B 12TH FLR	LONDON ONTARIO		N6A 454	353 CENTRAL AV	
01020-000000	TRELA ASSOCIATES	C/O SHAHEEN AND GORDON PA		PO BOX 977	DOVER	NH	03821-0977	140 WASHINGTON ST	
01040-000000	U S POSTAL SERVICE			133 WASHINGTON ST	DOVER	NH	03820	133 WASHINGTON ST	
02008-000000	ROBBINS SIDNEY FAMILY TRUST	ROBBINS RICHARD AND STANLEY AND WEISNER		PO BOX 1535	DOVER	NH	03821-1535	26 WALNUT ST	108 WASHINGTON ST 114 WASHINGTON ST 28 WALNUT ST 124 WASHINGTON ST



1 / 41
RIVERVIEW BUILDING CONDOMINIUM
40 COURT ST STE 650
BOSTON, MA 02108
3653 / 960

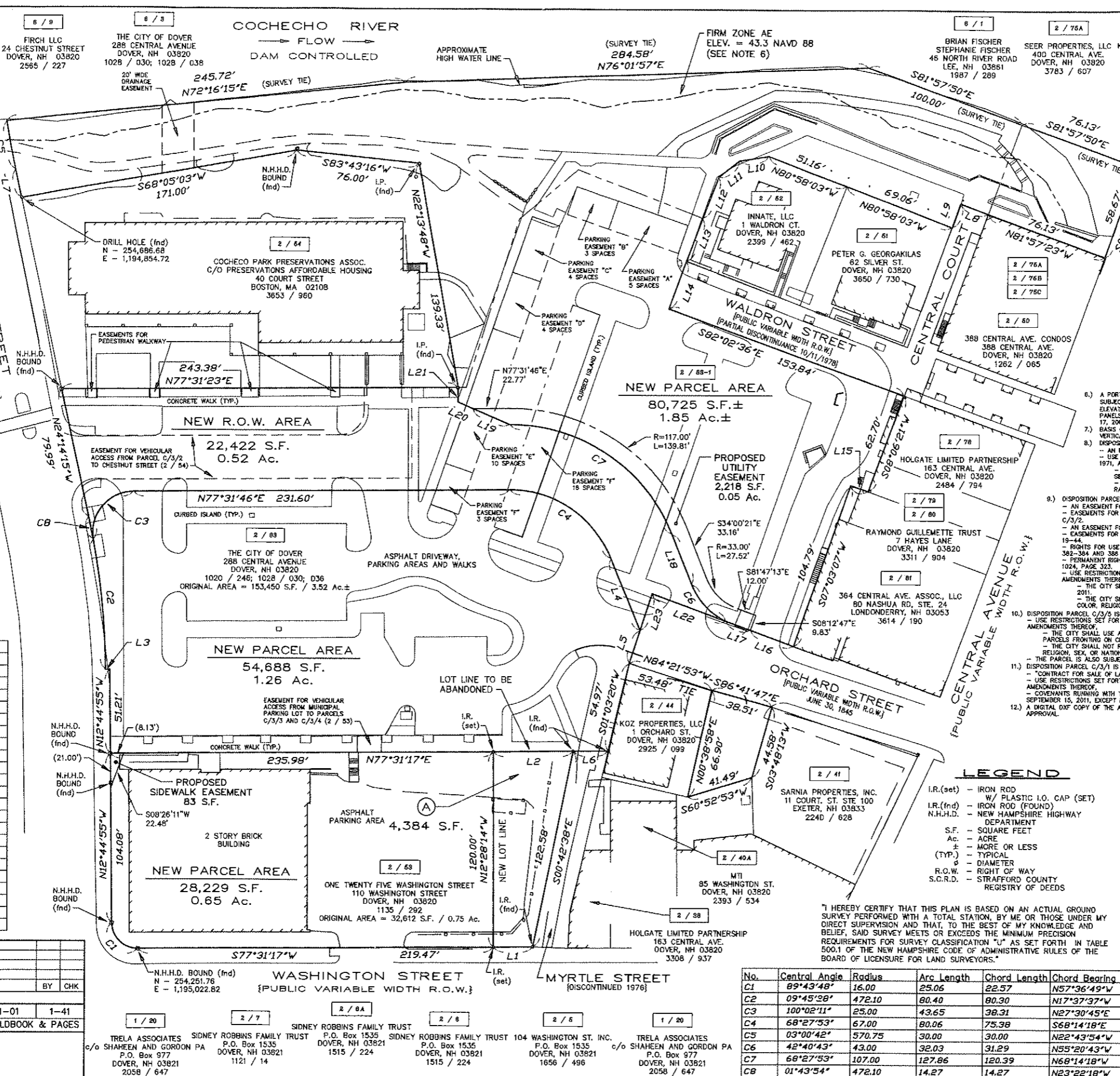


1 / 40
U S POSTAL SERVICE
133 WASHINGTON STREET
DOVER, NH 03820

1 / 25
U S TREASURY
133 WASHINGTON STREET
DOVER, NH 03820

No.	Bearing	Distance
L1	S77°31'17"W	24.04'
L2	N77°31'17"E	49.02'
L3	S77°09'16"W	2.76'
L4	S34°00'21"E	47.91'
L5	S05°38'07"W	21.11'
L6	S77°31'17"W	21.49'
L7	N24°14'15"W	17.83'
L8	N81°57'50"W	18.00'
L9	S08°02'10"W	15.36'
L10	S69°01'54"W	18.29'
L11	S39°02'00"W	16.00'
L12	S09°01'57"W	27.00'
L13	S09°01'57"W	28.00'
L14	S07°57'24"W	31.22'
L15	N82°56'53"W	11.24'
L16	N81°47'13"W	28.37'
L17	N81°47'13"W	15.82'
L18	N34°00'21"W	33.16'
L19	N78°45'25"W	24.87'
L20	N78°45'25"W	9.92'
L21	N12°28'14"W	9.00'
L22	N81°47'13"W	48.81'
L23	S05°38'07"W	23.89'

NO.	DATE	DESCRIPTION	BY	CHK
14-2052	LLADJ - SUBD	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



8 / 9 FIRCH LLC
24 CHESTNUT STREET
DOVER, NH 03820
2565 / 227

8 / 8 THE CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
1028 / 030; 1028 / 038

8 / 1 BRIAN FISCHER
STEPHANIE FISCHER
45 NORTH RIVER ROAD
LEE, NH 03861
1987 / 289

2 / 76A SEER PROPERTIES, LLC
400 CENTRAL AVE.
DOVER, NH 03820
3783 / 607

2 / 76D KARELITZ PROP., LLC
400 CENTRAL AVE.
DOVER, NH 03820
3585 / 070

2 / 76C KARELITZ TRUST
113 MAUDRY RD
DURHAM, NH 03824
3044 / 140

REFERENCE PLANS:

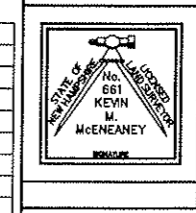
- DISPOSITION PLAN OF LAND - PARCEL M/3/1, PARCEL C/3/5 - DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: JANUARY 4, 1976; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 18-44.
- DISPOSITION PLAN OF LAND - PARCEL C/3/3, PARCEL C/3/4 - DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: MAY 25, 1977; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 18-52.
- PLAN OF LAND PREPARED FOR CITY OF DOVER, 'H PROPERTY KNOWN AS THE ORCHARD STREET PARKING LOT, TAX MAP 2, LOT No. 83, ORCHARD & CHESTNUT STREETS, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: MAY 19, 2011, REVISED THROUGH 5/9/14; BY: McENEANEY SURVEY ASSOCIATES, INC.

NOTES:

- OWNERS OF RECORD:
 - 2 / 68 ONE TWENTY FIVE WASHINGTON STREET
110 WASHINGTON STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1135, PAGE 292
 - 2 / 88 THE CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1028, PAGE 030 (P/3/1)
S.C.R.D. VOL. 1028, PAGE 036 (M/3/1; C/3/5)
S.C.R.D. VOL. 1020, PAGE 246 (C/3/1)
 - 2 / 69 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT: CENTRAL BUSINESS DISTRICT (CBD)
- THE INTENT OF THIS PLAN IS TO DEPOSIT A LOT LINE ADJUSTMENT WHERE A PORTION OF LOT 2/83 (TRACT "A", 4,384 S.F.) WILL BE ADDED TO LOT 2/83, CREATE AN EXTENSION OF ORCHARD STREET TO CHESTNUT STREET AND SUBDIVIDE LOT 2/83 INTO TWO (2) LOTS.
- THERE ARE CURRENTLY 23 STRIPPED PARKING SPACES LOCATED ON PARCEL 2/53. THERE ARE CURRENTLY 197 STRIPPED PARKING SPACES LOCATED ON PARCEL 2/83. A PORTION OF THE PARCEL 2/83 IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145, PANELS 0310 & 0330, SUFFIX D, MAP NUMBERS 33017003100 & 33017003300, EFFECTIVE DATE: MAY 17, 2005.
- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON FEBRUARY 14, 2011. VERTICAL DATUM IS NAVD83.
- DISPOSITION PARCEL P/3/1 IS SUBJECT TO:
 - AN EASEMENT FOR DRAINAGE FOR THE BENEFIT OF DISPOSITION PARCEL C/3/2.
 - USE RESTRICTIONS SET FORTH IN THE URBAN RENEWAL REDEVELOPMENT PLAN DATED SEPTEMBER 15, 1971, AND AMENDMENTS THEREOF.
 - THE CITY SHALL USE AND MAINTAIN THE PROPERTY FOR PUBLIC PARKS, IN EFFECT UNTIL SEPTEMBER 15, 2011.
 - THE CITY SHALL NOT RESTRICT THE USE OR OCCUPANCY OF THE PROPERTY UPON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN.
- DISPOSITION PARCEL M/3/1 IS SUBJECT TO:
 - AN EASEMENT FOR VEHICULAR ACCESS FROM CHESTNUT STREET FOR THE BENEFIT OF DISPOSITION PARCEL C/3/2.
 - EASEMENTS FOR FOUR PEDESTRIAN WALKWAYS OVER PARKING LOT FOR THE BENEFIT OF DISPOSITION PARCEL C/3/2.
 - AN EASEMENT FOR VEHICULAR ACCESS FROM PARKING LOT TO DISPOSITION PARCEL C/3/3 AND C/3/4.
 - EASEMENTS FOR EXCLUSIVE USE OF PARKING SPACES KNOWN AS EASEMENTS A, B, C, D, E AND F ON SCRD PLAN 19-44.
 - RIGHTS FOR USE OF TWELVE FOOT WIDE PASSWAY FROM WALDRON STREET, LOCATED BEHIND BUILDING NO. 382-384 AND 388 CENTRAL AVENUE, SCRD BOOK 1015, PAGE 647.
 - PERMANENT RIGHT OF WAY FOR ACCESS TO REAR OF BUILDING LOCATED ON TAX MAP 2, LOT 79. SCRD BOOK 1024, PAGE 323.
 - USE RESTRICTIONS SET FORTH IN THE URBAN RENEWAL REDEVELOPMENT PLAN DATED SEPTEMBER 15, 1971, AND AMENDMENTS THEREOF.
 - THE CITY SHALL USE AND MAINTAIN THE PROPERTY FOR PUBLIC PARKING, IN EFFECT UNTIL SEPTEMBER 15, 2011.
 - THE CITY SHALL NOT RESTRICT THE USE OR OCCUPANCY OF THE PROPERTY UPON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN.
- DISPOSITION PARCEL C/3/5 IS SUBJECT TO:
 - USE RESTRICTIONS SET FORTH IN THE URBAN RENEWAL REDEVELOPMENT PLAN DATED SEPTEMBER 15, 1971, AND AMENDMENTS THEREOF.
 - THE CITY SHALL USE AND MAINTAIN THE PROPERTY FOR PEDESTRIAN AND VEHICULAR ACCESS TO REAR ENTRANCES OF PARCELS FRONTING ON CENTRAL AVENUE AND WASHINGTON STREET, IN EFFECT UNTIL SEPTEMBER 15, 2011.
 - THE CITY SHALL NOT RESTRICT THE USE OR OCCUPANCY OF THE PROPERTY UPON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN.
 - THE PARCEL IS ALSO SUBJECT TO A SALE OF A PORTION OF THE PREMISES AS DESCRIBED IN SCRD BOOK 1091, PAGE 161.
- DISPOSITION PARCEL C/3/1 IS SUBJECT TO:
 - CONTRACT FOR SALE OF LAND FOR REDEVELOPMENT OF A PUBLIC BODY DATED JUNE 13, 1976.
 - CONTRACT FOR SALE OF LAND FOR REDEVELOPMENT OF A PUBLIC BODY DATED SEPTEMBER 15, 1971, AND AMENDMENTS THEREOF.
 - COVENANTS RUNNING WITH THE LAND DESCRIBED IN SCRD BOOK 1020, PAGE 247, WHICH SHALL REMAIN IN EFFECT UNTIL SEPTEMBER 15, 2011, EXCEPT FOR THOSE 5 WHICH SHALL REMAIN IN EFFECT WITHOUT LIMITATION AS TO TIME.
 - A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.

LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND PREPARED FOR ONE TWENTY FIVE WASHINGTON STREET TAX MAP 2, LOT No. 53 and the CITY OF DOVER TAX MAP 2, LOT No. 83 WASHINGTON, ORCHARD & CHESTNUT STREETS CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-___
DRAWN BY: RJM FILE: VR CP 2052\14-2052 S
SCALE: 1" = 30' DATE: JUNE 6, 2014



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

LEGEND

I.R.(set) - IRON ROD
W/ PLASTIC I.O. CAP (SET)
I.R.(fnd) - IRON ROD (FOUND)
N.H.H.D. - NEW HAMPSHIRE HIGHWAY DEPARTMENT
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

"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 "M" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	89°43'48"	16.00	25.06	22.57	N57°36'49"W
C2	09°45'28"	472.10	80.40	80.30	N17°37'37"W
C3	100°02'11"	25.00	43.65	38.31	N27°30'45"E
C4	68°27'53"	67.00	80.06	75.38	S68°14'18"E
C5	03°00'42"	570.75	30.00	30.00	N22°43'54"W
C6	42°40'43"	43.00	32.03	31.29	N55°20'43"W
C7	68°27'53"	107.00	127.86	120.39	N68°14'18"W
C8	01°43'54"	472.10	14.27	14.27	N23°22'18"W

1 / 20 TREL ASSOCIATES SIDNEY ROBBINS FAMILY TRUST
c/o SHAHEEN AND GORDON PA P.O. Box 1535 DOVER, NH 03821
DOVER, NH 03821 1121 / 14 2058 / 647

2 / 7 SIDNEY ROBBINS FAMILY TRUST
P.O. Box 1535 DOVER, NH 03821
1515 / 224

2 / 8 SIDNEY ROBBINS FAMILY TRUST
P.O. Box 1535 DOVER, NH 03821
1515 / 224

2 / 6 SIDNEY ROBBINS FAMILY TRUST
P.O. Box 1535 DOVER, NH 03821
1656 / 496

1 / 20 TREL ASSOCIATES SHAHEEN AND GORDON PA
P.O. Box 977 DOVER, NH 03821
2058 / 647



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-40

Application Type: Site Plan Review
Applicant(s): City of Dover
Owner(s): City of Dover
Location: Chestnut Street and Orchard Street (Assessor's Map 2, Lot 83)

INTENT: To construct a proposed 54,688 square foot police station and parking garage with 304 interior parking spaces and 83 surface parking spaces on Orchard Street.

LOTS/UNITS PROPOSED: Two lots

AGENDA ITEM #: 4-C

ACREAGE: 1.26 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Municipal parking lot

PROPOSED LAND USE: Municipal police station and parking garage

SURROUNDING LAND USE: Commercial, retail, office, US Post Office, elderly housing apartments and municipal parking lot

ZBA ACTION: None

ATTACHMENTS: Site 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 construct a 54,688 square foot police station and parking garage with 304 interior parking spaces and 83 surface parking spaces as well as reconstruct a 27 space parking lot.

Consistency with Land Use Regulations

RSA 674:54 provides for the Planning Board review of governmental land uses and nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations.

Chapter 149-4-A of the Site Review Regulations of the City Code provides for site review approval for the construction of new structures. This project is located in the Central Business District (CBD) - General, which allows retail, restaurants, and multi-family housing units. New buildings should follow the pattern of existing development. This plan is consistent with those requirements.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the application with the following nonbinding recommendations:

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 revise the plan to add a crosswalk across Orchard Street at an appropriate location as determined by the City Engineer and Police Department.
4. The applicant shall revise the plan by changing the sidewalk in the island opposite the Orchard Street Chop Shop to follow the property line instead of being straight.
5. The applicant shall obtain a Notice of Intent Permit from the Environmental Protection Agency.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-40

Application Type: Site Plan Review
Applicant(s): City of Dover
Owner(s): City of Dover
Location: Chestnut Street and Orchard Street (Assessor's Map 2, Lot 83)

BELOW IS A STREET VIEW OF ORCHARD STREET PARKING LOT



BELOW IS AN AERIAL VIEW OF ORCHARD STREET PARKING LOT





City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P14-40</u>	Date Received:	RECEIVED JUN 04 2014 By _____
	Amount Paid:	_____	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: City of Dover Telephone # 603 516.6008
 Address of Applicant: 288 Central Ave Dover
 E-Mail Address: m.joyal@dover.nh.gov
 Name of Property Owner (if different from applicant): _____ Telephone # _____
 Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: Orchard Street Parking lot
 Assessor's Map # 2 Lot(s) # 83
 Zoning District(s) CBD-General Overlay District(s) N/A
 Size of Parcel: 54,688 sq. ft. 1.20 ac. Property Deed: Book 1028 Page: 36
 Existing Use of Property: Parking lot

SITE PLAN INFORMATION

Describe Proposed Use: Police Station / Parking Facility
 Area of Parcel to be Developed: 54,688 sq. ft.
 If Multi-family Residential, Specify Number of Units & Buildings Proposed: N/A
 Number of Parking Spaces: Existing _____ Proposed 304
 Highway Access (check where applicable): City Street _____ State Highway _____
 Number of Employees Total: 70 In Maximum Shift: 34
 Disposition of Parcel: _____ Building Setbacks: _____
 Building Footprint 35,880 sq. ft. Front Yard _____ ft.
 Total Building Area 158,970 sq. ft. Rear Yard _____ ft.

Paved Area 20,674 sq. ft.

Side Yard: Right 0 ft.
Left 0 ft.

City Water? Yes ___ No

How far is city water from the property? On site

City Sewer? Yes ___ No

How far is city sewer from the property? On site

BUILDING INFORMATION

Type of Building to be Built: Masonry

Height of Building: 62 Finished Floor Elevation: 62. for P.D.

Number of Seats (where applicable): N/A

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: N/A

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) McEneaney Survey NH LIC 661

Address 24 Chestnut St. Telephone #: 742-0911

Professional License #: 661 E-mail address: ken425@aol.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) AMY SANDERS CLD CONSULTING ENGINEERS, INC.

Address 540 COMMERCIAL ST. MANCHESTER, NH Telephone #: 603 668-8223
03101

Professional License #: 11065 E-mail address: amys@cldeingineers.com

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 6/4/14

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: _____ Date: 6/4/14

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6/4/14

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: _____

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

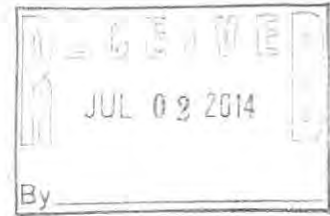
ORCHARD ST ABUTTER LIST 6/26/14

ACCOUNT_NO	OWNER_NAME	OWNER_NO_1	OWNER_NO_2	MAILING_AD	CITY	STATE	ZIP_CODE	PROPERTY_L	AND
02005-000000	104 WASHINGTON ST INC			PO BOX 1535	DOVER	NH	03821-1535	102 WASHINGTON ST	9 LOCUST ST
02081-000000	364 CENTRAL AVENUE ASSOCIATES LLC			80 NASHUA RD STE 24	LONDONDERRY	NH	03053	364 CENTRAL AV	
03067-000000	421 CENTRAL AVENUE LLC			113 BUNKER HILL AVENUE	STRATHAM	NH	03885	421 CENTRAL AV	
02014-000000	90 TEMPLE ASSOCIATES LIM PART	C/O CPM INC		80 NASHUA RD	LONDONDERRY	NH	03053	90 WASHINGTON ST	
02035-A00000	BANK OF NEW HAMPSHIRE	C/O TD BANK		380 WELLINGTON ST TOWER B 12TH FLR	LONDON ONTARIO		N6A 454	375 CENTRAL AV	
02015-000000	CITY OF DOVER			288 CENTRAL AVE	DOVER	NH	03820	18 LOCUST ST	
02036-000000	COCHECO FALLS DAM			PO BOX 178	SOUTH BERWICK	ME	03908	2 CENTRAL AV	
02037-A00000	COCHECO MILLS HOLDINGS LLC			3 PENSTOCK WAY	NEWMARKET	NH	03857-4416	MAIN ST	
02054-000000	COCHECO PARK PRESERVATION ASSOCIATES	C/O PRESERVATION HOUSING MANAGEMENT		3100 BROADWAY STE #1234	KANSAS CITY	MO	64111	40 CHESTNUT ST	
01042-000000	DOVER HOUSING AUTHORITY			62 WHITTIER STREET	DOVER	NH	03820	3 GREEN ST	
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06001-000000	FISCHER BRIAN &	FISCHER STEPHANIE		46 NORTH RIVER ROAD	LEE	NH	03824	432 CENTRAL AV	
02051-000000	GEORGAKILAS PETER & PAULA TRUSTEES	GEORGAKILAS PETER AND PAULA LIV REV TRUS		62 SILVER ST	DOVER	NH	03820-3951	2 WALDRON CT	
02079-000000	GUILLEMETTE RAYMOND N 2005 TRUST	GUILLEMETTE RAYMOND N TRUSTEE		7 HAYES LANE	DOVER	NH	03820	378 CENTRAL AV	376 8 CENTRAL AV
31005-000000	HARLECH LLC			273 CORPORATE DR STE 150	PORTSMOUTH	NH	03801	47 CHESTNUT ST	
02038-000000	HOLGATE LIMITED PARTNERSHIP			130 CENTRAL AVE	DOVER	NH	03820	93 WASHINGTON ST	
02052-000000	INNATE LLC			1 WALDRON CT	DOVER	NH	03820		
02075-C00000	KARELITZ ROBERT S REVOCABLE TRUST	KARELITZ ROBERT S TRUSTEE		113 MDBURY RD	DURHAM	NH	03824	400 CENTRAL AV	
02044-000000	KOZ PROPERTIES LLC			1 ORCHARD STREET	DOVER	NH	03820	1 ORCHARD ST	
02040-A00000	MTI			85 WASHINGTON ST	DOVER	NH	03820	85 WASHINGTON ST	
02053-000000	ONE TWENTY FIVE WASHINGTON ST			PO BOX 1535	DOVER	NH	03821-1535	125 WASHINGTON ST	
01041-000000	RIVERVIEW BUILDING CONDOMINIUM			40 COURT ST STE 650	BOSTON	MA	02108	5 GREEN ST	
02041-000000	SARNIA PROPERTIES INC	C/O CPMANAGEMENT INC		11 COURT ST STE 100	EXETER	NH	03833	350 CENTRAL AV	83 WASHINGTON ST
02050-000004	SMESTAD STEVEN A			PO BOX 4333	PORTSMOUTH	NH	03801	388 4 CENTRAL AV	
02035-000000	STRAFFORD NATL BANK	C/O TD BANK		380 WELLINGTON ST TOWER B 12TH FLR	LONDON ONTARIO		N6A 454	353 CENTRAL AV	
01020-000000	TRELA ASSOCIATES	C/O SHAHEEN AND GORDON PA		PO BOX 977	DOVER	NH	03821-0977	140 WASHINGTON ST	
01040-000000	U S POSTAL SERVICE			133 WASHINGTON ST	DOVER	NH	03820	133 WASHINGTON ST	
02008-000000	ROBBINS SIDNEY FAMILY TRUST	ROBBINS RICHARD AND STANLEY AND WEISNER		PO BOX 1535	DOVER	NH	03821-1535	26 WALNUT ST	108 WASHINGTON ST 114 WASHINGTON ST 28 WALNUT ST 124 WASHINGTON ST



July 1, 2014

Christopher G. Parker
Director of Planning and Community Development
288 Central Avenue
City of Dover, NH 03820-4169



Re: Dover Police Facility & Parking Garage
Revised Site Plans [Dover No. P-14-40]
CLD Reference No. 14-0193

Dear Mr. Parker:

We have revised the enclosed plans to in response to your June 27, 2014 email regarding the above referenced project. The following changes have been made:

1. Common site notes as noted on the City of Dover website have been added to the Site Plan;
2. A date has been added to the plan set;
3. An 11x17 neighborhood plan of the project site identifying abutting uses is attached;
4. The file number P-14-40, has been added to the plan set's border;
5. The floor plans have been added to the plan set;
6. The garage interior layout has been added to the plan set;
7. A note referencing the previous traffic study submittal has been added to the Site Plan;
8. The owner information has been added to the cover;
9. Bearing and distances, abutter information and ID lot numbers have been added to the Demolition Plan;
10. The Engineer's stamp has been added to the plan set;
11. The building's finished floor elevations have been added to the Site Plan;
12. The widths of Orchard and Chestnut Streets have been added to the Site Plan;
13. Proposed dumpster pad locations are identified on the Site Plan;
14. A note relative to the use of the lower parking level for police staff and vehicles has been added to the Site Plan;
15. The parking calculations along with the total surface and garage spaces have been added to the Site Plan;
16. In reference to the Fire Lane, *no parking* signage has been added along the north side of the building;
17. The relocated Aubuchon sign has been added to the Site Plan;
18. The estimated peak water flow and estimated peak sewer has been added to the Grading plan;
19. Utility service sizes have been added to the Grading plan;
20. The water service connection for the Aubuchon property has been revised;
21. The Lighting Plan has been revised noting the existing site lighting at the Aubuchon lot is to remain and is not included in the lighting calculations;
22. The Landscape plans have been updated to include the architect's stamp;
23. The Streetscape rendering has been revised with corrected pedestrian island; and,
24. The Elevations has been updated with corrected notation.



Christopher Parker
CLD Reference No. 14-0193
July 1, 2014
Page - 2

Please note, a legend is included on the cover page identifying symbols and line types. We trust the revisions noted above address your comments. Please let us know of any additional information you may need.

Very truly yours,

A handwritten signature in black ink, appearing to read 'ARSanders', is written over the typed name.

Amy R. Sanders

ARS:lk

Enclosures

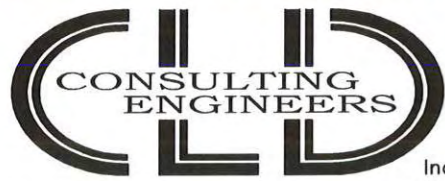
cc w/encls.: Dale Doller, AIA – Lavallee Brensinger Architects

KEY

- RESIDENTIAL
- COMMERCIAL
- COMMERCIAL/ RESIDENTIAL
- PARKING



F:\PROJ2014\140193 DOVER NH PD_PG\AUTODESK\DRAWINGS\140193 NEIGHBORHOOD PLAN.DWG 6/30/2014 9:35 PM



540 Commercial Street • Manchester, NH 03101
(603) 668-8223 • Fax: (603) 668-8802
cld@cldengineers.com • www.cldengineers.com
Maine • New Hampshire • Vermont

**DOVER POLICE FACILITY AND
PUBLIC GARAGE**

RECEIVED NEIGHBORHOOD PLAN
JUL 02 2014 JUNE 2014
SCALE: 1"=100'



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-43

Application Type: Minor Lot Line Adjustment
Applicant(s): Changing Places, LLC
Owner(s): Cammar Properties III, LLC, and Bellamy Management Corp.
Location: 26 School Street and 1-3 Mechanic Street.(Assessor's Map 24, Lots 103 & 104A)

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

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-d

ACREAGE: 0.43 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Multi-family residential and single family

PROPOSED LAND USE: Mixed use project

SURROUNDING LAND USE: Multi-family residential, duplexes, marina, offices and municipal parking lot

ZBA ACTION: None

ATTACHMENTS: 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 add the Planning File numbers P14-43 to the title block.
4. The applicant shall revise the plat to correct note #4 to change "maximum lot coverage" to "minimum lot coverage".

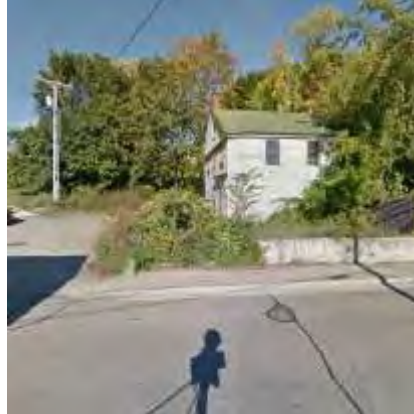


CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-43

Application Type: Minor Lot Line Adjustment
Applicant(s): Changing Places, LLC
Owner(s): Cammar Properties III, LLC, and Bellamy Management Corp.
Location: 26 School Street and 1-3 Mechanic Street.(Assessor's Map 24, Lots 103 & 104A)

BELOW IS A STREET VIEW 26 SCHOOL STREET AND 1-3 MECHANIC STREET



BELOW IS AN AERIAL VIEW OF 26 SCHOOL STREET AND 1-3 MECHANIC STREET





City of Dover, New Hampshire MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only	Project #:	<u>P14-43</u>	Date Received:	<u>RECEIVED</u>
	Amount Paid:	<u>\$3589.00</u>	Time Received:	<u>FEB 09 2014</u>

CR#1143

APPLICANT INFORMATION

Name of Applicant: CHANGING PLACES LLC Telephone # 978-375-3153

Address of Applicant: 42 J DOVER POINT RD DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: 17 PORTLAND AVE DOVER NH 03820

Address of Property: PORTLAND AVE

Assessor's Map # 24 Lot(s) # 104A

Property Deed: Book 1682 Page: 746

Zoning District(s) CBD Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 6108 Size of Proposed Parcel (sq. ft.): 14,497

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: 51 CAMPGROUND RD LEE NH 03861

Address of Property: MECHANIC ST.

Assessor's Map # 24 Lot(s) # 103

Property Deed: Book 4081 Page: 329

Zoning District(s) CBD Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 12,514 Size of Proposed Parcel (sq. ft.): 4,125

[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 ASSOC

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

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

SIGNATURES

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

Signature of First Property Owner: _____ Date: _____

Signature of Second Property Owner: Robert S. Main Date: 6-6-14

Signature of Applicant (if different from owner): [Signature] Date: 6-6-14

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.

Signature of Property Owner: Robert S. Main Date: 6-6-14

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: Cristine Logan (member) Date: 6/7/14

Signature of Second Property Owner: _____ Date: _____

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: Cristine Logan (member) Date: 6/7/14

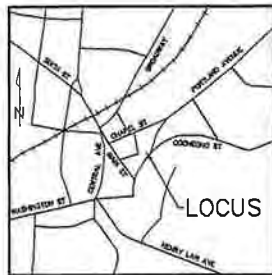
ABUTTERS LIST for CHANGING PLACES, LLC

APPLICATIONS for CONDITIONAL USE, SITE REVIEW, LOT LINE ADJUSTMENT

updated 6/5/14

3	4	F & A, LLC		123 PENN AIR ROAD	WOLFEBORO	NH	03894
3	6	F & A, LLC		123 PENN AIR ROAD	WOLFEBORO	NH	03894
3	9	DEAN A. FOURNIER REVOCABLE LIVING TRUST	DEAN A. FOURNIER, TRUSTEE	819 CENTRAL AVENUE	DOVER	NH	03820
3	9	1 BRADLEY W. ULLRICH		10 LANCASTER ROAD	WINDHAM	NH	03087
3	9	2 HEIDI HANSON		25 SCHOOL STREET #2	DOVER	NH	03820
3	9	3 JAKE R. JOHNSON	KATHRYN JOHNSON	8 OLD PINE HILL ROAD S	BERWICK	ME	03901-2718
3	9	4 JOHN T. KELLEY		P.O. Box 277	PORTSMOUTH	NH	03802-0277
3	9	5 DANIEL LAUZIÈRE LYNCH		25 SCHOOL STREET, UNIT 5	DOVER	NH	03820
3	9	6 ROBERT E. WHICHER	DENISE H. WHICHER	55 BOCA CHICA ROAD, LOT 33	KEY WEST	FL	33040-5616
3	9	7 RCJ & COMPANY		35 GARFIELD ROAD	PORTSMOUTH	NH	03801
3	9	8 KENNETH G. EDWARDS	CLAUDETTE R. EDWARDS	46 HORACE GREELEY ROAD	AMHERST	NH	03031
3	9	9 KEVIN LANSFORD		25 9 SCHOOL STREET	DOVER	NH	038201
3	10	DEAN A. FOURNIER REVOCABLE LIVING TRUST	DEAN A. FOURNIER, TRUSTEE	819 CENTRAL AVENUE	DOVER	NH	03820
3	11	DEAN A. FOURNIER REVOCABLE LIVING TRUST	DEAN A. FOURNIER, TRUSTEE	819 CENTRAL AVENUE	DOVER	NH	03820
3	12	CEG SCHOOL STREET REALTY TRUST	CHARLES E. GEORGE	481 HIGH STREET	SOMERSWORTH	NH	03878
3	13	NINA GATZOULIS	VASSILIOS A. GATZOULIS	25 ROGERS STREET	DOVER	NH	03820
3	18	DEAN A. FOURNIER, TRUSTEE	DEAN A. FOURNIER REVOCABLE LIVING TRUST	819 CENTRAL AVENUE	DOVER	NH	03820
3	25	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
3	26	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
3	27	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
3	30	EPARCHY OF ST. MARON		P.O. Box 2210	DOVER	NH	03821-2210
3	31	BIG J REALTY, INC.		161 CLEMENT ROAD	ROLLINSFORD	NH	03869
23	1	ROBERT S. MAIRS	ED O'BRIEN	17 PORTLAND AVENUE	DOVER	NH	03820
23	2	ROBERT S. MAIRS		17 PORTLAND AVENUE	DOVER	NH	03820
23	3	ROBERT S. MAIRS		17 PORTLAND AVENUE	DOVER	NH	03820
24	58	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
24	59	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
24	60 B	TENARU INVESTMENTS, LLC		17 ATLANTIC AVENUE	NORTH HAMPTON	NH	03862
24	95	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
24	96	GEORGE R. LADERBUSH	BONNIE J. LADERBUSH	25 CHAPEL STREET	DOVER	NH	03820
24	97	RALPH D. & PRANEE VACCARO	DAVID M. VACCARO	800 BANFIELD ROAD	PORTSMOUTH	NH	03801
24	98	JAMES J. WOOD		18 GARRISON ROAD	DOVER	NH	03820
24	99	JAMES J. WOOD		18 GARRISON ROAD	DOVER	NH	03820
24	100	JAMES J. WOOD		18 GARRISON ROAD	DOVER	NH	03820
24	101	ROBERT L. HARRELL		191 MAST ROAD	LEE	NH	03861-6525
24	102	JEREMY BARROWS		5 MECHANIC STREET	DOVER	NH	03820-3507
24	103	CAMMAR PROPERTIES III, LLC		51 CAMPGROUND ROAD	LEE	NH	03861
24	104	ROBERT S. MAIRS		14 ROBERTS ROAD	DOVER	NH	03820
24	104 A	BELLAMY MANAGEMENT CORP.		17 PORTLAND AVENUE	DOVER	NH	03820
24	105	GEORGE MAGLARAS		33 COCHECHO STREET	DOVER	NH	03820
24	105 A	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
24	106	CAROL BOUCHER	GEORGE MAGLARAS	55 PORTLAND AVENUE	DOVER	NH	03820-3535

24 140	GEORGE MAGLARAS	LAMPREY PROPERTIES, INC	33 COCHECO STREET	DOVER	NH	03820
24 141	ROBERT S. MAIRS		17 PORTLAND AVENUE	DOVER	NH	03820
24 142	ROBERT S. MAIRS		17 PORTLAND AVENUE	DOVER	NH	03820
24 51	NATAN AVIEZRI & DEBRA S. KLEIN REVOCABLE TRUSTS	NATAN AVIEZRI & DEBRA S. KLEIN, TRUSTEES	P. O. BOX 4217	PORTSMOUTH	NH	03802-4217
24 56	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
24 57	CITY OF DOVER	C/O WALDRON CEMETERY	PORTLAND AVENUE	DOVER	NH	03820
24 60	PETER J. LABOURDETTE	BELINDA C. PAOLETTI	38 CHAPEL STREET	DOVER	NH	03820
24 60 A	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVENUE	DOVER	NH	03820
24 94	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVENUE	DOVER	NH	03820
24 107	FRANCINE M. MINOT	JAMES L. MINOT	59 PORTLAND AVENUE	DOVER	NH	03820
24 108	GLADYS V. SHAINES REVOCABLE TRUST	GLADYS V. SHAINES, TRUSTEE	P.O. BOX 432	HAMPTON FALLS	NH	03844
24 109	ELIZABETH B. BROCKETT		71 PORTLAND AVENUE	DOVER	NH	03820



LOCATION PLAN
(NO SCALE)

LEGEND

- I.R.(set) o - IRON ROD W/ I.D. CAP (SET)
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- o- UP 410/5 - UTILITY POLE W/ I.D. Nos.
- o - CATCH BASIN
- - DRAIN MANHOLE
- o - SEWER MANHOLE
- o - GAS VALVE
- o - WATER GATE VALVE
- o - FIRE HYDRANT
- - GUY WIRE

NOTES:

- 1.) OWNER OF RECORD:
 - 24/108 CAMMAR PROPERTIES III LLC
51 CAMPGROUND ROAD
LEE, NEW HAMPSHIRE 03861
S.C.R.D. VOL. 4081, PAGE 329
 - 24/104A BELLAMY MANAGEMENT CORP.
17 PORTLAND AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1682, PAGE 746
- 2.) 24/108 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS CBD (CENTRAL BUSINESS DISTRICT).
- 4.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
 - MINIMUM LOT SIZE = NOT APPLICABLE
 - MAXIMUM LOT COVERAGE = 75 PERCENT
 - FRONTAGE BUILD-OUT = 70 PERCENT MINIMUM
 - FRONT BUILD-TO = 0 FT. MIN., 10 FT. MAX.
 - SIDE SETBACK = 0 FT. MIN., 24 FT. MAX.
 - REAR SETBACK = 10 FT. MIN.
 - HEIGHT OF BUILDING = 2 STORY MINIMUM
- 5.) PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN, TRACT "A" 8,389 S.F. IS TO BE ADDED TO PARCEL 24 / 104A.
- 6.) PARCEL AREAS = ORIGINAL PARCEL NEW PARCEL

24 / 108	12,514 S.F. / 0.29 Ac.	4,125 S.F. / 0.10 Ac.
24/104A	6,108 S.F. / 0.14 Ac.	14,497 S.F. / 0.33 Ac.
- 7.) PER FLOOD INSURANCE RATE MAP 33017C03300, EFFECTIVE DATE: MAY 17, 2005; ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- 8.) BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID. VERTICAL DATUM IS NGVD29.
- 9.) A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.

REFERENCE PLANS:

- 1.) PROPERTY OF WILFRED LEGACY, 26 SCHOOL STREET, DOVER, NH. SCALE: 1" = 20'; DATED: MAY 30, 1961; BY: EVERETT L. BEAN. RECORDED S.C.R.D. PLAN 31, POCKET 4, FOLDER 4.
- 2.) SITE PLAN OF 25 SCHOOL STREET CONDOMINIUMS PREPARED FOR DEAN A. FOURNIER, TAX MAP 3, LOT No. 9, 25 SCHOOL STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 10'; DATED: NOVEMBER 24, 2003; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 74-79.
- 3.) SCHOOL ST. AND MECHANIC ST. REHABILITATION. SCALE: 1" = 20'; DATED: 4-8-87, REVISED THROUGH 1-20-88; BY: CITY OF DOVER, ENGINEERING DIVISION, PROJECT No. 8703.
- 4.) PLAN OF LAND FOR THE CITY OF DOVER N.H. IN DOVER, N.H. SCALE: 1" = 40'; DATED: JULY 17, 1992; BY: BRUCE L. POHOPEK. RECORDED S.C.R.D. PLAN 32A-89.

LIST OF ABUTTERS

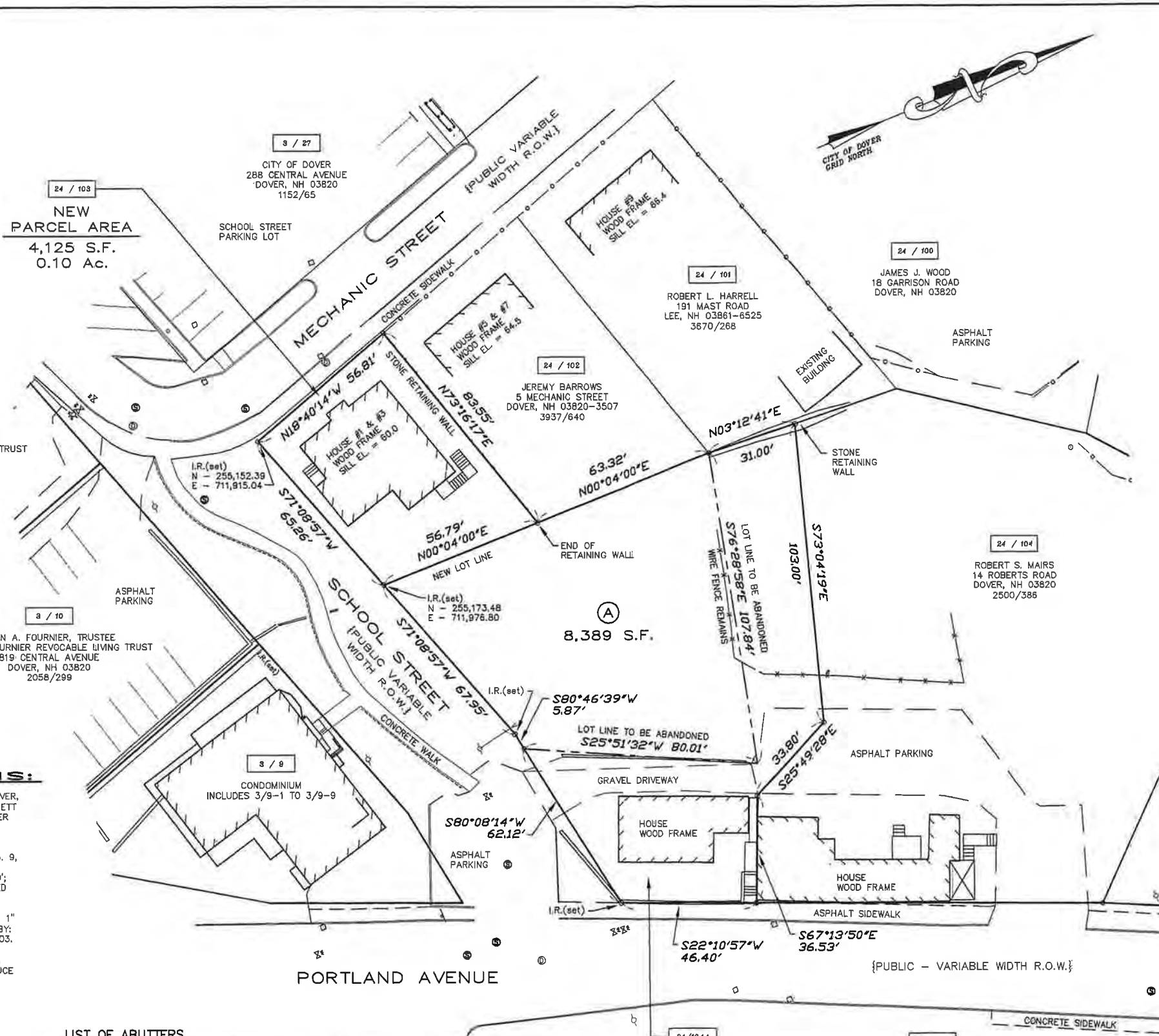
MAP / LOT	NAME	ADDRESS	DEED REFERENCE
8 / 9	DEAN A. FOURNIER, TRUSTEE DEAN A. FOURNIER REV. LIVING TRUST	819 CENTRAL AVENUE DOVER, NH 03820	2058/299
8 / 8-1	BRADLEY W. ULLRICH	10 LANCASTER ROAD WINDHAM, NH 03087	3008/278
8 / 8-2	HEIDI HANSON	25 SCHOOL STREET #2 DOVER, NH 03820	3593/623
8 / 8-3	JAKE R. JOHNSON KATHRYN JOHNSON	8 OLD PINE HILL ROAD S BERWICK, ME 03901-2718	3870/551
8 / 8-4	JOHN T. KELLEY	P.O. Box 277 PORTSMOUTH, NH 03802-0277	3078/115
8 / 8-5	DANIEL LAUZIERE LYNCH	25 SCHOOL STREET, UNIT 5 DOVER, NH 03820	3579/50
8 / 8-6	ROBERT E. WHICHER DENISE H. WHICHER	55 BOCA CHICA ROAD LOT 33 KEY WEST, FL 33040-5616	3393/229
8 / 8-7	RCJ & COMPANY	35 GARFIELD ROAD PORTSMOUTH, NH 03801	3127/520
8 / 8-8	KENNETH G. EDWARDS CLAUDETTE R. EDWARDS	46 HORACE GREELEY ROAD AMHERST, NH 03031	3071/524
8 / 8-9	KEVIN LANSFORD 25	9 SCHOOL STREET DOVER, NH 03820	3782/997

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
14-2055		LL ADJ		
PROJECT NO	TYPE	FIELDBOOK & PAGES		

NEW PARCEL AREA

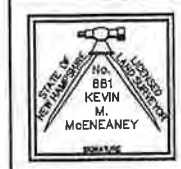
14,497 S.F.
0.33 Ac.

24/106A
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820



LOT LINE ADJUSTMENT PLAN
PREPARED FOR
CHANGING PLACES, LLC
BEING LOCATED ON LANDS BELONGING TO
CAMMAR PROPERTIES III LLC
TAX MAP 24, LOT No. 103
BELLAMY MANAGEMENT CORP.
TAX MAP 24, LOT No. 104A
PORTLAND AVENUE & MECHANIC STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-
DRAWN BY: RJM FILE: VR CP\2055\14-2055 SD
SCALE: 1" = 20' DATE: MAY 22, 2014



McEaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

"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."



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P07-32B

Application Type: One-year extension to an approved 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: A previously approved (June 23, 2009) open space subdivision of land is set to expire, and requires a one year extension of the approval to allow for completion of the infrastructure.

LOTS/UNITS PROPOSED: No change

AGENDA ITEM #: 4-E

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: E-mail from Attorney Schulte

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 is requesting that the Planning Board allow the developer one more year to complete roadway, utility and other site improvements to the project.

Consistency with Land Use Regulations

Chapter 155-24-B of the Dover Code allows the Planning Board to grant time extensions, not to exceed one year, if the following criteria are met:

- 1) The proposed project is consistent with the City Master Plan.
- 2) Surrounding conditions (ie. traffic flow, school capacity, water/sewer demand) have not changed to the point of requiring reanalyzing of the proposed project.
- 3) The proposed project complies with current City, State and Federal regulations, ordinances and statutes.
- 4) Notification of abutters shall be required of all first time extension requests. Said notification shall be by certified mail and shall be at the expense of the applicant.

STAFF RECOMMENDATION:

The Planning Department recommends that the extension request be approved for one (1) year with the following conditions:

Conditions to Be Met:

1. The applicant shall pay to the City of Dover, the outstanding balance of \$6543.00, for the traffic study completed in 2007.
2. The applicant shall complete all repairs to the pump station to the satisfaction of the Electrical Inspector and Public Works Superintendent.
3. The applicant shall correct the driveway on lot 11 or have a driveway waiver approved.
4. 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.

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

5. All new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
6. 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

PLANNING BOARD - STAFF MEMO FILE #P07-32B

Application Type: One-year extension to an approved 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



Bird, Steve L.

From: James Schulte [jim@jimschultelaw.com]
Sent: Thursday, July 03, 2014 12:57 PM
To: Bird, Steve L.
Subject: Picnic Rock

Dear Steve,

This email will confirm the verbal request that I made to Mr. Parker to request a one year extension to the approvals for the Picnic Rock subdivision. All of the lots in the first phase have either been sold or are under agreement for sale. We have submitted the application to the Attorney General for registration of Phase II, and should have the response from the Office of the Attorney General in a week or two. The developer has installed the utilities and roadway for Phase II and has done the base coat of paving. The project remains consistent with the City Master Plan. Surrounding conditions have not changed so as to require reanalyzing the project. The project complies with current regulations, ordinances and statutes.

There has been an issue concerning the permit for the pump station. Last Friday I received a specification from the electrical inspector which listed his precise concerns, and the pump contractor will be at the site on Monday to draw the permit to complete the items that were identified by the inspector.

There was an issue concerning the driveway for Lot #11, but we are resolving that by transferring the adjacent Lot #10 to the owners of Lot #11, and arranging for the removal of the existing driveway on Lot #11 and installing a new driveway on Lot #10.

Please let me know if you need anything further from me before the Planning Board meeting.

Jim Schulte



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