



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, Dover NH 03820
Meeting Date: **Tuesday, August 12, 2014**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- July 22, 2014 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote on 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)
- B. Consideration and possible vote on a Conditional Use Permit for Adam, Jade & Sheryl Fogg, Assessor's Map L, Lot 13, zoned R-20, located at 25 Nute Road. Replace existing house and garage with new house and garage in a single structure. Total permanent impact to the Conservation District is 3,900 sq. ft. *(P14-23)

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Paul Delisle, Assessor's Map 8, Lot 17, zoned R-20, located at 20 Leighton Road. Proposal is to add approximately 200 sq. ft. of additional porch to an existing house, within the Conservation District adjacent to the Bellamy River. *(P14-36)
- B. Consideration and acceptance of a Conditional Use Permit for Aimee & Jeremy Dion, Assessor's Map 40, Lot 12, zoned R-12, located at 3 Earle Street. Proposal is to construct a 482 sq. ft. addition to a house that would be no closer than 50 feet to Willand Pond in the Conservation District. *(P14-41)
- C. Consideration and acceptance of a Conditional Use Permit for John S. Lomastro, Assessor's Map L, Lot 43, zoned R-20, located at 163 Spur Rd. Proposal includes a patio, retaining wall, walkway, steps and landscaping within the Conservation District adjacent to the Bellamy River, with 1,026 sq. ft. of permanent impact and 1,920 sq. ft. of temporary impact for construction access. *(P14-37)
- D. Consideration and acceptance of a Minor Subdivision for STF Development Corp., Assessor's Map B, Lot 1A, zoned R-40, located at 480 Sixth Street (1 lot subdivided into 2 lots). *(P14-48)
- E. Consideration and acceptance of a Minor Subdivision for Jeffrey & Anne Bean, Assessor's Map A, Lot 45, zoned R-40, located at 12 Olive Meadow Lane & Sixth Street (1 lot subdivided into 2 lots). *(P14-49)

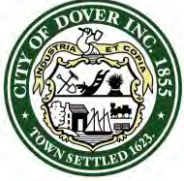
5. STAFF COMMENTS

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>.



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DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, Dover NH 03820
Meeting Date: **Tuesday, July 22, 2014**
Meeting Time: **7:00 pm**

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

Members Not Present: Kirt Schuman (Vice Chair)

Staff Present: Steve Bird (City Planner), Diane Britt (Recording Secretary)

Staff Not Present: Christopher Parker (Planning Director)

The Chair asked C.Lawrence to sit on the Board. The Chair called the meeting to order at 7:01 p.m.

1. CITIZENS' FORUM

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

The Chair announced that the Housing Partnership applications will not be heard tonight.

2. APPROVAL OF THE PRIOR MINUTES

- July 8, 2014 Regular Meeting Minutes

Motion: F.Torr made a motion to accept the Minutes from the July 8, 2014 Regular Meeting. Seconded by W.Garrison. Vote: U/A

3. OLD BUSINESS

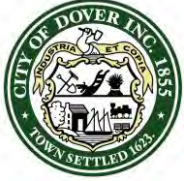
- A. Consideration and possible vote on a Minor Subdivision and Transfer of Development Rights Sketch Plan for Mark Phillips & The Storage Barn, LLC, (Owner: Diane & Jeff Weeden & The Storage Barn, LLC), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 385 & 387 Sixth Street. (2 lots subdivided into 3 lots) *(P14-30)

Mark Phillips, the applicant, stated with him were Jessica Smith, his partner in The Storage Barn, LLC, and Jeff Weeden, who owns the 5 acres that are landlocked in this parcel. He explained he has a contract to buy Mr. Weeden's property once he receives approval.

Jonathan Ring, Jones and Beach Engineers, Inc., spoke next. He stated Christopher Albert, the wetlands scientist who delineated the wetlands on the site, was also present. He submitted a letter dated 6/9/14 addressing the Transfer of Development Rights. The related subdivision involves the entire 32-acre parcel with Lot 16-F, Lot 16-G and Lot 16. They are requesting reduced lot frontage, reduced lot size and reduced lot setbacks. The 75 ft. side and rear setbacks, if imposed, will severely restrict their ability to do this development. Building A is entirely in the 75 ft. side setback. He went through each item in the letter, noting that Staff supports the minimum lot size and minimum lot frontage, and asked that Staff consider amending the Staff Memo to include reduced lot setbacks as part of the approval for the subdivision.

S.Bird agreed that the Staff Memo did not address that issue and stated that he would have preferred some communication regarding that before the meeting because he was not prepared to discuss it tonight.

C.Plante confirmed with Jonathan Ring that the warehouse use would be 500 ft. back from Sixth Street.



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There was discussion regarding the potential for development in that 500 ft. area.

Jonathan Ring spoke about the TDR plan. He stated the first design had 127,000 sq. ft. of impact in the 50 ft. buffer zone with no porous pavement. The new proposal includes the use of porous pavement and would reduce the impact in the buffer zone to 88,000 sq. ft. If the road is moved out of the wetlands area the impact could be reduced further to 65,000 sq. ft. He passed out a revised TDR Plan and some pages from the Stormwater Report to Board members.

Christopher Albert, Certified Wetlands Scientist and Certified Professional in Stormwater and Erosion Control and Water Quality, spoke about the gravel wetlands, porous asphalt, and the reduction in total nitrogen in the watershed area. He stated they are looking at what can be done to alleviate the impact in the buffer zone.

Jonathan Ring stated he took exception to the statement in paragraph 5 of the Staff Memo that “the wetland value is far in excess of what has been presented”. He was concerned about the TDR Ordinance 170-27.2, item E4, which states that the Planning Board has 30 days from the date of review of the sketch plan to determine if waivers are granted, and wanted clarification about when the 30 days would be up.

Mark Phillips stated the Conservation Commission approved this proposal unanimously. He also stated the proposed office building would be powered by solar panels.

STAFF RECOMMENDATION

S.Bird stated the 30-day limit is to ensure that the Planning Board acts swiftly on those types of issues. If a site walk is desired by the Board and if the applicant wants to extend the 30 days, that is allowable under the ordinance.

L.Skinner stated his reasons for wanting to have a site walk.

C.Lawrence explained what he wanted to learn from a site walk.

Motion: D.White made a motion to remove item 3A from the table. Seconded by F.Torr. Vote: U/A

G.Green confirmed with Jonathan Ring that 27% of the pavement on the site will be porous pavement.

D.Ciotti confirmed that the buildings on the site will have concrete pads.

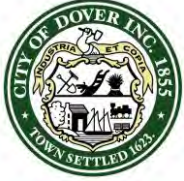
Public Hearing Open. Nobody spoke. Public Hearing Tabled.

S.Bird stated he found it interesting to hear that the applicant was still trying to reduce the impact on the wetland buffer and that they may relocate the road to get it out of the buffer zone.

T.Clark proposed to the applicant that he could lessen or eliminate the impact on the buffer zone by reducing the number of buildings being proposed.

M.Phillips stated the limiting factor is the sewer easement which goes through the property. It is the only way to gain access to the property and must be paved, but he stated he is prepared to reduce the footprint.

D.White stated he was okay with the waiver for the minimum lot size and frontage, but the side setbacks were an issue. He thinks they could reduce the footprint. He was not in favor of a waiver for impacts into the wetlands.



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Mark Phillips stated he did not think it was explained properly and attempted to clarify that the setbacks he is requesting are internal, not to the exterior of the property. The setbacks are only where the three lots meet along the boundary lines.

D.Ciotti asked the Board for a vote to have a site walk and extend the 30-day clock. It was unanimous. He stated the date of the site walk will be Tuesday, July 29, 2014 at 5:30 p.m.

Mark Phillips suggested a fall back date in case there are storms again.

D.Ciotti stated that if Tuesday does not work out, the site walk will be on Wednesday, July 30, 2014 at 5:30 p.m. He verified with Jonathan Ring what is to be staked off on the site.

Motion: F.Torr made a motion to table item 3A. Seconded by D.White. Vote: U/A

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Adam, Jade and Cheryl Fogg, Assessor's Map L, Lot 13, zoned R-20, located at 25 Nute Road. Replace existing house & garage with new house & garage in a single structure. Total permanent impact to Conservation District is 3,900 sq. ft. *(P14-23)

Scott Hogan, Land Use Attorney, stated he was accompanied by Adam Fogg and his mother. He briefly described the project, stating the proposal is to remove the existing residence and an existing stand-alone garage, and replace those two structures with a single new residence. The property has been in the Fogg family since the late 1920s and they want to keep the property in family ownership and will have extended family living in the proposed residence. They went to the Zoning Board of Adjustment for side setback relief. The current residence is 1.2 ft. off the side setback. The proposed residence will be 4.2 ft. off the side setback due to the variance. The idea is to keep the structure as far away from the river as possible. The proposed structure had a larger footprint but with staff feedback it was redesigned to reduce the footprint. There are no impacts to wetlands and there is a decrease in impervious coverage. The driveway will be pervious. The new structure will have municipal utilities. The neighbors who directly abut the side setback, Russell Charleston and Stephanie LeFlem, wrote a letter stating they have no objection to this project, and he read this letter. On July 14, 2014, the application went before the Conservation Commission and they have applied for the state wetland permit. The Conservation Commission made a motion asking them to provide erosion control information, infiltration/stormwater plan, landscape plan, and setback of building from reference lines added to the plan. He expects to be back before the Conservation Commission on August 11, 2014. He stated the Conservation Commission seemed interested in doing a site walk.

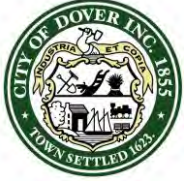
T.Clark had questions regarding pre-development coverage and post-development coverage, and the reason for the change in those numbers.

Atty. Hogan stated that the elimination of the stand alone garage from the proposal changed those numbers.

Adam Fogg stated that the garage will be incorporated into the new residence and he also mentioned that the State of New Hampshire requested that they use porous pavers for the driveway which also affected the numbers.

D.White stated his concern regarding disturbing the site with demolition and removal of trees which could affect the water quality of Bellamy River and he wanted to know more about the landscaping plan.

Atty. Hogan stated they are in the process of developing that plan.



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Adam Fogg explained the reasons for removal of some trees on the site.

D.Ciotti requested an updated landscaping plan that will show what will be removed. He also asked that the side setback on the property owned by LeFlem and the size of the shed which may remain on the site be put on the updated plan. He confirmed with Adam Fogg that the existing patio is on a concrete slab.

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

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION

S.Bird stated that since the Conservation Commission asked for additional information which the applicant is working on, the Planning Department recommends that the Planning Board not vote on this application.

There was discussion about if the Planning Board should schedule a site walk or, if the Conservation Commission scheduled a site walk, two members of the Planning Board want to attend it.

S.Bird stated he will discuss with the Chair of the Conservation Commission a date for a site walk and he will let the Planning Board members know what the date is.

It was noted that S.Bird will notify the Conservation Commission about the site walk scheduled for July 29, 2014 on Sixth Street.

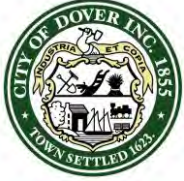
Motion: D.White made a motion to table. Seconded by L.Skinner. Vote: U/A

- B. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for International Cars Limited, (Owners: M & E Jespersen Realty, LLC & Mario & Janet Dimambro), Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15, zoned B-3 & R-12, located at 5 Dover Point Road & 4 Elliot Park.*(P14-46)
- C. Consideration and acceptance of a Site Plan for International Cars Limited, (Owners: M & E Jespersen Realty, LLC & Mario & Janet Dimambro), Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15, zoned B-3 & R-12, located at 5 Dover Point Road & 4 Elliot Park. (Demolish existing building and construct new 46,483 sq. ft. building with 308 parking spaces). *(P14-47)

The Chair announced that items 4B & 4C will be heard together and voted on separately.

Marshall Jespersen of International Cars Limited stated that with this proposal they will clean up all the loose ends on the site. He stated Mr. Uchida will speak about specifics and the design staff is also present to answer questions.

Richard Uchida, Attorney, represented International Cars Limited and Mr. Jespersen. He stated also with him were Jason Hill of TF Moran, and Jonathan Halle and Jonathan Smith, from Warren Street Architects. He explained the proposal is for a redevelopment of the site. The Honda dealership building will be built to LEED standards and will be a much more attractive building. The landscape will be upgraded, drainage will be improved, and a driveway cut will be eliminated to improve site circulation. He explained that three properties will be merged into one. Four waivers are being requested and he explained each one.



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Jason Hill stated he is a civil engineer/project manager with TF Moran. He passed out copies of a color site plan to the Board members. He explained details of the proposal including existing soils, runoff and stormwater treatment, a water retention system, pavement to be used, landscaping to be done, traffic impact, buffer areas between abutting residential areas, and minimization of energy consumption.

There was discussion regarding the plan for storage of vehicles during construction and the parking that will be created at the site of the old building that will be torn down.

Discussion ensued regarding landscaping to include trees to be removed, landscaping elements that will be transplanted, berms and fences. Also discussed was the location for construction vehicles to enter and exit the site, lighting, signage, snow removal/storage plans, location of parking for customers and employees, parking of inventory, and that they have addressed all the issues brought up by the abutting neighbors.

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

Public Hearing Open

Catherine Zarbo, 5 Elliot Park, stated she supports this project along with her husband and said that Honda has been a great neighbor and has been very accommodating. She stated she feels it is important that the existing maple tree between the properties stays, as it provides privacy and shade for them. She is elated about the fence. Her concern is that the existing mature cedar trees and berm remain. To remove them and put up smaller trees would not be equal. When privacy is removed from a home and a commercial lot, resale value goes down for the home and she feels at least five properties will have resale problems. These properties serve as comps for other neighborhoods. She requests to keep the existing berm along with the mature evergreens and she stated the neighbors will continue to assume responsibility for the landscaping.

Paul _____, 6 Elliot Park, stated he has a pool and he put up a fence. The last dealership that was there stopped putting in trees at #5 Elliot Park, so he was forced to put up a fence. His fence is 12 feet out and the proposed tree line is 7 feet out, so that is 5 feet into his property line. He stated he thought the lighting plan was good.

Verlie Trefethen, 6 Elliot Park, stated she was annoyed that years ago the Ed Burns Chevrolet dealership cut down all the trees and shrubs and built a berm that was 2 feet high. They had no privacy. The dealership was told by the City Council to plant more trees behind her house and they planted three trees. That is why her son paid for a fence. She is concerned about the height of the berm that will be put in. Her other concern is the sound system that will be used at the new Honda building. She has experienced continual noise from the loud speaker in the past.

Jason Hill explained that the speakers will be on one side only directed towards the Chevrolet dealership and the Planning Department suggested that it not be used from 7 p.m. to 7 a.m.

Barbara Godin, 24 Elliot Park, stated she was in agreement with the first speaker, Catherine Zarbo. She stated there is a lot of vegetation behind her house that keeps the dealership out of view. She is concerned about what it is going to look like. There are some large deciduous trees and she has been told one is to remain and arborvitae will be put in. She stated she lives at the north end of the Honda dealership and she feels that plants facing north will not get enough sunlight and may not survive or flourish.

Kenneth Foye, 1 Elliot Park, stated he has a landscaped area beside his property. He is concerned that the plan shows vehicles parked right up to his property line. He would like clarification regarding if the existing tree line is coming



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down or if the fence is going to be outside of that. He is also concerned about car alarms going off because his bedroom is on the side near the dealership.

Public Hearing Tabled

STAFF RECOMMENDATION

The Planning Department recommends the Planning Board accept the application, open the public hearing and postpone any decision until the second meeting in August. The reasons for that are a site walk may be helpful to identify what trees are being removed and what trees are staying and the drainage study on this project is being sent out for peer review and that is not complete yet.

Atty. Uchida explained that some of the existing tree line is on Mr. Foye's property and some is on the dealership property, and the trees on Mr. Foye's property will remain. Some trees on the dealership side will be removed and he stated these trees can be identified on the site walk. The site walk will also give everyone an opportunity to view the pool, the existing fence and the berm. He stated arborvitae does quite well in shaded areas. He explained that a higher fence can be installed in the 4 foot area out front next to the right of way.

Motion: L.Skinner made a motion to table for a site walk. Seconded by T.Clark. Vote U/A

After discussion the site walk was scheduled for August 5, 2014 at 5:30 p.m.

Discussion ensued regarding marking out the property lines, trees that are staying and trees being removed, building corners using paint on the pavement, the center of the berm where the fence will be, and the new driveway cuts.

5. STAFF COMMENTS

S.Bird stated the meeting on August 12, 2014 will include 5 or 6 applications that were delayed.

S.Bird stated the Planning Department is working with the UNH Cooperative Extension on a project called Preparing for Climate Change in Dover. They asked us to form a steering committee for this project which will start in September. If any Planning Board members would like to volunteer he has information and will forward it to Board members. It is a short duration, 3 to 4-month project, meeting once or twice per month. He stated they are looking for volunteers from other committees as well.

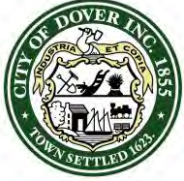
6. MEMBER COMMENTS

G.Green stated the Sign Committee is winding down. They are working on sign definitions and sign illumination which has turned out to be more difficult than anticipated.

F.Torr commented on the nitrogen levels and nutrient loading in Great Bay. This is the first time this has been brought up as an issue and he feels if it is brought up for one applicant then there needs to be consistency.

D.Ciotti confirmed that this was in reference to the chart that was received for Sixth St. He said nitrogen levels are something the Board will have to start considering and possibly asking for from applicants.

D.White stated that this is something the EPA will be requiring eventually. The City will ultimately be responsible for testing for nitrogen and phosphorus and suspended solids from outfalls, rivers and streams.



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G.Cruikshank gave an update on the Land Use Steering Committee that has been meeting monthly since March. It is scheduled to last for approximately six months and they are updating the land use chapter of the Master Plan. They have discussed regulatory and other significant changes that have happened in Dover since 2007, recommended updates to the generalized land use map to improve readability, adding street names and landmarks to help with orientation purposes, and how data can be best presented in the different graphs. Also discussed was accuracy and relevance of statistical data and in what areas of the Master Plan Chapters it should be included, macroeconomic trends for Dover land use, the need to use land more effectively and making use of under-utilized land.

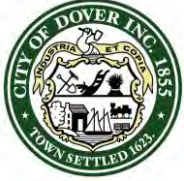
C.Plante wanted to know if there is any follow-up by the City or the Planning Board when there is a landscape plan and a tree is planted according to the plan but the tree dies.

D.Ciotti stated in the past few years the Board has stipulated the size of trees and has looked at what is existing. The Board has the authority to tell an applicant that certain trees need to remain and make that a part of the plan. He felt landscaping plans should show existing trees.

T.Clark stated that if the Planning Board approves a certain landscape as a condition of approval and then five or ten years later a tree dies, there is a method that the Board can use to make sure it is replaced. It does not come up a lot but if a complaint is filed, it will be followed up on.

7. ADJOURNMENT

Motion: G.Green made a motion to adjourn at 9:47 p.m. Seconded by C.Plante. Vote: U/A



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 #: 3-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: None

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail for previous meeting

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. On July 22, 2014 the applicant agreed to extend the 30 day period for the Board's consideration, and a site walk was held July 29th.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board separate the approval into two approvals. First, regarding the TDR:

The TDR is a discretionary regulation and the Planning Board must find that there is a return on the investment for granting that approval. Staff finds that the value of the land being set aside as the sending area does not equal the full value of approving the TDR for waiving lot size, frontage dimensional setbacks, and wetlands buffer encroachments. The minimal economic development return may justify the reduced lot sizes, frontages and setbacks but does not equate to the requested reduction the encroachment into the wetlands buffer. The intense use of wetlands buffer encroachment requires a higher return.

The applicant has already received relief for the presence of wetlands by the zoning board, as that was a principle reason for the approval of the use variance. The additional relief for the encroachment into the wetlands buffer is not warranted.

Finally, staff believes that the wetland value is far in excess of what has been presented. The amount of impervious cover in the area will require significant storm water management and cleansing before entering into the Cochecho River watershed. Staff believes that encroachment into the buffer will significantly impact the storm water management potential of the wetlands and with current concerns about nitrogen levels and nutrient loading in the Great Bay, stormwater management is of the utmost importance.



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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)

The Planning Department recommends approval of the use of TDR for relief from the frontage, the minimum lot size, and the side and rear setback requirements for the newly created lots, but not for relief from the wetlands buffer of fifty (50') with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. A final TDR plan shall be executed documenting the landscaping requirements as outlined in Ch. 170-27.2.F(6).
2. The applicant shall submit deed restrictions on architectural requirements that enhance highest and best aesthetics of the area and conservation restrictions, to be reviewed as to form by the City Attorney.
3. The owner's signatures shall be added to the final plat submitted for signature.
4. The applicant shall provide the Planning Department with a digital version of the final plat.
5. The applicant shall revise the plat to add the Planning File number P14-30 to the title block.

The Planning Department recommends approval of the subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-30 to the title block.

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

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

Daniel Barufaldi
Economic Development Director
d.barufaldi@dover.nh.gov



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Dover Business & Industrial Development Authority City of Dover, New Hampshire

August 6, 2014

Mr. Dennis Ciotti

City of Dover Planning Board Chair

288 Central Avenue

Dover, NH 03820

Ref: Storage Barn LLC

385 & 387 Sixth Street



Dear Chairman Ciotti,

I am writing after having reviewed the amended site plan submitted by the applicant for the above project.

The original premise for granting a zoning variance on the property for a self-storage facility on the property was that the wetlands, the sewer easement and the narrow width of the property precluded higher and better uses of the property. The applicant now requests relief from the very conditions used to get the original variance (wetlands encroachment).

The amended plan does not include moving the road from behind the controlled atmosphere storage barn as recommended by the Planning Board after the site walk. This would have removed one area of wetlands encroachment. While it does slightly reduce the percentage of wetlands encroachment, the majority of the encroachment remains.

Further, the testimony by their wetlands expert that "the wetlands weren't really wetlands" above the creek does not appear to be supported by the facts on the ground.

It appears to me, after viewing the site and the amended plan, that a small reduction in the 17 buildings planned would reduce the wetlands encroachment to zero.

Since the amended plan contains no substantive positive change for the project as proposed, my position of non-support for the project as proposed is unchanged.

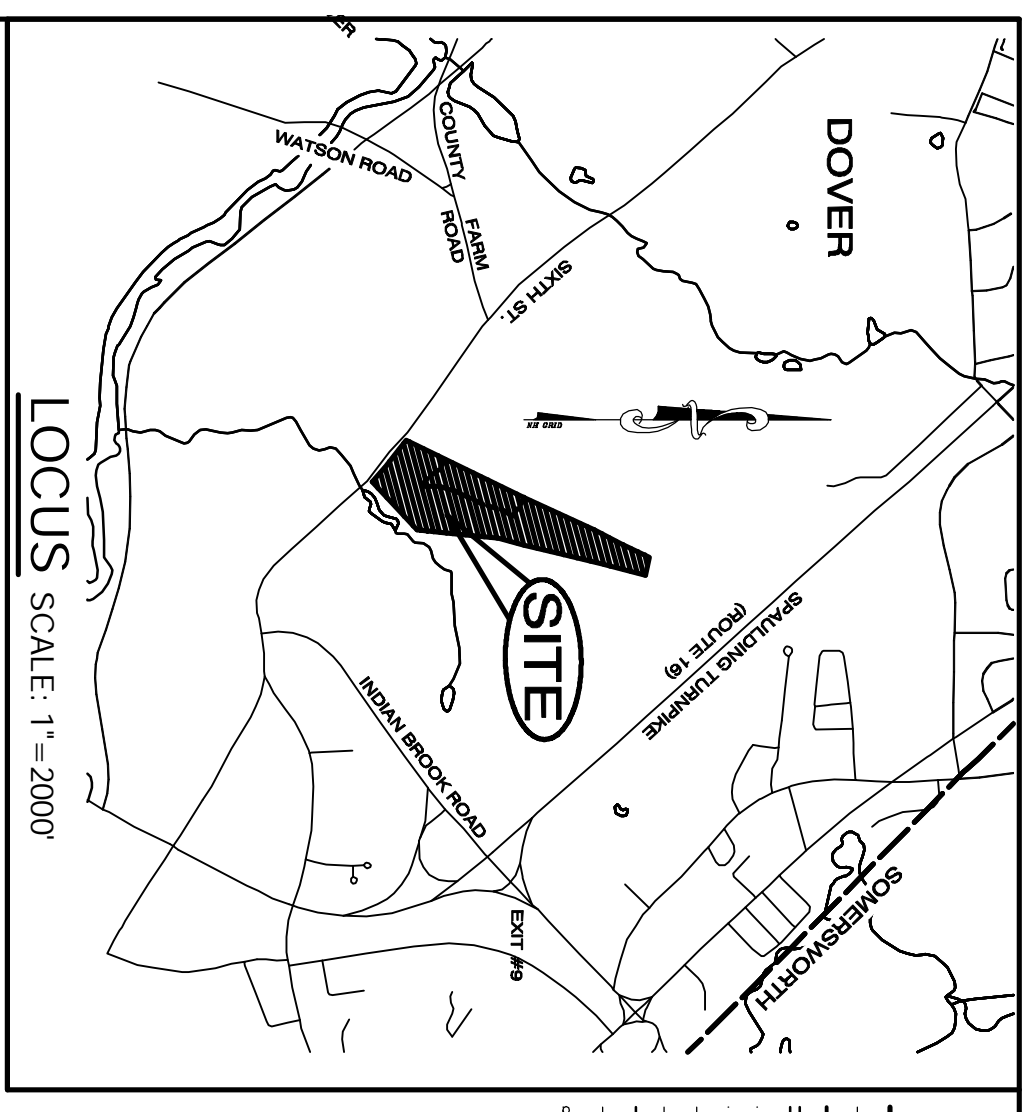
Sincerely,

Daniel J. Barufaldi

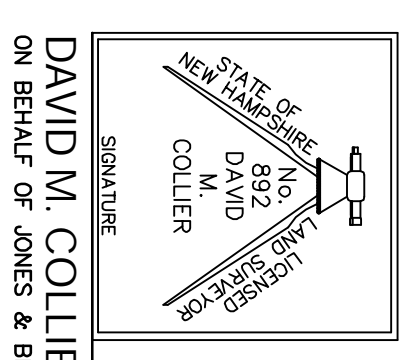
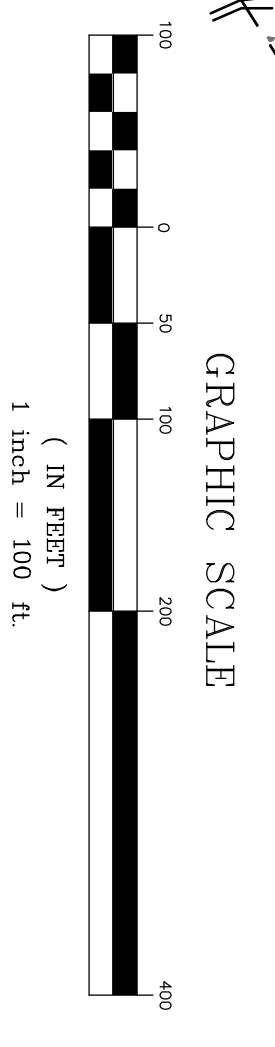
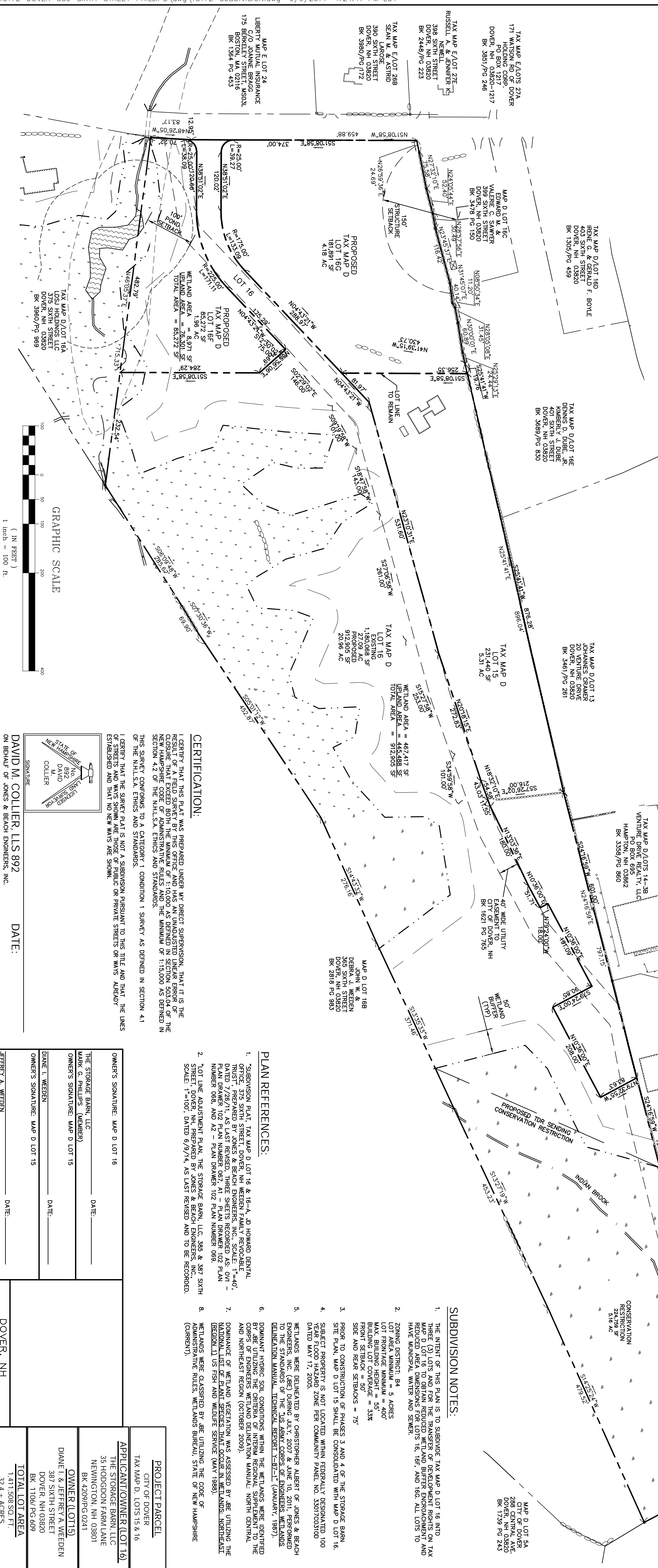
cc: Christopher Parker

Director of Planning & Community Development

Economic Development Director



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



CERTIFICATION:
 I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE BEST COPY OF THE ORIGINAL AS SUBMITTED TO THE TOWN ENGINEER AND THAT THE DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW HAMPSHIRE AND I AM REGISTERED AS AN ENGINEER IN THE STATE OF NEW HAMPSHIRE. MY EXPIRES ON 12/31/2017. THE PLAN IS IN ACCORDANCE WITH THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND STANDARDS. THIS SURVEY CONFORMS TO A CATEGORY 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.
 I CERTIFY THAT THE SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF THE SURVEY PLAT ARE NOT TO BE CONSIDERED AS EVIDENCE OF TITLE OR PRIVATE STREETS OR WAYS. ALL RIGHTS ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

DATE: _____

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

PLAN NO. P14-30
TRANSFER OF DEVELOPMENT RIGHTS & SUBDIVISION PLAN
 THE STORAGE BARN, LLC
 385 & 387 SIXTH STREET, DOVER, NH
 Owner of Record: DAINE I. AND JEFFREY A. WEEDEN, 387 SIXTH STREET, DOVER, NH 03820 (LOT 15)
 JEFFREY A. WEEDEN

PROJECT PARCEL
 CITY OF DOVER
 TAX MAP D, LOTS 15 & 16
APPLICANT/OWNER (LOT 16)
 THE STORAGE BARN, LLC
 35 HODGSON FARM LANE
 NEWINGTON, NH 03801
 BK 4209/PG 0241
OWNER (LOT 15)
 DAINE I. & JEFFREY A. WEEDEN
 387 SIXTH STREET
 DOVER, NH 03820
 BK 1106/PG 609
TOTAL LOT AREA
 7,411,508 SQ. FT.
 32.4 ± ACRES

PLAN REFERENCES:

1. 'SUBDIVISION PLAT, TAX MAP D LOT 16 & 16-A, JO HOWARD DENTAL OFFICE, 375 SIXTH STREET, DOVER, NH WEEDEN FAMILY, REVOCABLE TRUST, 7/14/09, BEACH ENGINEERS, INC., DOVER, NH - PLAN DRAWER 102 PLAN NUMBER 067, A1 - PLAN DRAWER 102 PLAN NUMBER 068, AND A2 - PLAN DRAWER 102 PLAN NUMBER 069.
2. 'LOT LINE ADJUSTMENT PLAN, THE STORAGE BARN, LLC, 385 & 387 SIXTH STREET, DOVER, NH, PREPARED BY JONES & BEACH ENGINEERS, INC., SCALE: 1"=100', DATED 6/9/14, AS LAST REVISED AND TO BE RECORDED.

SUBDIVISION NOTES:

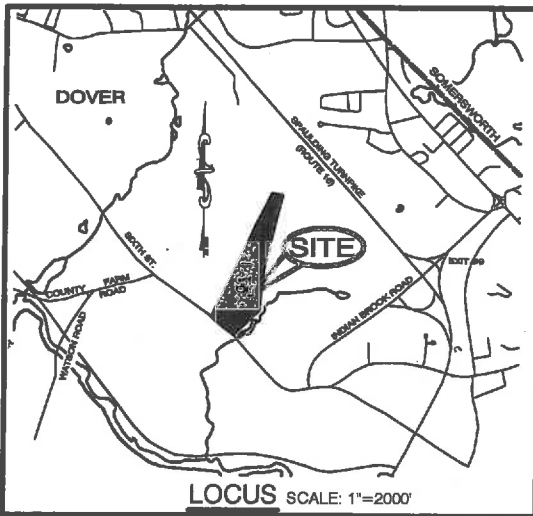
1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP D LOT 16 INTO THREE (3) LOTS AND FOR THE TRANSFER OF DEVELOPMENT RIGHTS ON TAX MAP D LOT 15 TO MAP D LOT 16. THE REDUCED AREA DIMENSIONS FOR LOTS 16, 16A, AND 16B ALL LOTS TO HAVE MUNICIPAL WATER AND SEWER.
2. ZONING DISTRICT: R4
 LOT AREA MINIMUM = 5 ACRES
 LOT FRONTAGE MINIMUM = 400'
 MAX. BUILDING HEIGHT = 35'
 BUILDING LOT COVERAGE = 33%
 FRONT SETBACKS = 80'
 SIDE AND REAR SETBACKS = 75'
3. PRIOR TO CONSTRUCTION OF PHASES 3 AND 4 OF THE STORAGE BARN, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN GENERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE PER COMMUNITY PANEL NO. 3307003100 DATED MAY 17, 2005.
4. WETLANDS WERE DELINEATED BY CHRISTOPHER ALBERT OF JONES & BEACH ENGINEERS, INC. (JBE) DURING JULY, 2007 & JUNE 10, 2011, PERFORMED TO THE STANDARDS OF THE 'US ARMY CORPS OF ENGINEERS, WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-82-1' (JANUARY, 1987). DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY JBE UTILIZING THE CRITERIA OF INTERIM REGIONAL SUPPLEMENT TO THE AND NORTHEAST REGION (OCTOBER 2009).
5. THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NORTHEAST (REGION 1) US FISH AND WILDLIFE SERVICE (MAY 1988).
6. WETLANDS WERE CLASSIFIED BY JBE UTILIZING THE CODE OF ADMINISTRATIVE RULES, WETLANDS BUREAU, STATE OF NEW HAMPSHIRE (CURRENT).

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
1	6/9/14	REVISED PER TRC MEETING	LAZ
0	5/15/14	ISSUED FOR REVIEW	LAZ

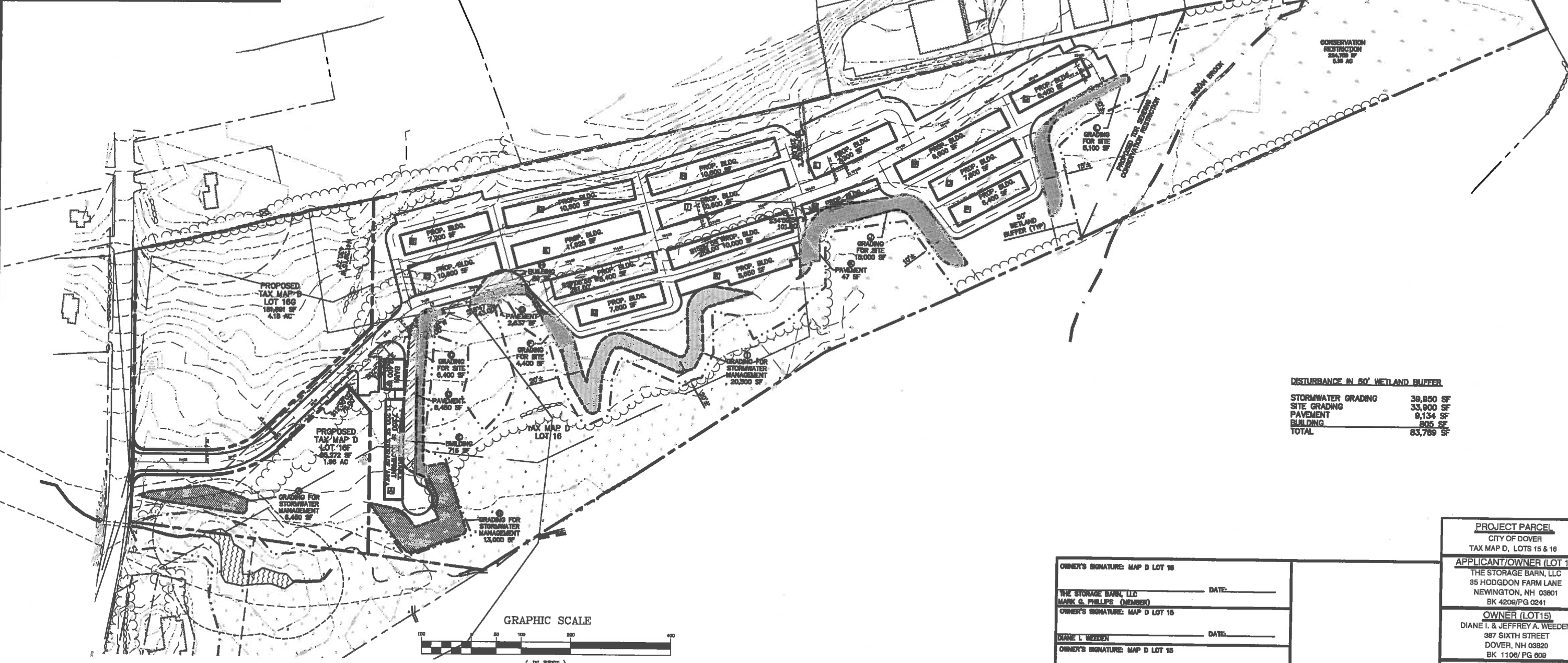
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 66 Portsmouth Ave. *Coastal Engineering Services* 603-772-4746
 PO Box 219 FAX: 603-772-0227
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

PLAN NO. P14-30
TRANSFER OF DEVELOPMENT RIGHTS & SUBDIVISION PLAN
 THE STORAGE BARN, LLC
 385 & 387 SIXTH STREET, DOVER, NH
 Owner of Record: DAINE I. AND JEFFREY A. WEEDEN, 387 SIXTH STREET, DOVER, NH 03820 (LOT 15)
 JEFFREY A. WEEDEN
 DRAWING NO. **A1**
 SHEET 2 OF 3
 JBE PROJECT NO. 13172



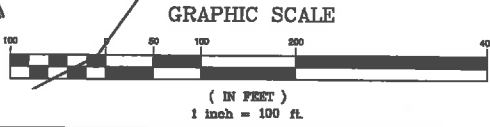
GENERAL LEGEND

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



DISTURBANCE IN 50' WETLAND BUFFER

STORMWATER GRADING	39,950 SF
SITE GRADING	33,900 SF
PAVEMENT	9,134 SF
BUILDING	805 SF
TOTAL	83,789 SF



OWNER'S SIGNATURE: MAP D LOT 16 _____ DATE: _____

THE STORAGE BARN, LLC
MARK G. PHILLIPS (MEMBER)

OWNER'S SIGNATURE: MAP D LOT 16 _____ 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 1108/PG 609

TOTAL LOT AREA
1,411,508 SQ. FT.
32.4 ± ACRES

Design: MJK Draft: LAZ Date: 08/08/14
 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
2	7/15/14	MINOR REVISIONS FOR SITE WALK	MJK
1	8/9/14	REVISED PER TRC MEETING	LAZ
0	5/15/14	ISSUED FOR REVIEW	LAZ
REV.	DATE	REVISION	BY

Designed and Produced In NH

J/B Jones & Beach Engineers, Inc.

65 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

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: **THE STORAGE BARN, LLC, 35 HODGDON FARM LANE, NEWINGTON, NH 03801 (LOT 16)
DIANE I. AND JEFFREY A. WEEDEN, 387 SIXTH STREET, DOVER, NH 03820 (LOT 15)**

DRAWING No.

TDR1

SHEET 1 OF 1
JBE PROJECT NO. 13172

F:\Land Projects\3\13172-DOVER-389-SIXTH-STREET-PHILLIPS.dwg\13172-SUBDIVISION.dwg 6/9/2014 1:24:17 PM EDT



UNIVERSITY
of NEW HAMPSHIRE



University of New Hampshire Stormwater Center

2012 Biennial Report



UNHSC Measured Median Pollutant Removal Efficiencies

Treatment Unit Description	TSS Total Suspended Solids (mg/l)			TPH-D Total Petroleum Hydrocarbons in the Diesel Range (ug/l)			NO3-N (DIN) Dissolved Inorganic Nitrogen (mg/l)			TZn Total Zinc (mg/l)			TP Total Phosphorus (mg/l)			Average Annual Peak Flow Reduction	Average Annual Lag Time
	Influent	Effluent	% Removal	Influent	Effluent	% Removal	Influent	Effluent	% Removal	Influent	Effluent	% Removal	Influent	Effluent	% Removal	% Reduction	Minutes
Conventional Treatment Technologies																	
Retention Pond	55	30	68%	710	100	82%	0.3	0.2	33%	0.05	0.01	68%	0.09	0.11	NT	86	455
Detention Pond	77	16	79%	490	165	74%	0.3	0.2	25%	0.03	0.02	50%	0.05	0.05	NT	93	639
Stone (rip-rap) Swale	30	15	50%	580	380	33%	0.4	0.7	NT	0.07	0.02	64%	-	-	-	6	7
Vegetated Swale	48	16	56%	710	207	82%	0.3	0.3	NT	0.04	0.02	40%	0.08	0.10	NT	52	38
Berm Swale	51	23	50%	637	61	81%	0.2	0.3	NT	0.03	0.02	50%	0.07	0.09	NT	16	58
Deep Sump Catch Basin	48	34	9%	510	440	14%	0.2	0.3	NT	0.04	0.04	NT	0.08	0.07	NT	NT	NT
Manufactured Treatment Devices																	
ADS Infiltration Unit	49	BDL	99%	766	BDL	99%	0.3	0.9	NT	0.05	BDL	99%	0.12	0.02	81%	87	228
StormTech	87	13	83%	750	45	91%	0.3	0.5	NT	0.03	0.01	67%	0.07	0.03	52%	78	235
Aquifilter	28	11	62%	573	156	66%	0.3	0.3	NT	0.04	0.02	43%	0.07	0.05	24%	NT	NT
Online Hydrodynamic Separators	41	29	29%	774	442	42%	0.4	0.4	NT	0.05	0.04	26%	0.09	0.11	NT	NT	NT
Offline Hydrodynamic Separators (HDS)	120	21	75%	570	180	64%	0.2	0.3	NT	0.03	0.02	21%	0.05	0.05	NT	NT	NT
Low Impact Development (LID)																	
Surface Sand Filter	45	19	51%	788	17	98%	0.3	0.4	NT	0.06	0.01	77%	0.12	0.06	33%	69	187
Bio I - 48" depth (42" filter depth)	37	1	97%	798	BDL	99%	0.4	0.1	44%	0.07	BDL	99%	-	-	-	75	266
Bio II - 30" depth (24" filter depth)	48	6	87%	750	BDL	99%	0.2	0.2	NT	0.04	0.02	73%	0.08	0.05	34%	79	309
Bio III - 30" depth (24" filter depth)	120	8	91%	450	163	64%	0.4	0.3	44%	0.03	0.01	75%	0.03	0.05	NT	84	216
Bio IV - 37" depth (24" filter depth)	80	11	83%	495	165	65%	0.3	0.2	42%	0.03	0.01	67%	0.07	0.06	NT	95	61
Subsurface Gravel Wetlands	61	4	96%	644	BDL	99%	0.3	0.1	75%	0.04	0.01	84%	0.06	0.02	58%	92	391
Porous Asphalt	32	BDL	99%	631	BDL	99%	0.2	0.5	NT	0.04	0.01	75%	0.08	0.04	57%	82	1,275
Pervious Concrete	101	11	85%	310	BDL	99%	0.3	0.5	NT	0.03	0.01	75%	0.06	0.65	NT	93	1,011
Permeable Interlocking Concrete Pavement	51	BDL	99%	610	BDL	99%	0.4	BDL	99%	0.05	BDL	99%	0.13	BDL	99%	99	see pg 16
Tree Filter	31	2	91%	631	BDL	99%	0.2	0.2	1%	0.04	0.01	75%	0.07	0.06	NT	31	204

*BDL indicates a value that is Below Detection Limit of the test method.
NT indicates no treatment.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-23

Application Type: Conditional Use Permit
Applicant: Adam, Jade and Cheryl Fogg
Owner: Adam, Jade and Cheryl Fogg
Location: 25 Nute Road (Assessor's Map L, Lot 13)

INTENT: To obtain a Conditional Use Permit to replace an existing house and garage with a new house and garage in a single structure, within the Conservation District adjacent to the tidal Bellamy River. The total permanent impact is 3,900 square feet.

LOTS/UNITS PROPOSED: One replacement house

AGENDA ITEM #: 4-A

ACREAGE: 0.3 acres

ZONING DISTRICT: Low Density Residential District - R-20

EXISTING LAND USE: Single family house and garage

PROPOSED LAND USE: Single family house and garage

SURROUNDING LAND USE: Single-family residential

ZBA ACTION: Variance for a reduced side property line setback was granted on June 19, 2014

ATTACHMENTS: Conditional Use application

PERMITS REQUIRED:

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

ATTACHMENTS: Conditional use plan and application; Conservation Commission minutes

APPLICATION IS COMPLETE: Yes

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

Summary of Request and Background

The applicant has submitted plans to impact the Conservation District by removing an existing house and separate garage and constructing a new house with a garage.

The applicant appeared before the Conservation Commission on July 14, 2014. The Conservation Commission did not endorse the application and asked the applicant for information on erosion control, an infiltration/storm water plan, a landscape plan and the setback of the building from reference line (see Conservation Commission minutes).

Consistency with Land Use Regulations

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to areas within 100 feet of a tidal river if standards related to demonstration of need, avoidance, minimization, and mitigation are met.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing and postpone any decision until the Conservation Commission has provided a written recommendation.

If the Planning Board would like to have a site walk, the Conservation Commission would like to accompany.

Treene ✓



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]
RECEIVED
MAY 05 2014
By _____

Office Use Only Project #: P14-23 Date Received: _____
Amount Paid: \$279.00 Time Received: _____

CR# 4041

APPLICANT AND OWNER INFORMATION

Name of Applicant: ADAM, JADE+CHERYL FOGG Telephone # 603-659-8939

Address of Applicant: 149 MILL ROAD, DURHAM, NH 03824

E-Mail Address: ATLANTIC SURVEY @ COMCAST.NET

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

Address of Property Owner: _____

PROPERTY INFORMATION

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

Zoning District(s) R-20 Overlay District(s) _____

Existing Use of Property: RESIDENTIAL

CONDITIONAL USE PERMIT INFORMATION

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

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

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

DEMOLISH AN EXISTING HOUSE AND GARAGE
(4400 SF IMPACT) AND RECONSTRUCT A NEW HOUSE
AND GARAGE AS A SINGLE STRUCTURE (3900 SF IMPACT)

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

SHORELAND PROTECTION PERMIT - SUBMITTED


Name of Professional That Prepared Plans: ADAM R. FOGG

Address 149 MILL ROAD, DURHAM, NH 03824 Telephone #: 659-8939

Professional License #: LS 891, DESIGNER E-mail address: ATLANTIC SURVEY@
1377 COMCAST.NET

SIGNATURES

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

Signature of Property Owner:  Date: 5/1/14

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: 5/1/14



Calvin J. Erickson
43 Spur Road
Dover, NH 03820

P14-23

Mark & Donna Sears
19 Nute Road
Dover, NH 03820

P14-23

Dover Realty Revocable Trust
Carol, Chandler & Gaisl Estabrook
254 Hall Street
Dunstable, MA 01827

P14-23

Russell E. Charlston &
Stephanie LeFlem
23 Nute Road
Dover, NH 03820

P14-23

Dale S.D. Roemer Revocable Trust
Dale S.D. Roemer, Trustee
51 Spur Road
Dover, NH 03820

P14-23

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Dale S.D. Roemer, Trustee
51 Spur Road
Dover, NH 03820

Adam, Jade & Cheryl Fogg
149 Mill Road
Durham, NH 03824

P14-23

Adam, Jade & Cheryl Fogg
149 Mill Road
Durham, NH 03824

Adam, Jade & Cheryl Fogg
149 Mill Road
Durham, NH 03824





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-23

Application Type: Conditional Use Permit
Applicant: Adam, Jade and Cheryl Fogg
Owner: Adam, Jade and Cheryl Fogg
Location: 25 Nute Road (Assessor's Map L, Lot 13)

BELOW IS AN AERIAL VIEW OF 25 NUTE ROAD



Installation, maintenance and inspection procedures for erosion and sediment control measures:

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

1. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME.
2. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
3. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS.
4. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR HAY BALE BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE, OR WHEN "BULGES" OCCUR.
5. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
6. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
8. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
9. THE OWNER'S AUTHORIZED ENGINEER SHALL INSPECT THE SITE ON A PERIODIC BASIS TO ASSURE COMPLIANCE WITH THE PLANS.

B. FILTERS

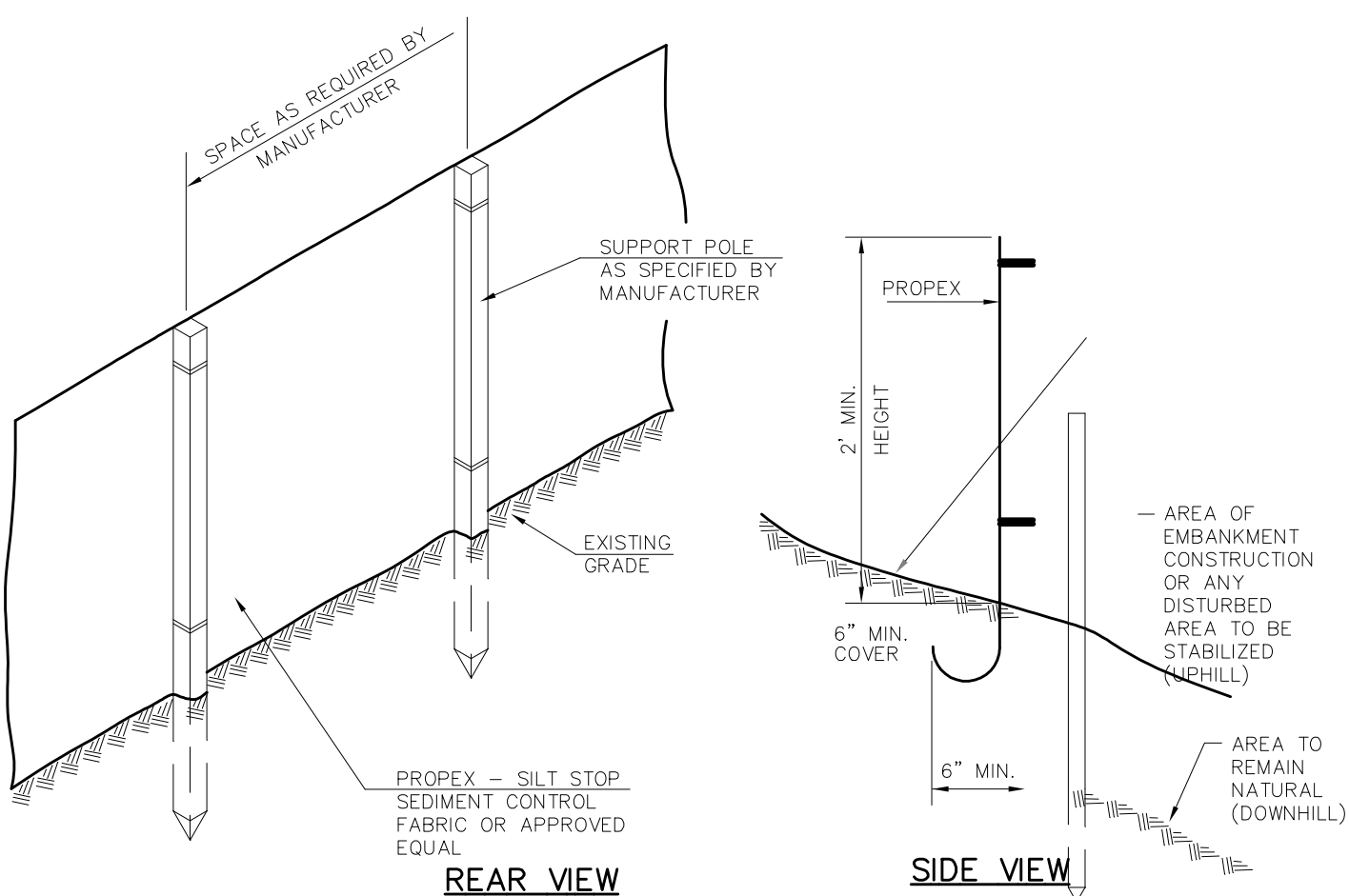
1. SILT FENCE
 - A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

SILT FENCE PROPERTIES		
PHYSICAL PROPERTY	TEST	REQUIREMENTS
GRAB TENSILE	ASTM-D-4632	95/80 LB
PUNCTURE	ASTM-D-4833	45 LB
FLOW RATE	ASTM-D-4491	5 GAL/MIN/SF
UV RESISTANCE	ASTM D-4751	80%
GRAB ELONGATION	ASTM D-4632	20/25%

- POSTS SHALL BE SPACED A MAXIMUM OF TEN (10) FEET APART AT THE BARRIER LOCATION OR AS RECOMMENDED BY THE MANUFACTURER AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16 INCHES).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY SIX (6) INCHES WIDE AND SIX (6) INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE (1) INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND NO MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACES.
- THE "STANDARD STRENGTH" FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND SIX (6) INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM (G) APPLYING.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE UPSLOPE OF THEM.



SILT FENCE DETAIL

NOT TO SCALE

3. MAINTENANCE

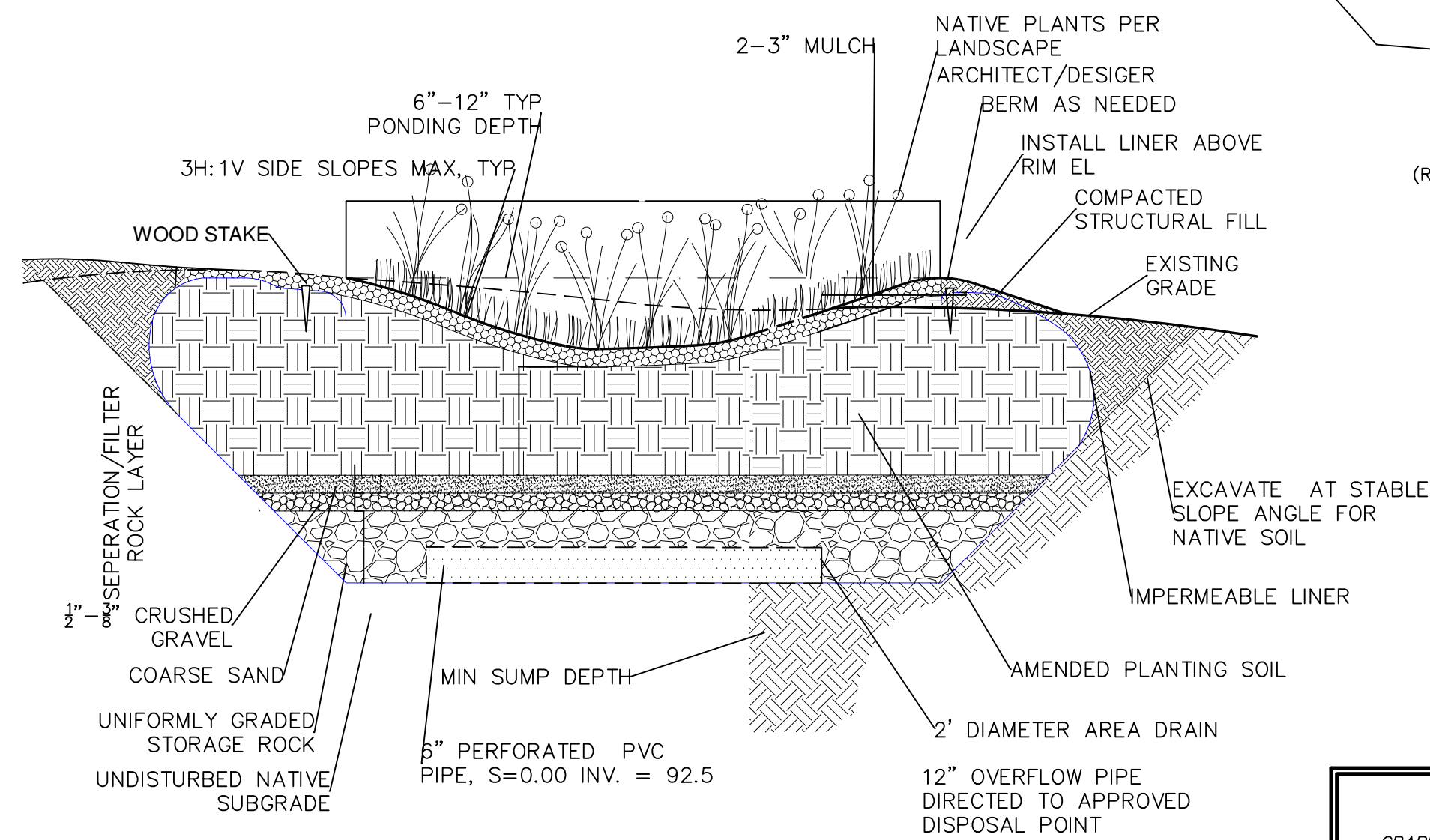
- SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER, THE SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
- SHOULD THE FABRIC ON A SILT FENCE FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR HAY BALE BARRIER IS NO LONGER REQUIRED SHALL BE REMOVED. THE AREA SHALL BE PREPARED AND SEEDED.
- ADDITIONAL STONE MAY HAVE TO BE ADDED TO THE CONSTRUCTION ENTRANCE, ROCK BARRIER STONE LINED SWALES, ETC., PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE EROSION CONTROL STRUCTURE.

FILTRATION RAIN GARDEN NOTES

- DESIGN NOTES:
- PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN MOVE DOWNSTREAM AND DAMAGE HABITAT. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM HABITAT.
 - IMPERMEABLE LINER MAY BE 30 MIL PE OR PVC POND LINER OR BENTONITE CLAY MAT.
 - BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS.
 - INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
 - DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL. HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
 - CALL THE CIVIL ENGINEER, [ENTER NAME HERE] AT [ENTER PHONE NUMBER HERE] 24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO VARIATIONS IN THE FIELD CAN BE IDENTIFIED BY CONSTRUCTION OBSERVATION.
 - DURING AREA DRAIN INSTALLATION, DISTURB NATIVE SOILS AS LITTLE AS POSSIBLE.
 - DO NOT PUNCTURE LINER ANYWHERE EXCEPT AT THE TOP AS SHOWN. IF AN ALTERNATE LINER CONFIGURATION IS USED, ENSURE THAT DURING EVERY STORM FOR EVERY DEPTH OF WATER THAT MAY BE RETAINED, THE LINER PROTECTS STRUCTURES FROM WATER DAMAGE.

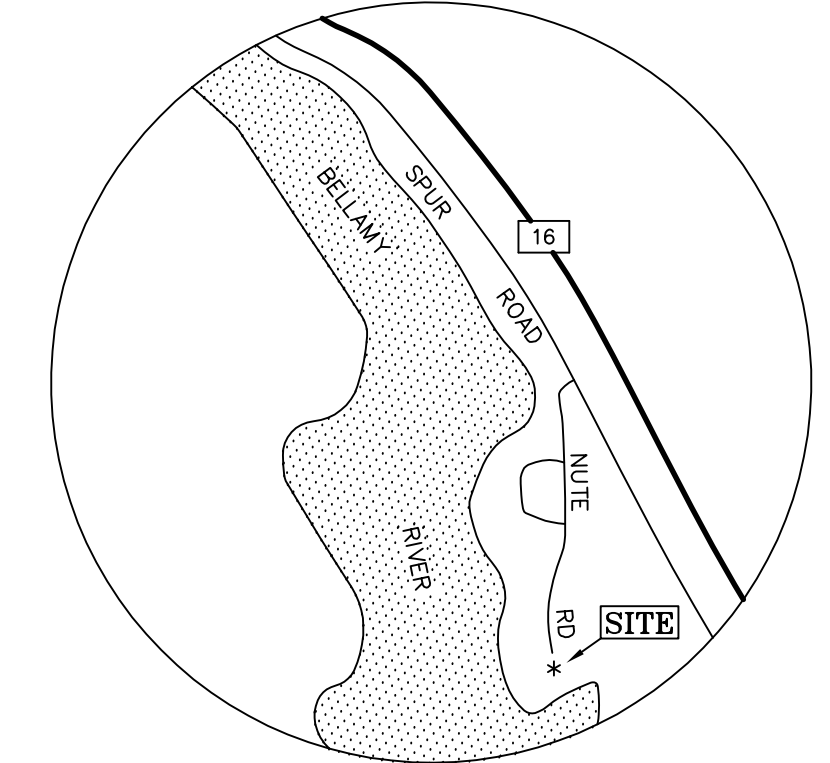
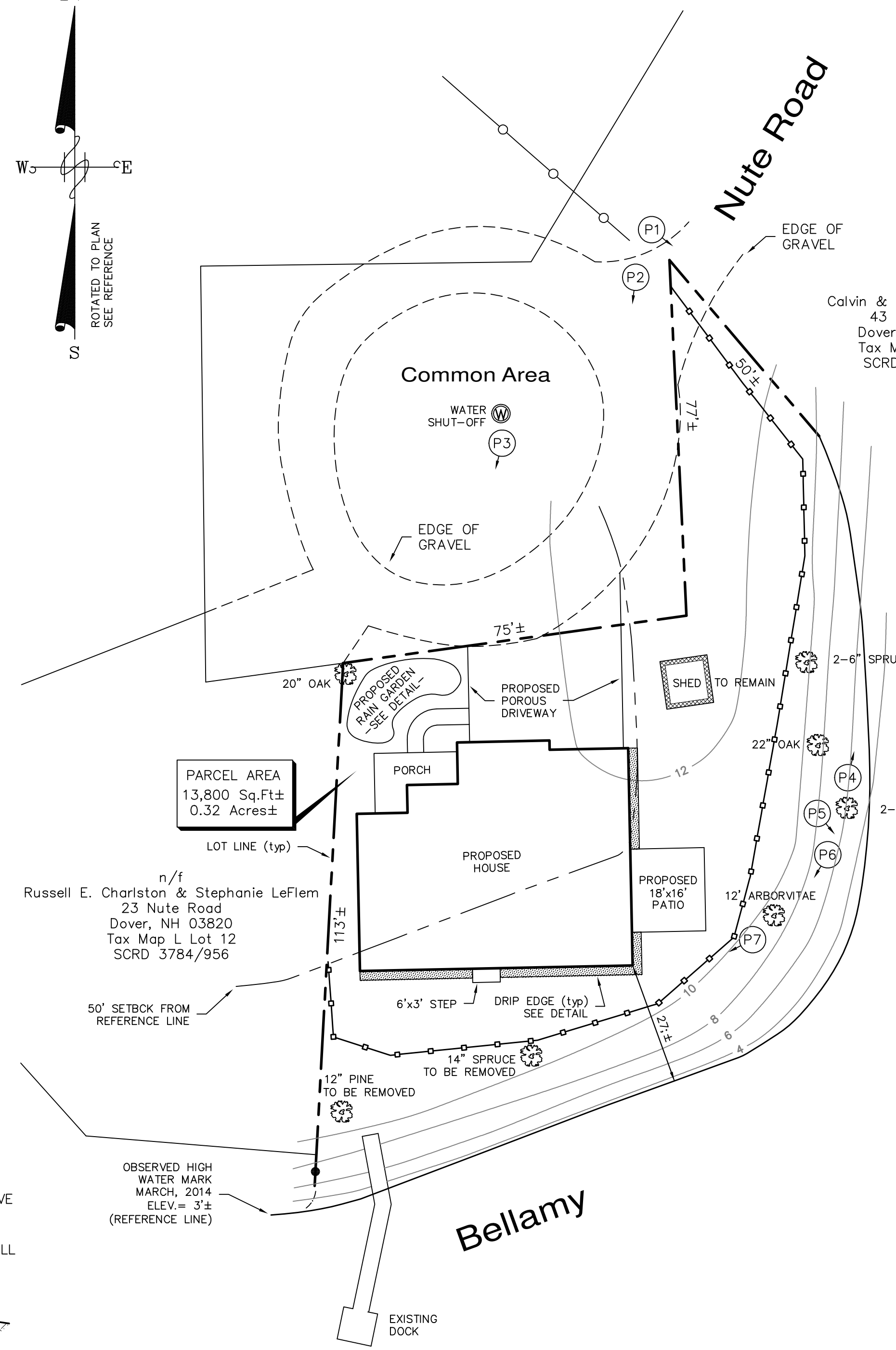
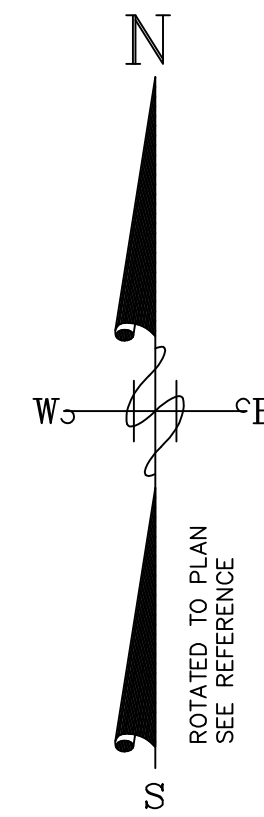
AMENDED PLANTING SOIL MIX SPECIFICATIONS

- AMENDED PLANTING SOIL MIX SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - 60% LOAMY SAND AND 40% COMPOST.
 - ORGANIC CONTENT MATTER FROM 8-10% BY WEIGHT
 - CATION EXCHANGE CAPACITY (CEC) GREATER THAN OR EQUAL TO 5 MILLIEQUIVALENTS/100 GRAMS OF DRY SOIL
 - 2-5% MINERAL FINES CONTENT
- MINIMUM LONG-TERM HYDRAULIC CONDUCTIVITY OF 1 INCH/HOUR PER ASTM D2434 AT 85% COMPACTION PER ASTM D 1557
- MAXIMUM IMMEDIATE HYDRAULIC CONDUCTIVITY OF 12 INCHES/HOUR.
- AMENDED PLANTING SOIL MIX MAY BE CREATED BY TESTING ON-SITE NATIVE SOILS AND MIXING MATERIALS FROM OFF-SITE AS NEEDED TO MEET THE SPECIFICATIONS IN NOTE 1 ABOVE.
- AMENDED PLANTING SOIL MIX SHOULD BE UNIFORMLY MIXED WITH A SOIL MIXER.
 - PLACE SOIL IN 12" LIFTS, KEEPING MACHINERY OUTSIDE OF INFILTRATION AREA.
 - DO NOT PLACE SOILS IF SATURATED.
 - COMPACT EACH LIFT WITH WATER OR BOOT PACKING UNTIL JUST SATURATED TO 85% COMPACTION. DO NOT COMPACT WITH HEAVY MACHINERY OR VIBRATORY COMPACTION.

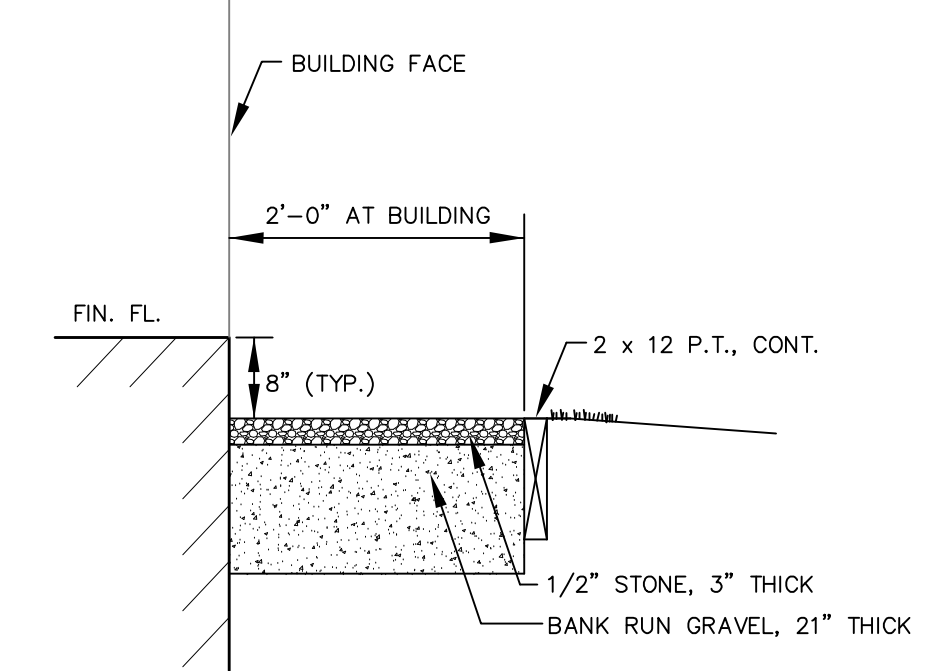


RAIN GARDEN DETAIL

NOT TO SCALE



LOCATION PLAN



DRIP EDGE DETAIL

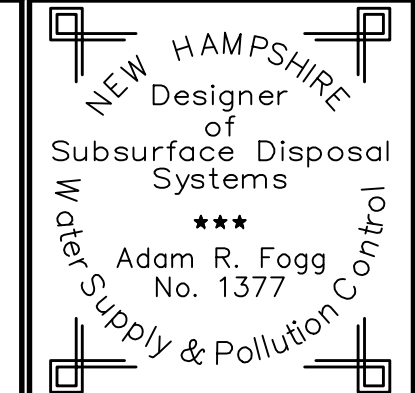
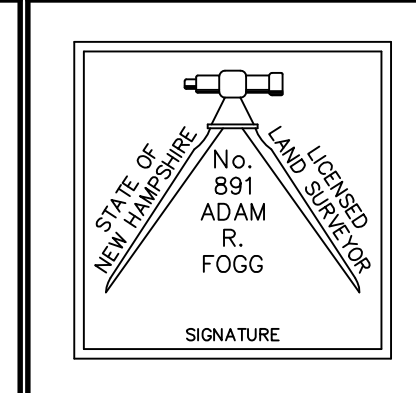
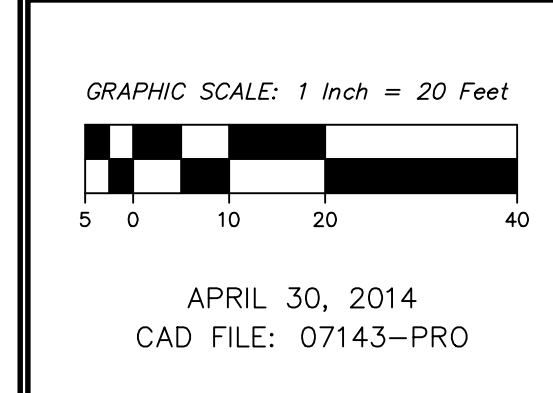
NOT TO SCALE

NOTES

- REFERENCE PLAN:
 - "RIVERSIDE CAMP LOTS" BY W.S. WHEELER DATED JUNE, 1926. SCRD PLAN No. 47, POCKET 3, FOLDER 1
- ELEVATIONS BASED ON NAVD 1988.
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
 - ZONING DISTRICT R-20
 - MINIMUM LOT SIZE IS 20,000 Sq.Ft.
 - MINIMUM LOT FRONTAGE IS 125 Ft.
 - BUILDING SETBACKS:
 - FRONT: 20'
 - SIDE: 10'
 - REAR: 30'

LEGEND:

- 102 --- 2' CONTOUR LINE
- - - - - EDGE OF GRAVEL
- - - - - REFERENCE SETBACK LINE
- ○ ○ ○ ○ PROPOSED SILT FENCE
- ⊙ (P7) PHOTO LOCATION
- ⊙ (T) EXISTING TREE
- ⊙ (W) WATER SHUT-OFF



PREPARED BY:

ATLANTIC SURVEY CO., LLC SURVEYORS PLANNERS SEPTIC DESIGNERS

149 Mill Road, Durham, New Hampshire 03824 603-659-8939

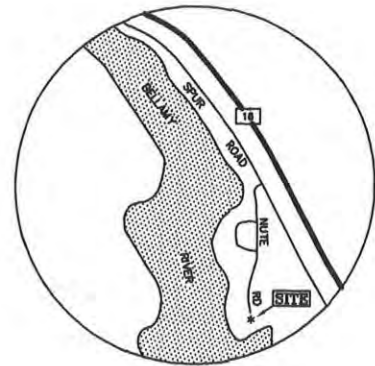
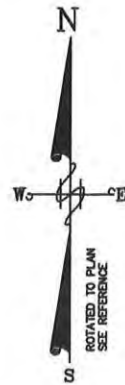
POST-CONSTRUCTION CONDITIONS PLAN

OWNER: ADAM FOGG, JADE FOGG & SHERYL FOGG
149 MILL ROAD
DURHAM, NH 03824

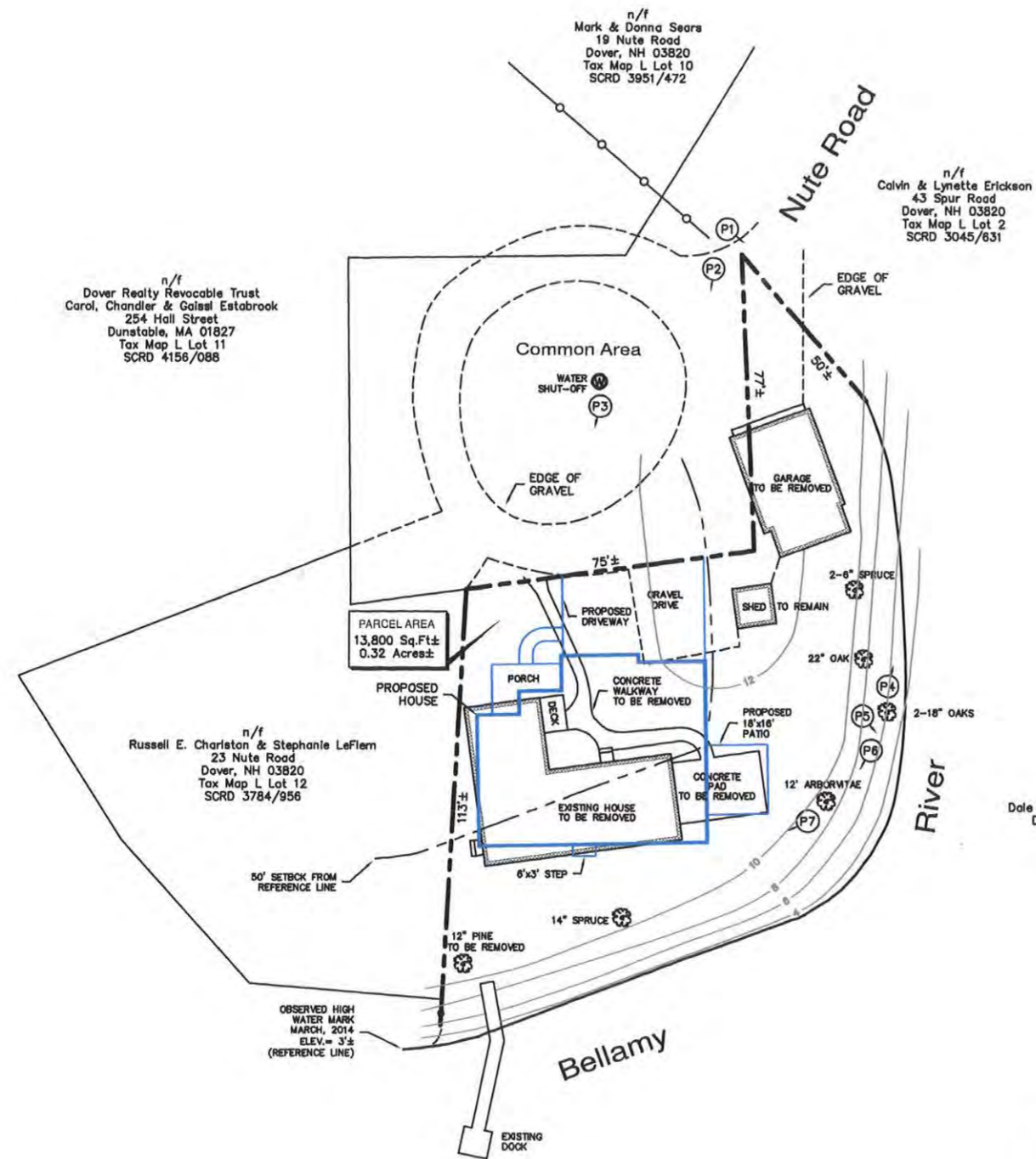
LOT ADDRESS: 25 NUTE ROAD
DOVER, NH

TOWN INFO: TAX MAP L, LOT 13

REGISTRY OF DEEDS: DURHAM BOOK 4021, PAGE 303



LOCATION PLAN



NOTES

1. REFERENCE PLAN:
"RIVERSIDE CAMP LOTS" BY W.S. WHEELER DATED JUNE, 1926.
SCRD PLAN No. 47, POCKET 3, FOLDER 1
2. ELEVATIONS BASED ON NAVD 1988.
3. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
 - a. ZONING DISTRICT R-20
 - b. MINIMUM LOT SIZE IS 20,000 Sq.Ft.
 - c. MINIMUM LOT FRONTAGE IS 125 Ft.
 - d. BUILDING SETBACKS:
 - FRONT: 20'
 - SIDE: 20'
 - REAR: 30'



LEGEND:

	2' CONTOUR LINE		PHOTO LOCATION
	EDGE OF GRAVEL		EXISTING TREE
	REFERENCE SETBACK LINE		WATER SHUT-OFF

PRE/POST CONDITIONS PLAN

OWNER: ADAM FOGG, JADE FOGG & SHERYL FOGG
149 MILL ROAD
DURHAM, NH 03824

LOT ADDRESS: 25 NUTE ROAD
DOVER, NH

TOWN INFO: TAX MAP L, LOT 13

REGISTRY OF DEEDS: DURHAM BOOK 4021, PAGE 303

CITY of DOVER
PLANNING BOARD APPROVAL



OWNERS SIGNATURE

ADAM R. FOGG

GRAPHIC SCALE: 1 Inch = 20 Feet

APRIL 30, 2014
CAD FILE: 07143-ZBA

NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems
Adam R. Fogg
No. 1377
Water Supply & Pollution Control

ATLANTIC
SURVEY CO., LLC

149 Mill Road, Durham, New Hampshire 03824

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS
603-659-8939



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-36

Application Type: Conditional Use Permit
Applicant: Paul Delisle
Owner: Paul Delisle
Location: 20 Leighton Road (Assessor's Map 8, Lot 17)

INTENT: To obtain a Conditional Use Permit to add approximately 200 sq. ft. of additional porch to an existing house, within the Conservation District adjacent to Little Bay. The total impact area is 322 square feet when including the existing porch and stairs.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 0.6198 acres

ZONING DISTRICT: Low Density Residential District - R-20

EXISTING LAND USE: Single family house and garage

PROPOSED LAND USE: Single family house and garage

SURROUNDING LAND USE: Single-family residential

ZBA ACTION: N/A

ATTACHMENTS: Conditional use plan and application; Conservation Commission minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- NHDES Shoreland Impact Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted plans to impact the Conservation District by adding an additional 200 sq. ft. of porch to an existing house.

The applicant appeared before the Conservation Commission on June 9, 2014 and July 14, 2014. The Conservation Commission voted to endorse the application (see Conservation Commission minutes).

Consistency with Land Use Regulations

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

The overall impact of this proposal is fairly small and the addition of the porch is primarily on the side of the house opposite Little Bay. The applicant has already obtained NHDES Shoreland Permit 2013-02739.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the Conditional Use Permit.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-36

Application Type: Conditional Use Permit
Applicant: Paul Delisle
Owner: Paul Delisle
Location: 20 Leighton Road (Assessor's Map 8, Lot 17)

BELOW IS AN AERIAL VIEW OF 20 LEIGHTON ROAD





City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

Office Use Only	Project #: <u>P 14-36</u>	Date Received: _____
	Amount Paid: <u>\$ 294.00</u> <u>CD# 1430</u>	Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Paul Delisle Telephone # 603-562-2771
 Address of Applicant: 28 Brigham Ln Portsmouth NH 03801
 E-Mail Address: pdelisle@Comcast.net
 Name of Property Owner (if different from applicant): Same Telephone # _____
 Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 8 Lot(s) # 17
 Zoning District(s) R20 Overlay District(s) _____
 Existing Use of Property: Single Family Residence

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Add a front porch to the house which lies
w/ 75' of waterfront

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

~~Wetlands~~ Shoreland permit to move
existing driveway

Name of Professional That Prepared Plans: Ambit Engineering

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: 5/2/14

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: [Signature] Date: 5/2/14

Narrative for Conditional Use Permit Application

I would like to install a porch on the existing structure which is within the 75 ft setback. The porch would encompass some area which currently has a structure on it as well as some area without a structure. I have included two floorplans, one with existing structure and one without.

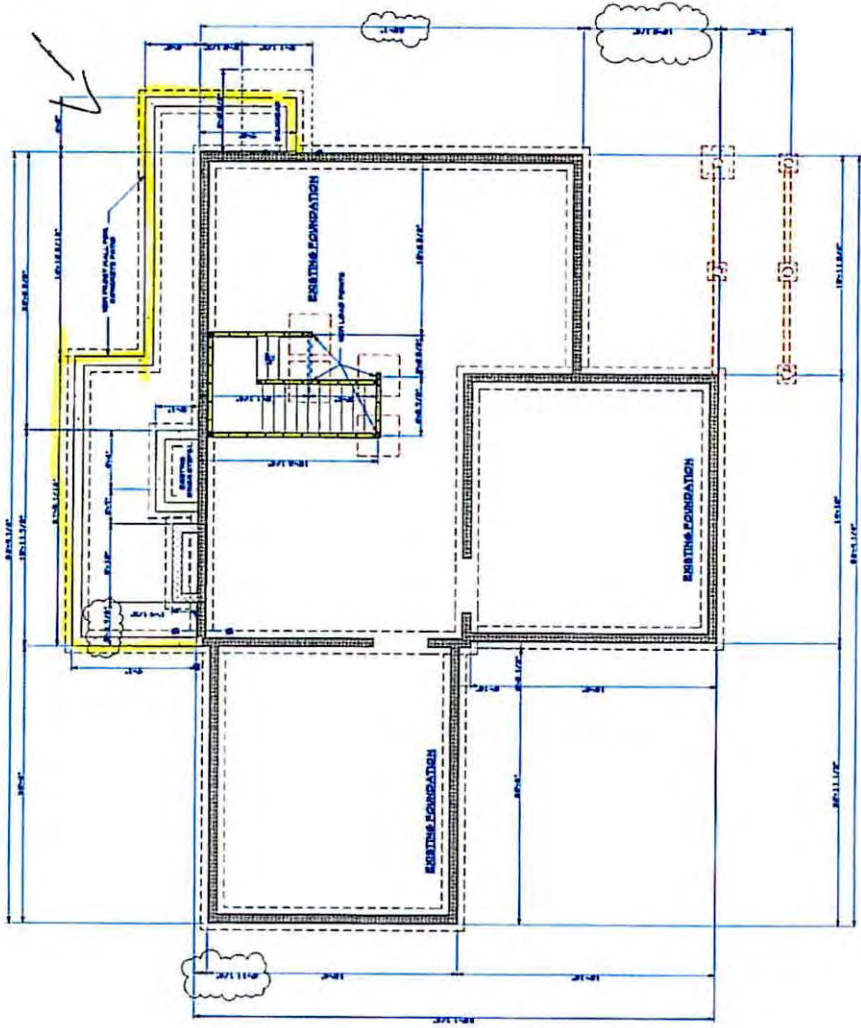
The area where the new porch will go will not have any impact on environmentally sensitive areas or surface waters. If anything the new porch will create less impervious surface since the whole porch will be a wooden deck supported by posts on concrete sonar tubes vs the two existing structures which are completely cement.

The area affected is level and cleared so that no trees will be removed. We plan to put rain gutters around the porch so that drainage can be directed away from the house and towards the water front. We will also be putting in landscaping around the porch area.

We currently have a state shoreland permit to change the location of our driveway and are in the process of obtaining another permit for this addition. We are removing a lot of asphalt with our new driveway design so over all we are improving the drainage on the land.

	288 N. MAIN ST. ROCHESTER, NH	PROJECT: THE DELSLE RESIDENCE BUILDER: PAUL & ROSA DELSLE LOCATION: DOVER, NH	FILE DESCRIPTION: FOUNDATION
	BROCK'S ENGINEERING & ARCHITECTURE	DATE: 05/20/2014 PROJECT NUMBER:	SCALE: 1/4" = 1'-0"

Proposed



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

1
A3

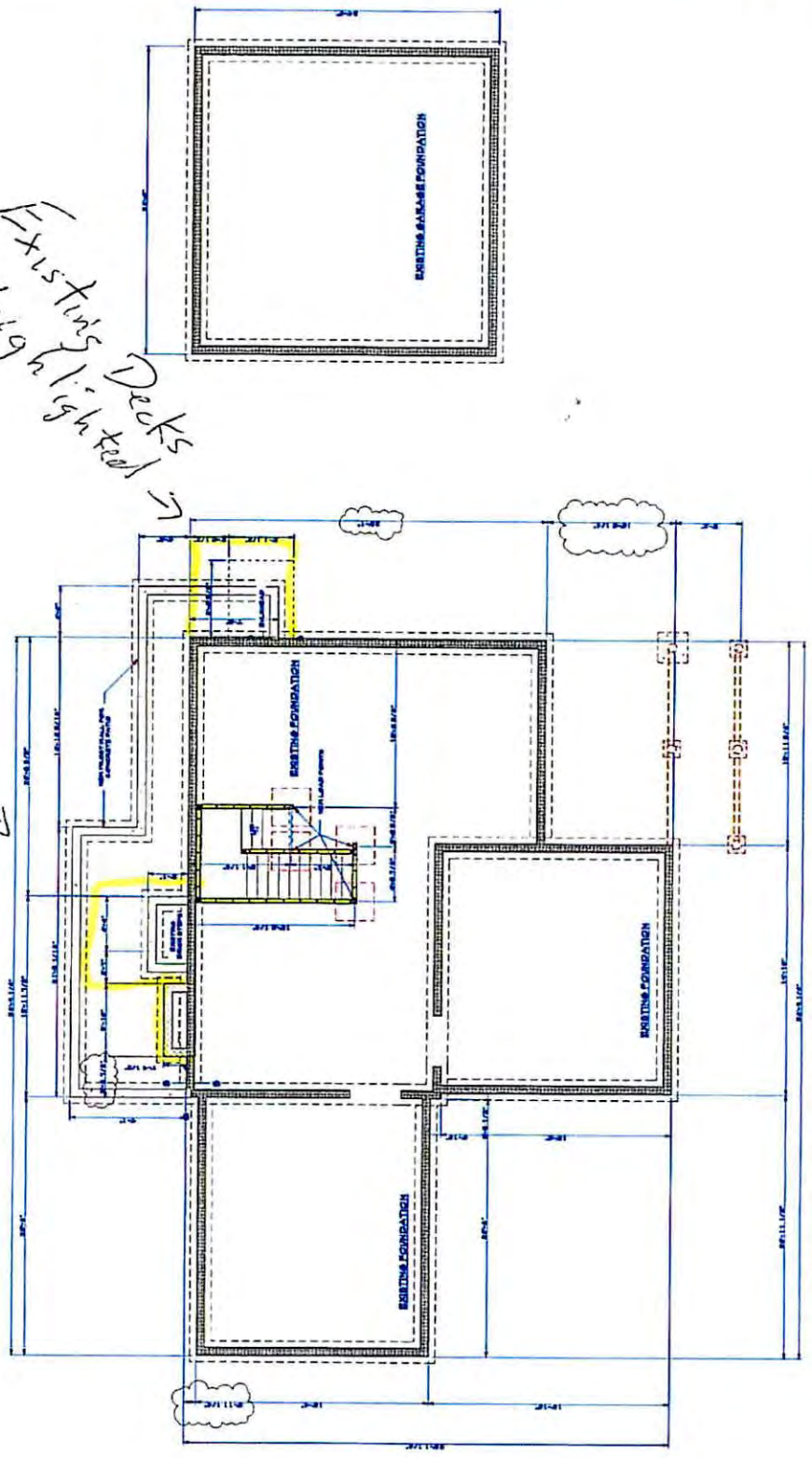
PRELIMINARY

NOT FOR CONSTRUCTION / FOR APPROVALS

A-3

 BROCKS 288 N MAIN ST ROCHESTER NH	PROJECT: THE DELSLE RESIDENCE	SUBD: COLBY LAKE INC	PLAN DATE: 10/20/2024	SHEET NUMBER: A-3
	LOCATION: 20 LESHTON AVE PAUL & ROSA DELSLE DOVER NH	NAME: PAUL & ROSA DELSLE	PLAT DATE: 10/20/2024	SHEET NUMBER: A-3

Handwritten: Hustins Decks
 Highlighted →

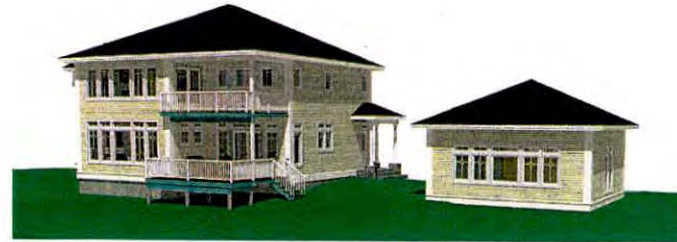


SCALE: 1/8" = 1'-0"

FOUNDATION PLAN

1
A-3

PRELIMINARY
 NOT FOR CONSTRUCTION / PER APPROVALS



BROCK'S

DRAWING BY:
DANIEL ROY



BROCK'S
RESIDENTIAL ARCHITECTURE & FLOOR COVERINGS
288 NO. MAIN ST.
ROCHESTER, NH

PROJECT: THE DELISLE RESIDENCE
BUILDER: COLLEEN LAKE INC.
NAME: PAUL & ROSA DELISLE
LOCATION: 30 LEIGHTON AVE
DOVER, NH

FILE: DELISLE.PLAN

PLAN DATE: 3/28/2014

PLOT DATE: 3/28/2014

SHEET NUMBER

A-1

RECEIVED
JUL 7 2014
By _____

PRELIMINARY
NOT FOR CONSTRUCTION / FOR APPROVALS



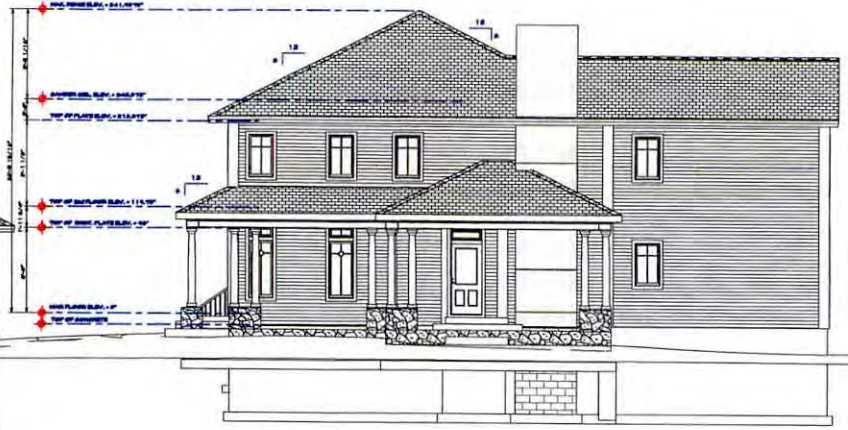
3 EAST ELEVATION SCALE: 1/8" = 1'-0"



4 WEST ELEVATION SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION



SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION



SCALE: 3/16" = 1'-0"



BROCK'S
DRAWING BY:
DANIEL ROY

BROCK'S
BUILDING MATERIALS & FLOOR COVERINGS
288 NO. MAIN ST.
ROCHESTER, NH

PROJECT: THE DELUSLE RESIDENCE
BUILDER: COLLEEN LAKE INC.
NAME: PAUL & ROSA DELUSLE
LOCATION: 30 LEIGHTON AVE
DOVER, NH

PLS. DOUBLE PLAN
PLAN DATE: 5/28/2014
PLOT DATE: 5/28/2014
SH-SHEET NUMBER

SH-SHEET NUMBER
A-2

RECEIVED
JUL 7 2014
By _____

PRELIMINARY
NOT FOR CONSTRUCTION / FOR APPROVALS

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP 8 AS LOT 17.
2. OWNER OF RECORD:
 COLMAX REVOCABLE TRUST OF 2011
 PAUL R. DELISLE & ROSA D. DELISLE, TRUSTEES
 28 BRIGHAM LANE
 PORTSMOUTH, N.H. 03801
 4177/477
3. PARCEL IS PARTIALLY IN FLOOD HAZARD ZONE AE (EL. 7) AS SHOWN ON FIRM PANEL 33017C0405D, EFFECTIVE MAY 17, 2005.
4. LOT AREA (TO MEAN HIGH WATER):
 27,000 ± S.F.
 0.6198 ± AC.
5. PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL R-20 DISTRICT.
6. DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 20,000 S.F.
 FRONTAGE: 125 FEET
 SETBACKS:
 FRONT: AVERAGE NEIGHBORHOOD (5' MINIMUM)
 SIDE: 20 FEET
 REAR: 30 FEET
 LOT COVERAGE: 30%
 BUILDING HEIGHT: 35 FEET
7. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED WORK ON TAX MAP B, LOT 17.
8. LOT 8/17 IS SUBJECT TO A 20' WIDE SEWER EASEMENT TO THE CITY OF DOVER. (SEE 1007/187 FOR DEED AND PLAN).
9. DATUM: NAVD 88 PER GPS.

**DELISLE RESIDENCE
 20 LEIGHTON ROAD
 DOVER, N.H.**

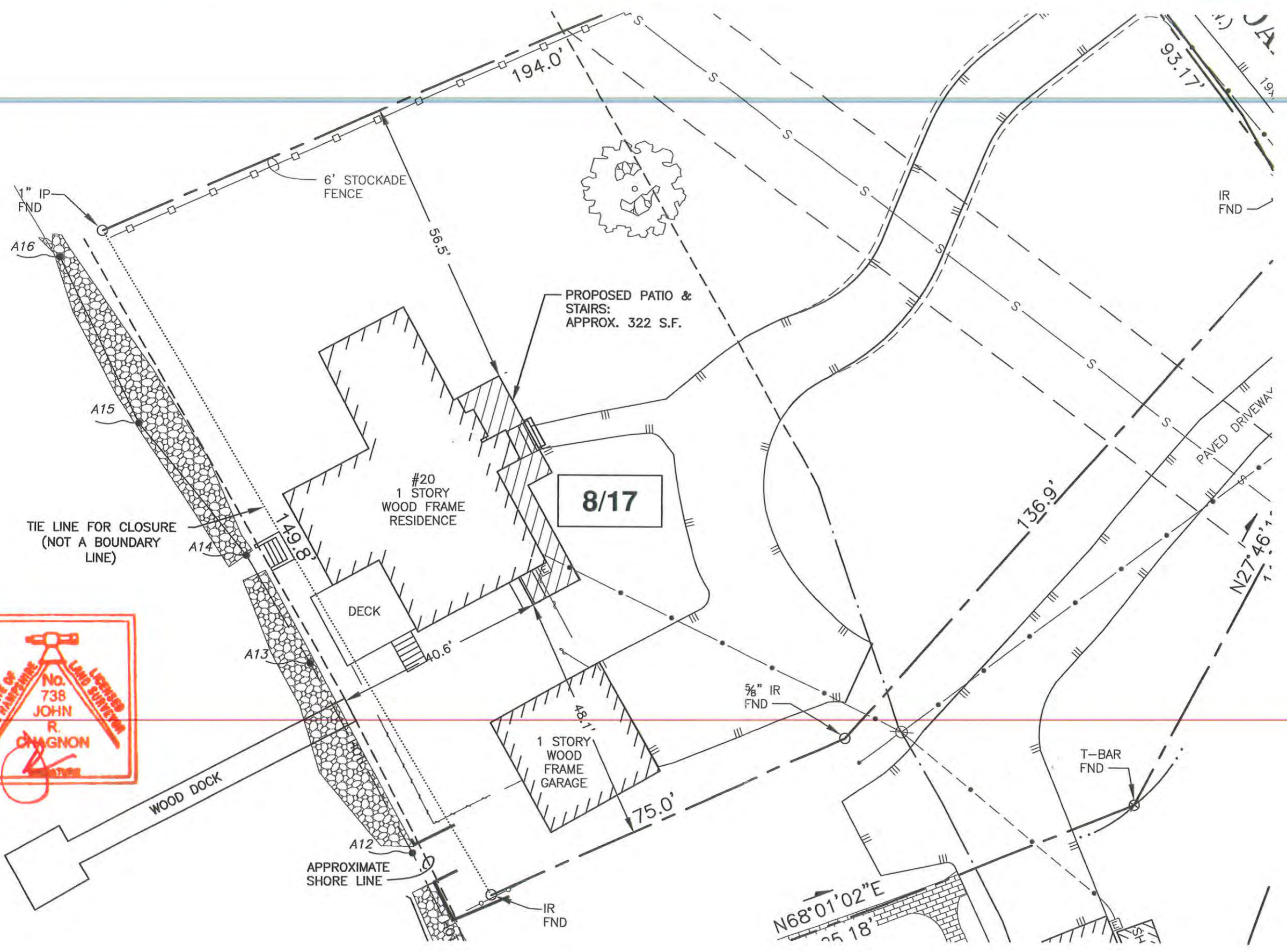
NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	6/23/14
REVISIONS		



1" = 20' JUNE 2014

**BUILDING PERMIT
 SITE PLAN**

C1



J:\JOBS\UN22005\UN2222\2014 Shoreland Permit\Plans & Specs\Site\2222 DES PERMIT.dwg



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-41

Application Type: Conditional Use Permit
Applicant: Aimee and Jeremy Dion
Owner: Aimee and Jeremy Dion
Location: 3 Earle Street (Assessor's Map 40, Lot 12)

INTENT: To obtain a Conditional Use Permit to construct a 482 square foot addition to an existing house that would be no closer than 50 feet to Willand Pond, in the Conservation District.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 0.87 acres

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

EXISTING LAND USE: Single family house

PROPOSED LAND USE: Single family house

SURROUNDING LAND USE: Single-family residential

ZBA ACTION: N/A

ATTACHMENTS: Conditional use plan and application; Conservation Commission minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- NHDES Shoreland Impact Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted plans to impact the Conservation District by constructing an addition of 482 square feet to an existing house.

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

Consistency with Land Use Regulations

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

The overall impact of this proposal is fairly small and the addition to the house is no closer to Willand Pond than the existing house.

STAFF RECOMMENDATION:

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

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Shoreland Permit.
2. The applicant shall insure that erosion control using best management practices is used during construction.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-41

Application Type: Conditional Use Permit
Applicant: Aimee and Jeremy Dion
Owner: Aimee and Jeremy Dion
Location: 3 Earle Street (Assessor's Map 40, Lot 12)

BELOW IS AN AERIAL VIEW OF 3 EARLE STREET



BELOW IS A STREET VIEW OF 3 EARLE STREET

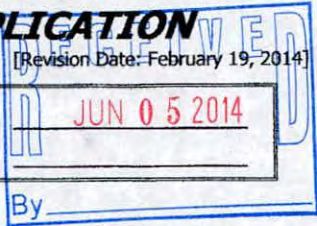




City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>P14-41</u>	Date Received:	<u>JUN 05 2014</u>
	Amount Paid:	<u>\$262.00</u>	Time Received:	



Ok # 285

APPLICANT AND OWNER INFORMATION

Name of Applicant: Aimee + Jeremy Dion Telephone # 603 767 2541

Address of Applicant: 3 Earle St

E-Mail Address: Aimee.L.dion@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 40 Lot(s) # 12

Address of Property: 3 Earle Street

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

Existing Use of Property: Residential

CONDITIONAL USE PERMIT INFORMATION

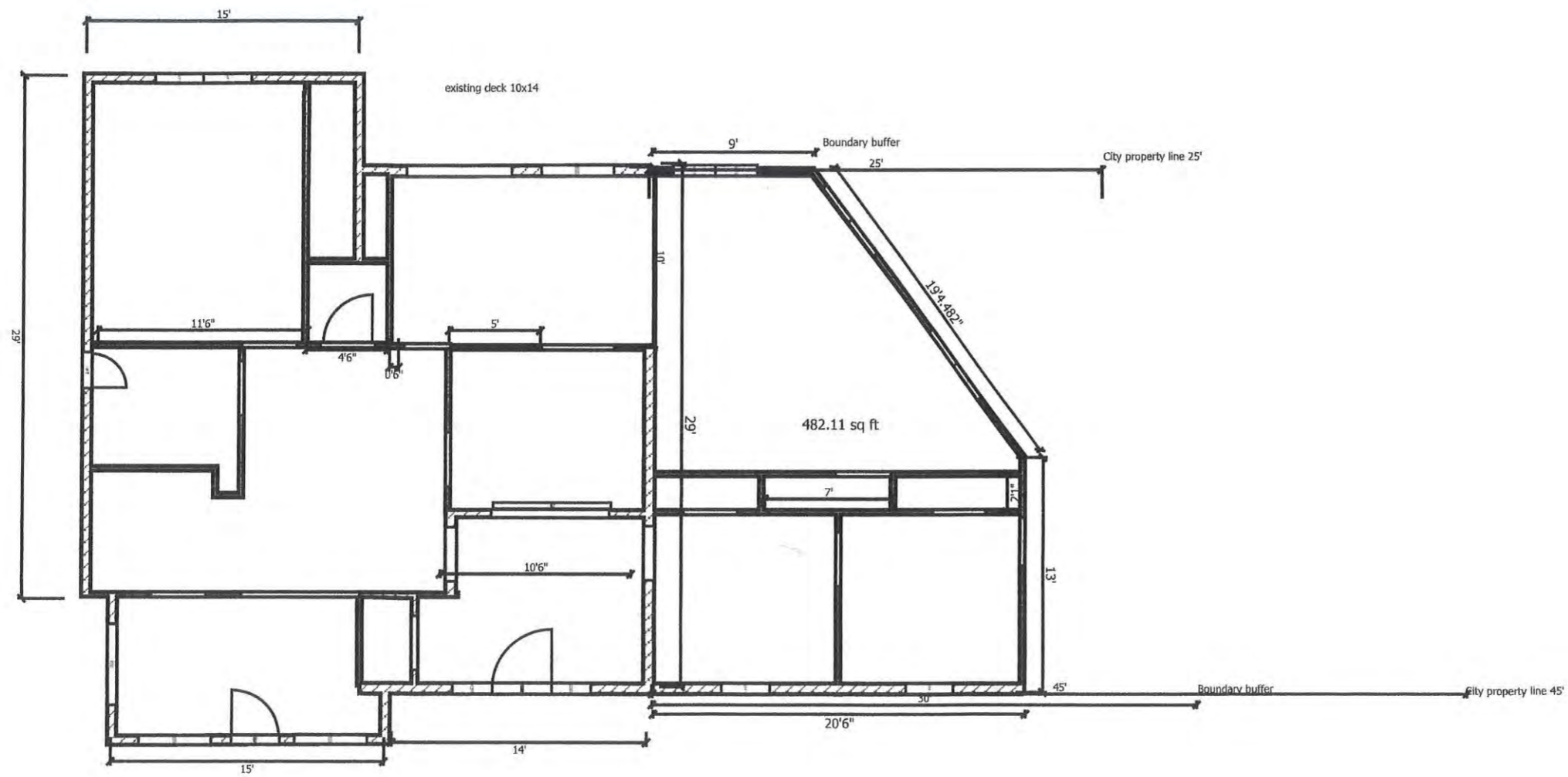
Type of Conditional Use Permit (Check All That Apply):

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

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

We wish to put an addition on our home which abuts Willard Pond. The addition will not be any closer to the pond than our existing home, nor will trees be disturbed.

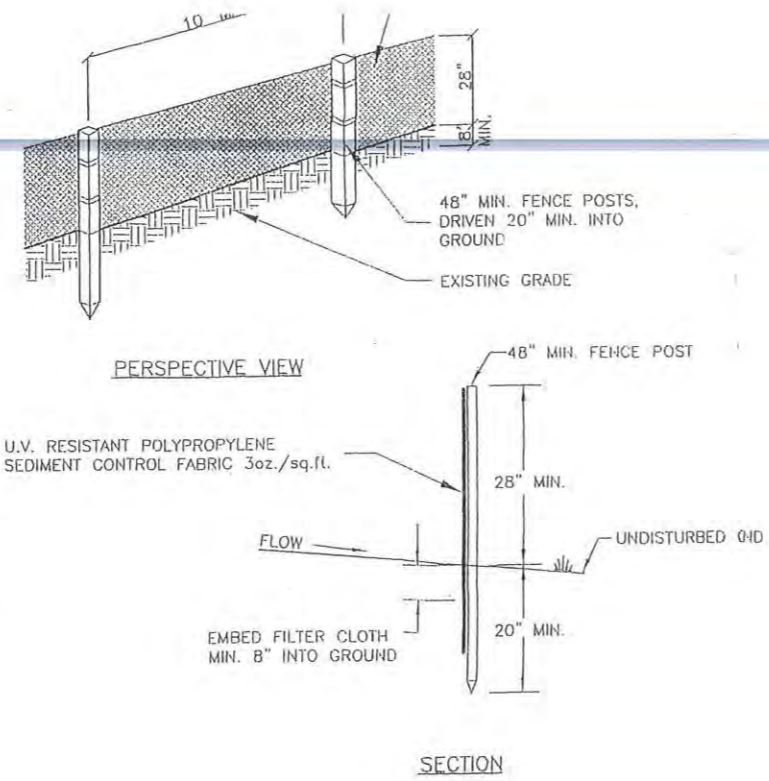
List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: Applying for NHDES Shoreland Permit



RECEIVED
JUN 05 2014
By _____

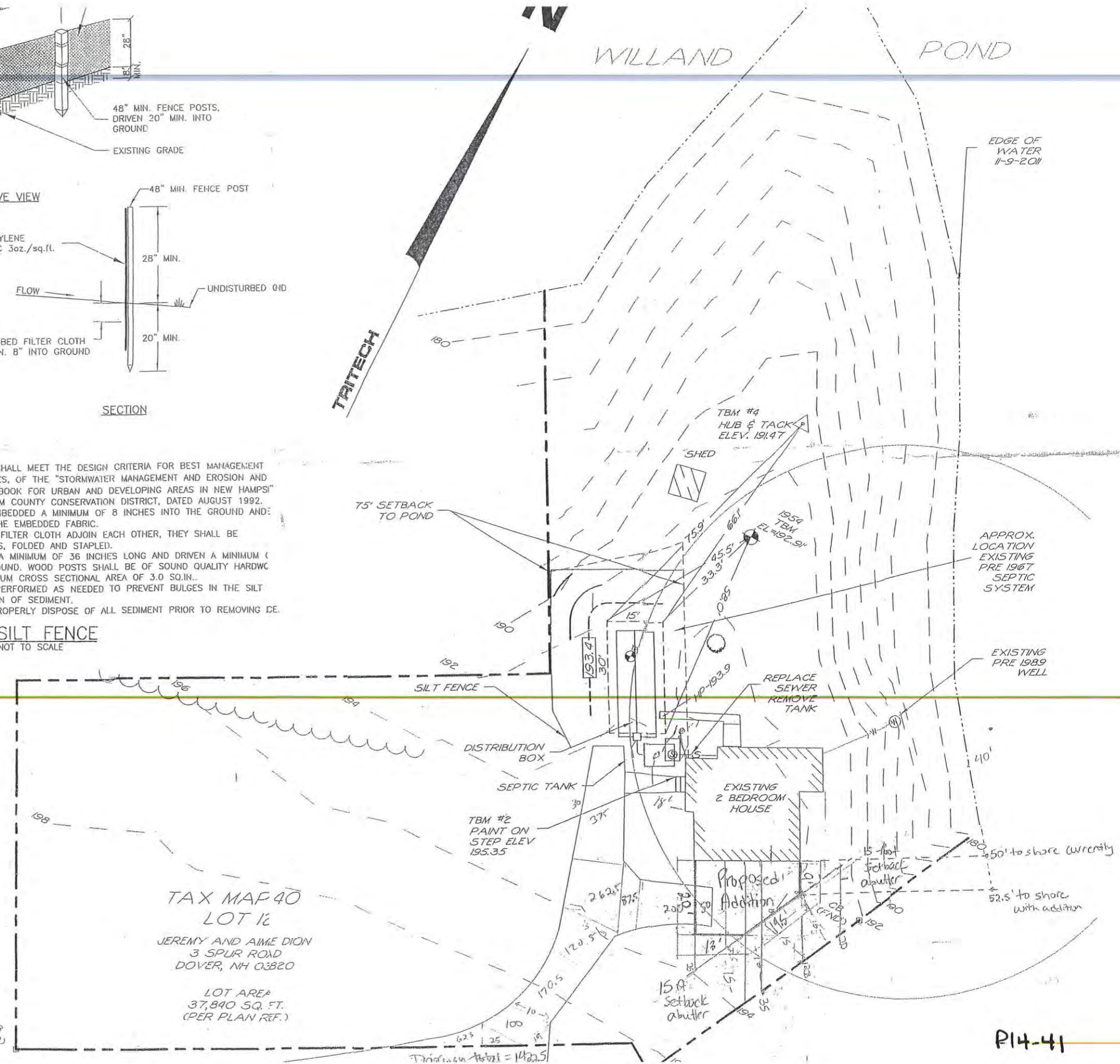
P14-41

RECEIVED
 JUN 05 2014
 By _____



- NOTES**
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
 2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND SOIL COMPACTED OVER THE EMBEDDED FABRIC.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
 4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM (20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN..
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
 6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING DE.

1 SILT FENCE
 NOT TO SCALE



TAX MAP 40
 LOT 12
 JEREMY AND AME DION
 3 SPUR ROAD
 DOVER, NH 03820

LOT AREA
 37,840 SQ. FT.
 (PER PLAN REF.)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-37

Application Type: Conditional Use Permit
Applicant: John S. Lomastro
Owner: John and Kristen Lomastro
Location: 163 Spur Road (Assessor's Map L, Lot 43)

INTENT: To obtain a Conditional Use Permit for the addition of a permeable patio and associated retaining wall, permeable walkway, infiltration steps and landscaping. The total permanent impact to the Conservation District adjacent to the Bellamy River is 1,026 sq. ft., with 1,920 sq. ft. of temporary impact for construction access.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE: 0.232 acres

ZONING DISTRICT: Low Density Residential District - R-20

EXISTING LAND USE: Single family house

PROPOSED LAND USE: Single family house

SURROUNDING LAND USE: Single-family residential

ZBA ACTION: N/A

ATTACHMENTS: Conditional use plan and application; Conservation Commission minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- NHDES Wetlands Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted plans to impact the Conservation District by adding a patio, retaining wall, steps and landscaping to an existing single family house.

The applicant appeared before the Conservation Commission on July 14, 2014. The Conservation Commission voted to endorse the application with the condition that a dewatering system be added for the retaining wall (see Conservation Commission minutes). The applicant has revised the plans to add that feature.

Consistency with Land Use Regulations

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

The overall impact of this proposal is limited to an area that is already impacted with a deck. The patio and walkway will be permeable material.

STAFF RECOMMENDATION:

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

Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands Permit.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-37

Application Type: Conditional Use Permit
Applicant: John S. Lomastro
Owner: John and Kristen Lomastro
Location: 163 Spur Road (Assessor's Map L, Lot 43)

BELOW IS AN AERIAL VIEW OF 163 SPUR ROAD





City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>P14-37</u>	Date Received:	<u>JUL 07 2014</u>
	Amount Paid:	<u>\$303.5</u>	Time Received:	

CH # 1084

By _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: John S. Lomastro Telephone # 603-817-3307

Address of Applicant: 163 Spur Road, Dover, NH 03820

E-Mail Address: bothitalian@yahoo.com

Name of Property Owner (if different from applicant): John & Kristen Lomastro Telephone # _____

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # L Lot(s) # 43

Address of Property: 163 Spur Road, Dover, NH 03820

Zoning District(s) R20 Overlay District(s) Conservation

Existing Use of Property: Single-family residential lot

CONDITIONAL USE PERMIT INFORMATION

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

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

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

The proposed project includes the addition of a permeable patio and associated retaining wall, permeable walkway, infiltration steps, and associated landscaping. Proposed impacts include 1,026 square feet of permanent impact and 1,920 square feet of temporary impact for construction access. There is no proposed increase in impervious surface.

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

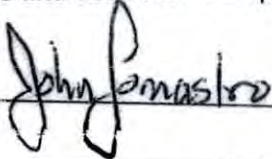
Name of Professional That Prepared Plans: GZA GeoEnvironmental, Inc.

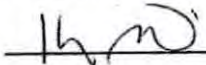
Address 380 Harvey Road, Manchester, NH 03103 (Note: as of July 14, 2014 Telephone #: 603-232-8739
address is 5 Commerce Park N, Bedford, NH 03110)


Professional License #: CWS #281 E-mail address: tracy.tarr@gza.com

SIGNATURES

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

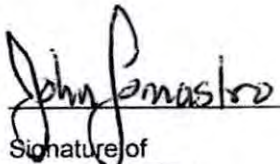
Signature of Property Owner:  Date: 7.2.14

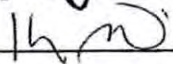
Signature  Date: 7/2/14

Signature of Agent:  , GZA Date: 7/7/14

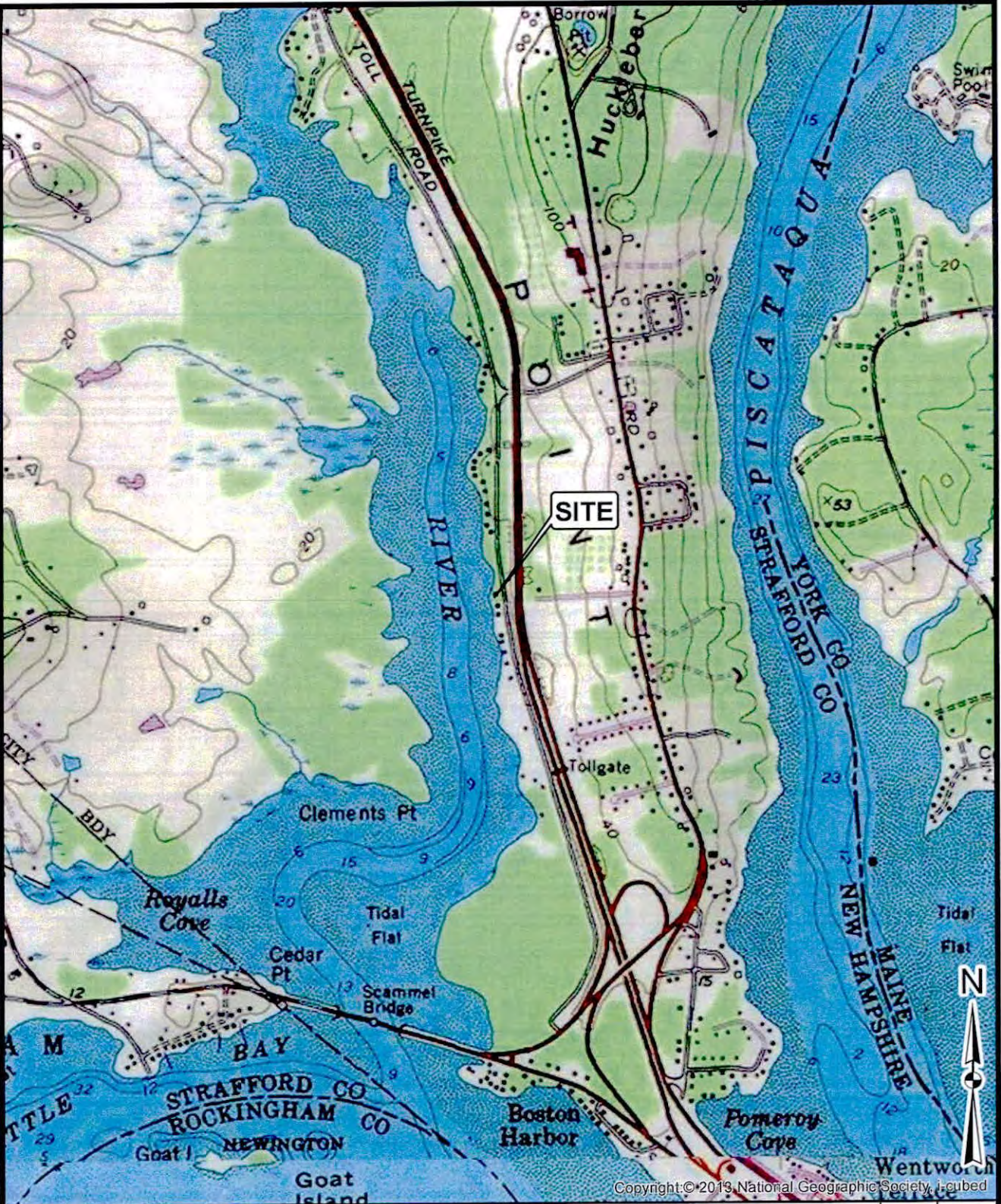
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

 7.2.14

Signature of  7/2/14

© 2014 - GZA GeoEnvironmental, Inc. P:\04.Jobs\01900024.00\Figures-CAD\CIS\Revised\locus.mxd, 6/6/2014, 9:36:34 AM, matthew.deane

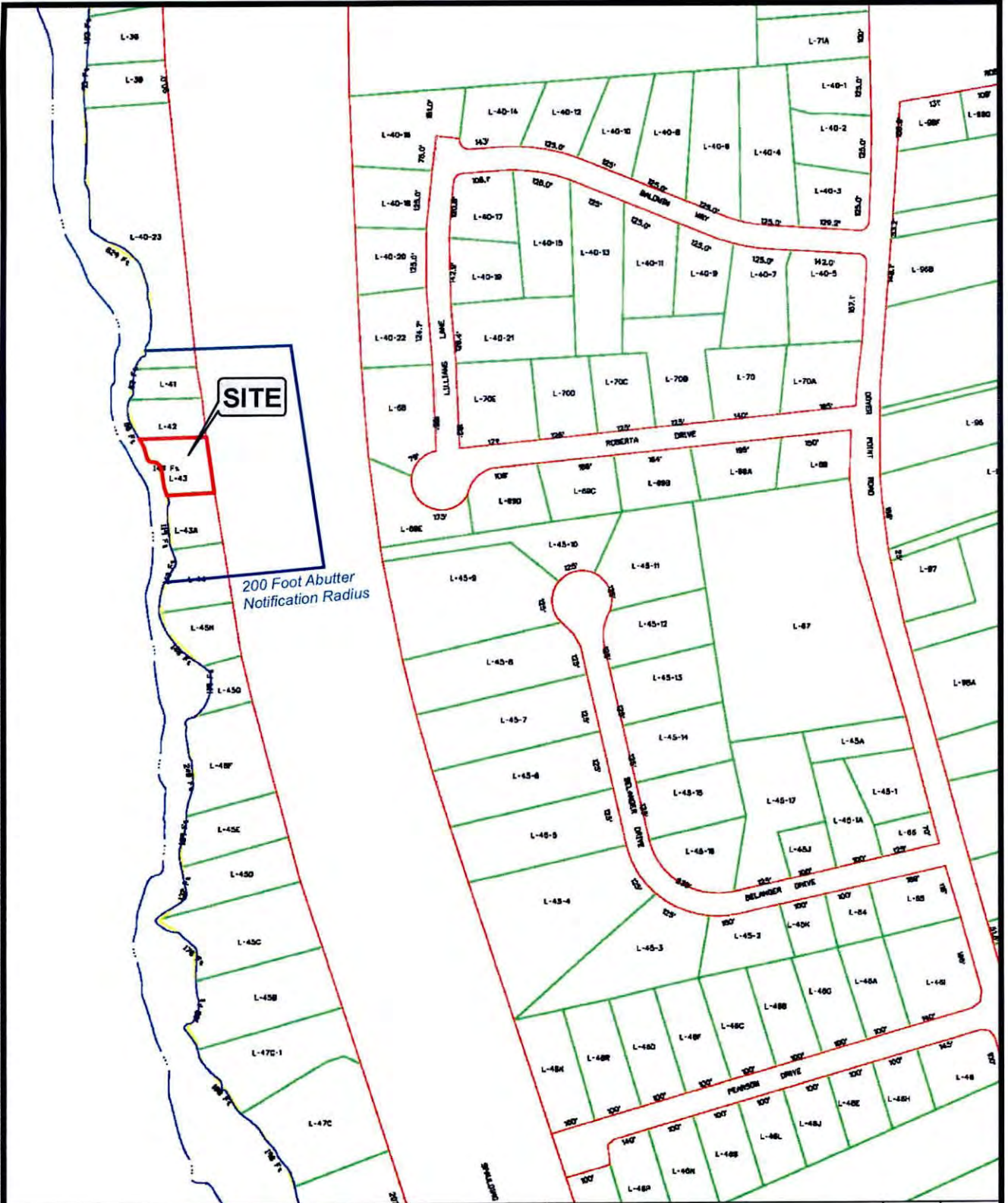


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163 SPUR ROAD DOVER, NEW HAMPSHIRE		PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: JOHN S. LOMASTRO 30 BALDWIN WAY DOVER, NEW HAMPSHIRE	
LOCUS PLAN		PROJ MGR: TLT DESIGNED BY: MJD DATE: JUNE 2014	REVIEWED BY: JCM DRAWN BY: MJD PROJECT NO: 04.0190024.00	CHECKED BY: TLT SCALE: 1 inch = 2,000 feet REVISION NO.	FIGURE 1

© 2014 - GZA GeoEnvironmental, Inc. P:\04-Jobs\0190000s\04_0190024_00\Figures-CAD\GIS\RevisedTaxMapL.mxd, 7/2/2014, 9:34:11 AM, matthew.deane



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<p>163 SPUR ROAD DOVER, NEW HAMPSHIRE</p>		<p>PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com</p>		<p>PREPARED FOR: JOHN S. LOMASTRO 30 BALDWIN WAY DOVER, NEW HAMPSHIRE</p>	
<p>DOVER TAX MAP L</p>		<p>PROJ MGR: TLT</p>	<p>REVIEWED BY: JCM</p>	<p>CHECKED BY: TLT</p>	<p>FIGURE 2</p>
		<p>DESIGNED BY: MJD</p>	<p>DRAWN BY: MJD</p>	<p>SCALE:</p>	
		<p>DATE: JULY 2014</p>	<p>PROJECT NO. 04.0190024.00</p>	<p>REVISION NO.</p>	

**163 Spur Road
Tax Map L, Lot 43
Dover, New Hampshire**

Photographs taken April 14 & 16, 2014



PHOTO 1: View looking southwesterly towards the existing backyard and proposed permeable patio area. The permeable patio area is previously disturbed and currently maintained as lawn.



PHOTO 2: View looking northwesterly along the back side of the property. The permeable patio is required to level and stabilize the footings of the existing deck. Native plantings will be installed just down gradient of the patio in the existing lawn to enhance the buffering capacity and habitat value of the shoreline.

**163 Spur Road
Tax Map L, Lot 43
Dover, New Hampshire**

Photographs taken April 14 & 16, 2014

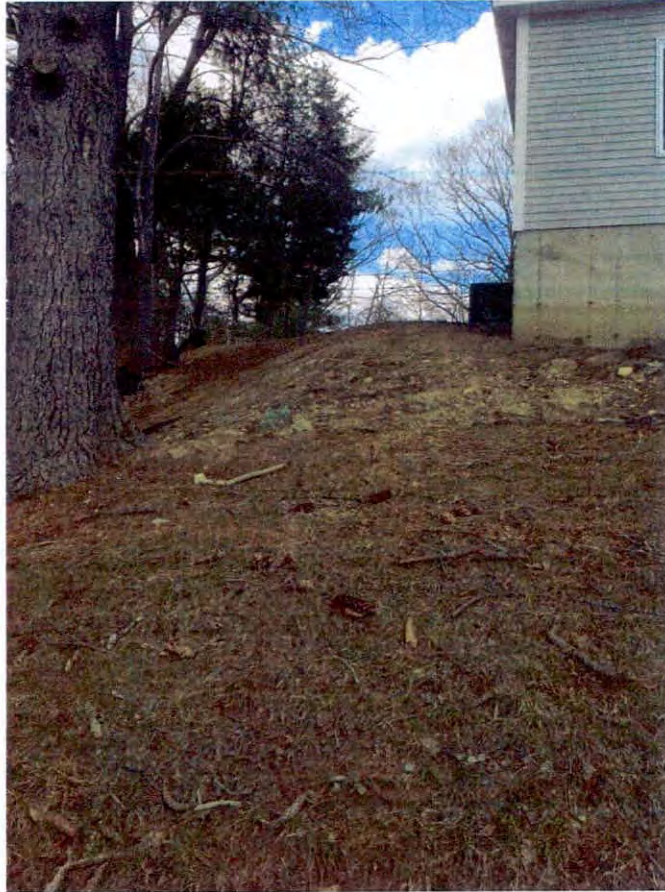


PHOTO 3: View looking east towards the northern end of the house. Infiltration steps are proposed to provide access to the back yard and to enhance infiltration and provide stormwater management.

July 3, 2014
File No. 04.0190024.00



Chairperson
City of Dover Planning Board
288 Central Avenue
Dover, New Hampshire 03857

Re: Conditional Use Permit Application Narrative
163 Spur Road
Dover, New Hampshire

380 Harvey Road
Manchester,
New Hampshire
03103-3347
603-623-3600
FAX 603-624-9463
www.gza.com

Dear Chairperson:

GZA GeoEnvironmental, Inc. (GZA) is providing the following project description in support of a request for a Conditional Use Permit (CUP) from the City of Dover. The narrative describes how the proposed project meets the criteria for conditional use within the Conservation District, per City of Dover Zoning Regulations, Chapter 170.27 (C). (See attached **Application Form**).

The existing parcel is 10,107 square feet (0.232 acres) in size, and is located at 163 Spur Road in Dover, New Hampshire (See attached **Locus Plan** and **Tax Map**). The waterfront property is located on the western side of Spur Road and adjacent to the eastern side of the Bellamy River. The edges of the subject parcel are partially wooded with a steep bank down to the Bellamy River. The associated wetland system is classified as a riverine tidal unconsolidated bottom system with sand substrate (R1UB2) in accordance with the *Classification of Wetlands and Deepwater Habitats of the United States*, United States Fish and Wildlife Service, December 1979. The highest observable tide line was delineated by NHSC, Inc. (now GZA) in September of 2008 in accordance with the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau Administrative Rule 101.45, and was re-verified by GZA during April 2014.

The property owners are proposing to install a permeable paver patio/walkway, associated retaining wall, infiltration steps, fence, and native plantings in the rear of the property. The entire lot is located in the City of Dover Conservation District 100-foot tidal buffer zone (i.e. within 100-ft of the Bellamy River). Because this area is also located within the State of New Hampshire 100-ft tidal buffer zone, GZA conducted a pre-application meeting with Mr. Craig Day of the NHDES during April 2014. The NHDES determined that the work is consistent with state requirements for both wetland and shoreland permitting, as all of the proposed work is located within previously disturbed and developed areas, and maximizes the use of permeable technologies to provide for infiltration of stormwater on the shore frontage of the Bellamy River. The

project maintains the impervious surface on the property at 25%, and avoided an increase in impervious surface by utilizing two separate permeable surfaces including a permeable paver patio system and infiltration steps.



The parcel presently contains a single-family residence, dock, shed, and associated landscaping. The Dover Planning Board issued a CUP to the former property owner, Mr. Gregg Porciello, on February 10, 2009 to allow the redevelopment of the parcel including the reconstruction of the primary residence in the same location within the City of Dover Conservation District. Mr. Porciello did not complete the project and the parcel was eventually purchased by 163 Spur Road, LLC.

163 Spur Road, LLC sought and received a CUP in 2011 to remove the existing garage and impervious driveway on the southern portion of the property and relocated the garage and driveway on the northern end of the structure.

John and Kristen Lomastro are the current property owners of the parcel and reside in the residence on the parcel. Mr. and Mrs. Lomastro are submitting the current CUP application to stabilize the shore frontage on the lot and increase the utility of the back yard. Both sides of the existing residence have steep unstable slopes which are difficult to traverse and consist of hard packed gravel. To provide access to the back yard and prevent the channelization of sheet flow, the owners are proposing to install infiltration steps according to NHDES standards. In addition, the owners are proposing to construct a permeable paver patio and walkway directly adjacent to the existing house foundation. This area contains a deck with unstable footings and the construction of the permeable patio will address the uneven terrain and provide infiltration in a previously disturbed portion of the lot. The owners will also complete native plantings proposed as part of the permits received by the previous owner, and have proposed additional native plantings (e.g. red maple and white pine). (See attached **Photo Log**).

The submitted site plan depicts the proposed project and sediment and erosion control that will be utilized for the project. Currently, silt fence is in place on the northern property boundary and geotextile fabric has been laid on the steep bank; however, perimeter control (e.g. Silt Soxx or straw wattle) is proposed along the frontage to isolate the work area and provide sediment control during construction.

As required by Article VII, Section 170-27 of the City of Dover Zoning Ordinance, the proposed project is essential to the productive use of the land and minimizes and avoids detrimental effects to the Conservation District by stabilizing unstable areas of the shoreline, enhancing infiltration of stormwater through the use of permeable technologies, and through the installation of native plantings. (See attached **Wetland Permit Application Plan**).

Please contact Ms. Tracy Tarr with any comments or questions at 603-235-6992.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.



A handwritten signature in blue ink, appearing to read "Tracy Tarr".

Tracy L. Tarr, CWS, CWB, CESSWI
Assistant Project Manager

A handwritten signature in blue ink, appearing to read "Deborah M. Zarta Gier".

Deborah M. Zarta Gier, CNRP
Sr. Project Manager

A handwritten signature in blue ink, appearing to read "Jeffrey D. Rowell".

Jeffrey D. Rowell, P.E.
Consultant Reviewer

TLT/DMZ/JDR:mm

P:\04Jobs\0190000s\04.0190024.00\Work\CUP\final 190024 CUP narrative 070314.docx

Attachments: Conditional Use Permit Application Form
Locus Map
Tax Map
Photo Log
Wetland Permit Application Plan

OWNER OF RECORD:
JOHN AND KRISTEN LOMASTRO
163 SPUR ROAD
DOVER, NEW HAMPSHIRE 03866

PLAN FOR:
163 SPUR ROAD, LLC.
PO BOX 1163
ROCHESTER, NH 03866

RSA 483-B VARIANCES REQUESTED:
NONE

IMPERVIOUS SURFACE AREA CALCULATIONS

TOTAL LOT AREA (ABOVE HOVL) = 9,105 SF
LOT AREA WITHIN THE 250' PROTECTED SHORELAND = 9,105 SF
ALLOWED IMPERVIOUS SURFACE = 20% X 9,105 SF = 1,821 SF

EXISTING IMPERVIOUS SURFACE AREA = 2,270 SF = 25%
EXISTING HOME = 1,215 SF
EXISTING STORAGE SHED & DOCK ABOVE HOVL = 57 SF
EXISTING DECKS, STEPS, WALKWAYS = 266 SF
EXISTING PORCH = 132 SF
EXISTING GARAGE = 600 SF

PROPOSED IMPERVIOUS SURFACE AREA = 2,270 SF = 25%
EXISTING HOME = 1,215 SF
EXISTING STORAGE SHED & DOCK ABOVE HOVL = 57 SF
EXISTING DECKS, STEPS, WALKWAYS = 211 SF
PREVIOUSLY PERMITTED STEPS = 55 SF
EXISTING PORCH = 132 SF
EXISTING GARAGE = 600 SF

TIDAL BUFFER ZONE & SHORELAND IMPACTS:
PERMANENT TBZ IMPACT = 1,026 SF
TEMPORARY TBZ IMPACT = 1,820 SF
TOTAL TBZ IMPACT = 2,846 SF

50'-150' WOODLAND BUFFER UNALTERED AREA CALCULATIONS

SEPTIC SYSTEM PERMIT, RSA 485-A:29..... CONNECTED TO MUNICIPAL SEWERAGE
STATE SUBDIVISION APPROVAL #, RSA 485-A:29..... NOT REQUIRED - LOT PREDATES STATUTE
WETLANDS PERMIT, RSA 482-A..... 2009-00234 (PREVIOUS)
ALTERATION OF TERRAIN PERMIT, RSA 485-A:17..... NOT REQUIRED
SHORELAND IMPACT PERMIT, RSA 483-B..... 2009-00698 (PREVIOUS)
DEPT. OF ARMY PERMIT..... NAE-2009-00733 (PREVIOUS)

NOTES:

- DOCK WAS REBUILT IN ACCORDANCE WITH STANDARD DREDGE AND FILL, AND ARMY CORPS PERMIT.
- EXISTING HOUSE REBUILT IN ACCORDANCE WITH SHORELAND PERMIT.
- BUFFER PLANTING TO BE COMPLETED IN ACCORDANCE WITH PLANS APPROVED BY DOVER PLANNING BOARD ON FEB. 10, 2008.

INSTALLATION & MAINTENANCE NOTES

- PERMEABLE INTERLOCKING CONCRETE PAVERS TO BE USED IN THE PROPOSED PATIO & WALKWAY TO ALLOW STORMWATER INFILTRATION.
- PERMEABLE INTERLOCKING PAVEMENT SHALL BE INSTALLED ACCORDING TO I.C.P.I. PERMEABLE INTERLOCKING CONCRETE PAVEMENT SECTION 32.14.13.19 REVISED APRIL, 2014.

DUE TO THE LENGTH OF THIS SPECIFICATION, ONLY AN EXCERPT HAS BEEN PROVIDED IN THE APPLICATION FOR THE PURPOSES OF PERMITTING.

THIS GUIDE SPECIFICATION FOR U.S. APPLICATIONS DESCRIBES CONSTRUCTION OF PERMEABLE INTERLOCKING CONCRETE PAVERS ON A PERMEABLE, OPEN-GRADED CRUSHED STONE BEDDING LAYER (TYPICALLY ASTM NO. 8 STONE), THIS 2 IN. (50 MM) LAYER IS PLACED OVER AN OPEN-GRADED BASE (TYPICALLY NO. 57 STONE NO GREATER THAN 4 IN. OR 100 MM THICK) AND A SUB-BASE (TYPICALLY NO. 2 STONE OR SIMILAR SIZED MATERIAL SUCH AS NO. 3 OR 4 STONE). THE PAVERS AND BEDDING LAYER ARE PLACED OVER AN OPEN-GRADED CRUSHED STONE BASE WITH EXFILTRATION TO THE SOIL SUBGRADE. IN LOW INFILTRATION SOILS OR INSTALLATIONS WITH IMPERMEABLE LINERS, SOME OR ALL DRAINAGE IS DIRECTED TO AN OUTLET VIA PERFORATED DRAIN PIPES IN THE SUBBASE. WHILE THIS GUIDE SPECIFICATION DOES NOT COVER EXCAVATION, LINERS AND DRAIN PIPES, NOTES ARE PROVIDED ON THESE ASPECTS.

STATE MANDATED BUFFER RESTRICTIONS

50' WATERFRONT BUFFER

AT LEAST 50 POINTS WORTH OF TREES AND SAPLINGS MUST BE LEFT IN EVERY 50' GRID SECTION OF THE 50' WATERFRONT BUFFER.

12" DIAMETER = 10 POINTS
6" DIAMETER = 5 POINTS
1" DIAMETER = 1 POINT
(DIAMETER MEASURED AT 4.5' FROM GROUND)

- DEAD, DISEASED OR UNSAFE TREES MAY BE REMOVED AND ARE NOT INCLUDED IN SCORING.
- TRIMMING, PRUNING AND THINNING OF BRANCHES IS ALLOWED TO PROVIDE VIEW BUT MUST BE LIMITED TO THE BOTTOM 1/3 OF THE TREES.
- EXISTING CLEARED AREAS AND LAWNS ("ALTERED AREAS") MAY BE MAINTAINED, PROVIDED THEY WERE CREATED PRIOR TO JULY 1, 2008.
- NO ROCKS, STUMPS OR ROOT SYSTEMS MAY BE REMOVED.
- NO NATURAL GROUND COVER SHALL BE REMOVED. LEAF LITTER AND FOREST DUFF MUST REMAIN IN PLACE. GROUND COVER MAY BE PRUNED 3" ABOVE THE GROUND.
- ACCESSORY STRUCTURES MUST BE 20' FROM THE SHORE.
- ONLY ONE - 6" WIDE PATH IS ALLOWED TO THE SHORE.
- NO WORK IS ALLOWED ON THE SHORE OR BANK WITHOUT A PRIOR NH-DES WETLANDS BUREAU PERMIT.
- NO FERTILIZER EXCEPT LIMESTONE MAY BE USED WITHIN 25' OF THE SHORELINE.
- TWENTY FIVE FEET BEYOND THE SHORE LINE, LOW PHOSPHATE, SLOW RELEASE FERTILIZER OR LIMESTONE MAY BE USED ON LAWNS.

150' WOODLAND BUFFER

25% TO 50% OF THE AREA OUT SIDE APPROVE IMPERVIOUS SURFACES MUST BE MAINTAINED IN AN "UNALTERED" STATE. SEE CALCULATIONS ELSEWHERE ON PLANS.

- EXISTING ALTERED AREAS (CLEARED AREAS), INCLUDING LAWNS, WHICH EXISTED PRIOR TO JULY 1, 2008 ARE GRANDFATHERED AND MAY BE MAINTAINED.
- GENERAL**
- ALL PORTIONS OF THIS LOT WITHIN 250' OF THE SHORE ARE REGULATED BY THE COMPREHENSIVE SHORELAND DUALING PROTECTION ACT, RSA 483-B. IT IS THE OWNER'S RESPONSIBILITY TO COMPLY WITH ALL ASPECTS OF THAT ACT.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OR SITE CLEARING.
 - ALL EXPOSED SOIL AREAS SHALL BE STABILIZED PER RULE ENV-WO 1403.03 (B) WITHIN 3 DAYS OF FINAL GRADING OR TEMPORARY SUSPENSION OF WORK.

TREE POINT KEY

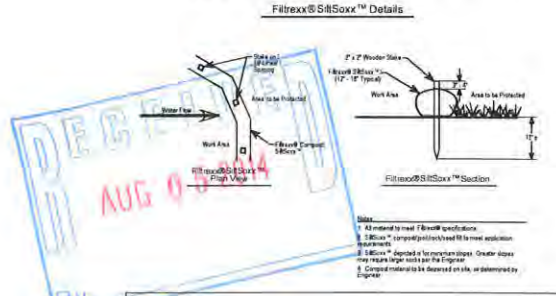
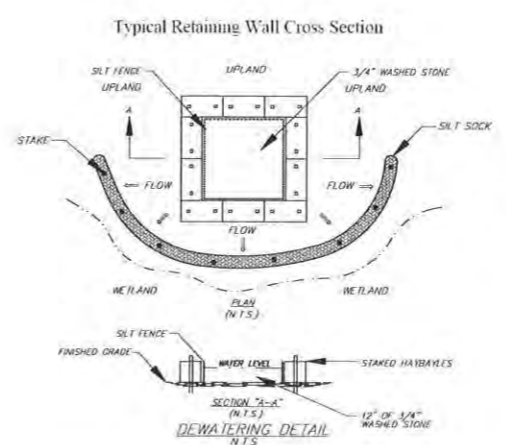
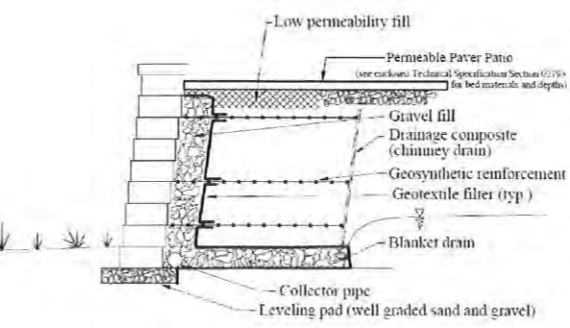
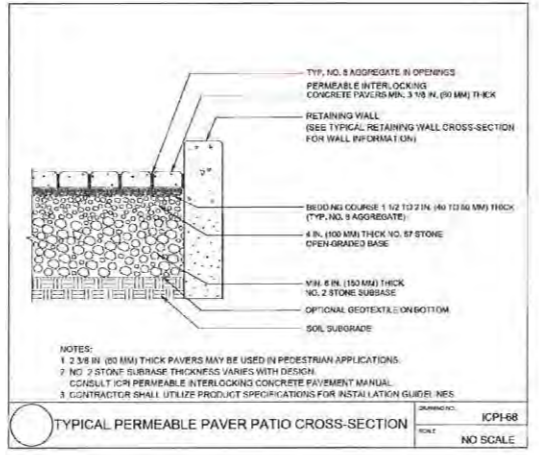
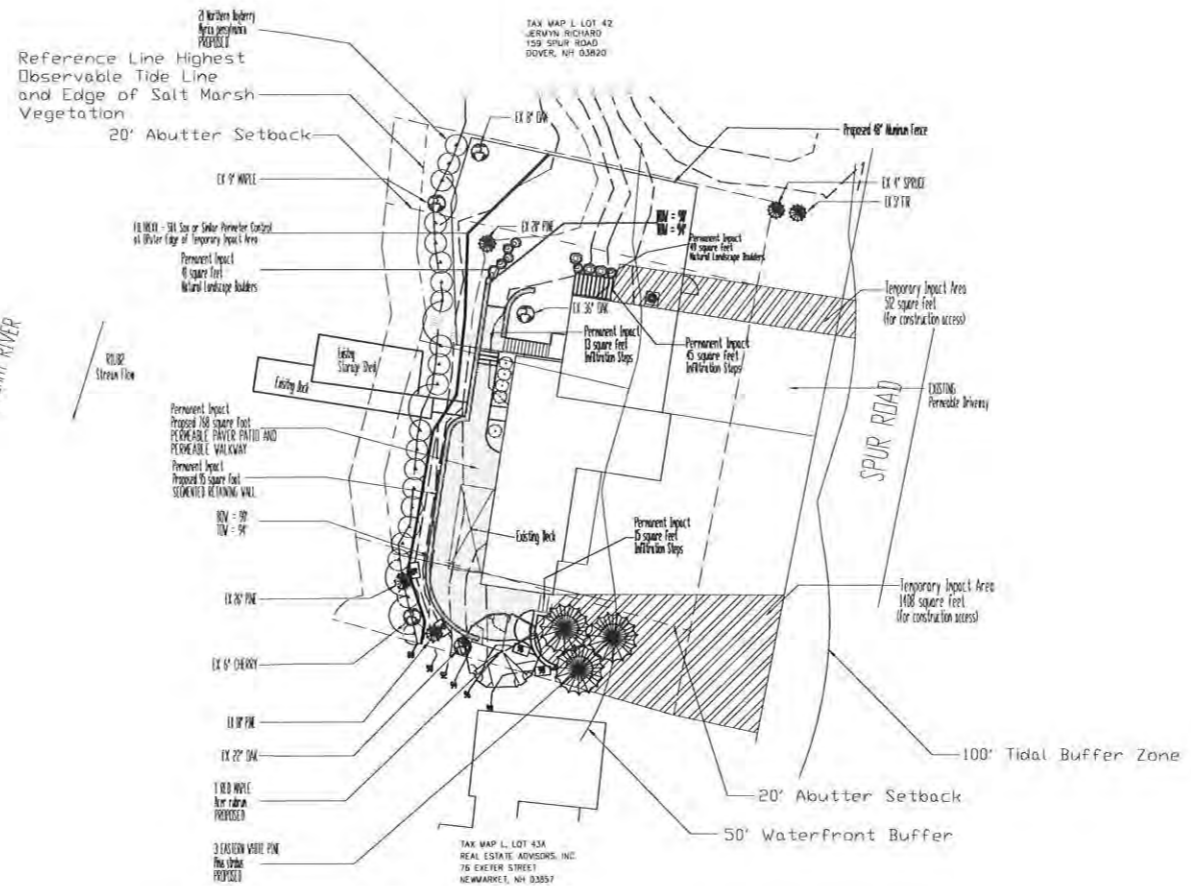
1" TO 6" = 1 POINT
OVER 6" TO 12" = 5 POINTS
OVER 12" = 10 POINTS

TOTAL POINTS SHOWN

- 1 = 30
- 2 = 0
- 3 = 31

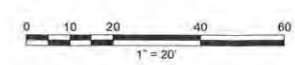
U.S. FISH AND WILDLIFE CLASSIFICATION

R
UB 2
RIVERINE
TIDAL SYSTEM
UNCONSOLIDATED BOTTOM
SAND

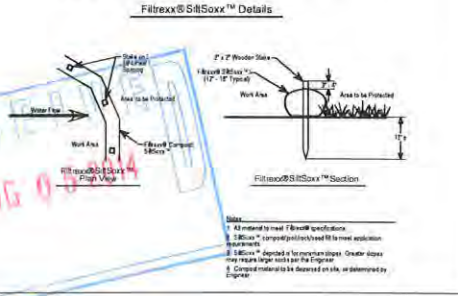


LEGEND

- UTILITY PIPE 1/4 DIA VOR
- GRANITE BED FOUND
- NON PERFORATED
- PERFORATED
- WALKWAY
- TYP. (H2O)
- WATER SHUT-OFF
- WELL
- TYPICAL RETAINING
- TYPICAL FILTER
- EDGE OF PERMANENT
- DOUBLE YELLOW LINE
- SHRUB
- STUMP
- CONCRETE FEE
- DECIDUOUS TREE
- PROPERTY LINES
- OVERHEAD WIRES
- FREE LINE
- CONTOUR LINE
- EDGE OF HIGHEST OBSERVABLE TIDE (SEE WTR RD)
- SOIL TEXT
- BUFFER
- FREE SWENTY EDS



- NOTES:**
- REFERENCE: TAX MAP L (SHEET 1), LOT 42
 - TOTAL PARCEL AREA: 10,107 SQ. FT. OR 0.232 AC. (CALCULATED TO APPROXIMATE MEAN HIGH WATER)
 - ZONE: R20 (LOW DENSITY) & CONSERVATION DISTRICT (100' FROM MEAN HIGH WATER)
DIMENSIONAL REQUIREMENTS R20:
MIN. FRONTAGE 125 FT.
MIN. FRONT SETBACK 35 FT.
MIN. SIDE 20 FT.
MIN. REAR SETBACK 15 FT.
MAX. BUILDING HEIGHT 35 FT.
MAX. BUILDING COVERAGE 30
 - *ENTIRE PARCEL IS LOCATED WITHIN THE CONSERVATION DISTRICT PER DOVER ZONING REGULATION 170-27 B(1)-B(4).
 - FIELD SURVEY PERFORMED BY C.R.C. & L.P.S. OF DOUCET SURVEY, INC. ON 10/08 USING A LEICA 705 TOTAL STATION WITH A SANGER TDS DATA COLLECTOR AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HIGHEST OBSERVABLE TIDE LINE (HOVL) DELINEATED BY NHSC, INC. DURING SEPTEMBER 2008 IN ACCORDANCE WITH NH-DES ADMINISTRATIVE RULE 101.45.
 - VERTICAL DATUM IS BASED ON ASSUMED ELEVATION.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
 - B. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
 - ELECTRONIC BASE PLAN PROVIDED BY DOUCET SURVEY AND USED WITH PERMISSION, TITLED: "EXISTING CONDITIONS PLAN OF GREGG PORCIELLO", DATED OCT. 10, 2008.
 - FLOOD HAZARD ZONE: ZONE X (OUTSIDE THE 100 YEAR FLOOD PLANE) & ZONE A (WITHIN THE 100 YEAR FLOOD PLANE) PER COMMUNITY PANEL #33017003400 DATED MAY 17, 2005.
 - WETLANDS CLASSIFIED IN ACCORDANCE WITH "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES" (USFWS DEC, 1979).
 - ALL TEMPORARILY DISTURBED AREAS WILL BE STABILIZED WITH AN APPROPRIATE GRASS SEED MIX. SILTATION CONTROL WILL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION.
 - TRIMMERS LANDSCAPING DESIGNED THE PERMEABLE PAVEMENT PATIO AND WALKWAY AND PROVIDED THE BASE PLAN OF PROPOSED CONDITIONS.



NO.	ISSUE/DESCRIPTION	DATE
1	REVISION TO INCLUDE DRAINING BASIN DETAIL AND REMOVE PROPOSED GRADING	JAP 7/18/2014

163 SPUR ROAD
TAX MAP L, LOT 43
DOVER, NEW HAMPSHIRE

DESIGNED BY:	DATE:	PROJECT NO:	REVISION NO:	FIGURE
TJT	JULY 2014	04.0190024.00	1	3

PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists
www.gza.com

PREPARED FOR: JOHN AND KRISTEN LOMASTRO

PROJ MGR: TJT
SCALE: 1" = 20'

CHECKED BY: JCM
SCALE: 1" = 20'

FIGURE NO: 3
SHEET NO. 1 OF 1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-48

Application Type: Minor Subdivision
Applicant: STF Development LLC
Owners: STF Development LLC
Location: 480 Sixth Street (Assessor's Map B, Lot 1A)

INTENT: To subdivide an existing lot on Sixth Street into two lots. Both lots would be served by municipal water and on-site septic systems. The lot sizes would be 1.18 and 3.74 acres.

LOTS/UNITS PROPOSED: Two lots.

AGENDA ITEM #: 4-D

ACREAGE: 4.91 Acres

ZONING DISTRICT: Rural Residential District (R-40)

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:

- NHDES Subdivision Permit

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 Sixth Street 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 Rural Residential District (R-40), which is to provide for single family neighborhoods in the more rural areas of the city.

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 add the surveyor's and certified wetland scientist's stamps and signatures to the plat.
4. The applicant shall revise the plat to add the Planning File number P14-48 to the title block.
5. The applicant shall revise the plat to depict 20% slopes, instead of 25% slopes and calculate the area of the lot, excluding the 20% slopes.
6. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
7. The applicant shall provide written proof that the shed that straddles the proposed lot line has been removed.

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

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



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-48

Application Type: Minor Subdivision
Applicant: STF Development LLC
Owners: STF Development LLC
Location: 480 Sixth Street (Assessor's Map B, Lot 1A)

BELOW IS A STREET VIEW OF 480 SIXTH STREET



BELOW IS AN AERIAL VIEW OF 480 SIXTH STREET





City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P14-48</u>	Date Received:	_____
	Amount Paid:	<u>\$351.00</u>	Time Received:	_____



CR# 5562

APPLICANT AND OWNER INFORMATION

Name of Applicant: STF DEVELOPMENT Telephone # 742-2121
 Address of Applicant: 242 CENTRAL AVE, 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: 480 SIXTH STREET
 Assessor's Map # B Lot(s) # 1A
 Zoning District(s) R40 Overlay District(s) WETLANDS
 Size of Parcel: 4.91 A.C. Property Deed: Book 4203 Page: 956
 Existing Use of Property: RES.

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? STREET
 City Sewer? ___ Yes No How far is city sewer from the property? UNKNOWN
 Highway Access (check where applicable): City Street ___ State Highway
 Estimated Length of Proposed Roads: 0 feet Public or Private Road? 0

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: 0
 Justification for waiver request(s) (attach additional sheets as needed): _____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) BERRY SURVEYING + ENG. DAVID BERRY #328
Address 335 SECOND CROWN POINT ROAD BARRINGTON NH 03825 Telephone #: 332-2863
Professional License #: 328 E-mail address: CRBERRY@METROCAST.NET

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: _____

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: _____

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: _____

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: 7/7/14

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



BERRY SURVEYING & ENGINEERING

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

July 4, 2014

REVISED
Abutters List

Owner of Record

Tax Map B, Lot 1A

STF Development
242 Central Ave.
Dover, NH 03820

Abutters

Tax Map B, Lot 2B

Willard, Berch & Linda
504 Sixth Street
Dover, NH 03820

Tax Map B, Lot 4-1

Marchuk, Vadim & Mercy
18 Cherrywood Drive
Dover, NH 03820

Tax Map B, Lot 4-2

MGuerrette, Ronnie & Katrina
24 Cherrywood Drive
Dover, NH 03820

Tax Map B, Lot 4-3

Bouthdara, Cahn
Huff, Keomany
30 Cherrywood Lane
Dover, NH 03820



Tax Map B, Lot 4-4

Kostis, Nicholas & Lacey
38 Cherrywood Lane
Dover, NH 03820

Tax Map B, Lot 4-5

Lorden, John & Desiree
46 Cherrywood Lane
Dover, NH 03820

Tax Map B, Lot 1D

Smart, Tara
500 Sixth Street
Dover, NH 03820

Tax Map B, Lot 23B

Blanche H. Polychronis 2001 Trust
39 County Farm Road
Dover, NH 03820

Tax Map A, Lot 47-1

Marone, Richard & Adele
2 Reynor's Brook Drive
Dover, NH 03820

Tax Map A, Lot 47-2

Keane, Matthew & Sharon
1 Reynor's Brook Drive
Dover, NH 03820

Tax Map A, Lot 47-3

Marone, Richard & Adele
2 Reynor's Brook Drive
Dover, NH 03820



BERRY SURVEYING & ENGINEERING

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

Tax Map A, Lot 47A-1

Conroy, Fred & Shasheen
505 Sixth Street
Dover, NH 03820

Professionals:

Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

Peter Spear
95 Silver Lake Rd.
Tilton, NH 03276



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

PLAN REFERENCES:

- 1.) OPEN SPACE SUBDIVISION PLAN PREPARED FOR JOHN & PATRICIA KEMEN, TAX MAP B, LOT 1D, 500 SIXTH STREET, CITY OF DOVER, NEW HAMPSHIRE. BY: MCNEANEY SURVEY ASSOCIATES INC. DATED: AUGUST 12, 2013 S.C.R.D.: PLAN #107-20
- 2.) LOT LINE AMENDMENT FOR PETER VALLIERE IN DOVER N.H. BY: BRUCE L. POHOPEK DATED: AUGUST 20, 1984 S.C.R.D.: PLAN #25-24
- 3.) SUBDIVISION OF LAND FOR PETER VALLIERE IN DOVER, N.H. BY: BRUCE POHOPEK DATED: JUNE 8, 1982 S.C.R.D.: PLAN #23A-104
- 4.) REVISED LOT 1 PLAN FOR PETER VALLIERE IN DOVER N.H. BY: BRUCE POHOPEK DATED: DECEMBER 9, 1982 S.C.R.D.: PLAN #22-72
- 5.) RESUBDIVISION OF LOT 2 FOR MURIEL MCDUFFEE, DOVER, N.H. BY: FREDERICK E. DREW ASSOCIATES DATED: AUGUST 1988 S.C.R.D.: PLAN #28A-98
- 6.) ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE BY: MCNEANEY SURVEY ASSOCIATED INC. DATED: APRIL 27, 1998 S.C.R.D. PLAN #54-28 THROUGH 54-35

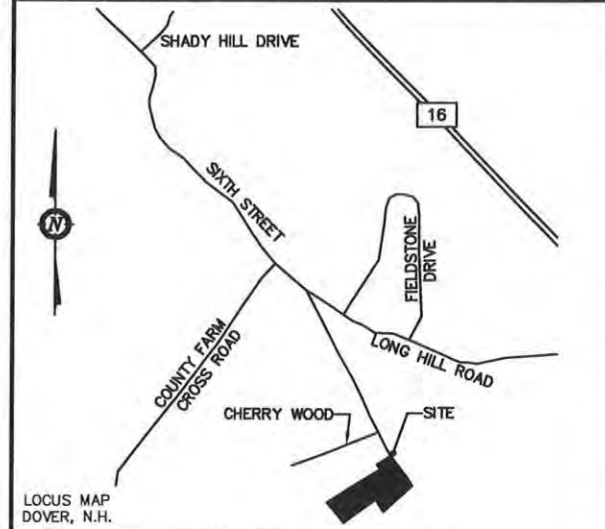
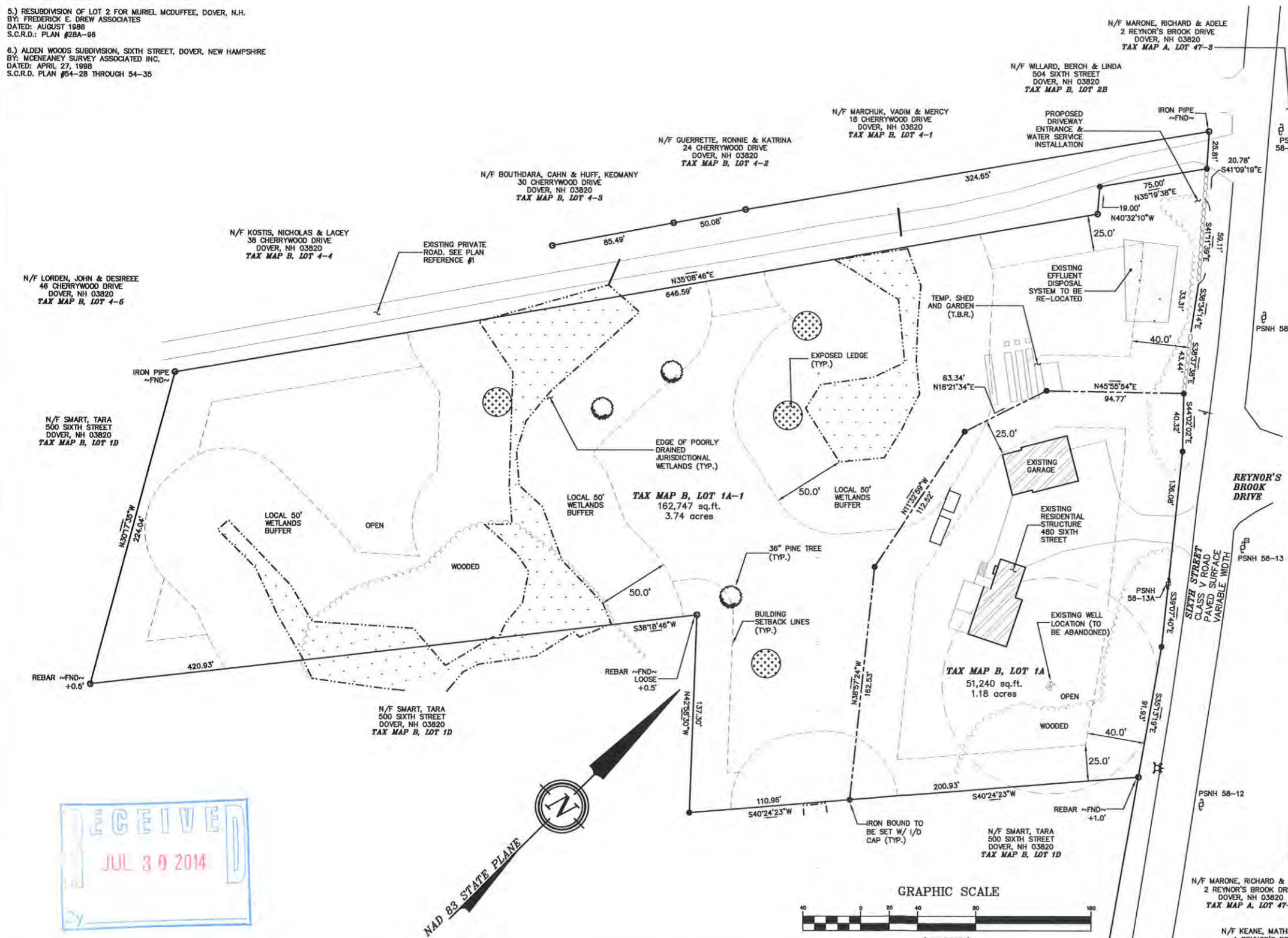
LEGEND:

- 3-4" IRON BOUND W/ 1/2 CAP (TO BE SET)
- DRILL HOLE (FND)
- ⊕ UTILITY POLE
- STEEL STAKE/ IRON BOUND (FND)
- JURISDICTIONAL WETLAND BOUNDARY
- BUILDING SETBACK LINES
- WETLANDS BUFFER LINE
- PROPOSED BOUNDARY LINE

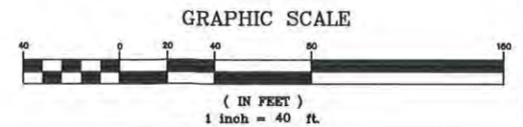
PETER SPEAR CWS

NOTES:

- 1.) OWNER: STF DEVELOPMENT
242 CENTRAL AVE
DOVER, NH 03820
- 2.) DOVER TAX MAP B, LOT 1A
- 3.) S.C.R.D. : BOOK 4203, PAGE 956
- 4.) TOTAL AREA: 213,987 Sq.Ft., 4.91 AC
- 5.) ZONING : R-40
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 25.0'
WETLANDS SETBACK ~ 50.0'
WETLANDS OVERLAY DISTRICT
- 6.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP B, LOT 1A INTO 2 PARCELS OF LAND.
- 7.) BOTH LOTS ARE SUBJECT TO NHDES APPROVAL
- 8.) THIS IS A TWO PAGE PLAN SET. PAGES ONE WILL BE RECORDED AT THE REGISTRY OF DEEDS.
- 9.) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PARCELS DO NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE DOVER CITY HALL, 33017CO3100, DATED: MAY 17, 2005
- 10.) THERE ARE SMALL AREAS OF OBSERVED LEDGE.
- 11.) THERE ARE NO EXISTING EASEMENTS ATTACHED TO THIS PROPERTY.
- 12.) THERE ARE NO PROPOSED RESTRICTIONS OR PROTECTIVE COVENANTS.
- 13.) SUBJECT PARCEL IS NOT IN CURRENT USE.
- 14.) SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND ON SITE SEWER DISPOSAL. THE APPLICANT IS REQUIRED TO HOOK THE EXISTING AND PROPOSED STRUCTURES TO THE MUNICIPAL LINE.
- 15.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 16.) PROJECT COORDINATE SYSTEM IS BASED ON NAD 83 AND THE PROJECT VERTICAL DATUM IS BASED ON NAVD 88 USING TOPCON HYPER SR SURVEY GRADE GPS RECEIVERS.
- 17.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING ON FALL OF 2013, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 IN 10,000.
- 18.) FINAL PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON FALL OF THE CITY OF DOVER PLANNING OFFICE UPON APPROVAL OF THE PROJECT.
- 19.) WETLANDS WERE DELINEATED BY PETER SPEAR, CERTIFIED WETLANDS SCIENTIST, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN THE FALL OF 2013.
- 20.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 21.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50' OF CONSERVATION AND WETLANDS DISTRICTS SHALL BE STAKED, FLAGGED AND CLARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.



RECEIVED
JUL 30 2014



N/F MARONE, RICHARD & ADELE
2 REYNOR'S BROOK DRIVE
DOVER, NH 03820
TAX MAP A, LOT 47-1

N/F KEANE, MATHW & SHARON
1 REYNOR'S BROOK DRIVE
DOVER, NH 03820
TAX MAP A, LOT 47-2

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER. - 1:10,000 -
DAVID A. BERRY RLS 328 DATE

DOVER PLANNING FILE P

REVISION	DATE	DESCRIPTION
#1	7-30-14	REVISED LOT LAYOUT AND ADDED INFORMATION

PROPOSED SUBDIVISION FOR STF DEVELOPMENT LLC SIXTH STREET DOVER, N.H. TAX MAP B, LOT 1A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 40 FT.
DATE : JULY 4, 2014
FILE NO. : DB 2013-128

DAVID A. BERRY RLS 328

PLAN REFERENCES:

- 1.) OPEN SPACE SUBDIVISION PLAN PREPARED FOR JOHN & PATRICIA KEMEN, TAX MAP B, LOT 1D, 500 SIXTH STREET, CITY OF DOVER, NEW HAMPSHIRE. BY: MCENEANEY SURVEY ASSOCIATES INC. DATED: AUGUST 12, 2013 S.C.R.D.: PLAN #107-20
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- 3.) SUBDIVISION OF LAND FOR PETER VALLIERE IN DOVER, N.H. BY: BRUCE POHOPEK DATED: JUNE 8, 1982 S.C.R.D.: PLAN #23A-104
- 4.) REVISED LOT 1 PLAN FOR PETER VALLIERE IN DOVER N.H. BY: BRUCE POHOPEK DATED: DECEMBER 9, 1982 S.C.R.D.: PLAN #22-72
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- 6.) ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE BY: MCENEANEY SURVEY ASSOCIATED INC. DATED: APRIL 27, 1988 S.C.R.D. PLAN #54-28 THROUGH 54-35

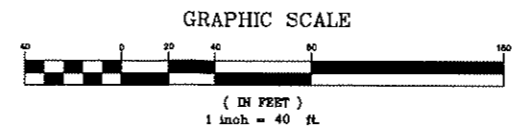
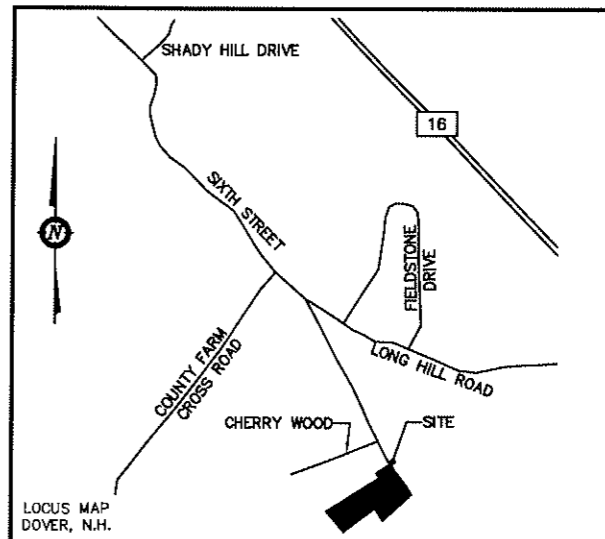
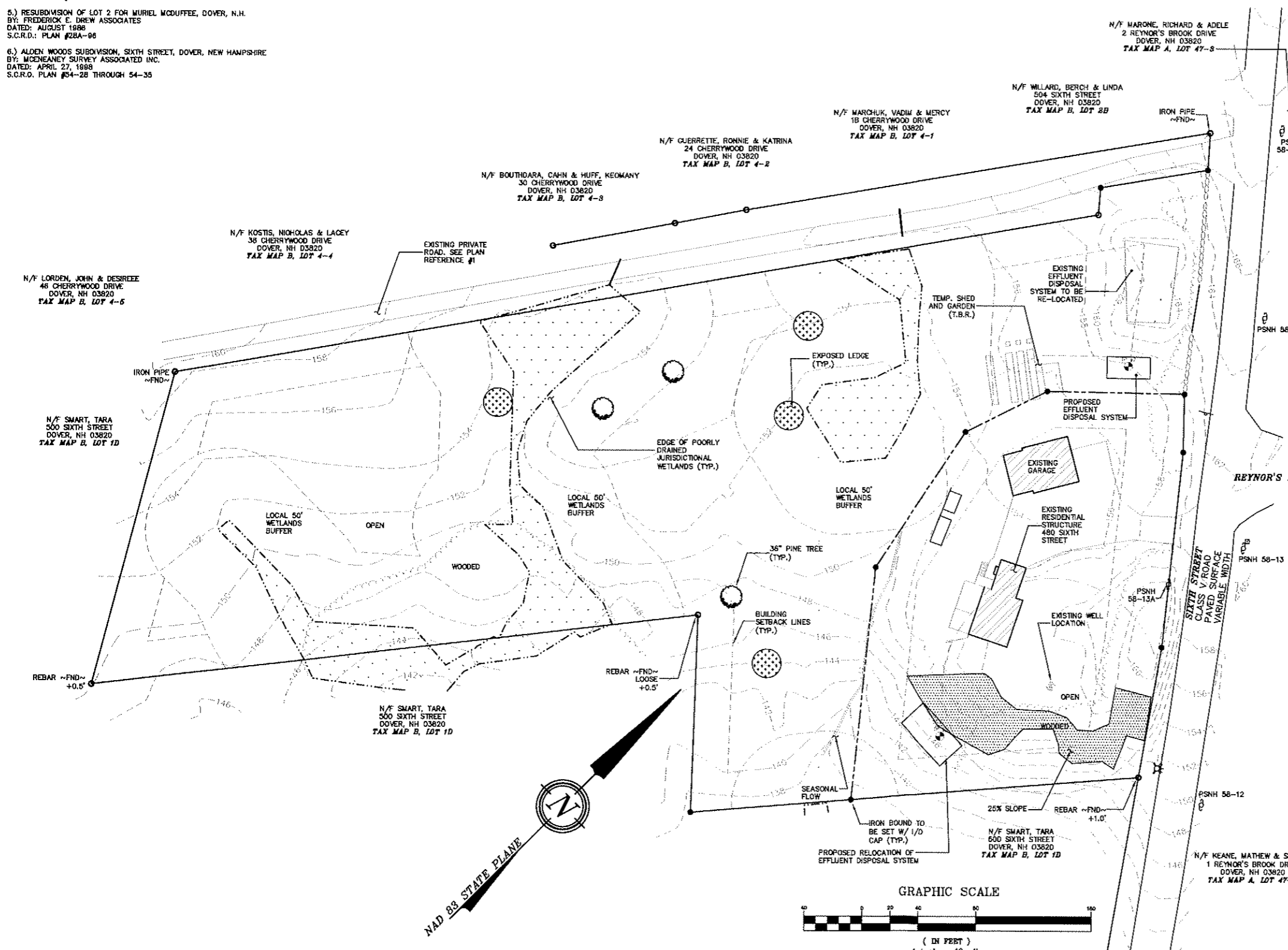
LEGEND:

- 3-4" IRON BOUND W/ ID CAP (TO BE SET)
- DRILL HOLE (FND)
- ⊕ UTILITY POLE
- STEEL STAKE/ IRON BOUND (FND)
- JURISDICTIONAL WETLAND BOUNDARY
- BUILDING SETBACK LINES
- WETLANDS BUFFER LINE
- PROPOSED BOUNDARY LINE

PETER SPEAR CWS

NOTES:

- 1.) OWNER: STF DEVELOPMENT
242 CENTRAL AVE
DOVER, NH 03820
- 2.) DOVER TAX MAP B, LOT 1A
- 3.) S.C.R.D. : BOOK 4203, PAGE 956
- 4.) TOTAL AREA: 213,987 Sq.Ft., 4.91 AC
- 5.) ZONING : R-40
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MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
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- 9.) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PARCELS DO NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE DOVER CITY HALL, 33017CD310D, DATED: MAY 17, 2005
- 10.) THERE ARE SMALL AREAS OF OBSERVED LEDGE
- 11.) THERE ARE NO EXISTING EASEMENTS ATTACHED TO THIS PROPERTY.
- 12.) THERE ARE NO PROPOSED RESTRICTIONS OR PROTECTIVE COVENANTS.
- 13.) SUBJECT PARCEL IS NOT IN CURRENT USE.
- 14.) SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND ON SITE SEWER DISPOSAL
- 15.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 16.) PROJECT COORDINATE SYSTEM IS BASED ON NAD 83 AND THE PROJECT VERTICAL DATUM IS BASED ON NAVD 88 USING TOPCON HYPER SR SURVEY GRADE GPS RECEIVERS.
- 17.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING ON FALL OF 2013, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 IN 10,000.
- 18.) FINAL PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER PLANNING OFFICE UPON APPROVAL OF THE PROJECT.



I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER. - 1:10,000 -
DAVID A. BERRY RLS 328 DATE

DOVER PLANNING FILE P

REVISION	DATE	DESCRIPTION
#1	7-30-14	REVISED LOT LAYOUT AND ADDED INFORMATION

PROPOSED SUBDIVISION FOR STF DEVELOPMENT LLC SIXTH STREET DOVER, N.H. TAX MAP B, LOT 1A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 40 FT.
DATE : JULY 4, 2014
FILE NO. : DB 2013-128



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-49

Application Type: Minor Subdivision
Applicant: Jeffrey and Anne Bean
Owners: Jeffrey and Anne Bean
Location: 12 Olive Meadow Lane & Sixth Street (Assessor's Map A, Lot 45)

INTENT: To subdivide an existing lot on Olive Meadow Lane and Sixth Street into two lots. The existing house is served by private well and on-site septic system. The new lot would be served by municipal water and sewer. The lot sizes would be 4.689 and 1.005 acres.

LOTS/UNITS PROPOSED: Two lots.

AGENDA ITEM #: 4-E

ACREAGE: 5.694 Acres

ZONING DISTRICT: Rural Residential District (R-40)

EXISTING LAND USE: One single family house and two garages

PROPOSED LAND USE: One additional house lot

SURROUNDING LAND USE: Single family residential

ZBA ACTION: N/A

PERMITS REQUIRED:

- NHDES Subdivision Permit

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 Olive Meadow Lane and Sixth Street 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 Rural Residential District (R-40), which is to provide for single family neighborhoods in the more rural areas of the city.

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 add the surveyor's and certified wetland scientist's stamps and signatures to the plat.
4. The applicant shall revise the plat to add the Planning File number P14-49 to the title block.
5. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.

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

6. If the applicant is connecting to the private utility lines, an agreement with the owner of the utilities shall be submitted to the Planning Department.
7. The road – Olive Meadow Lane – shall be accepted by the City.
8. All new dwelling units shall be assessed the current impact fees in place at the time of building permit application.
9. 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 #P14-49

Application Type: Minor Subdivision
Applicant: Jeffrey and Anne Bean
Owners: Jeffrey and Anne Bean
Location: 12 Olive Meadow Lane & Sixth Street (Assessor's Map A, Lot 45)

BELOW IS A STREET VIEW OF 12 OLIVE MEADOW LANE



BELOW IS AN AERIAL VIEW OF 12 OLIVE MEADOW LANE





City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P14-49</u>	Date Received:	<u>JUL 07 2014</u>
	Amount Paid:	<u>\$416.-</u>	Time Received:	
			By:	

CR# 4344

APPLICANT AND OWNER INFORMATION

Name of Applicant: Jeffrey & Anne Bean Telephone # (603) 512-4237

Address of Applicant: 12 Olive Meadow Lane, Dover, NH 03820

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

Address of Property Owner: _____

E-Mail Address: ccds@comcast.net

PROPERTY INFORMATION

Address of Property: Sixth Street & Olive Meadow Lane

Assessor's Map # A Lot(s) # 45

Zoning District(s) R-40 Overlay District(s) Conservation District
Wetlands Protection District

Size of Parcel: 5.694 acres Property Deed: Book 4185 Page: 292
2117 558

Existing Use of Property: singly family home

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? _____

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

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

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

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

Robert J. Stowell

Name of Surveyor and Company (Licensed in N.H.) Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

Robert J. Stowell

Name of Engineer and Company (Licensed in N.H.) Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.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: 7/7/14

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

Signature of Agent: [Signature], PRESIDENT Date: 07/07/14

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 7/7/14

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: 7/7/14

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: 7/2/14

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

Abutters List

Subdivision of Land

Jeffrey & Anne Bean

Tax Map A, Lot 45

12 Olive Meadow Lane & Sixth Street
Dover, New Hampshire

Job No. 13132

Page 1 of 2



Abutters:

Map A, Lot 45-A-1	Justin F. Conway Carrie D. Lover 519 Sixth Street Dover, NH 03820
Map A, Lot 45-A-2	Temple Israel of Dover PO Box 254 Dover, NH 03820
Map A, Lot 45-A-9	William & Donna Fenniman 11 Foxtail Ridge Road Dover, NH 03820
Map A, Lot 45-A-10	Edith H. Mitchell 9 Foxtail Ridge Road Dover, NH 03820
Map A, Lot 45-A-11	Gregory S. & Noel A. Mourgenos 7 Foxtail Ridge Road Dover, NH 03820
Map A, Lot 45-A-12	Robert & Marilyn Murphy 5 Foxtail Ridge Road Dover, NH 03820
Map A, Lot 45-A-13	Robert & Sue Calabrese 3 Foxtail Ridge Road Dover, NH 03820
Map A, Lot 45A-2-1	Daniel P. Irish 22 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-2	Daehwan Kim Tamera Kim 28 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-3	Kristopher & Elizabeth Reischer 32 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-4	Jennifer Ford 25 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-5	Scott & Lauren O'Neill 21 Olive Meadow Lane Dover, NH 03820

Abutters List

Subdivision of Land

Jeffrey & Anne Bean

Tax Map A, Lot 45

12 Olive Meadow Lane & Sixth Street
Dover, New Hampshire

Job No. 13132

Page 2 of 2

Abutters cont'd:

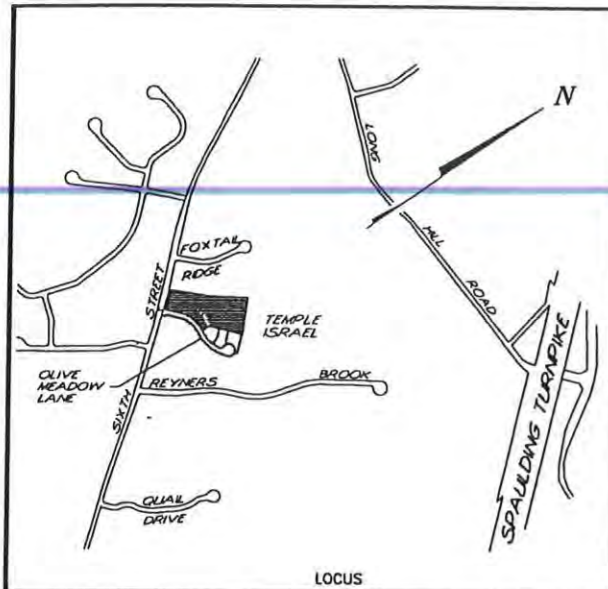
Map A, Lot 45A-2-6	Raghibir & Kaur Singh 15 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-7	Daniel & Mary Gorman 11 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-8	Albert & Kathleen Cintavey 5 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-9	David & Linda Thompsen 3 Olive Meadow Lane Dover, NH 03820
Map A, Lot 46	Joseph Belanger 513 Sixth Street Dover, NH 03820
Map B, Lot 2	Russel Rogers 512 Sixth Street Dover, NH 03820
Map B, Lot 2C	Kenneth & Donna Durell 508 Upper Sixth Street Dover, NH 03820
Map B, Lot 3	Todd & Denise Corley 518 Sixth Street Dover, NH 03820
Map B, Lot 4E	Marc W. Miller Regina L. Demaray 520 Sixth Street Dover, NH 03820

Owner/Applicant

Map A, Lot 45	Jeffrey & Anne Bean 12 Olive Meadow Lane Dover, NH 03820
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Agent:

Tritech Engineering Corp.
755 Central Avenue
Dover, NH 03820



RECEIVED
JUL 07 2014
By _____

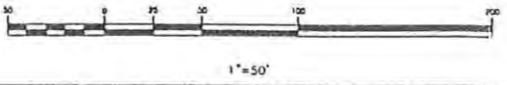
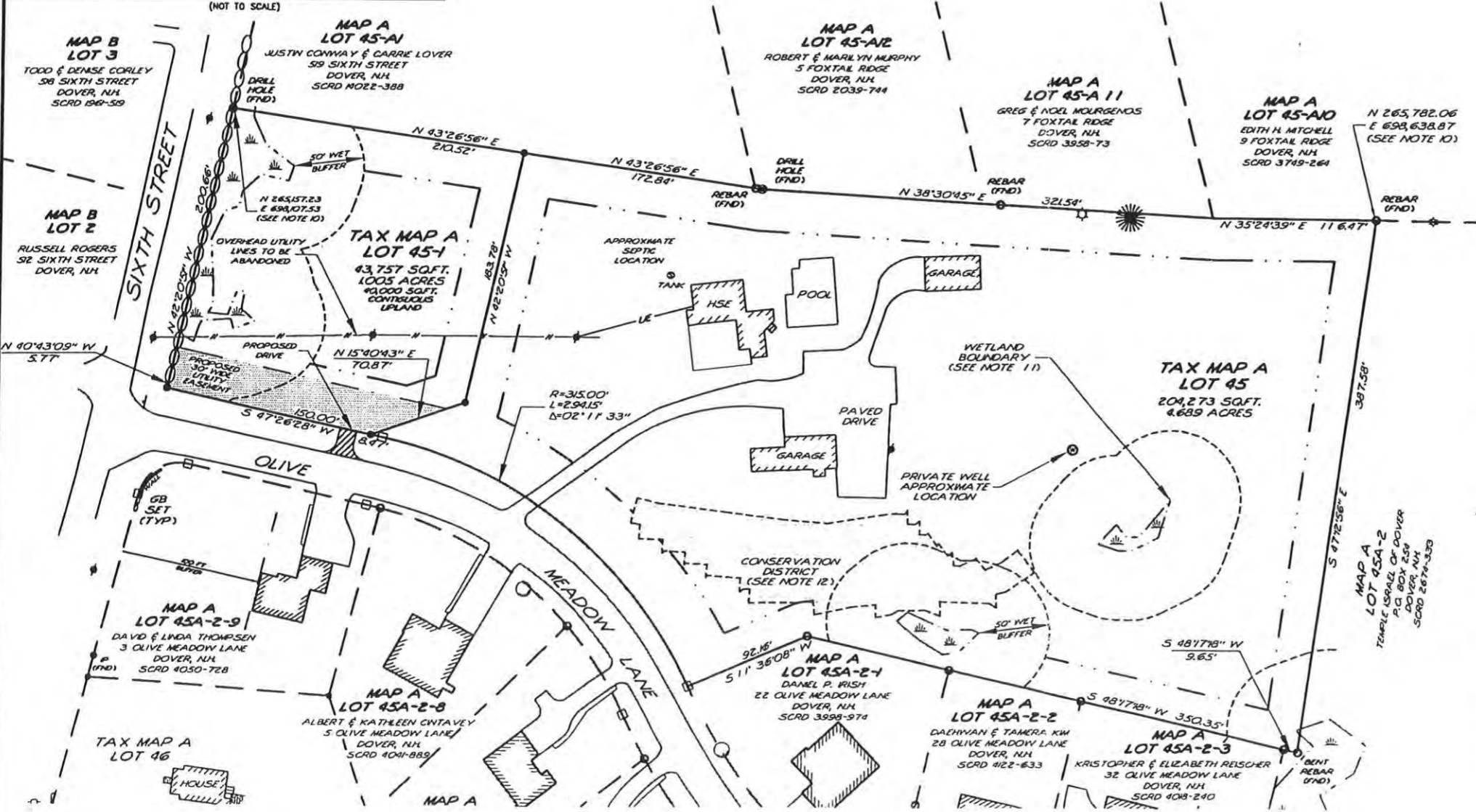
TRITECH
ISSUED
JUL - 7 2014

NOTES

- 1.) INTENT: TO SUBDIVIDE DOVER TAX MAP A LOT 45 INTO 2 LOTS.
- 2.) CURRENT OWNER OF RECORD: JEFFREY & ANNE BEAN
12 OLIVE MEADOW LANE
DOVER, N.H. 03820
- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: 248,030 SQ.FT. - 5.694 ACRES
- 5.) TAX MAP A LOTS 45
- 6.) PROJECT DEED REFERENCE: SCRD BOOK 2117 PAGE 558 & BOOK 4185 PAGE 292
- 7.) PROJECT PLAN REFERENCE:
SUBDIVISION PLAN PREPARED FOR QUADRANT DEVELOPMENT CO. DOVER, N.H. T.F. MORAN, INC. MARCH 1, 1988 SCRD 30A-121
PLAN OF LOTS A&B RICHARD J. & ELAINE N. DAY DOVER, NEW HAMPSHIRE R. W. McCRONE MAY 1976 SCRD 17-41
PROPOSED MINOR SUBDIVISION LAND OF L.E.R. TRUST, LINDA E. ROSSETTI, TRUSTEE SIXTH STREET DOVER, N.H. BERRY SURVEYING & ENGINEERING MARCH 10, 1988 SCRD 34-142
EXISTING CONDITIONS PLAN TEMPLE ISRAEL SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JUNE 16, 2003
OPEN SPACE SUBDIVISION PLAN OLIVE MEADOW 515 SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JUNE 16, 2003 SCRD 102-16
- 8.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 30 FT
MAX. LOT COVERAGE: 10 %
MAX. BLD HEIGHT: 35 FT
IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN TWO ZONING OVERLAY DISTRICTS:
- CONSERVATION DISTRICT
- WETLANDS PROTECTION DISTRICT
- 9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 37,000, AND WAS AMPLIFIED USING A SOKKIA SET3100 TOTAL STATION, DURING THE MONTH OF DECEMBER, 2002.
- 10.) BASIS OF BEARING: DOVER GIS STATIONS 189 AND 190 WERE OCCUPIED TO DETERMINE LOCATION, DIRECTION AND DATUM.
- 11.) DURING THE MONTH OF JUNE, 2014 MICHAEL WARANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO POORLY DRAINED SOILS WERE FOUND.
- 12.) THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES, 100' FROM TIDAL WATER AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY. PORTIONS OF THIS PROPERTY ALSO ARE WITHIN THE RIVERFRONT RESIDENTIAL OVERLAY DISTRICT AND THE WETLANDS PROTECTION DISTRICT AND ARE SUBJECT TO THOSE REGULATIONS.
- 13.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 03300, MAP No. 33017C03100, DATE: 5-17-2005).
- 14.) MAP A LOT 45 TO BE SERVICED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM. MAP A LOT 45-1 TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- 15.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
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- 17.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- 18.) BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1 AS APPLICABLE. THESE BUFFERS ARE CURRENTLY MAINTAINED AS LANDSCAPED AREAS, LAWNS AND FIELDS. THESE BUFFERS WILL CONTINUE TO BE MAINTAINED IN THIS MANNER.

LEGEND

- REBAR SET WITH ID CAP TO BE SET
- ⊙ DRILL HOLE SET
- ⊗ HYDRANT
- ⊕ WATER GATE VALVE
- ⊙ SEWER MANHOLE
- - - WETLAND BOUNDARY (SEE NOTE 11)



TRITECH
ENGINEERING CORPORATION

THE CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8707
FAX 603 742 8630

SUBDIVISION PLAN
JEFFREY & ANNE BEAN
12 OLIVE MEADOW LANE
& SIXTH STREET
DOVER, NEW HAMPSHIRE
JULY 7, 2014
SCALE: 1" = 50'

JOB No. 13132

REVISIONS	DESCRIPTION

SHEET NO. 0-1

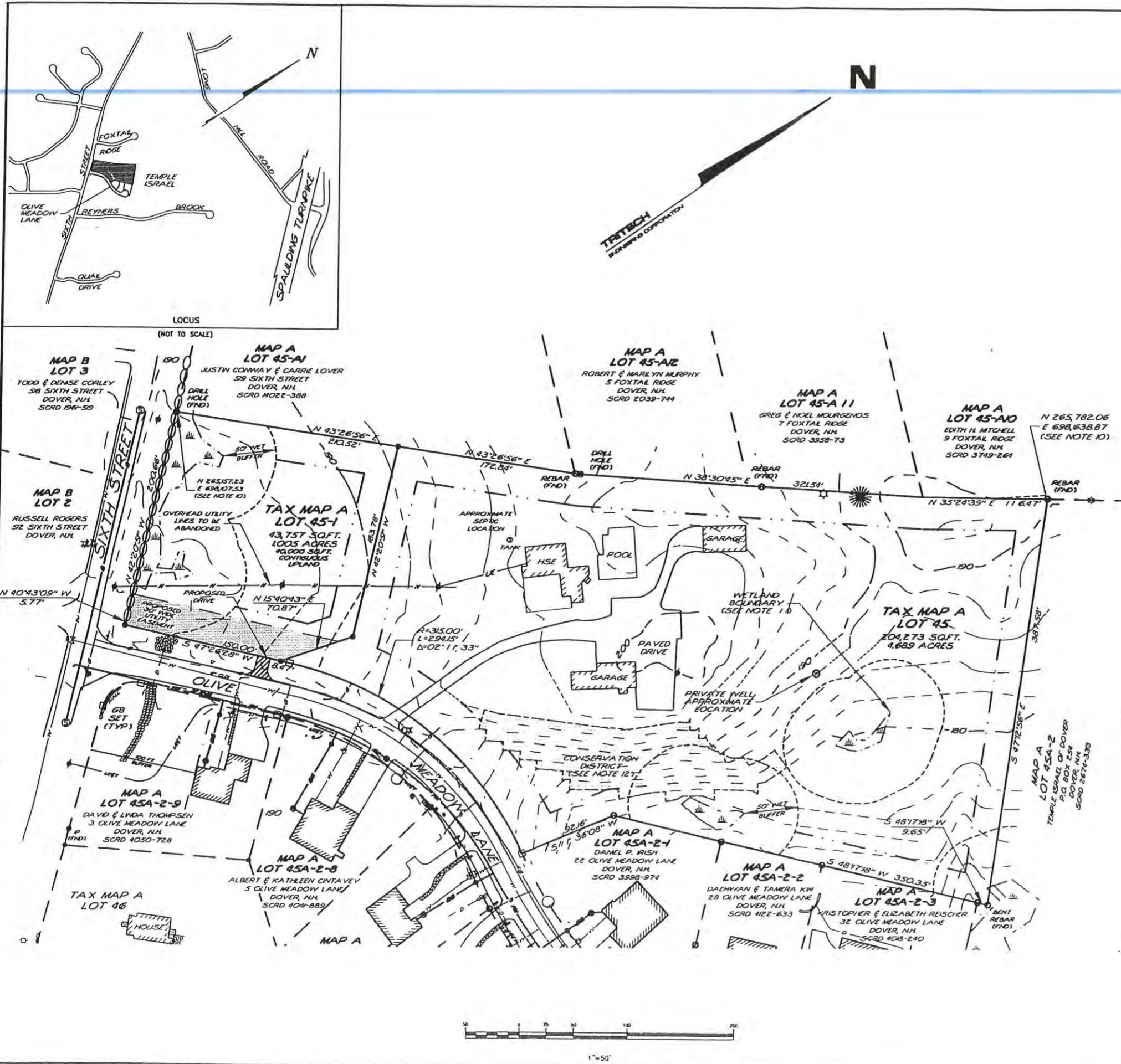
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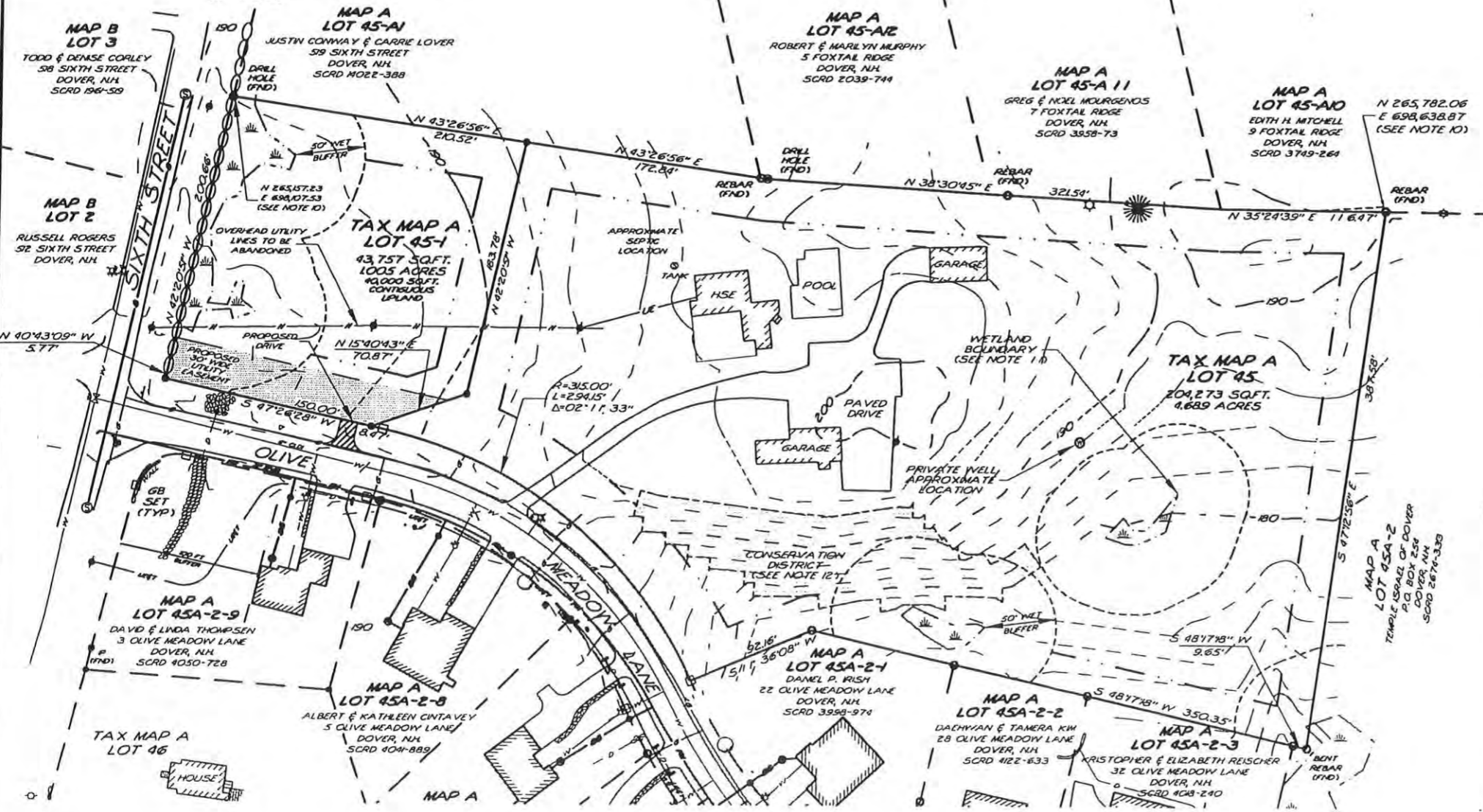
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PLAN OF LOTS A&B RICHARD J. & ELAINE N. DAY DOVER, NEW HAMPSHIRE R. W. McCRONE MAY 1976 SCRD 17-41	SUBDIVISION PLAN ALBERT & CHRISTINE ESTES AND NANCY HUSON MOLL LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JUNE 26, 2000 SCRD 63-39
PROPOSED MINOR SUBDIVISION LAND OF L.E.R. TRUST, LINDA E. ROSSETTI, TRUSTEE SIXTH STREET DOVER, N.H. BERRY SURVEYING & ENGINEERING MARCH 10, 1988 SCRD 34-142	SUBDIVISION OF LAND PREPARED FOR ALBERT ESTES LONGHILL ROAD DOVER, NEW HAMPSHIRE McNEANEY SURVEY ASSOCIATES DECEMBER 5, 1994 SCRD 47-5
EXISTING CONDITIONS PLAN TEMPLE ISRAEL SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JUNE 16, 2003	"AS-BUILT" PLAN TEMPLE ISRAEL SIXTH STREET DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION NOVEMBER 24, 2004
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- ⊙ DRILL HOLE SET
- ⊕ HYDRANT
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- ⊕ SEWER MAN-HOLE
- - - WETLAND BOUNDARY (SEE NOTE 11)



LOCUS (NOT TO SCALE)



TRITECH
ENGINEERING CORPORATION

780 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03808
TELEPHONE 603 749 8007
FAX 603 748 3630

REVISIONS	DESCRIPTION
DATE:	

SUBDIVISION PLAN
JEFFREY & ANNE BEAN
12 OLIVE MEADOW LANE
& SIXTH STREET
DOVER, NEW HAMPSHIRE
JOB No. 13132
JULY 7, 2014
SCALE: 1" = 50'

SHEET NO. **5-2**