

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, 61 Locust Street
Meeting Date: **Tuesday, August 26, 2014**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- August 12, 2014 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote on a Conditional Use Permit for reduced parking per Chapter 170-44-I for International Cars Limited, (Owners: M & E Jesperson 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)
- B. Consideration and possible vote on a Site Plan for International Cars Limited, (Owners: M & E Jesperson 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)

4. NEW BUSINESS

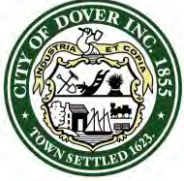
- A. Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-B for The Housing Partnership, (Owner: Roman Catholic Bishop of Manchester, NH), Assessor's Map 27, Lots 2, 3, 4 & 15, zoned CBD-General, located at 577 Central Avenue. (Relief from 75% building coverage requirement and from requirement that the building be 24 feet or less from side property line). *(P14-32)
- B. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for The Housing Partnership, (Owner: Roman Catholic Bishop of Manchester, NH), Assessor's Map 27, Lots 2, 3, 4 & 15, zoned CBD-General, located at 577 Central Avenue. *(P14-33)
- C. Consideration and acceptance of a Conditional Use Permit per 170-20-B for The Housing Partnership, (Owner: Roman Catholic Bishop of Manchester, NH), Assessor's Map 27, Lots 2, 3, 4 & 15, zoned CBD-General, located at 577 Central Avenue. (Relief from prohibition of residential on first floor). *(P14-51)
- D. Consideration and acceptance of a Site Plan for The Housing Partnership, (Owner: Roman Catholic Bishop of Manchester, NH), Assessor's Map 27, Lots 2, 3, 4 & 15, zoned CBD-General, located at 577 Central Avenue. (One mixed use 5-story building (60,918 sq. ft.) with 41 residential units and 14,018 sq. ft. of commercial space and one 21,170 sq. ft. 2-story building with 6 residential units). *(P14-34)
- E. Consideration and acceptance of a Conditional Use Permit for Littleworth Road Solar LLC, (Owner: Bruce Caswell), Assessor's Map G, Lot 31, zoned I-2, located at 68 Littleworth Road. (2,400 sq. ft. of impact to 50 foot wetlands buffer) *(P14-52)
- F. Consideration and acceptance of a Site Plan for Littleworth Road Solar LLC, (Owner: Bruce Caswell), Assessor's Map G, Lot 31, zoned I-2, located at 68 Littleworth Road. (35,620 sq. ft. of solar arrays). *(P14-53)
- G. Consideration and acceptance of a Minor Lot Line Adjustment for Gary & Lois Winters and Carl & Catherine Aichele, Assessor's Map 12, Lots 41 & 45, zoned RM-U, located at 50 Silver Street & 31 Summer Street. *(P14-55)

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

Members Not Present: Maggie Fogarty (Alternate)

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

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

1. CITIZENS' FORUM

Citizen's Forum Open

Mary Hebbard, 97 Spruce Lane, expressed concerns about a recent article in Fosters entitled Dover Issues Reminder About Rules for Political Advertising. She urged staff to rethink enforcement of political advertising signs.

Rick Hebbard, 97 Spruce Lane, spoke about the constitutionality of political advertising regulations.

Anthony McManus, 39 Glen Hill Road, stated he is concerned that a mistake has been made adopting the Gateway Zoning District for the length of Central Ave. He suggested that consideration be given to repeal that portion of the Zoning Ordinance. He is also suggesting that the Planning Board and the City Council look at the ordinance which says that each residential unit have two parking spaces. In addition, he stated that the ordinance regarding height of buildings in the Central Business District is based on stories and not footage. He prepared a handout and passed it out to board members.

Citizen's Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- July 22, 2014 Regular Meeting Minutes

Motion: K.Schuman made a motion to accept the Minutes from the July 22, 2014 Regular Meeting. Seconded by C.Plante. Vote: U/A

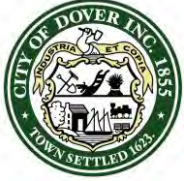
T.Clark would like staff to review the discussion between him and Jason Hill regarding pre- and post-construction landscaping. He remembers being told that it is going to be "equal to or better than the landscaping that is there now".

3. OLD BUSINESS

The Vice Chair announced that item 3B will not be heard tonight.

- 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)

Motion: F.Torr made a motion to remove it from the table. Seconded by K.Schuman. Vote: U/A



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Jonathan Ring, Jones & Beach Engineers, Inc., represents the applicant, Mark Phillips, who was also present. He stated two changes were made to the plan following site walk. There was a shift to the corner of Lot 16-G to allow for a sign, and minor adjustments were made to Lot 16-G to reduce pavement at the back of the site. They have reviewed the staff memo and understand that the TDR is being recommended for relief of frontage, minimum lot size and setbacks for all three lots. He explained that Lot 16 shows Building A and the barn in the setback along one edge. He is requesting buffer impacts where there is pavement behind Building A and beside Building C either through the TDR or through a conditional use permit later in the site review process. He estimates that the impact is about 18,000 sq. ft. which is an 85% reduction from the plans submitted in May. He stated there are no issues with the subdivision and they request approval subject to staff recommendations.

C.Plante asked J.Ring what the Conservation Commission said about their application.

J.Ring stated this went before the Conservation Commission on June 9, 2014 and they voted to approve the TDR to approve the buffer impacts.

C.Parker stated the Conservation Commission had no role in the TDR; their role was to advise regarding the Conditional Use Permit. In the minutes from that meeting, the Conservation Commission specifically said they did not like the TDR but then they endorsed the CUP 7/0.

Public Hearing Removed From the Table

C.Parker stated that Dan Barufaldi, the Dover Economic Development Director, could not be here tonight but asked that he read his letter into the record. The letter stated he does not support the project.

G.Green asked how many buildings are being proposed in this plan.

C.Parker and J.Ring stated 18 buildings are being proposed.

Public Hearing Closed

M.Phillips asked if the Chair could reopen the public hearing so that he can respond to the letter.

The Chair asked for a show of hands to reopen the public hearing: Vote: 9/1 (D.White opposed)

Public Hearing Reopened

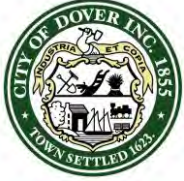
M.Phillips stated that at a meeting on January 14, 2014 D.Barufaldi asked him to move the building back 500 ft. from Sixth Street. He stated at that time that this would impact the wetland buffer and C.Parker stated he would support him on this.

Public Hearing Closed

L.Skinner stated he did not think this qualified for TDR consideration and gave his reasons.

G.Green stated he agreed and felt that TDR for a parcel that cannot be developed does not make sense.

D.Ciotti stated that he and C.Parker spoke about TDR and want to revisit it at a future date. He stated there are no development rights on conservation lands or wetlands.



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STAFF RECOMMENDATION

C.Parker stated at the site walk he was struck with the thought that they could do what they are looking to do there without the TDR. Having worked with the applicant through the process, he understands the value of being able to carve off lots and sell those off to reinvestment into the lot that they want to retain. That is one of the reasons why staff recommended that minimum lot size, minimum frontage and side/rear setbacks be granted as part of the TDR. Those could be done without the TDR and could be done through the condominium form of sales. It seemed reasonable for the TDR for those three elements to be granted because they could not come to the Planning Board and do the same thing. But there is a quid pro quo here - already protected land is being protected and they would be given something that they already have by right. He explained that the TDR is a discretionary regulation. He stated he agrees with J.Ring that it would be a side setback for the barn building.

He said the Planning Department recommends the Planning Board grant approval of the use of TDR for frontage, minimum lot size relief, and side and rear setbacks for the newly created lots, but not for relief from the wetland buffer of fifty (50') feet 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 and approved by Planning Department staff.
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.

If the Planning Department grants the TDR, then staff 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:

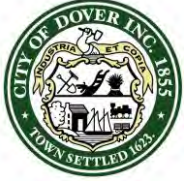
4. All new structures shall be assessed the current impact fees in place at the time of building permit application.
5. All new structures shall be assessed the current water and sewer investment fees in place at the time of application for water and sewer service.

If the Planning Board does not grant the TDR as presented, then staff recommends to table the subdivision plan as it cannot be acted upon.

C.Parker stated that if there has been any miscommunication on the part of staff he apologizes.

G.Green asked that, if the board follows the staff recommendation to allow the TDR for those three elements but not for the wetland buffer encroachment, does the applicant have a reasonable remedy by simply reducing the size of site plan or the number of units and, if so, how much would he have to cut back to make it work without the need for the TDR into the wetlands.

C.Parker stated if the TDR is granted as presented, there is still a lot of work to do on the site plan. If they are not granted the TDR they will have to do a lot of reconfiguring of the site. He reminded the board that staff



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recommendations are exactly that - recommendations. It is within the board's purview to grant any gradient of the TDR.

C.Plante stated she agrees with L.Skinner that there is nothing special about the land and asked what makes this project a no.

C.Parker responded that typically a conditional use permit is for 200, 600 or maybe 1,000 sq. ft. vs. 127,000 sq. ft. of encroachment, down to 39,000 sq. ft. There is a difference between 1,000 sq. ft. and 39,000 sq. ft. In the past when the TDR has been utilized to encroach into wetlands, the Planning Board has felt the economic tradeoff has been greater and has agreed. He advised the board to keep in mind the magnitude and if they are comfortable with it.

K.Schuman stated he disagrees with the Planning Director's recommendation. He said there is nothing to compel him to use the TDR tool because there is very little economic development impact from the project. He stated he is reluctant to agree to the recommendations due to the premise that the Director outlined, which is the condominium form of development, and he would lean toward the applicant exploring that option.

W.Garrison stated he tends to agree with the staff recommendations. The concept of the TDR is new to him and he is concerned that granting the TDR in its complete form may set a precedent in the future but stated he is willing to go with approval per the Planning Department's recommendation. If this is approved he questioned when the conditional use permits for the front buildings would come to the Planning Board.

C.Parker stated when the site plan is submitted to the Technical Review Committee, they would identify what conditional use permits are needed. At that point the applicant could go to the Conservation Commission and ask them to endorse conditional approval.

W.Garrison stated he could not say that he would then automatically endorse conditional use for the front portion until it goes through its process and he has a better understanding.

F.Torr stated he agrees with the Planning Department recommendation.

C.Parker clarified that at the first Zoning Board hearing this item was tabled and staff met with the applicant to see if there was a way that staff would not oppose the application, which they did originally. The compromise that was reached was the building would be 500 ft. back from Sixth Street. Staff then took a more neutral position rather than being opposed, with the understanding that a B-4 use would be visible at the front of the property.

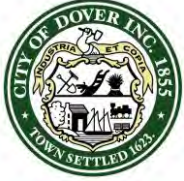
D.White stated he does not support the Planning Department recommendation. He does not see the value in granting the TDR.

Motion: F.Torr made a motion to approve subject to all recommendations in staff memo.

C.Parker confirmed with F.Torr that the motion was to approve both the TDR and the subdivision.

Seconded by W.Garrison. Vote: 6/3

- 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)



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This item is not being heard tonight.

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)

Colleen Lake of The Look Interiors represented the applicants, who could not attend the meeting. She explained the proposal is to build a small wooden deck. The plan is to remove concrete steps, a concrete pad and a fireplace, and replace them with a cedar deck. She read a letter from the applicants into the record which gave details of the proposal.

G.Green confirmed that they would remove the cement that is there now and the wooden deck would allow water to go into an impervious area.

K.Schuman confirmed with C.Lake that there is a roof over the deck which would create more pervious surface.

D.White confirmed with C.Lake that it is just the porch that will be constructed.

C.Plante confirmed with C.Lake that they would be building on the existing foundation away from the water.

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

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION

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

K.Schuman questioned if there is any inspection or protection that happens regarding runoff that close to the water.

C.Parker stated that D.White will be issuing a driveway permit and that requires an inspection.

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

- 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)

Aimee Dion, the applicant, stated that this proposal went before the Conservation Commission in July and they did approve the request pending approval from the state for the Shoreland Permit and conditional upon the applicants using erosion control in the form of a silt fence. She explained that the house has been there since 1929 and is a nonconforming structure, and the addition will be no closer to the water than the house already is. The addition is within the 15 ft. buffer of abutting properties.

K.Schuman stated it looks like at the southeast corner of the property there is a long steep slope and he wanted to know what the plan is to mitigate that slope.



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A.Dion stated that is where the silt fence would go. The house currently is within a few feet of that slope. Post-construction to stabilize the slope, they were thinking of planting plants that root well to prevent any erosion.

C.Plante verified with the applicant that the addition would be one story and that the roof line of the addition would go no higher than the existing roof line.

L.Skinner pointed out that the address on the drawing was 3 Spur Road and confirmed with the applicant that it should be 3 Earle St.

C.Parker stated correction of the address will be made a condition of approval.

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

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

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 ensure that erosion control using best management practices is used during construction.
3. The applicant shall correct their address on the plan.

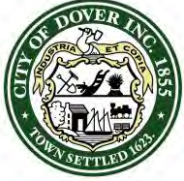
Motion: K.Schuman made a motion to approve subject to staff recommendations. Seconded by G.Green. Vote U/A

- 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)

Tracy Tarr of GZA GeoEnvironmental, Inc. represented the applicant. She explained the proposal is to finalize the stabilization of the shore frontage at their property which, when they purchased the property, was left unstable and eroded. They intend to install plantings, install a permeable paver patio under an existing deck, and install infiltration steps on both sides of their house. Currently there is unstable ground leading down to the water and there is no safe way to access. The infiltration steps will be permeable but will also allow safe passage to the shore frontage. The project includes a little over 1,000 sq. ft. of permanent impact in existing disturbed lawn and eroded areas. No trees or vegetation are to be cut down. There will be 1,920 sq. ft. of temporary impact for construction access. The impervious surface will remain at 25% as all the proposed structures are pervious. The Conservation Commission favorably reviewed the project last month. As they requested, a dewatering basin was added to the plan.

There was discussion that a large portion of the proposed patio would be under the existing deck and that it extends beyond the existing deck.

There was discussion that posts will be reinstalled when the patio is put on stable ground, tree stumps will be ground down in the area of the patio and a specific pervious fill will be used, and the patio will be raised up.



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

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

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.

D.White would like to add the condition that the applicant will ensure that erosion control using best management practices is used during construction

Motion: K.Schuman made a motion to approve subject to staff recommendations and the condition added by D.White. Seconded by F.Torr. Vote: U/A

- 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)

Christopher Berry of Berry Surveying and Engineering represented STF Development Corp. He stated this is a minor subdivision of a lot with an existing house, garage and sewage system. The proposal is to subdivide the property so that the existing house and garage and all the infrastructure that is around these structures will be on its own lot. The existing driveway will remain in its current location. They propose that the remaining land which is over 3+ acres in size will be its own parcel. An existing conditions plan showing the topographic features was done and Peter Spear, a wetlands scientist, delineated the wetlands on the site. The property is on municipal water but has on-site sewage disposal. Test pits for the existing house and at the front of the proposed lot were done. There is a well that services the existing structure which will be decommissioned and a water line will be brought to the site. The proposed lot will tie in to the municipal water line. A driveway is being proposed in fairly close proximity to the existing driveway that goes down to the former land owned by Kemen, which is the most advantageous place for site distance and safety in and out of the site. The proposal conforms to all zoning and planning requirements for two frontage lots located within the R-40 zone.

There was discussion regarding the proposed relocation of the septic system which is down the 25% slope and close to the seasonal flow. A 35 ft. setback will be maintained from the seasonal flow. C.Berry has proposed not to disturb the steep slope in the septic system design process which they will go through as part of the state subdivision approval.

There was discussion regarding the proposed driveway configuration for the new lot and that the site distance in the area is proper. There was also discussion that C.Berry did not ask to locate the driveway on the new owner's lot.

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

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

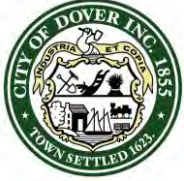
STAFF RECOMMENDATION

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

Conditions to Be Met Prior to Signing of Plans:

Document Created by: Planning Secretary
Document Posted on August 21, 2014

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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.

D.Ciotti requested that another condition be added that the existing house must hook up to city water, and existing septic must be moved, or new system installed before building permit issued for new lot for new lot.

Motion: K.Schuman made a motion to approve subject to staff recommendations and D.Ciotti's addition. Seconded by F.Torr. Vote: U/A

- 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)

Robert Stowell of Tritech Engineering Corp. represented the applicants. He explained this proposal is for a subdivision of a 1-acre house lot at the corner of Sixth Street and Olive Meadow Lane that has significant frontage on both roads. It will be served by city water and sewer, and underground electric and telephone. The existing house has a functioning well and septic and these will be maintained. They have provided an easement that will go out to Sixth Street so that those services could be extended in the future if the applicant chooses to tie those in. The applicant has no issues with the staff recommendations.

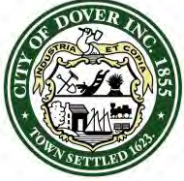
There was discussion regarding the existing house being served by an overhead line that goes through the proposed lot to a utility pole on the remaining land and then it goes underground into the house. The pole will be removed, the electric and telephone will be brought up through that easement, and it will all be underground at that point. The water and sewer service to the new lot will be brought in at a small area where the old driveway was and the easement shows this. The 30 ft. utility easement is for the electric to the existing house, water and sewer off Sixth Street and it could extend water and sewer to the house in the future.

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

Public Hearing Open

Dave Thompson stated he lives at 3 Olive Meadow Lane which is directly across the street from the property and he said he has no problem with the development. He asked if there are any restrictions that are being placed on the structures to be built there to keep them in character with the neighborhood such as minimum house size.

C.Parker stated the City does not require architectural requirements for residential structures.



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Mr. Thompson stated there were restrictions on the sub-development that he bought into, and C.Parker explained that those were from a previous subdivision and he believes they were deed restrictions by the developer, not the City.

There was discussion regarding allowed uses in the R-40 zoning district and C.Parker stated he would mail to Mr.Thompson the permitted uses.

Public Hearing Closed

STAFF RECOMMENDATION

C.Parker stated that Olive Meadow Lane is intended to be a public street but it is currently a private road and it has not been accepted by City. Technically if it was going to remain a private road, this subdivision could not be approved because the existing house would be on a lot without frontage on a public street. That is driving some of the conditions.

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.
6. The applicant shall revise note #16 to clarify existing utilities will be relocated underground and the overhead wires will be removed.

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

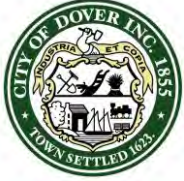
7. If the applicant is connecting to the private utility lines, an agreement with the owner of the utility shall be submitted to the Planning Department.
8. The road, Olive Meadow Lane, shall be accepted by the City.
9. All new dwelling units shall be assessed the current impact fee in place at the time of building permit application.
10. 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.
11. All construction activity for the new house shall be accessed by Sixth Street.

L.Skinner wanted to know, if this subdivision creates a new lot with no frontage on a city street, how can the Board approve it?

C.Parker stated it is his understanding that the developer of Olive Meadow Lane is working out some final elements in order to approach the City to accept the street. There is a requirement regarding the street light and there is some loam and seed that needs to be dealt with, all minor things. The owner of Olive Meadow indicated to him that all those should come in within the next 90 days and they anticipate approaching the City about acceptance this fall. Based on that and knowing that they have 90 days to sign the plans, he was comfortable with not delaying the application.

L.Skinner suggested making the condition regarding Olive Meadow Lane being accepted by the City a condition to be met prior to signing the plans.

R.Stowell commented that they approve lots all the time that do not have frontage until the road is constructed. The road is built and then building permits were obtained. He thinks that is why it is tied to the building permit and not to the signing of the plat.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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

There was discussion that the location of the old driveway for the existing house on Sixth Street followed the power lines as shown on the plan. There was concern that access to and from Sixth Street actually exists from the lot because the culvert and the driveway have been removed. More discussion ensued regarding maintenance of the road.

There was discussion as to why staff tied condition #7 to the building permit.

There was discussion about the City Council's acceptance of a street which is based upon the recommendation of the Planning Board when they approve a subdivision plan with a public road on it. A cost benefit analysis is done. The Engineering Department will run tests to make sure the road is acceptable. The checklist of steps for acceptance was discussed.

Motion: F.Torr made a motion to approve subject to conditions set forth by the Planning Department. Seconded by K.Schuman. Vote: U/A

12. STAFF COMMENTS

C.Parker stated the Housing Partnership will be coming back at the next meeting. At the time of technical review he received an email from them asking him to advise the board that as of August 14 the location of the proposed buildings on the site will be marked with paint on the parking lot. He encouraged board members to take a look before the meeting. This application does meet the criteria for expedited review. He stated he will email a PDF of the basic site plan to board members.

C.Parker stated he has a Notice of Merger form for Picnic Rock Drive, Lots 10 and 11. The owner of lot 11 bought lot 10 and wants to merge the lots.

Motion: W.Garrison made a motion to authorize the Chair to sign this form. Seconded by L.Skjinner Vote: U/A

C.Parker stated that he will reach out to the citizens who spoke about political signs and will clarify the state statute. There have been many legal reviews of the political advertising regulations and are in compliance with the state statute and are not worried about lawsuits.

13. MEMBER COMMENTS

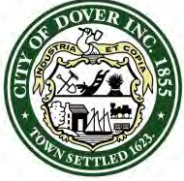
G.Green stated the Sign Committee will meet next on August 20, 2014. Hopefully two meetings into September they will be ready to present a report to the Planning Board.

K.Schuman stated the Parking Committee is scheduled to reconvene the week of September 8, 2014.

C.Parker gave an update on the Land Use Master Plan Committee, stating that they met today and they are moving forward into the recommendation phase. They will be coming up with draft recommendations to start reviewing and are on target for their October deadline to present this to the Planning Board.

L.Skinner stated he would encourage a staff review of the TDR.

C.Parker stated if there is a change to the TDR it would require an amendment to the Zoning Code. He said there are two methods for using it – the residential and the industrial, and he feels the industrial is flawed, as was evident tonight. He stated the Planning Board would recommend changes and the City Council would then need to ratify the changes.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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

F.Torr stated he thought “mini homes” was an issue that should be discussed.

Discussion ensued regarding this issue.

14. ADJOURNMENT

Motion: L.Skinner made a motion to adjourn at 8:55 p.m. Seconded by D.White. Vote: U/A

DRAFT



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-46

Application Type: Conditional Use Permit for Reduced Parking
Applicant: International Cars Limited
Owner: M & E Jespersen Realty, LLC & Mario & Janet Dimambro
Location: 5 Dover Point Road & 4 Elliot Park (Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15)

INTENT: To obtain a Conditional Use Permit to allow for a reduction in the number of required parking spaces from 154 to 70 based on a 46,483 square foot car dealership building.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 3-A

ACREAGE: 5 Acres

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Car dealership

PROPOSED LAND USE: Car dealership

SURROUNDING LAND USE: Commercial retail, offices, and single family residential development

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permit for reduced parking.

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-G-1-2, the requirement for perimeter landscaping
- Waiver to Chapter 149-14-H, the requirement for driveway spacing
- Waiver to Chapter 149-15-C, the requirement for perimeter parking pavement buffer
- Waiver to Chapter 92-61-I, the requirement for driveway width

APPLICATION IS COMPLETE: Planning Board voted to accept application on 7/22/14

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the 7/22/14 meeting

Summary of Request and Background

The applicant has applied for a Conditional Use Permit per Chapter 170-44-I, to reduce the number of parking spaces from 154 to 70.

Consistency with Land Use Regulations

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

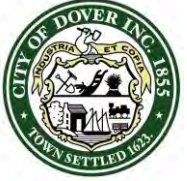
The applicant has submitted a letter dated July 7, 2014 that includes the justification for the request. The site plan includes a total of 284 parking spaces, with 214 spaces set aside for vehicle inventory storage. If customer and employee parking demands increased, the vehicle inventory storage area could be utilized.

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 Site Plan (P14-47) for the property must be approved.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-46

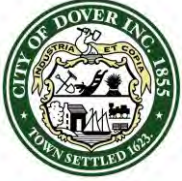
Application Type: Conditional Use Permit for Reduced Parking
Applicant: International Cars Limited
Owner: M & E Jespersen Realty, LLC & Mario & Janet Dimambro
Location: 5 Dover Point Road & 4 Elliot Park (Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15)

BELOW IS A STREET VIEW OF 5 DOVER POINT ROAD



BELOW IS AN AERIAL VIEW OF 5 DOVER POINT ROAD





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-47

Application Type: Site Plan Review
Applicant: International Cars Limited
Owner: M & E Jespersen Realty, LLC & Mario & Janet Dimambro
Location: 5 Dover Point Road & 4 Elliot Park (Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15)

INTENT: Site plan to replace a 20,000 square foot building with a 46,483 square foot car dealership building with 284 parking spaces.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 3-B

ACREAGE: 5 Acres

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Car dealership

PROPOSED LAND USE: Car dealership

SURROUNDING LAND USE:
Commercial retail, offices, and single family residential development

ZBA ACTION: None

ATTACHMENTS: Planning Board members should bring the material from 7/22/14 meeting

PERMITS REQUIRED:

- Conditional Use Permit for reduced parking.
- NH Department of Environmental Services Alteration of Terrain Permit

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-G-1-2, the requirement for perimeter landscaping
- Waiver to Chapter 149-14-H, the requirement for driveway spacing
- Waiver to Chapter 149-15-C, the requirement for perimeter parking pavement buffer
- Waiver to Chapter 92-61-I, the requirement for driveway width

APPLICATION IS COMPLETE: Planning Board voted to accept application on 7/22/14

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the 7/22/14 meeting

Summary of Request and Background

The applicant proposes to construct a 46,483 square foot car dealership building with 284 parking spaces.

The applicant appeared before the Technical Review Committee on June 25, 2014. The Planning Board accepted the application on July 22, 2014 and tabled the application. The Planning Board held a site walk on August 5, 2014.

Consistency with Land Use Regulations

Chapter 149-4-A of the Site Review Regulations of the City Code provides for site review approval for the construction of new structures. This project is located in the Thoroughfare Business District (B-3), which encourages efficient and attractive automobile oriented commercial development. This plan is consistent with those requirements.

Waiver Requests

The applicant is requesting four waivers and has submitted a letter dated July 7, 2014 that includes the justification for the requests. For the perimeter landscape waiver, staff supports the request because the rear of the lot faces the turnpike, the common property line with the Chevrolet lot can't be landscaped due to the interconnectivity of the lots, and there is a legitimate business need for visibility along Dover Point Road.

For the driveway spacing, the staff supports the waiver because the number of driveways is being reduced and there is good sight distance.

For the pavement buffer, staff supports the waiver due to the fact that the dealerships are connected in many ways and a five foot wide separation of the pavement does not make sense.

For the driveway width, staff supports the waiver to allow vehicle delivery trucks and fire apparatus to access the site safely.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-47

Application Type: Site Plan Review
Applicant: International Cars Limited
Owner: M & E Jespersen Realty, LLC & Mario & Janet Dimambro
Location: 5 Dover Point Road & 4 Elliot Park (Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15)

3. The approval includes the granting of the waivers requested for the reasons stated by the applicant and staff. The Board finds that the criteria of Chapter 149-19.A have been met.
4. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
5. The applicant shall have the Drainage Analysis reviewed and approved by the City Engineer.
6. The applicant shall complete a Lot Merger Form and have it recorded at the Strafford County Registry of Deeds.
7. The applicant shall prepare easements to address cross access, drainage and utility lines between the two lots. Said easements shall be reviewed as to form by the City Attorney.
8. The applicant shall revise the plan to add the NH Department of Environmental Services Alteration of Terrain Permit number and provide the Planning Department with a copy of the permit.
9. The applicant shall revise the plan to add the standard note regarding the installation of a security system.
10. The applicant shall revise the Landscape Plan to add a note that the 36" Maple tree adjacent to Map 17, Lot 14 will be preserved.
11. permit application, with credit given for the existing building.
13. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

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

Conditions to Be Met Prior to Any Construction Activity:

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

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

12. Any new building shall pay the current impact fees in place at the time of building



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-47

Application Type: Site Plan Review
Applicant: International Cars Limited
Owner: M & E Jespersen Realty, LLC & Mario & Janet Dimambro
Location: 5 Dover Point Road & 4 Elliot Park (Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15)

BELOW IS A STREET VIEW OF 5 DOVER POINT ROAD



BELOW IS AN AERIAL VIEW OF 5 DOVER POINT ROAD





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-32

Application Type: Conditional Use Permit for CBD Dimensional Regulations
Applicant: The Housing Partnership
Owner: Roman Catholic Bishop of Manchester, NH
Location: 577 Central Avenue (Assessor's Map 27, Lots 2, 3, 4 & 15)

INTENT: To obtain a Conditional Use Permit to seek relief, per Chapter 170-20-B, to the Central Business District requirements for minimum building coverage (75% minimum) and for the building to be located no more than 24 feet from a side property line.

LOTS/UNITS PROPOSED: 47 dwelling units and 14,018 square feet of office and retail space

AGENDA ITEM #: 4-A

ACREAGE: 1.8 Acres

ZONING DISTRICT: Central Business District - General (CBD)

EXISTING LAND USE: House of worship and rectory

PROPOSED LAND USE: 41 workforce housing units, 6 market rate housing units, office space and retail space

SURROUNDING LAND USE: Commercial retail, offices, and all types of residential development

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for reduced parking and CBD standards for side setback, lot coverage and residential on the first floor.

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-C-1, the requirement for porous sidewalks
- Waiver to Chapter 149-14-D-5-f, the requirement to document the investigation of pervious parking lots

APPLICATION IS COMPLETE: Yes

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

Summary of Request and Background

The applicant has applied for a Conditional Use Permit for relief from the minimum building coverage requirement and side property build to line. The proposed building coverage is 40 percent and the northern side of the building fronting on Central Avenue is 78.3 feet from the side property line and the Park Street building is 32.5 feet from the side property line.

The applicant appeared before the Technical Review Committee on June 25, 2014 and July 7, 2014 (See TRC notes).

Consistency with Land Use Regulations

Chapter 170-20-B and Chapter 170-20-D(2) provides for conditional use approval for relief from the CBD standards. In the General CBD, the building is required to cover a minimum of 75% of the lot and be no further than 24 feet from a side property line.

STAFF RECOMMENDATION:

The applicant has submitted a letter dated August 21, 2014 that includes justification for the request.

The existing lot coverage of the combined lots is only 16 percent. The applicant has added a second building on the Park Street portion of the parcel and expanded the footprint of the Central Avenue building to improve the lot coverage from earlier plans submitted at the first TRC. The 40 percent coverage is more than the coverage approved for the First Street project and proposed by Joe Allis on Washington Street, but less than the police station/parking garage and Centrix Bank projects (see table of lot coverage comparisons). Given the unusually large size of the lot in comparison with other CBD lots and the fact that from the Central Avenue side it will appear that the lot is mostly occupied, staff supports the request.

For the side setback, staff supports the request due to need to have adequate site access driveways onto Central Avenue and Park Street.

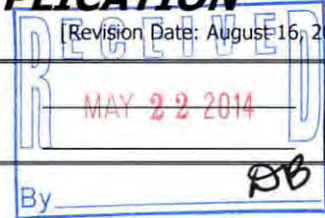
The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following conditions:

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

1. The Site Plan (P14-34) for the property must be approved.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION



[Revision Date: August 16, 2010]

Office Use Only Project #: P14-32 Date Received: MAY 22 2014
Amount Paid: \$150. Time Received:
CR# 6213

APPLICANT AND OWNER INFORMATION

Name of Applicant: The Housing Partnership Telephone # 766-3131

Address of Applicant: PO Box 466, Portsmouth, NH 03802

Name of Property Owner (if different from applicant): Roman Catholic Bishop of Manchester Telephone #

Address of Property Owner: 577 Central Avenue, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 577 Central Avenue, Dover, NH 03820

Assessor's Map #: 27 Lot(s) #: 2, 3, 4, & 15

Zoning District(s): CB Overlay District(s): General Sub District

Existing Use of Property: Church / Rectory

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:

Proposed Property redevelopment to 43 Residential Dwelling Units & 10,500 S.F. of Commercial.

See Attached

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

DES Sewer Discharge Permit - will be applied for after PB Approval.

Name of Professional That Prepared Plans: John Chagnon, PE, Ambit Engineering

Address: 200 Griffin Road, Unit 3, Portsmouth, NH 03801 Telephone #: 603-430-9282

Professional License #: PE: 7651 E-mail address: jrc@ambitengineering.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: see Authorization Date: _____

Signature of Applicant (if different from owner): M. C. MAHON Date: 5/22/2014
EXECUTIVE DIRECTOR

Signature of Agent: [Signature] Date: 5/22/14

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I hereby authorize members of the Dover Planning Board, Planning Department, Conservation Commission 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: 5/22/14

This attachment to the City of Dover, New Hampshire Conditional Use Permit Application summarizes two separate dimensional requirements as listed in the Table of Dimensional Requirements for the Central Business District (General Sub-District) under Chapter 170-20 of the Dover Code.

The requirement for the Minimum Lot Coverage of 75% will not be met. The applicant is utilizing the site to construct 10,500 s.f. of commercial space on the lower levels and 43 residential dwelling units on the upper levels. Building coverage will be approximately 13.4%. The remainder of the lot will support parking requirements and a child play area.

The requirement for the Side Setback of 0 ft. min to 24 ft max will not be met. While the applicant meets the side setback on the southern most property line and meeting the 70% Frontage Build-Out requirement, there is a need for vehicular access off of Central Avenue which forces building to be setback from the northern most property line by as much as 77.3 ft.

ABUTTER'S LIST
JN 2305
Bradley Commons
577 Central Avenue, Dover



MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
27	1	Paul Karoutas Living Revoc. Trust Apostolos Karoutas Trustee		3 Kennedy Circle	Dover, NH 03820
27	5	Brian & Meredith Dimambro		565 Central Avenue	Dover, NH 03820
27	6	Same as above			
27	7	The Housing Partnership C/o Alliance Asset Management		40 Chestnut Street	Dover, NH 03820
27	8	James M. Murphy	PO Box 1266		Dover, NH 03821
27	9	Mask 8 NY LLC		561 Central Aveune	Dover, NH 03820
27	11	George I. Gauthier		101 Glenwood Avenue	Dover, NH 03820
27	12	William R. & Patricia Palmer		4 Park Street	Dover, NH 03820
27	13	Donna M. Cordeiro & Blane A. Glidden		16 Niles Street	Dover, NH 03820
27	14	12-14 Park Street Condo Association C/o Beth Kelsch		9 Meadow Crossing Drive	Gorham, ME 04038
27	16	Dana & Susan J. Wirkala		93 East Street	Duxbury, MA 02332
27	17	Michelle Freni & Stacey A. Marotta		18 Hemlock Avenue	York, ME 03909
27	19	1519 Park Street Dover LLC		10 Sumner Drive	Dover, NH 03820
27	20	Woodbury Mills Limited Partnership	PO Box 466		Portsmouth, NH 03802
27	31	Holgate Limited Partnership		130 Central Avenue	Dover, NH 03820
27	33	Robert H. Slater & Curtis C. Simonson		40 School Street #1	Salem, MA 01970-2338

27	34	Charris Industries LLC		34 Seagull Lane	Eliot, ME 03903
27	35	Black Dog Realty LLC		35 Hodgdon Farm Lane	Newington, NH 03801
27	36	Federal National Mortgage Association C/o Wells Fargo Home Mortgage Mac		1000 Blue Gentian Road, Suite 300	Eagan, MN 55121
27	37	Mark Arsenaault		19 Whitehorse Farm	Rye, NH 03870
27	51	Thomas E. Forbes & Kathryn Fisher-Forbes	PO Box 1806		Dover, NH 03821
27	52	Bonnie L. Greaney		5 Dover Street	Dover, NH 03820
27	128	Steven Bucknam & Gino Filicetti		10 Gifford Farm Road	Stratham, NH 03885
27	131	Todd A. Amazeen		4 Ham Street	Dover, NH 03820
27	150	John Keman Sr. Properties LLC		500 Sixth Street	Dover, NH 03820
30	114	Maureen Gagne		34 Musquash Road	Hudson, NH 03051
30	115	Sun Realty Trust, Victor P. Elios Trustee	PO Box 1624		Dover, NH 03821
30	115A	Ruesswick Family Revoc. Trust Wayne & Carol Ruesswick, Trustees		545 Peverly Hill Road	Portsmouth, NH 03801
30	116	Christopher J. Anderson		552 Rollins Road	Rollinsford, NH 03869
30	116A	Same as Above			
30	117	Housing Benefits Inc. C/o Families in Transition		112 Market Street	Manchester, NH 03101
30	118	Bomac Realty LLC		44 Chase Road	South Hampton, NH 03827
30	125A	Rahn Holdings LLC		590 Central Avenue	Dover, NH 03820
30	125B	9 Milk Street LLC		2 Greenleaf Woods Drive, Unit 201D	Portsmouth, NH 03801
5	17	Greater Dover Chamber of Commerce		550 Central Avenue	Dover, NH 03820
4	73	Mask & Spider Enterprises		561 Central Avenue	Dover, NH 03820
4	74	Same as Above			

4	72	Same as 4-73		
4	71	Same as 4-73		
4	70	Mask & Monster LLC Attn: Chris Wyskiel	561 Central Avenue	Dover, NH 03820
4	69	Davasan Dass	14 Old Dover Road	Rochester, NH 03867
4	68	Loren O Neil	285 Old Mountain Road	Northwood, NH 03261
4	67	Randel K. Leach	21 New York Street	Dover, NH 03820
Engineer		Ambit Engineering, Inc. Civil Engineers & Land Surveyors	200 Griffin Road, Unit 3	Portsmouth, NH 03801
Applicant Owner		The Housing Partnership	PO Box 466	Portsmouth, NH 03802
27	15	Roman Catholic Bishop of Manchester, NH	577 Central Avenue	Dover, NH 03820

ABUTTER'S LIST
JN 2305
Bradley Commons
577 Central Avenue, Dover
Individual Owners of Condo Units

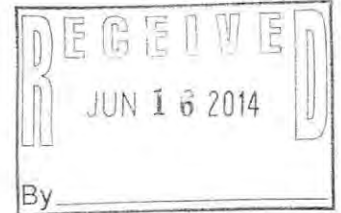
MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
27	14-1	US Army Corps of Engineers		100 W. Oglethorpe Avenue	Savannah, GA 31401
27	14-2	Karen M. McCarthy		4015 Roberts Road	Fairfax, VA 22032
27	14-3	Elizabeth R. Phillips		143 1/2 Sixth Street	Dover, NH 03820
27	14-4	Bethany Anne Kelsch		9 Meadows Crossing Road	Gorham, ME 04038
30	118-1	Same as 30-118			
30	118-2	Alison & David S. McDougall		19 Boyd Road	Newburyport, MA 01950
30	118-3	Same as Above			
30	118-4	Dennis Michael & Sandra Bridgeman	PO Box 3144		Ponte Verda Beach, FL 32004



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

12 June, 2014

Mr. Dennis Ciotti
Chair
Dover Planning Board
288 Central Avenue
Dover, NH 03820



RE: Site Plan Review, Bradley Commons, 577 Central Avenue; Conditional Use Permit Application for Off Street Parking and Loading, Conditional Use Permit for Dimensional Requirements (Minimum Lot Coverage and Side Setback) and Two Waiver Requests (Porous Sidewalks and Porous Asphalt Parking Lot).

Dear Mr. Ciotti and Planning Board Members:

We hereby submit for consideration, on behalf of The Housing Partnership, the two attached Conditional Use Permit Applications and Waiver Requests at the above-mentioned. A Conditional Use Permit is requested for the site as it relates to Off-Street Parking and Loading and a second Conditional Use Permit is requested for the site as it relates to Dimensional Requirements for Minimum Lot Coverage and Side Setback requirements. Additionally, we wish to summarize in this letter our request for two waivers; one for the requirement of Porous Sidewalks and the other for Porous Asphalt Parking Lot.

Conditional Use Permit (Parking)

The submitted Site Plans show the redevelopment of the property from an existing Church and Rectory to a Multi-Use Development. The Conditional Use application requests a reduction of proposed parking spaces from the calculated requirement of 161 spaces to 85 spaces. The attached additional exhibits are submitted in support of this application.

The parking requirements for this site are divided into two groups: Residential Parking and Commercial Parking. Regarding the residential requirement of three spaces per dwelling unit we request that the baseline be adjusted to 2 spaces per unit. The plan is to develop 43 residential units (containing 74 bedrooms) which would lead to a calculated requirement of 129 spaces at 3 per unit. The commercial parking requirement is 32 spaces; taken together yielding a required 161 spaces. We believe that there will be two significant reductions in site generated parking needs that make the reduction to a supply of 85 spaces approvable.

Minimizing paved surface helps to limit impervious coverage and reduce environmental impacts.

The first reduction is in the number of spaces per dwelling unit which are required. Attached are exhibits that were also submitted with the Woodbury Mills application (PB 12 – 07) which contains 42 dwelling units and is directly across the street from this site. The Planning Board allowed a reduction in onsite parking spaces for that project to 60 spaces; or 1.42 per unit. The data supported that reduction. At this site that ratio would require we provide 61 spaces. Adding the required 32 commercial spaces to the 61 required residential spaces is a total requirement of 93 spaces. We are providing 85 on site; in addition there are 12 spaces along the site frontage on Central Avenue for a total of 97 spaces available.

The second reasoning for a reduction in the parking required for the site comes from the combined use of the parking spaces. The nighttime residential parking is alternated in time of use by the daytime commercial parking. If we use the reduced requirement of 61 spaces and combine the 32 commercial spaces we would only need to share 8 spaces (93- - 85). This is a reasonable ratio; it means that at least one driver from every 5 units is away during the business day.

Conditional Use Permit (Minimum Lot Coverage and Side Setback)

The requirement for the Minimum Lot Coverage of 75% will not be met. The applicant is utilizing the site to construct 10,500 s.f. of commercial space on the lower levels and 43 residential dwelling units on the upper levels. Building coverage will be approximately 13.4%. The remainder of the lot will support parking requirements and a child play area.

The requirement for the Side Setback of 0 ft. min to 24 ft max will not be met. While the applicant meets the side setback on the southern most property line and meeting the 70% Frontage Build-Out requirement, there is a need for vehicular access off of Central Avenue which forces building to be setback from the northern most property line by as much as 77.3 ft.

Waivers (Porous Concrete Sidewalks and Porous Asphalt Parking Lot)

Chapter 149-14-C-1 requires sidewalks to be constructed of pervious material. The applicant requests this waiver from onsite walkways to the north and east of the proposed building. The concern is in regard to snow / ice melt as well as freeze thaw cycles with regard to porous walkways. Porous technologies require reduced salting and sanding for their long term maintenance. Offsite sidewalks along Central Avenue will be constructed using porous concrete as well as the onsite sidewalk to the south of the proposed building. Additionally, geotechnical investigations of the site conducted by John Turner Consultants of Dover, NH show a shallow depth to ledge and existing soils with a very low infiltrative capacity. Porous concrete relies on the ability of the underlying soil capacity to infiltrate stormwater. Thus, porous concrete is not practicable for use on much of the site.

Chapter 149-14-D-4-f requires a site with parking that exceeds three quarters (3/4) of an acre, the applicant shall document that they have investigated utilization of pervious materials to implement the parking area. The applicant is proposing stormwater technologies that detain / infiltrate stormwater onsite to include StormTech Subsurface Management systems and a CDS (Continuous Deflective Separation) Unit. Geotechnical investigations of the site conducted by John Turner Consultants of Dover, NH show a shallow depth to ledge and existing soils with a very low infiltrative capacity. Porous asphalt relies on the ability of the underlying soil capacity to infiltrate stormwater. Thus, porous asphalt is not practicable for use on much of the site.

Thus, porous asphalt is not practicable for use on much of the site. The proposed Stormtech system does infiltrate the Water Quality Volume (WQV, also referred to as the “first flush”) and this is only possible due to the bed of sand that will be placed below the system.

We are available to meet with you or City Staff prior to the meeting should you have any questions or concerns. We look forward to the Planning Board’s input as the application works through the approval process.

Sincerely,



John R. Chagnon, PE, LLS

Attachments:

- Parking Data Collection; Various Similar NH Sites
- Spreadsheet of Results
- ITE Parking Generation Studies



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-33

Application Type: Conditional Use Permit for Reduced Parking
Applicant: The Housing Partnership
Owner: Roman Catholic Bishop of Manchester, NH
Location: 577 Central Avenue (Assessor's Map 27, Lots 2, 3, 4 & 15)

INTENT: To obtain a Conditional Use Permit to allow for a reduction in the number of required parking spaces from 148 to 72 based on the proposed 47 housing units, 6,500 square feet of office space, 3,000 square feet of retail space and a 48 student head start.

LOTS/UNITS PROPOSED: 47 dwelling units and 14,018 square feet of office and retail space

AGENDA ITEM #: 4-B

ACREAGE: 1.8 Acres

ZONING DISTRICT: Central Business District - General (CBD)

EXISTING LAND USE: House of worship and rectory

PROPOSED LAND USE: 41 workforce housing units, 6 market rate housing units, office space and retail space

SURROUNDING LAND USE: Commercial retail, offices, and all types of residential development

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for reduced parking and CBD standards for side setback, lot coverage and residential on the first floor.

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-C-1, the requirement for porous sidewalks
- Waiver to Chapter 149-14-D-5-f, the requirement to document the investigation of pervious parking lots

APPLICATION IS COMPLETE: Yes

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

Summary of Request and Background

The applicant has applied for a Conditional Use Permit per Chapter 170-44-I, to reduce the number of parking spaces from 148 to 72.

Consistency with Land Use Regulations

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

The applicant has submitted a letter dated August 21, 2014 that includes justification for the request.

The site plan includes a total of 72 parking spaces, while 148 spaces are required. If the same ratio approved for the Woodbury Mills project was used, the number of spaces would be 67 spaces for 47 units. Another factor is that the non-residential and residential uses will be able to share the parking because the peak demands would be at different times. There is also on-street parking on the adjacent streets that will help with parking for visitors and the customers visiting the non-residential users.

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 Site Plan (P14-34) for the property must be approved.
2. The applicant shall agree that none of the vehicles used for the businesses occupying the non-residential portion of the building will park on the lot overnight.
3. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.

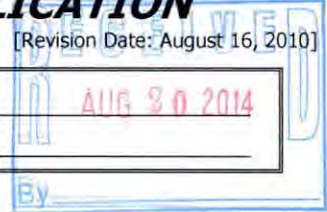


2

City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2010]

Office Use Only	Project #:	<u>714-33</u>	Date Received:	<u>AUG 20 2014</u>
	Amount Paid:	_____	Time Received:	_____



APPLICANT AND OWNER INFORMATION

Name of Applicant: The Housing Partnership Telephone # 766-3131

Address of Applicant: PO Box 466, Portsmouth, NH 03802

Name of Property Owner (if different from applicant): Roman Catholic Bishop of Manchester Telephone # _____

Address of Property Owner: 577 Central Avenue, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 577 Central Avenue, Dover, NH 03820

Assessor's Map #: 27 Lot(s) #: 2, 3, 4, & 15

Zoning District(s): CB Overlay District(s): General Sub District

Existing Use of Property: Church / Rectory

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:

Proposed Property redevelopment to 47 Residential Dwelling Units & 14,500 S.F. of Commercial.

Due to site constraints, the property will only support 72 on site parking spaces. An analysis of the justification for the reduction from the Parking Regulation Table is a part of this application.

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

DES Sewer Discharge Permit - will be applied for after PB Approval.

Name of Professional That Prepared Plans: John Chagnon, PE, Ambit Engineering

Address: 200 Griffing Road, Unit 3, Portsmouth, NH 03801 Telephone #: 603-430-9282

Professional License #: _____ PE: 7651 E-mail address: jrc@ambitengineering.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: See Authorization Date: _____

Signature of Applicant (if different from owner): *W. C. Mason* MANAGER CONSERVATION Date: 5/22/2014
EXECUTIVE DIRECTOR

Signature of Agent: *[Signature]* Date: 5/22/14

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I hereby authorize members of the Dover Planning Board, Planning Department, Conservation Commission 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: *Aula* Date: 5/22/14



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

21 August, 2014

Mr. Dennis Ciotti
Chair
Dover Planning Board
288 Central Avenue
Dover, NH 03820

RE: Site Plan Review, Bradley Commons, 577 Central Avenue; Conditional Use Permit Application for Off Street Parking and Loading (Reduced Parking), Conditional Use Permit for Dimensional Requirements (Minimum Lot Coverage and Side Setbacks) and Two Waiver Requests (Porous Sidewalks and Porous Asphalt Parking Lot).

AMENDED SUBMITTAL

Dear Mr. Ciotti and Planning Board Members:

We hereby submit for consideration, on behalf of The Housing Partnership, the three attached Conditional Use Permit Applications and Waiver Requests at the above-mentioned site. These requests have been amended based on the current submittal. A Conditional Use Permit is requested for the site as it relates to Off-Street Parking and Loading and a second Conditional Use Permit is requested for the site as it relates to Dimensional Requirements for Minimum Lot Coverage and Side Setback requirements. A third request is for limited first floor residential use. Additionally, we wish to summarize in this letter our request for two waivers; one for the requirement of Porous Sidewalks and the other for Porous Asphalt Parking Lot.

Conditional Use Permit (Parking)

The submitted Site Plans show the redevelopment of the property from an existing Church and Rectory to a Multi-Use Development. The Conditional Use application requests a reduction of proposed parking spaces from the calculated requirement of 148 spaces (at two spaces per unit) to 72 spaces. The attached additional exhibits are submitted in support of this application.

The parking requirements for this site are divided into two groups: Residential Parking and Commercial Parking. Regarding the residential requirement of three spaces per dwelling unit

we request that the baseline be adjusted to 2 spaces per dwelling unit. This is consistent with parking in the urban core; in fact we believe that this number is high and request an additional reduction to 1.42 spaces per dwelling unit. The site is directly accessible to the Coast Bus route and is within walking distance of Downtown Dover shopping. The plan is to develop 47 residential units (containing 83 bedrooms) which would lead to a calculated requirement of 94 spaces at 2 per unit (141 spaces at 3 per unit). The total commercial parking requirement is 54 spaces; taken together yielding a required 148 spaces. We believe that there will be two significant reductions in site generated parking needs that make the reduction to a supply of 72 spaces approvable. Less parking will mean less impervious area. Minimizing paved surface helps to limit impervious coverage and reduce environmental impacts.

The first reduction is in the number of spaces per dwelling unit which are required. Attached are exhibits that were also submitted with the Woodbury Mills application (PB 12 – 07) which contains 42 dwelling units and is directly across the street from this site. The Planning Board allowed a reduction in onsite parking spaces for that project to 60 spaces; or 1.42 per unit. The data supported that reduction. At this site that ratio would require we provide 67 spaces. Adding the required 54 commercial spaces to the 67 required residential spaces is a total requirement of 121 spaces. We are providing 72 on site spaces. We feel that there is sufficient offsite parking along the site frontage on Central Avenue and Park Street to make up the deficit.

The second reasoning for a reduction in the parking required for the site comes from the combined use of the parking spaces. The nighttime residential parking is alternated in time of use by the daytime commercial parking. If 50% of the residential units leave the site during the daytime to travel to work (and leave an space open) there would be 24 spaces available for the commercial tenants. When combined with the 5 additional spaces (72-67) we would supply 29 of the 54 spaces required for the commercial use on site. This leaves only 25 spaces needed from the area public parking. We feel there is sufficient parking available on Central Avenue and Park Street to meet this demand.

Conditional Use Permit (Minimum Lot Coverage and Side Setback)

Minimum Lot Coverage of 75%

As designed, the Project will result in a 40% building lot coverage. This is a substantial increase over the current conditions which result in a 15.7% building lot coverage:

<u>Existing Structures</u>	<u>Square Footage</u>
Church	7,652 s.f.
Rectory	3,283 s.f.
Garage	702 s.f.
Garage	<u>689 s.f.</u>
Total:	12,362 s.f. = 15.7%

The Central Business District's (General) 75% minimum lot coverage standard was adopted as one of many general guiding principles and standards for "form-based/context sensitive" zoning for the City's Central Business core. Building placement, build-to lines, mixed-use, historic character preservation and enhancement, including massing, among other principles, all work hand in hand with the minimum lot coverage standard to encourage a more urban, streetscape redevelopment for the downtown core.

The 75% minimum lot coverage standard was recommended by the City Planning Department based upon a survey of existing lot coverage's in the downtown core, within an original survey area from Chestnut Street to Silver Street, along Central Avenue. The subject parcel (St. Charles Church property) was not originally within the surveyed area. It became a part of the Central Business District (General Sub-District) upon a more recent zoning amendment.

The subject parcel (St. Charles Church property) is further removed from the downtown core. It is not as close to City parking lots or the proposed City parking structure (adjoined to the new police station) to be built as other downtown CBD redevelopment sites. Historically, its existing 15.7% building coverage allowed for the parcel's providing on-site parking (whereas many of the existing commercial properties within the above referenced surveyed area provided no parking).

As designed, the Project meets many of the important zoning standards and "general guiding principles for building placement" so important to the "form-based/context sensitive" zoning enacted by Chapter 170-20. The mixed-use building's design along Central Avenue preserves much of the presence, massing, height and building placement of the existing Church and Rectory. The redevelopment as designed enhances the streetscape and public connectivity, while providing architectural features mindful of the historic character and massing of the existing buildings to be replaced. This strong adherence to all other standards and general guiding principles of Chapter 170-20 supports granting the waiver.

The subject parcel's proximity to abutting zoning districts with lesser lot coverage zoning requirements supports granting of the waiver. That portion of the Central Business District in which the subject parcel is located abuts the RM-U District, where no minimum lot coverage is required. Instead, that zone limits lot coverage to a 40% maximum. The subject parcel is also close to the City's Office and Hospital Districts, where, again, no minimum is required, but a 50% maximum lot coverage is set by zoning.

Other sub-districts within the Central Business District contain minimum lot coverage standards similar to the waiver requests. The Mixed-Use Sub-District of the CBD has a 50% minimum lot coverage standard. The Residential Sub-District of the CBD has a 40% minimum lot coverage standard. The subject parcel is similar in use and location to these zones. The subject parcel's 40% lot coverage is reasonable.

Lastly, the waiver should be granted as a compromise to Chapter 170-20's competing interests of maximizing lot coverage while providing for parking. This Application is

submitted together with a Conditional Use Permit Application to meet a lower parking standard than that required by zoning. It, too, should be granted. In the absence of building parking structures, frequently cost preclusive under current economic conditions, it is nearly impossible to propose redevelopment meeting both the District's lot coverage minimum ratio and parking requirements without compromise to required standards. Other Site Plan applications within the Central Business District's General Sub-District have been designed and/or approved at less than 75% lot coverage standards. See attached chart re: recent projects. The requested waiver is reasonably requested and should be granted.

Side Setback Requirement of 0' Minimum to 24' Maximum

The requirement for the Side Setback of 0 ft. min to 24 ft max will not be met in all instances. While the applicant meets the side setback requirement on the southern most property line for the Central Avenue building and the side setback on the northern property line for the Park Street building as well as meeting the 70% Frontage Build-Out requirement for both buildings there is a need for vehicular access off of Central Avenue and Park Street which forces buildings to be setback beyond 24 feet. For the Central Avenue building the proposed setback is 78.3 ft. and from the Park Street building the side setback is 32.5 ft. The requested waiver is reasonably requested and should be granted.

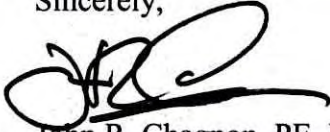
Waivers (Porous Concrete Sidewalks and Porous Asphalt Parking Lot)

Chapter 149-14-C-1 requires sidewalks to be constructed of pervious material. The applicant requests this waiver from onsite walkways to the north and east of the proposed Central Avenue building. The concern is in regard to snow / ice melt as well as freeze thaw cycles with regard to porous walkways. Porous technologies require reduced salting and sanding for their long term maintenance. Offsite sidewalks along Park Street will be constructed using porous concrete as well as the other onsite sidewalks. Additionally, geotechnical investigations of the site conducted by John Turner Consultants of Dover, NH show a shallow depth to ledge and existing soils with a very low infiltrative capacity. Porous concrete relies on the ability of the underlying soil capacity to infiltrate stormwater. Thus, porous concrete is not practicable for use on much of the site. The City Engineer has requested impervious sidewalk along Central Avenue.

Chapter 149-14-D-4-f requires a site with parking that exceeds three quarters (3/4) of an acre, the applicant shall document that they have investigated utilization of pervious materials to implement the parking area. The applicant is proposing stormwater technologies that detain / infiltrate stormwater onsite to include StormTech Subsurface Management systems and a CDS (Continuous Deflective Separation) Unit. Geotechnical investigations of the site conducted by John Turner Consultants of Dover, NH show a shallow depth to ledge and existing soils with a very low infiltrative capacity. Porous asphalt relies on the ability of the underlying soil capacity to infiltrate stormwater. Thus, porous asphalt is not practicable for use on the site. The proposed Stormtech system does infiltrate the Water Quality Volume (WQV, also referred to as the "first flush") and this is possible due to the location of the unit (a fill area) allowing the placement of a bed of sand that will be placed below the system.

We are available to meet with you or City Staff prior to the meeting should you have any questions or concerns. We look forward to the Planning Board's input as the application works through the approval process.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Chagnon', with a stylized flourish at the end.

John R. Chagnon, PE, LLS

Attachments:

Parking Data Collection; Various Similar NH Sites

Spreadsheet of Results

ITE Parking Generation Studies



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-51

Application Type: Conditional Use Permit for CBD Regulations
Applicant: The Housing Partnership
Owner: Roman Catholic Bishop of Manchester, NH
Location: 577 Central Avenue (Assessor's Map 27, Lots 2, 3, 4 & 15)

INTENT: To obtain a Conditional Use Permit to seek relief, per Chapter 170-20-B, to the Central Business District requirement that residential uses must be located on the second floor or higher.

LOTS/UNITS PROPOSED: 47 dwelling units and 14,018 square feet of office and retail space

AGENDA ITEM #: 4-C

ACREAGE: 1.8 Acres

ZONING DISTRICT: Central Business District - General (CBD)

EXISTING LAND USE: House of worship and rectory

PROPOSED LAND USE: 41 workforce housing units, 6 market rate housing units, office space and retail space

SURROUNDING LAND USE: Commercial retail, offices, and all types of residential development

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for reduced parking and CBD standards for side setback, lot coverage and residential on the first floor.

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-C-1, the requirement for porous sidewalks
- Waiver to Chapter 149-14-D-5-f, the requirement to document the investigation of pervious parking lots

APPLICATION IS COMPLETE: Yes

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

Summary of Request and Background

The applicant has applied for a Conditional Use Permit for relief from the requirement that residential uses must be located on the second floor or higher.

The applicant appeared before the Technical Review Committee on June 25, 2014 and July 7, 2014.

Consistency with Land Use Regulations

Chapter 170-20-B provides for conditional use approval for relief from the CBD standards. In the General CBD, the ground floor for new construction can only be used for non-residential uses. Both buildings proposed have residential units on the first floor of the buildings – 3 units in the back of the Central Avenue building and 2 units in the Park Street building.

STAFF RECOMMENDATION:

The Planning Department supports this request because the 3 units in the Central Avenue building are in the rear of the building and will not be seen from the street and the Park Street building is surrounded by residential buildings of a similar nature so it is more compatible with the neighborhood.

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

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

1. The Site Plan (P14-34) for the property must be approved.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2010]
RECEIVED
JUL 31 2014
By SB

Office Use Only Project #: P14-51 Date Received: _____
Amount Paid: \$150. Time Received: _____

Ch # 6431

APPLICANT AND OWNER INFORMATION

Name of Applicant: The Housing Partnership Telephone # 766-3131

Address of Applicant: PO Box 466, Portsmouth, NH 03802

Name of Property Owner (if different from applicant): Roman Catholic Bishop of Manchester Telephone # _____

Address of Property Owner: 577 Central Avenue, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 577 Central Avenue, Dover, NH 03820

Assessor's Map #: 27 Lot(s) #: 2, 3, 4, & 15

Zoning District(s): CB Overlay District(s): General Sub District

Existing Use of Property: Church / Rectory

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:
Proposed Property redevelopment to 47 Residential Dwelling Units & 14,018 S.F. of Commercial.

See Attached

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status:
DES Sewer Discharge Permit - will be applied for after PB Approval.

Name of Professional That Prepared Plans: John Chagnon, PE, Ambit Engineering

Address: 200 Griffin Road, Unit 3, Portsmouth, NH 03801 Telephone #: 603-430-9282

Professional License #: PE: 7651 E-mail address: jrc@ambitengineering.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: see Authorization Date: _____

Signature of Applicant (if different from owner): W. C. [Signature] MANAGER COMMUNITY DEVELOPMENT Date: 5/22/2014

Signature of Agent: [Signature] EXECUTIVE DIRECTOR Date: 5/22/14

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I hereby authorize members of the Dover Planning Board, Planning Department, Conservation Commission 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: 5/22/14

20 May, 2014

To Whom It May Concern

**RE: Dover Planning Board Application for a proposed redevelopment at 577
Central Road in Dover, NH proposed by The Housing Partnership**

This letter is to inform the City of Dover, in accordance with State Law, that The Housing Partnership, Ambit Engineering, Lassel Architects, Wyskiel – Boc – Tillinghast & Bolduc, and Steve Pernaw (separately and collectively) are all authorized to represent our property in the approval process. The Housing Partnership has a valid agreement to purchase in place.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

BY



A handwritten signature in black ink, appearing to read "L. R. Chappell", is written over a horizontal line.

for the Roman Catholic Bishop of Manchester, NH

Phone: 603-669-3100

CONDITIONAL USE PERMIT APPLICATION
THE HOUSING PARTNERSHIP
577 CENTRAL AVENUE

The subject property is located in the Central Business District (General Sub-District); use is regulated under Chapter 170-20 of the Dover Code. This attachment to the City of Dover, New Hampshire Conditional Use Permit Application summarizes the use requirements as listed in the Dover Code Section 170 – 20.D. (h) wherein the code states that new Ground Floor residential activity is not permitted. The prohibition against ground floor residential use will not be met by the proposed application. The proximity of the building to Park Street; a residential street makes the introduction of commercial space awkward.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-34

Application Type: Site Plan Review
Applicant: The Housing Partnership
Owner: Roman Catholic Bishop of Manchester, NH
Location: 577 Central Avenue (Assessor's Map 27, Lots 2, 3, 4 & 15)

INTENT: Site plan to construct one mixed use 5-story building (60,918 sq. ft.) with 41 residential units and 14,018 sq. ft. of commercial space and one 21,170 sq. ft. 2-story building with 6 residential units and 85 parking spaces.

LOTS/UNITS PROPOSED: 47 dwelling units and 14,018 square feet of office and retail space

AGENDA ITEM #: 4-D

ACREAGE: 1.8 Acres

ZONING DISTRICT: Central Business District - General (CBD)

EXISTING LAND USE: House of worship and rectory

PROPOSED LAND USE: 41 workforce housing units, 6 market rate housing units, office space and retail space

SURROUNDING LAND USE: Commercial retail, offices, and all types of residential development

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for reduced parking and CBD standards for side setback, lot coverage and residential on the first floor.

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-C-1, the requirement for porous sidewalks
- Waiver to Chapter 149-14-D-5-f, the requirement to document the investigation of pervious parking lots

APPLICATION IS COMPLETE: Yes

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

Summary of Request and Background

The applicant proposes to construct a 60,918 sq. ft. building with 41 workforce rental housing units and 14,018 sq. ft. of commercial space and one 21,170 sq. ft. 2-story building with 6 residential units.

The applicant appeared before the Technical Review Committee on June 25, 2014 and July 7, 2014 (See TRC notes).

Consistency with Land Use Regulations

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

Waiver Requests

The applicant is requesting two waivers and has submitted a letter dated June 12, 2014 that includes the justification for the requests.

For the porous sidewalk waiver and the porous parking lot waiver, staff supports the requests due to the shallow depth to ledge and low infiltration capacity of the soils on the lot based on geotechnical investigations by the applicant. The proposed storm water systems will provide for infiltration into a bed of sand installed under the unit.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The approval includes the granting of the waivers requested for the reasons stated by the applicant and staff. The Board finds that the criteria of Chapter 149-19.A have been met.
4. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
5. The applicant shall have the Drainage Analysis reviewed and approved by the City Engineer.
6. The applicant shall complete a Lot Merger Form and have it recorded at the Strafford County Registry of Deeds.
7. The applicant shall revise the Fiscal Impact Analysis based on the most recent development plan.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-34

Application Type:	Site Plan Review
Applicant:	The Housing Partnership
Owner:	Roman Catholic Bishop of Manchester, NH
Location	577 Central Avenue (Assessor's Map 27, Lots 2, 3, 4 & 15)

8. The applicant shall agree to pay for a peer review of the traffic analysis conducted by a traffic consultant chosen by the City.
9. A development agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds. The agreement shall include the following items:
 - a. The conditions of approval.
 - b. A tax guarantee for the phase II building to be located on Park Street, if said building is not completed within 5 years. The value of the guarantee shall be negotiated with the Director of Planning and Community Development.
 - c. All requirements for the conditional use permits.
 - d. Any traffic improvements suggested as part of the traffic analysis peer review.

Conditions to Be Met Prior to Any Construction Activity:

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

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

11. Any new building shall pay the current impact fees in place at the time of building permit application, with credit given for the existing building.
12. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

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



CITY OF DOVER

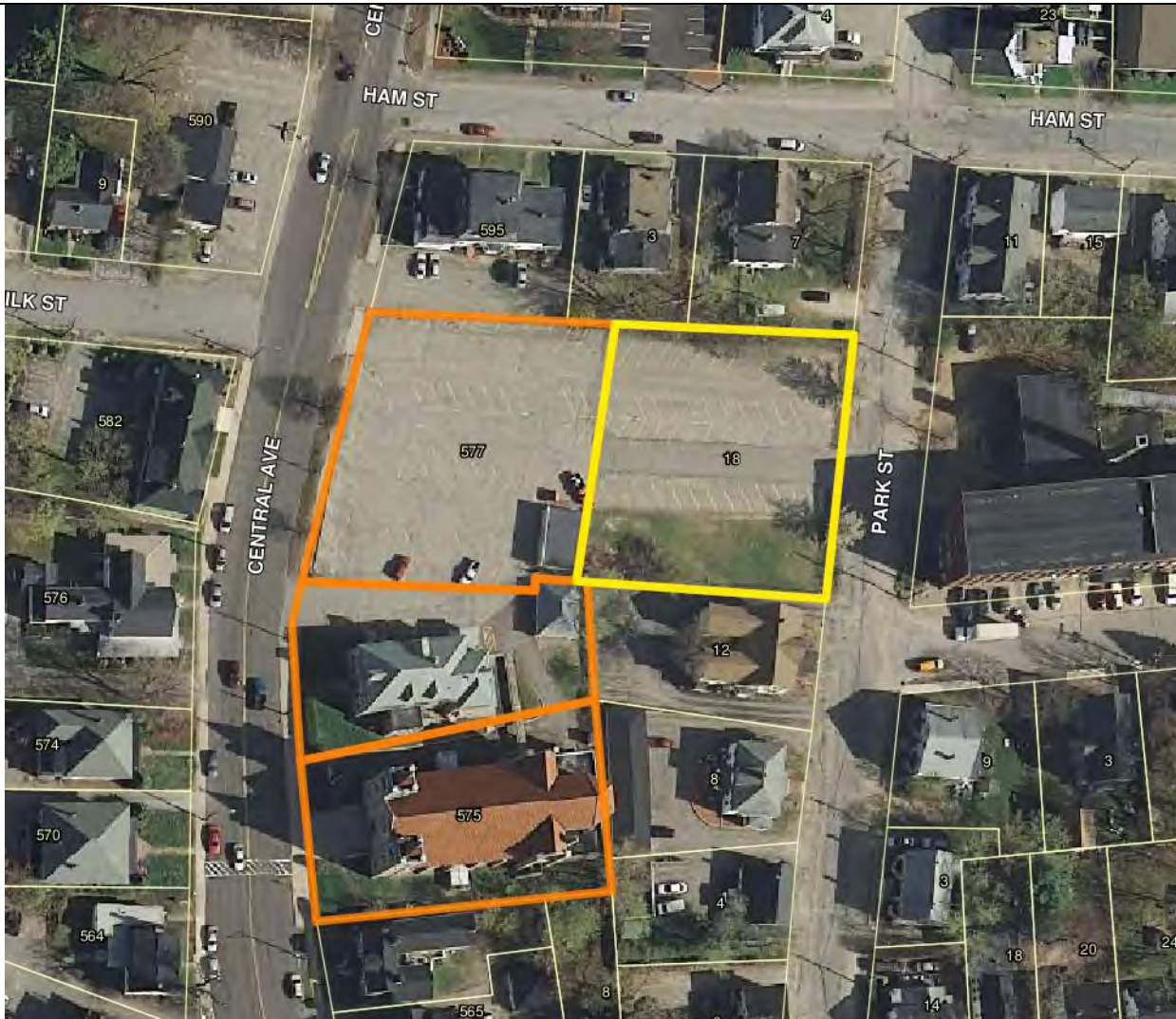
PLANNING BOARD - STAFF MEMO FILE #P14-34

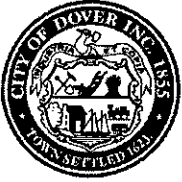
Application Type: Site Plan Review
Applicant: The Housing Partnership
Owner: Roman Catholic Bishop of Manchester, NH
Location: 577 Central Avenue (Assessor's Map 27, Lots 2, 3, 4 & 15)

BELOW IS A STREET VIEW OF 577 CENTRAL AVENUE



BELOW IS AN AERIAL VIEW OF 577 CENTRAL AVENUE





CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-34

Application Type: Site Plan Review
Applicant(s): The Housing Partnership
Owner(s): Roman Catholic Bishop of Manchester, NH
Location: 577 Central Avenue (Tax Map 27, Lots 2, 3, 4, &15)
Date: August 7, 2014

INTENT: Site plan to construct a 60,918 square foot building with 41 workforce rental housing units, 14,018 square feet of office space, a 21,170 sq. ft. two story building with 6 residential units and 72 parking spaces

LOTS/UNITS PROPOSED: 47 units

AGENDA ITEM #: 2

ACREAGE: 1.8 Acres

ZONING DISTRICT: Central Business District - General (CBD)

EXISTING LAND USE: House of worship and rectory

SURROUNDING LAND USE: Commercial retail, offices, and all types of residential development

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for reduced parking and CBD standards for side setback, lot coverage, and residential on the first floor of both buildings

WAIVERS REQUESTED:

- Waiver to Chapter 149-14-C-1, the requirement for porous sidewalks
- Waiver to Chapter 149-14-D-5-f, the requirement to document the investigation of pervious parking lots

ATTENDANCE:

Christopher Parker (Planning)
Steve Bird (Planning)
Dave White (Engineering)
Marn Speidel (Police Department)
Tom Clark (Building Official)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
John Chagnon – Ambit Engineering
Marty Chapman – Housing Partnership
Mike Lassel – Lassel Architects

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Update traffic study - peer review will be a condition of approval
- Need more rationale for reduction in coverage
- Add Lighting Plan to plan set
- For Park Street building, need basic architectural plan, with the understanding that the final design will have to come back to the Planning Board for approval
- Need a developer's agreement for second phase
- Need plan for street furniture
- Condition of approval that limits parking of non-residential vehicles on site overnight

Sheet C-1:

- Need lot merger form completed

Sheet C-2:

- Add reference to detail of street wall
- Does drainage study support waivers?

Police Department Comments:

- Remove an additional 70 feet of on-street parking on the easterly side of Central Avenue, south of the driveway.
- Add notes to the demolition plan to show removal of the parking lines in addition to the crosswalk markings.
- Add two-way travel flow arrows in two locations in the larger parking lot.

Engineering Comments:

- Sewer service for Park Street building needs to be shown
- Need updated drainage study
- Increase width of drive aisle off of Park Street to 20 feet
- Increase depth of sidewalk at tipdown to 6 inches

Fire/Inspections Comments:

- Review transformer detail with Electrical Inspector
- Move Siamese connection to the front of the building

Economic Development Comments:

- Need to make sure that the timing of the Park Street building is specified
- Prefer all commercial on the first floor

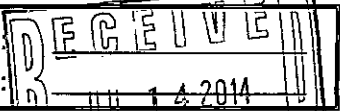
Planning Board Comments:

- Add note requiring construction staff to park on site, not on Central Avenue
- Are you providing any off-site parking spaces by lease agreement?
- CBD requires residential on the first floor



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P14-34</u>	Date Received:	
	Amount Paid:	_____	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: The Housing Partnership Telephone # (603) 766 - 3131

Address of Applicant: P.O. Box 466, 767 Islington Street, Portsmouth, NH 03802

E-Mail Address: jack@housingpartnership.org

Name of Property Owner (if different from applicant): Roman Catholic Bishop of Manchester, NH Telephone # _____

Address of Property Owner: 577 Central Avenue, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 577 Central Avenue, Dover, NH 03820

Assessor's Map # 27 Lot(s) # 2, 3, 4, 15

Zoning District(s) CBD (General) Overlay District(s) Various - See Plan

Size of Parcel: 78,562 sq. ft. 1.8035 ac. Property Deed: Book _____ Page: _____

Existing Use of Property: House of worship and rectory building

SITE PLAN INFORMATION

Describe Proposed Use: Mixed Use Residential and Commercial

Area of Parcel to be Developed: 78,562 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 43 Units / 1 Building

Number of Parking Spaces: Existing 105 Proposed 85

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

Number of Employees Total: 6 - 20 In Maximum Shift: N/A

Disposition of Parcel:	Building Setbacks:
Building Footprint <u>13,855</u> sq. ft.	Front Yard <u>5 - 15'</u> ft.
Total Building Area <u>58,170</u> sq. ft.	Rear Yard <u>90'</u> ft.

Paved Area 38,420 sq. ft. Side Yard: Right 70' ft. Left 20' ft.

City Water? Yes No How far is city water from the property? Approximately 40.5'

City Sewer? Yes No How far is city sewer from the property? Approximately 16.5'

BUILDING INFORMATION

Type of Building to be Built: Steel Frame 1st Floor; with Wood Frame Above

Height of Building: 57' Finished Floor Elevation: Varies; see plan

Number of Seats (where applicable) _____

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: See Attached

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) John Chagnon, PE, LLS, Ambit Engineering, Inc.

Address 200 Griffin Road, Unit 3, Portsmouth, NH 03801 Telephone #: (603) 430 9282

Professional License #: 738 E-mail address: jrc@ambitengineering.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) John Chagnon, PE, LLS, Ambit Engineering, Inc.

Address 200 Griffin Road, Unit 3, Portsmouth, NH 03801 Telephone #: (603) 430 9282

Professional License #: 7651 E-mail address: jrc@ambitengineering.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: 5/22/14

Signature of Applicant (if different from owner): [Signature] Date: 5/21/2014
Executive Director

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]* *Marilyn Chapman*
Executive Director Date: 5/21/2014

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: *[Signature]* Date: 5/22/14

Signature of Applicant (if different from owner): *[Signature]* *Marilyn Chapman*
Executive Director Date: 5/21/2014

CERTIFICATION OF FEES

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

Signature of Property Owner: *[Signature]* Date: 5/22/14

Signature of Applicant (if different from owner): *[Signature]* *Marilyn Chapman*
Executive Director Date: 5/21/2014

FISCAL IMPACT ANALYSIS

for the

BRADLEY COMMONS MIXED USE REDEVELOPMENT PROPOSAL

577 Central Avenue
Dover, NH
Map 27, Lot 2, 3, 4, & 15

prepared by:
The Housing Partnership
P.O. Box 466
767 Islington Street
Portsmouth, NH 03801

June 06, 2014

The Housing Partnership (THP) proposes to demolish a church and rectory on the site and build a new, single building (five stories at its highest; three stories at its lowest) for the development of 10,500 sf of commercial space on the ground floor along Central Avenue, and 43 workforce rental housing units on the upper floors. The property is a 1.73 acre parcel located at 577 Central Avenue and accessed by both Central Avenue and Park Street. THP owns the Woodbury Mills property across Park Street, which has just finished construction and is in the process of lease-up. The proposed Bradley Commons site is served by municipal water and sewer supply systems.

Currently, there exists a 15,000 sf church, a 7,000 sf rectory and two 500 sf garages on the site. As noted above, these buildings will be demolished. Due to the historical nature of the buildings, THP is consulting with the NH Division of Historical Resources to gain their input into an appropriate replacement design, with the understanding that the City of Dover also has an interest in building and landscape design of the site. Certain deed restrictions regarding property use have been imposed by the Catholic Diocese and will run with the property.

THP intends to create a master condo on the property consisting of two units: commercial space, and rental housing space. THP intends to sell the 10,500 sf ground floor commercial space to the Community Action Program of Strafford County (CAP), depending upon their ability to secure ownership financing. Assuming the CAP is successful, THP would sell turn-key the 10,500 sf commercial condo to them. The CAP intends to operate a Head Start day care center and house their administrative offices and a large community room in their condo.

In its condo on the upper floors, THP plans to develop 43 affordable rental units. There will be 14 one-bedroom units, 27 two-bedroom units, and 2 three-bedroom units. On average the one-bedroom units will be 700 s.f., the two-bedroom units 880 s.f. and the three-bedroom units 975 s.f. Altogether there will be 85 parking spaces on the site, of which 72 will be tenant spaces (based on the ratio the Planning Board agreed to for Woodbury Mills of 1 space per one-bedroom unit and 2 spaces per two-bedroom or three-bedroom units). Thirteen spaces will serve the CAP. However, at least 20 spaces will be “shared spaces” between residential and commercial. Rental units at Bradley Commons will serve families at or below 60% of Area Median Income. (College students are not eligible for this program.) The table below displays the average incomes of one-person to four-person sized families at 50% and 60% of Area Median Incomes.

Household Average Incomes at 60% and 50% AMI				
	1-Person	2-Person	3-Person	4-Person
60%	37,020	42,300	47,580	52,860
50%	30,850	35,250	39,650	44,050

As required by Section 149-13.A.) 18) of the Dover Site Plan Review Regulations, projects consisting of more than ten residential units must submit a fiscal impact analysis that details the probable effects of the site plan on aspects of concern to the City. These are addressed below.

a) Attendance at Public Schools: It is estimated that 29 children from the residential units at Bradley Commons will attend public schools, or 0.67 school age students per unit. This number is based on a survey of the property THP owns that is most comparable to Bradley Commons (Woodbury Mills, which consists of 42 units, is not fully leased up at the time of this application). Bethesda House is located in Kennebunk, Maine. It consists of 41 units, whereas Bradley Commons will be 43 units. 27 children between the ages of 6 and 19 live in the Bethesda House units, which is a ratio of 0.66 school age students per unit. Please note that Bradley Commons has more one-bedroom units and fewer two-bedroom and fewer three-bedroom units than Bethesda House, as shown in the chart below.

Properties	1-BR	2-BR	3-BR	Total Units	School age	
					Children	Percent
Bethesda Hse., Kennebunk	0	28	13	41	27	0.66
Bradley Commons, Dover	14	27	2	43	29	0.67

The New Hampshire Housing Finance Authority (NHHFA) commissioned a study in 2005 entitled "Housing and School Enrollment in New Hampshire". Prepared by economist Russ Thibeault of Applied Economic Research in Laconia, NH, the study came to several conclusions. Those directly related to Bradley Commons may be summarized as: (1) the typical housing unit in NH generated only 0.45 public school students in 2000. (2) Multi-family properties consisting of 10 or more units average 0.13 students per occupied unit, which is less than single family or mobile home units. (3) School enrollment was declining in 2005 and is expected to decline further through 2020 due to projections of a reduction of the age group most likely to have school age children (i.e., the coming generation of new parents is smaller than the current group of Baby Boomer parents). Below is a chart from that study. For purposes of simplification, two categories are not included (Single Family Attached and 3-4 unit Building).

NHHFA Study	1-BR	2-BR	3-BR	4-BR	Percent
Single Family Detached	0.04	0.21	0.54	0.81	0.54
Two-Unit Building	0.09	0.24	0.65	0.67	0.38
Five or More Unit Building	0.04	0.24	0.98	N/A	0.21
Mobile Home	0.07	0.17	0.61	N/A	0.34
All Structural Types	0.05	0.22	0.57	0.81	0.45

(N/A means there were too few units in this category to yield reliable results)

NHHFA is in the process of updating its study, utilizing data provided by the American Community Survey for the period 2005 – 2009. The results below show a modest decline in the student population from the 2005 Thibeault study. Based on a unit mix of 9 one-BR units, 25 two-BR units and 8 three-BR units, the projections below would yield only 14 students. THP has effectively doubled that estimate for the Bradley Commons development, projecting 29 students.

American Comm. Survey	1-BR	2-BR	3-BR	4-BR	Percent
Single Family Detached	0.04	0.17	0.46	0.75	0.48
Two-Unit Building	0.03	0.22	0.69	0.54	0.32
Five or More Unit Building	0.03	0.22	0.84	N/A	0.17
Mobile Home	N/A	0.12	0.52	0.74	0.26
All Structural Types	0.04	0.19	0.49	0.73	0.4

Two other studies are worth noting.

1. Coheco Mills LLC projected a total of 14 school age children would live in its 120 rental units.
2. When the development of 61 rental units was being considered in Rollinsford in 2005, the developer of that project surveyed Granite Village in Dover to project the number of school-age students that would be generated. Based on the previously referenced 2005 NHHFA study, the developer noted that that the 100 two-bedroom units at Granite Village should yield 24 students. In fact, the developer said, there were only 21 school-aged children in those units.

- b) **Increase in Vehicular Traffic:** Please see the attached Traffic Memorandum compiled by Steve G. Pernaw and Company, Inc., a firm in Concord, NH specializing in transportation engineering, planning and design. The Memorandum calculates trip generation rates based on Institute of Transportation Engineering (ITE) information. The Memorandum applies the trips to the adjacent network and concludes that the proposed project will not have a negative impact on traffic conditions, roadway capacity or Level of Service at nearby intersections. The project will close some curb cuts and create some parallel parking on Central Avenue.
- c) **Changes in the Number of Legal Residents:** THP estimates that the increase in the number of legal residents will be approximately 82, or 1.90 persons per unit. This is based on our comparable property Bethesda House in Kennebunk, which houses 81 tenants in 41 units, or 1.98 persons per unit. However, it is important to remember that Bethesda House has 0 one-bedroom units, whereas Bradley Commons is expected to have 14 one-bedroom units. Furthermore, Bethesda House has 13 three-bedroom units, whereas Bradley Commons expects to have 2 three-bedroom units. The two properties are comparable in number of two-bedroom units with Bethesda House at 28 and Bradley Commons at 27. These factors mitigate in favor of Bradley Commons having a slightly lower "person per unit" ratio than Bethesda House.
- d) **Increases in Municipal Costs:** The subject premises are served by municipal water and sewer. THP will pay user fees to the City of Dover. THP will hire a private contractor to

collect and remove refuse and recyclables. We expect to pay appropriate municipal impact fees together with any other fair share of appropriate obligations that are assessed to the project. THP will pay its fair share of real estate taxes, as calculated in agreement with the municipality, pursuant to RSA:75:1, which governs assessments of rental housing that are subject to covenants under the Low Income Housing Tax Credit Program. (To be discussed further in “g” below.)

- e) **Load on Public Utilities or Future Demand for Them:** The project will replace existing utility use during the adaptive reuse of a Church and Rectory to a residential / commercial building. We do not know the historic water use. However, the projected daily use is 9,964 gallons, and no future increase beyond that amount is expected. We believe that the municipal water system and municipal sewer system can adequately handle the loads generated by the proposed project. It is our intent to look further into the City’s capacity.

- f) **Public Safety:** Over time, the discontinued use of any building—particularly large, older buildings—represents public safety hazards. The Housing Partnership (THP) learned this at the Woodbury Mills building when neighbors spoke of window panes falling from three or four or five stories onto the street. Frayed wiring and outdated electrical receptacles throughout the building also constituted a hazard. Furthermore, the live-in security person employed by Robbins Auto Parts reported neighborhood kids breaking into the building in the middle of the night. The kids themselves may or may not have represented a threat to public safety, but the dark building, with various materials piled haphazardly on the floor, not to mention nails and broken glass, was definitely unsafe. Although the St. Charles property is more visible and the building safer than the former Robbins Auto Parts property, the church does have structural problems and both it and the rectory do not meet code. The new building THP is proposing to construct onsite will transform the property into a vibrant, attractive community asset.

- g) **Changes in Tax Revenue:** The property is currently used for religious pursuits and is not-taxable. The re-use will be a benefit to the tax base.

The primary funding source for the development of Bradley Commons will be from Low Income Housing Tax Credit (LIHTC) equity. As noted earlier, RSA 75:1 governs the assessments of rental housing units that are encumbered by covenants associated with the LIHTC program. As of the date of this application, it is anticipated that Bradley Commons annual real estate expense will be a significant increase over the current annual payment.

- h) **Changes in Surface Drainage:** The surface drainage patterns will somewhat be altered with this project. Currently the site primarily drains away from Central Avenue to the

properties abutting the site to the southeast. The proposal is to capture and infiltrate runoff and direct more intense storm overflows to the drainage systems in Central Avenue and Park Street. This will be a benefit to the abutters.

- i) **Increase Consumption of Groundwater:** There will be no wells on the site, so there will be no consumption of groundwater.

- j) **Increased Refused Disposal:** Waste and recycling will be disposed of via an onsite dumpster at the owner's expense, so there will be no curbside municipal trash pickup. THP is still in the process of determining the projected weight (i.e., what fraction of a ton) of waste that will be generated each month.

- k) **Pollution of Water or Air:** No pollution of water or air is contemplated. However, it is expected that state-of-the-art energy efficiency improvements will decrease the dependence on fossil fuels.

- l) **Land Erosion or Loss of Tree Cover:** The project involves re-grading and paving existing paved/gravel parking area. Therefore, the potential for erosion will decrease with the new surfaces. The property is currently developed in its entirety, so no tree cover will be lost. Some trees along Central Avenue will be lost to the re-alignment of the sidewalk; however more trees will be planted in place of the trees lost for a net benefit.

- m) **Disturbance to other Aspects of the Natural Ecology:** As noted above, this is a pre-existing site that has been developed in its entirety, so there will be no disturbance of the natural ecology.

- n) **Blocking of Views:** Views will not be blocked.

- o) **Harmony with the Character of the Surrounding Development:** The property, as currently developed, is unique for the zone Central Avenue's streetscape will be enhanced by re-constructing the building along the street edge. Maintaining at grade parking in the rear will serve as a buffer to the adjacent residential neighborhoods.

- p) **Location of Utilities:** Water, sewer, natural gas and electricity all currently exist at the site. Please see the Site Plan for locations and further details.

ABUTTER'S LIST
JN 2305
Bradley Commons
577 Central Avenue, Dover

MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
27	1	Paul Karoutas Living Revoc. Trust Apostolos Karoutas Trustee		3 Kennedy Circle	Dover, NH 03820
27	5	Brian & Meredith Dimambro		565 Central Avenue	Dover, NH 03820
27	6	Same as above			
27	7	The Housing Partnership C/o Alliance Asset Management		40 Chestnut Street	Dover, NH 03820
27	8	James M. Murphy	PO Box 1266		Dover, NH 03821
27	9	Mask 8 NY LLC		561 Central Aveune	Dover, NH 03820
27	11	George I. Gauthier		101 Glenwood Avenue	Dover, NH 03820
27	12	William R. & Patricia Palmer		4 Park Street	Dover, NH 03820
27	13	Donna M. Cordeiro & Blane A. Glidden		16 Niles Street	Dover, NH 03820
27	14	12-14 Park Street Condo Association C/o Beth Kelsch		9 Meadow Crossing Drive	Gorham, ME 04038
27	16	Dana & Susan J. Wirkala		93 East Street	Duxbury, MA 02332
27	17	Michelle Freni & Stacey A. Marotta		18 Hemlock Avenue	York, ME 03909
27	19	1519 Park Street Dover LLC		10 Sumner Drive	Dover, NH 03820
27	20	Woodbury Mills Limited Partnership	PO Box 466		Portsmouth, NH 03802
27	31	Holgate Limited Partnership		130 Central Avenue	Dover, NH 03820
27	33	Robert H. Slater & Curtis C. Simonson		40 School Street #1	Salem, MA 01970-2338

27	34	Charris Industries LLC		34 Seagull Lane	Eliot, ME 03903
27	35	Black Dog Realty LLC		35 Hodgdon Farm Lane	Newington, NH 03801
27	36	Federal National Mortgage Association C/o Wells Fargo Home Mortgage Mac		1000 Blue Gentian Road, Suite 300	Eagan, MN 55121
27	37	Mark Arsenault		19 Whitehorse Farm	Rye, NH 03870
27	51	Thomas E. Forbes & Kathryn Fisher-Forbes	PO Box 1806		Dover, NH 03821
27	52	Bonnie L. Greaney		5 Dover Street	Dover, NH 03820
27	128	Steven Bucknam & Gino Filicetti		10 Gifford Farm Road	Stratham, NH 03885
27	131	Todd A. Amazeen		4 Ham Street	Dover, NH 03820
27	150	John Keman Sr. Properties LLC		500 Sixth Street	Dover, NH 03820
30	114	Maureen Gagne		34 Musquash Road	Hudson, NH 03051
30	115	Sun Realty Trust, Victor P. Elios Trustee	PO Box 1624		Dover, NH 03821
30	115A	Ruesswick Family Revoc. Trust Wayne & Carol Ruesswick, Trustees		545 Peverly Hill Road	Portsmouth, NH 03801
30	116	Christopher J. Anderson		552 Rollins Road	Rollinsford, NH 03869
30	116A	Same as Above			
30	117	Housing Benefits Inc. C/o Families in Transition		112 Market Street	Manchester, NH 03101
30	118	Bomac Realty LLC		44 Chase Road	South Hampton, NH 03827
30	125A	Rahn Holdings LLC		590 Central Avenue	Dover, NH 03820
30	125B	9 Milk Street LLC		2 Greenleaf Woods Drive, Unit 201D	Portsmouth, NH 03801
5	17	Greater Dover Chamber of Commerce		550 Central Avenue	Dover, NH 03820
4	73	Mask & Spider Enterprises		561 Central Avenue	Dover, NH 03820
4	74	Same as Above			

4	72	Same as 4-73		
4	71	Same as 4-73		
4	70	Mask & Monster LLC Attn: Chris Wyskiel	561 Central Avenue	Dover, NH 03820
4	69	Davasan Dass	14 Old Dover Road	Rochester, NH 03867
4	68	Loren O Neil	285 Old Mountain Road	Northwood, NH 03261
4	67	Randel K. Leach	21 New York Street	Dover, NH 03820
Engineer		Ambit Engineering, Inc. Civil Engineers & Land Surveyors	200 Griffin Road, Unit 3	Portsmouth, NH 03801
Applicant Owner		The Housing Partnership	PO Box 466	Portsmouth, NH 03802
27	15	Roman Catholic Bishop of Manchester, NH	577 Central Avenue	Dover, NH 03820



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road, Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION." (NHDES DECEMBER 2008).
- PARKING CALCULATIONS:
VEHICLE PARKING:
RESIDENTIAL:
2 SPACES PER RESIDENTIAL UNIT (DOVER CODE)
2 SPACES x 47 RESIDENTIAL UNITS = 94 SPACES
OFFICE:
1 SPACE PER 325 S.F.
6,500 S.F. x 1 SPACE/325 S.F. = 20 SPACES
RETAIL:
1 SPACE PER 250 S.F.
3,000 S.F. x 1 SPACE/250 S.F. = 12 SPACES
HEAD START:
1 SPACE PER 3 STUDENTS & 1 SPACE PER EMPLOYEE
48 STUDENTS/3 + 6 EMPLOYEES = 22 SPACES
TOTAL REQUIRED: 148 SPACES
ONSITE SPACES PROVIDED:
(CONDITIONAL USE PERMIT) = 72 SPACES
(90' SPACES: 9' x 19' / 72 SPACES: 9' x 21.5')
BICYCLE PARKING:
148 VEHICLE SPACES x 0.05 = 7 REQUIRED (12 PROVIDED)
5) PROPOSED PERCENTAGE OF INTERIOR LANDSCAPING PROVIDED: (TBD)
PROPOSED BUILDING COVERAGE AT FRONTAGE:
CENTRAL AVENUE:
271' (BUILDING) + 364' (PROPERTY FRONTAGE) x 100% = 74.4%
PARK STREET:
110' (BUILDING) + 152' (PROPERTY FRONTAGE) x 100% = 72.4%
PROPOSED SITE BUILDING COVERAGE:
31,505 S.F./78,562 S.F. x 100 = 40%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE LAYOUT OF A PROPOSED MIXED USE REDEVELOPMENT OF EXISTING GROUNDS LOCATED ON MAP 27 LOTS 2, 3, 4, & 15.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE 1, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S OR P.E.
- CONSTRUCTION WORK HOURS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY FROM 7 A.M. TO 6 P.M. AND SATURDAY FROM 8 A.M. TO 5 P.M. NO SUNDAY WORK IS ALLOWED.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- CURB TRANSITIONS (GRANITE TO CONCRETE) AT PROPERTY LINE
- PROPOSED SITE GENERATOR WILL BE LOCATED ON ROOF OF TWO STORY BUILDING SECTION.

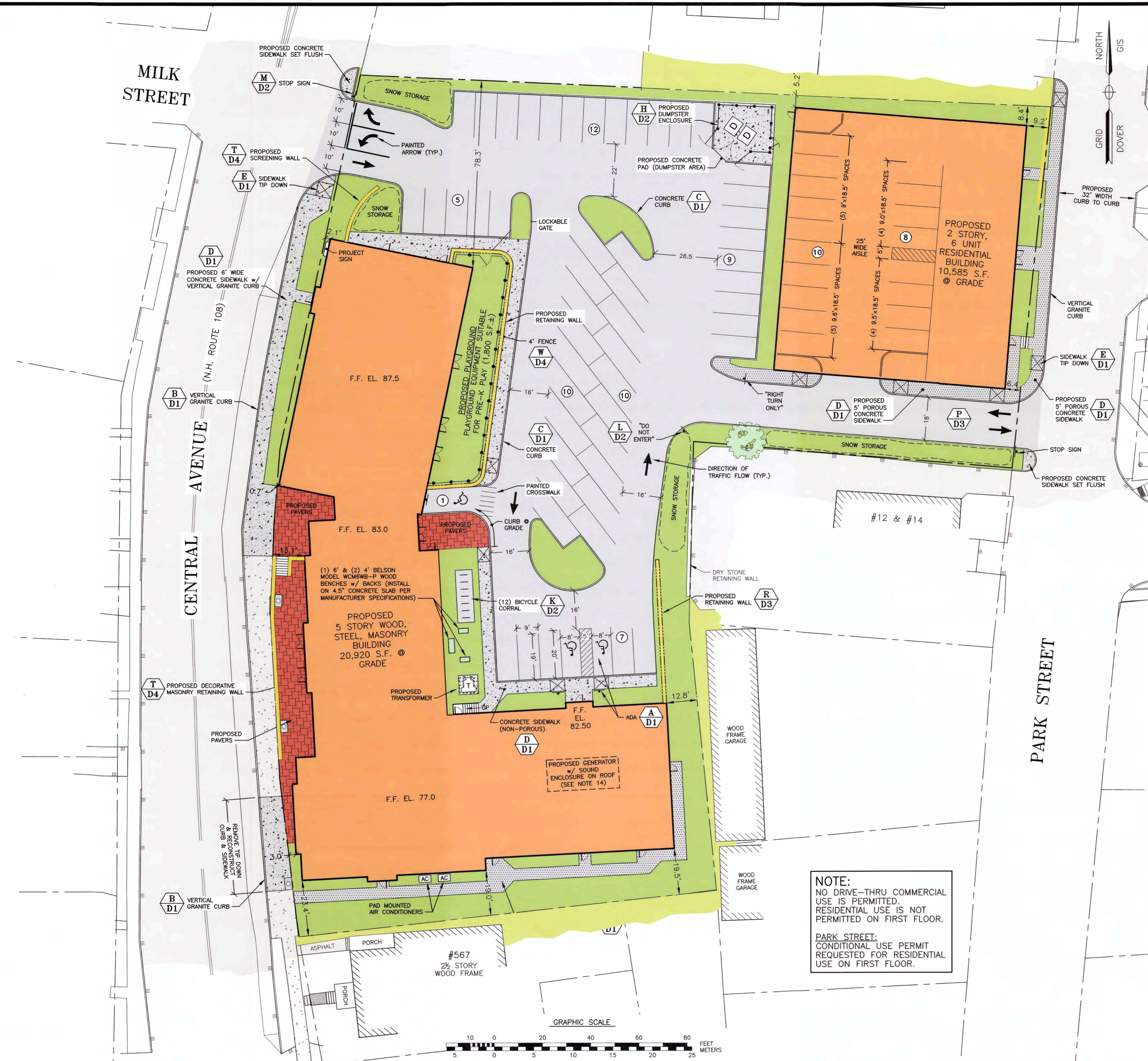
**MIXED USE
REDEVELOPMENT
BRADLEY COMMONS
577 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE**

NO.	DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	7/30/14
REVISIONS		

SCALE: 1" = 20' APRIL 2014

LAYOUT PLAN

C2



NOTE:
NO DRIVE-THRU COMMERCIAL USE IS PERMITTED.
RESIDENTIAL USE IS NOT PERMITTED ON FIRST FLOOR.
PARK STREET:
CONDITIONAL USE PERMIT REQUESTED FOR RESIDENTIAL USE ON FIRST FLOOR.

J:\PROJECTS\NH2305A\14_2305A_NH2305A.dwg - Site plan Revision/Print & Specs\Site\2305 Site Plan 02.dwg, C2 LAYOUT



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road, Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- PARCELS ARE SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP 27 AS LOTS 2, 3, 4, AND 15.
- OWNER OF RECORD:

ROMAN CATHOLIC BISHOP	DEEDS:
OF MANCHESTER, N.H.	922/337 (27/3)
577 CENTRAL AVENUE	449/11 (27/3)
DOVER, N.H. 03820	449/10 (27/4)
	882/114 (27/15)
	718/244 (27/2)

 APPLICANT:
THE HOUSING PARTNERSHIP
P.O. BOX 466
PORTSMOUTH, N.H. 03801
- PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANELS 33017C0310D AND 33017C0330D. EFFECTIVE MAY 17, 2005.
- EXISTING LOT AREAS (FROM DOVER TAX MAPS):

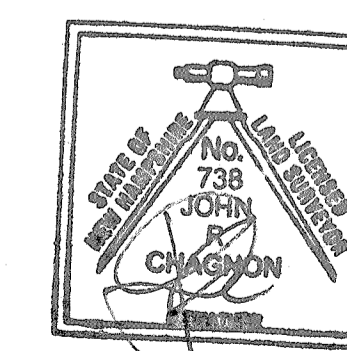
LOT 2	LOT 3
24,024± S.F.	14,839± S.F.
LOT 4	LOT 15
18,127± S.F.	22,065± S.F.

 TOTAL COMBINED LOT AREA (SURVEY):
78,562 S.F.
1.8035 ACRES
- PARCEL IS LOCATED IN THE GENERAL SUB-DISTRICT OF THE CENTRAL BUSINESS DISTRICT.
- DIMENSIONAL REGULATIONS:
LOT SIZE: N/A
MINIMUM LOT COVERAGE: 75%
FRONTAGE BUILD-OUT: 70% MINIMUM
FRONT PRIMARY BUILD-TO: 0' (MIN.) TO 10' (MAX.)
FRONT SECONDARY BUILD-TO: 0' (MIN.) TO 10' (MAX.)
SIDE SETBACK: 0' (MIN.) TO 24' (MAX.)
REAR SETBACK: 10' (MIN.)
HEIGHT OF BUILDING: 2 STORY MINIMUM
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS ON TAX MAP 27, LOTS 2, 3, 4, & 15.
- THERE ARE NO WETLANDS ON THE SITE.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY AMBIT ENGINEERING IN MARCH OF 2014. DATUM: DOVER GIS. CLOSURE GREATER THAN 1:10,000.
- PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER.
- PARCEL IS BURDENED BY A 30' x 30' EASEMENT TO VERIZON NEW ENGLAND, INC. SEE SCRD PLAN 52-68.
- EXISTING SEWER CONNECTION TO NEW YORK STREET WILL BE ABANDONED. UNCOVER AND PLUG PIPE AT THE PROPERTY LINE; REVIEW METHOD WITH DOVER CITY ENGINEER.

MIXED USE REDEVELOPMENT BRADLEY COMMONS 577 CENTRAL AVENUE DOVER, NEW HAMPSHIRE

NO.	DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	7/30/14

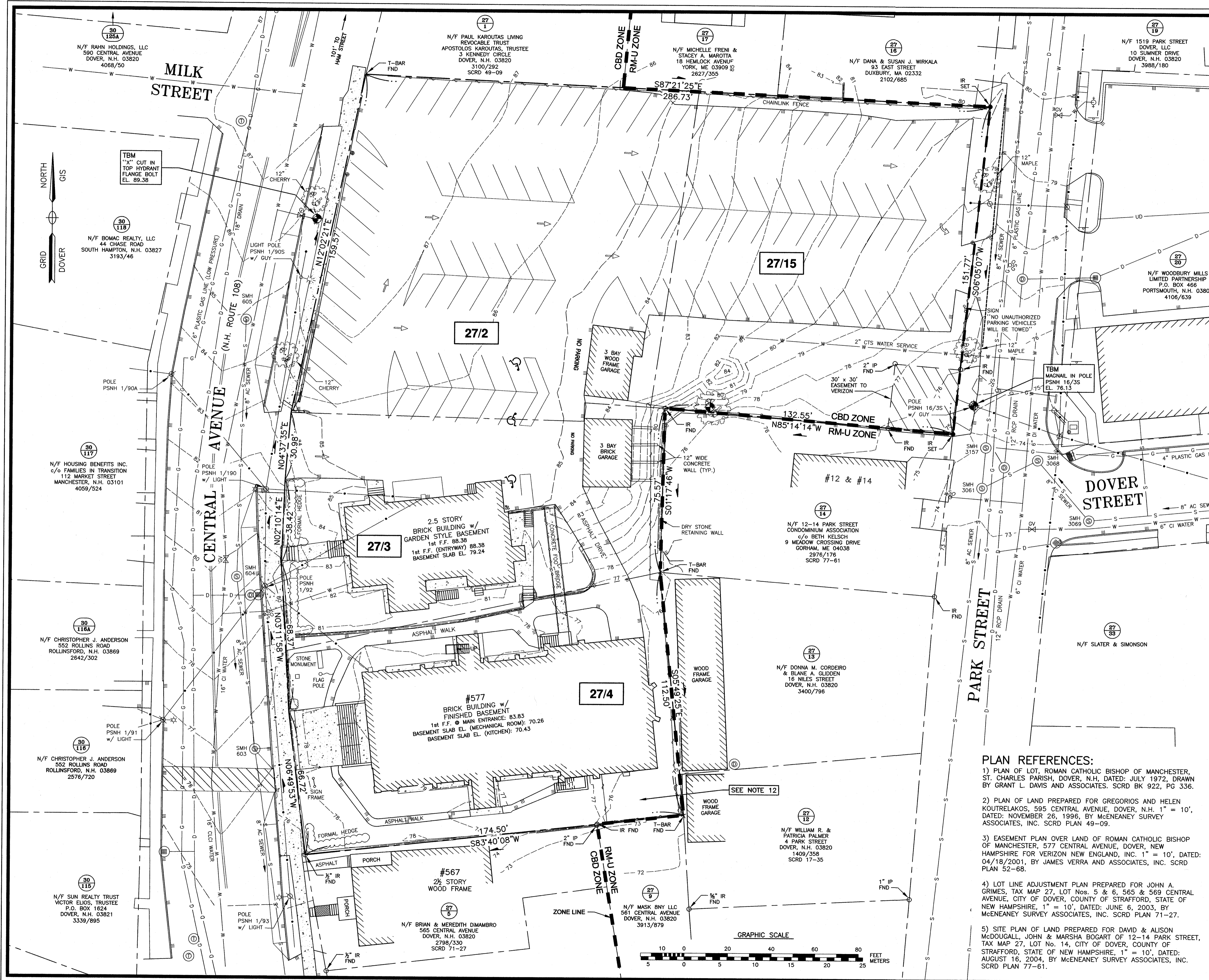
REVISIONS



SCALE: 1" = 20' APRIL 2014

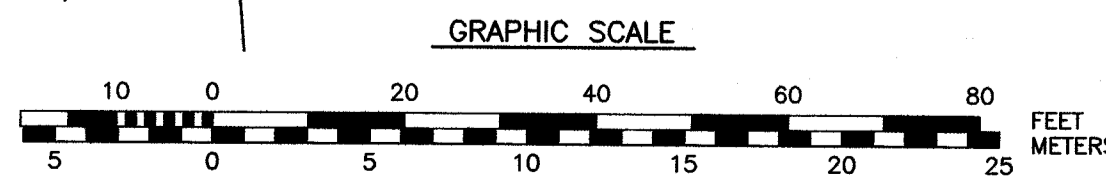
BOUNDARY & EXISTING CONDITIONS PLAN

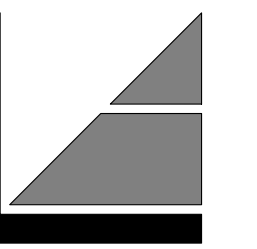
C1



PLAN REFERENCES:

- PLAN OF LOT, ROMAN CATHOLIC BISHOP OF MANCHESTER, ST. CHARLES PARISH, DOVER, N.H., DATED: JULY 1972, DRAWN BY GRANT L. DAVIS AND ASSOCIATES. SCRD BK 922, PG 336.
- PLAN OF LAND PREPARED FOR GREGORIOS AND HELEN KOUTRELAKOS, 595 CENTRAL AVENUE, DOVER, N.H. 1" = 10', DATED: NOVEMBER 26, 1996, BY McEANEY SURVEY ASSOCIATES, INC. SCRD PLAN 49-09.
- EASEMENT PLAN OVER LAND OF ROMAN CATHOLIC BISHOP OF MANCHESTER, 577 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE FOR VERIZON NEW ENGLAND, INC. 1" = 10', DATED: 04/18/2001, BY JAMES VERRA AND ASSOCIATES, INC. SCRD PLAN 52-68.
- LOT LINE ADJUSTMENT PLAN PREPARED FOR JOHN A. GRIMES, TAX MAP 27, LOT Nos. 5 & 6, 565 & 569 CENTRAL AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, 1" = 10', DATED: JUNE 6, 2003, BY McEANEY SURVEY ASSOCIATES, INC. SCRD PLAN 71-27.
- SITE PLAN OF LAND PREPARED FOR DAVID & ALISON McDOUGALL, JOHN & MARSHA BOGART OF 12-14 PARK STREET, TAX MAP 27, LOT No. 14, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, 1" = 10', DATED: AUGUST 16, 2004, BY McEANEY SURVEY ASSOCIATES, INC. SCRD PLAN 77-61.





LASSEL ARCHITECTS PA
 P.O. BOX 370
 370 MAIN STREET
 S. BERWICK, ME 03908
 T. 207.864.2049



APPLICANT
 THE HOUSING PARTNERSHIP
 767 ISLINGTON STREET
 PORTSMOUTH, NH 03802
 (603) 431 3620

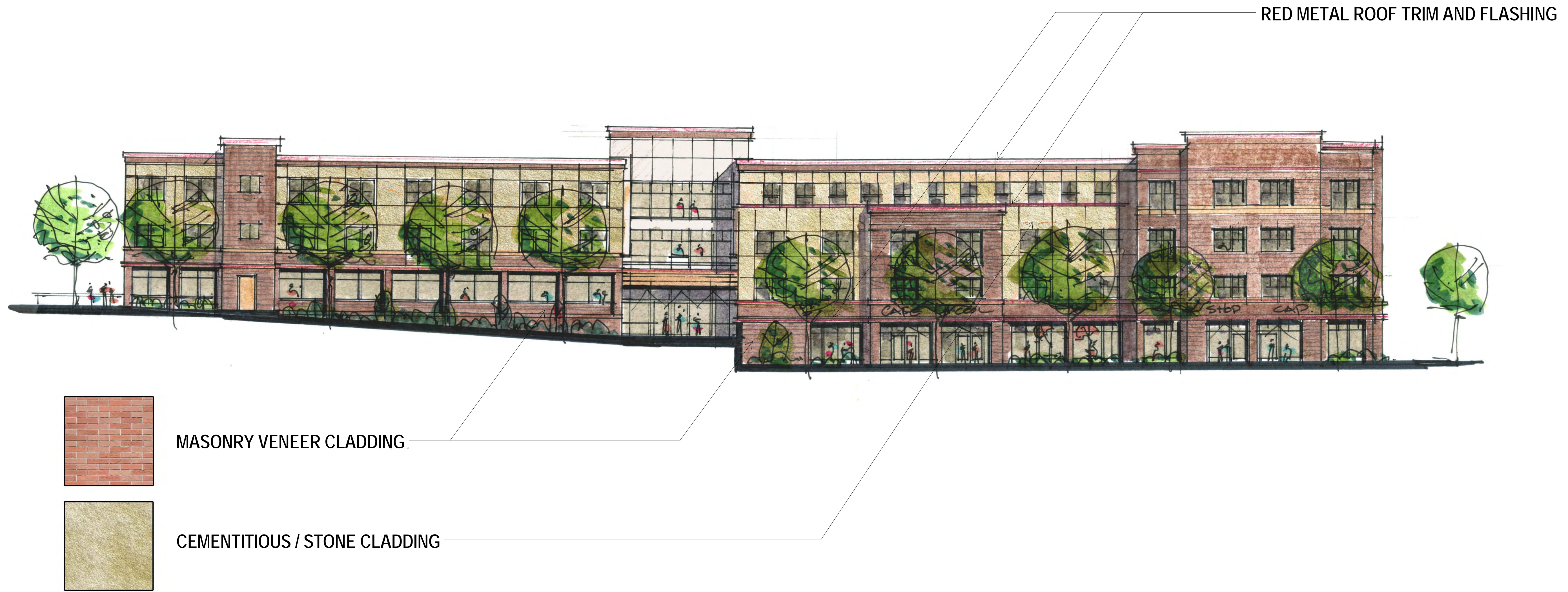
BRADLEY COMMONS
 PROPOSED MIXED USE BUILDINGS
 577 CENTRAL AVE - DOVER, NH

REVISIONS:

ELEVATION FROM CENTRAL AVE

SCALE:	DRAWN BY:
DATE:	CHECKED BY:
07.30.2014	MWL
REF NAME: P11313_Bradley Commons16.0_Drawings113_REVT1Bradley Commons_Current.rvt	

A3.1
 ©COPYRIGHT
 LASSEL ARCHITECTS, 2014
 ALL RIGHTS RESERVED



BUILDING ELEVATION FROM CENTRAL AVE " AT BUILDING FACE"
 NOT TO SCALE



6 UNIT BUILDING ON PARK STREET ELEVATION STUDY
NOT TO SCALE

A0.01

Bradley Commons

SCALE:

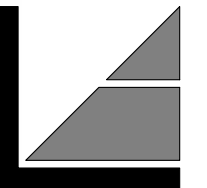
DATE:
08.14.2014

BRADLEY COMMONS

577 CENTRAL AVE - DOVER, NH

OWNER

THE HOUSING PARTNERSHIP
767 ISLINGTON STREET
PORTSMOUTH, NH 03802
(603) 431 3620



LASSEL
ARCHITECTS PA

P.O. Box 370
370 Main Street
S. Berwick, ME 03908
T 207 384 2049
F 207 384 4860



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-52

Application Type: Conditional Use Permit
Applicant: Littleworth Road Solar LLC
Owner: Bruce Caswell
Location: 68 Littleworth Road (Assessor's Map G, Lot 31)

INTENT: To obtain a Conditional Use Permit to impact 2,400 square feet of the 50-foot wetland buffer for a community solar garden containing solar arrays.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-E

ACREAGE: 9.184 acres

ZONING DISTRICT: Rural Restricted Industrial District – I-2

EXISTING LAND USE: Single family house and farm fields

PROPOSED LAND USE: Single family house, farm fields and community solar garden

SURROUNDING LAND USE: Single-family residential and industrial park

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

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted plans to impact the Wetland Protection District buffer by installing solar arrays.

The applicant appeared before the Conservation Commission on August 11, 2014. The Conservation Commission voted to endorse the application with the condition that details are provided on construction sequence, erosion control details, a cross section of materials to be installed, and a site access plan for construction and maintenance (see Conservation Commission minutes).

Consistency with Land Use Regulations

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

The overall impact of each solar array is fairly small and it is a reasonable use of the industrially zoned property given the amount of wetlands on the site.

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:

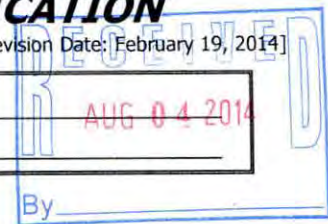
1. The Site Plan (P14-53) for the property must be approved.
2. The applicant shall provide a written construction sequence narrative.
3. The applicant shall revise the plan to add erosion control details.
4. The applicant shall revise the plan to show a cross section of the materials to be installed below the solar arrays.
5. The applicant shall revise the plan to show the plan for accessing the site during construction and for maintenance of the equipment.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>P14-52</u>	Date Received:	<u>AUG 04 2014</u>
	Amount Paid:	<u>\$230.-</u>	Time Received:	



APPLICANT AND OWNER INFORMATION

ck#16

Name of Applicant: Littleworth Road Solar LLC Telephone # 603-817-1175

Address of Applicant: 22 Rosemary Lane Durham NH 03824

E-Mail Address: andrew@nhsolargarden.com

Name of Property Owner (if different from applicant): Bruce Caswell Telephone # (603) 973-4703

Address of Property Owner: 68 Littleworth rd Dover NH

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 31

Address of Property: 68 Littleworth rd

Zoning District(s) 1-2 Overlay District(s) Rural Restricted Industrial

Existing Use of Property: Residence + Farm Land

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:

Residence, Farm land + Community Solar Garden

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

PSNH interconnection approval, State C+I Rebate approvals + group net metering approval "pending"

Name of Professional That Prepared Plans: Whitman + Bingham Associates

Address 510 Mechanic St Leamster MA 01453 Telephone #: 978-537-5290

Professional License #: 11490 E-mail address: JRheault@whitmanbingham.co

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: 8/4/14

Signature of Applicant (if different from owner):  Date: 8/4/14

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

* Signature of Property Owner:  Date: 8/6/14

Name of Professional That Prepared Plans: Whitman + Bingham Associates

Address 510 Mechanic St Lancaster MA 01453 Telephone #: 978-537-5296

Professional License #: 11490 E-mail address: JRheault@whitmanbingham.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: Bruce Caspell Date: 8/4/14

Signature of Applicant (if different from owner): [Signature] Date: 8/4/14

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

* Signature of Property Owner: _____ Date: _____



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-53

Application Type: Site Plan Review
Applicant: Littleworth Road Solar LLC
Owner: Bruce Caswell
Location: 68 Littleworth Road (Assessor's Map G, Lot 31)

INTENT: Site plan review for a community solar garden containing solar arrays covering 35,620 square feet of the parcel.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-F

ACREAGE: 9.184 acres

ZONING DISTRICT: Rural Restricted Industrial District – I-2

EXISTING LAND USE: Single family house and farm fields

PROPOSED LAND USE: Single family house, farm fields and community solar garden

SURROUNDING LAND USE: Single-family residential and industrial park

ZBA ACTION: N/A

ATTACHMENTS: Site plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a site plan for the installation of solar arrays in a 35,620 square foot area of the lot.

The applicant appeared before the Conservation Commission on August 11, 2014. The Conservation Commission voted to endorse the application with the condition that details are provided on construction sequence, erosion control details, a cross section of materials to be installed, and a site access plan for construction and maintenance (see Conservation Commission minutes).

Consistency with Land Use Regulations

Chapter 149-4-A of the Site Review Regulations of the City Code provides for site review approval for the construction of new structures. The Rural Restricted Industrial District (I-2) is intended to provide a location for manufacturing, assembly, fabrication, packaging, distribution, storage, warehousing, wholesaling and shipping activities to expand the economic base of the city and provide employment opportunities.

The installation of solar arrays is a reasonable use of the industrially zoned property given the amount of wetlands on the site, which would make the placement of buildings more difficult and likely cause a greater impact to wetlands.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall revise the plan to add common site plan notes #4, 13, 21, 23, 28 and 29.
4. The applicant shall provide a written construction sequence narrative.
5. The applicant shall revise the plan to add erosion control details.
6. The applicant shall revise the plan to show a cross section of the materials to be installed below the solar arrays.
7. The applicant shall revise the plan to show the plan for accessing the site during construction and for maintenance of the equipment.



CITY OF DOVER

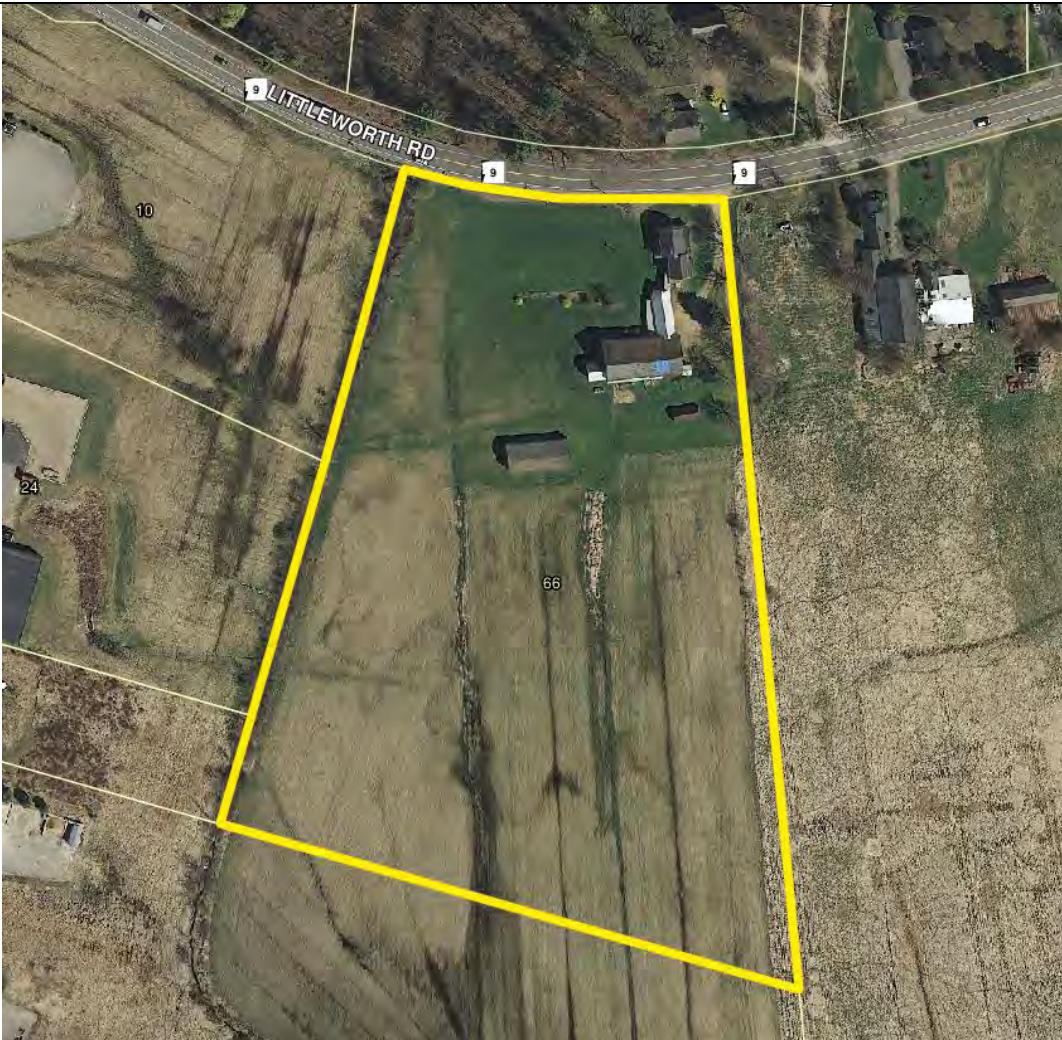
PLANNING BOARD - STAFF MEMO FILE #P14-53

Application Type: Site Plan Review
Applicant: Littleworth Road Solar LLC
Owner: Bruce Caswell
Location: 68 Littleworth Road (Assessor's Map G, Lot 31)

BELOW IS A STREET VIEW OF 68 LITTLEWORTH ROAD



BELOW IS AN AERIAL VIEW OF 68 LITTLEWORTH ROAD



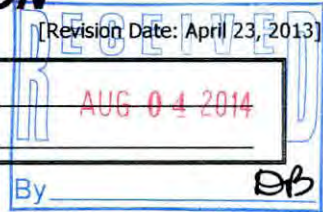


City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P14-53</u>	Date Received:	<u>AUG 04 2014</u>
	Amount Paid:	<u>\$96.7</u>	Time Received:	

CR#16



APPLICANT AND OWNER INFORMATION

Name of Applicant: Littleworth Road Solar, LLC Telephone # 603-817-1175

Address of Applicant: 22 Rosemary Lane, Durham, NH 03824

E-Mail Address: andrew@nhsolarqarden.com

Name of Property Owner (if different from applicant): Bruce Caswell Telephone # 603-973-4703

Address of Property Owner: 68 Littleworth Rd, Dover NH

PROPERTY INFORMATION

Address of Property: 68 Littleworth Rd, Dover NH

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

Zoning District(s) I-2 Overlay District(s) Rural Restricted Industrial

Size of Parcel: 97,300 sq. ft. 9.184 ac. Property Deed: Book 4067 Page: 862

Existing Use of Property: Residence & farm land

SITE PLAN INFORMATION

Describe Proposed Use: Residence, farm land and community solar garden

Area of Parcel to be Developed: 35,620 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: n/a

Number of Parking Spaces: Existing n/a Proposed n/a

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

Number of Employees Total: n/a In Maximum Shift: n/a

Disposition of Parcel: n/a Building Setbacks:

Building Footprint n/a sq. ft. Front Yard 100 ft + ft.

Total Building Area n/a sq. ft. Rear Yard 10 ft to wetlands ft.

Paved Area n/a sq. ft. Side Yard: Right 10 ft to wetlands ft. Left 10 ft to wetlands ft.

City Water? Yes No How far is city water from the property? n/a

City Sewer? Yes No How far is city sewer from the property? n/a

BUILDING INFORMATION

Type of Building to be Built: No building will be built

Height of Building: n/a Finished Floor Elevation: n/a

Number of Seats (where applicable) n/a

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: TOPO waiver

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

The site is a flat farm field that has been hay'ed for years. The solar panels will have crushed stone /aggregate under them to assist in the water run off and reduce any chances of erosion concerns on the site.

SURVEYOR INFORMATION

Whitman & Bingham Associates

Name of Surveyor and Company (Licensed in N.H.) Whitman & Bingham Associates

Address 510 Mechanic St, Leominster, MA 01453 Telephone #: 978-537-5296

Professional License #: 11490 E-mail address: JRheault@whitmanbingham.com

ENGINEER INFORMATION

Whitman & Bingham Associates

Name of Engineer and Company (Licensed in N.H.) Whitman & Bingham Associates

Address 510 Mechanic St, Leominster, MA 01453 Telephone #: 978-537-5296

Professional License #: 11490 E-mail address: JRheault@whitmanbingham.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: Brian Connell Date: 8/4/14

Signature of Applicant (if different from owner): [Signature] Date: 8/1/14

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Brian Caswell Date: 8/4/14

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: Brian Caswell Date: 8/4/14

Signature of Applicant (if different from owner): [Signature] Date: 8/1/14

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: Brian Caswell Date: 8/4/14

Signature of Applicant (if different from owner): [Signature] Date: 8/1/14

**CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS**

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

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
G	31	Bruce Caswell	68 Littleworth Rd, Dover NH

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Andrew Kellar	Littleworth Road Solar, LLC	22 Rosemary Ln, Durham, NH 03824

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS
Jamie Rheault	Whitman & Bingham Associates	510 Mechanic St. Leominster, MA 01453

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
		n/a	

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS
G	32	RILEY FRED E TRUST 1991 RILEY RUTH K TRUST 1991	201 TOLEND RD BARRINGTON , NH 03825-3708
G	31-1	MCGUIRE A ROBERT JR TRUSTEE HORIZON TRUST OF NH	PO Box 988, Dover NH 03821-0988
G	31-5	Liege Corporation	PO Box 982 Portsmouth, NH 03802-0982
G	31-3	Jewett Commercial Park LLC	32 Harriman Hill Rd, Raymond, NH 03077
G	31-2	Crosby Commons Condominium	14 Hilton Dr, Newmarket NH 03857-2200
F	29	Fairchild Joanne M Trustee Fairchild Joanne M 1999 Trust	77 Littleworth Rd, Dover NH 03820
F	30	Cutchin Sandra	81 Littleworth Rd, Dover NH 03820
F	32	Federal Home Loan Mortgage Corporation	8200 Jones Branch Dr, McLean VA 22102

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

UNIT #	OWNER (S) OF RECORD	MAILING ADDRESS
	n/a	



RECEIVED
 AUG 04 2014
 By _____

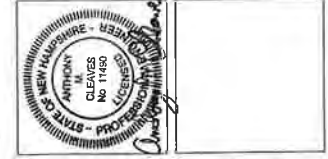
- NOTES:**
- PROPERTY LINES AS SHOWN ON PLAN ARE TAKEN FROM THE FOLLOWING PLANS OF RECORD:
 MINOR SUBDIVISION PLAN OF LAND OF NAPOLEON J & MARYANNE BOUCHER
 PROPOSED CROSBY ROAD INDUSTRIAL PARK PHASE II
 DOVER, NEW HAMPSHIRE
 LECLERC STOWELL ASSOCIATES
 NOVEMBER 25, 1985
 BOOK 30 PAGE 116
 LOT LINE ADJUSTMENT PLAN
 PREPARED FOR BUSINESS PARTNERS, INC AND CHAUVIN ARNOUX, INC.
 CROSBY ROAD & FARADAY DRIVE
 TAX MAP G, LOTS 1L & 31-1
 DOVER, NEW HAMPSHIRE
 MCKEENEY SURVEY ASSOCIATES
 NOVEMBER 5, 1999
 BOOK 57 PAGE 85
 - EXISTING CONDITIONS AS SHOWN ON THIS PLAN ARE TAKING FROM THE PLAN TITLED "WETLAND WORKSHEET, BRUCE CASWELL, TAX MAP G LOT 31, 66 LITTLEWORTH ROAD, DOVER, NEW HAMPSHIRE", DATED JUNE 2, 2014, PREPARED BY TRITECH ENGINEERING CORPORATION
 - CURRENT OWNER: BRUCE CASWELL
 P.O. BOX 1982
 DOVER, NH 03821
 - DEED REFERENCE: BOOK 4067 PAGE 862
 - ZONING DISTRICT: RURAL RESTRICTED INDUSTRIAL DISTRICT (R-2)
 MINIMUM LOT SIZE: 20,000 SF.
 MINIMUM LOT FRONTAGE: 100 FT.
 MINIMUM FRONT YARD OFFSET: 50 FT. (LITTLEWORTH ROAD)
 35 FT. (TYPICAL)
 MINIMUM SIDE YARD OFFSET: 10 FEET
 MINIMUM REAR YARD OFFSET: 10 FEET
 - THE SUBJECT PROPERTY IS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES, 100 FEET FROM TIDAL WATERS AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
 - A PORTION OF THE SUBJECT PREMISES IS GRAPHICALLY SITUATED IN THE 100 TO 500 YEAR FLOOD ZONE, ZONE "D", PER FLOOD INSURANCE RATE MAP 330145-0005B, DATED APRIL 15, 1980
 - NO ALTERATION OF WETLANDS, RIVERS OR STREAMS ARE PROPOSED AS PART OF THE IMPROVEMENTS.
 - PLAN IS TO BE USED FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. THE PLAN IS FOR THE LAYOUT OF THE SOLAR PANEL ARRAY ONLY.
 - AN ON-THE-GROUND TOPOGRAPHIC SURVEY HAS NOT BEEN PERFORMED FOR THIS PROJECT.

CHECKED BY:	AMC
SCALE:	1"=40'
DATE:	JULY 31, 2014
SHEET NUMBER:	1 OF 1
JOB NUMBER:	13195
COMPS:	9656
PLAN NUMBER:	4-L-896
FIELD BOOK REF(S):	N/A
DRAWN BY:	WRF
DATE:	JULY 31, 2014
SHEET NUMBER:	1 OF 1
COMPS:	9656
PLAN REF(S):	SEE NOTES

NO.	DESCRIPTION	DATE	BY

PROPOSED SITE LAYOUT PLAN
 FOR
LITTLEWORTH ROAD SOLAR PANEL ARRAY
 IN
DOVER, NEW HAMPSHIRE

PREPARED FOR:
 NHSOLARGARDEN.COM
 ANDREW KELLAR
 74 UNION ROAD
 STRATHAM, NEW HAMPSHIRE 03865
 (603) 817-1175




WHITMAN & BINGHAM
 ASSOCIATES
 REGISTERED ENGINEERS & LAND SURVEYORS

518 MECHANIC STREET
 LEOMINSTER, MASSACHUSETTS 01453
 TEL: (978) 535-5266
 FAX: (978) 535-1433



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-55

Application Type: Minor Lot Line Adjustment
Applicant(s): Gary & Lois Winters
Owner(s): Gary and Lois Winters & Carl and Catherine Aichele
Location: 50 Silver Street and 31 Summer Street (Assessor's Map 12, Lots 41 & 45)

INTENT: To adjust the lot lines between two existing lots on Silver Street and Summer Street. 3,044 square feet would be transferred from the 50 Silver Street lot to the 31 Summer Street lot.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-G

ACREAGE: 0.86 Acres

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

EXISTING LAND USE: Two single family homes

PROPOSED LAND USE: Two single family homes

SURROUNDING LAND USE: Single Family residential, two family and multi-family residential

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to reconfigure the lot lines between two existing lots. There is no change in the number of lots.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-55 to the title block.



CITY OF DOVER

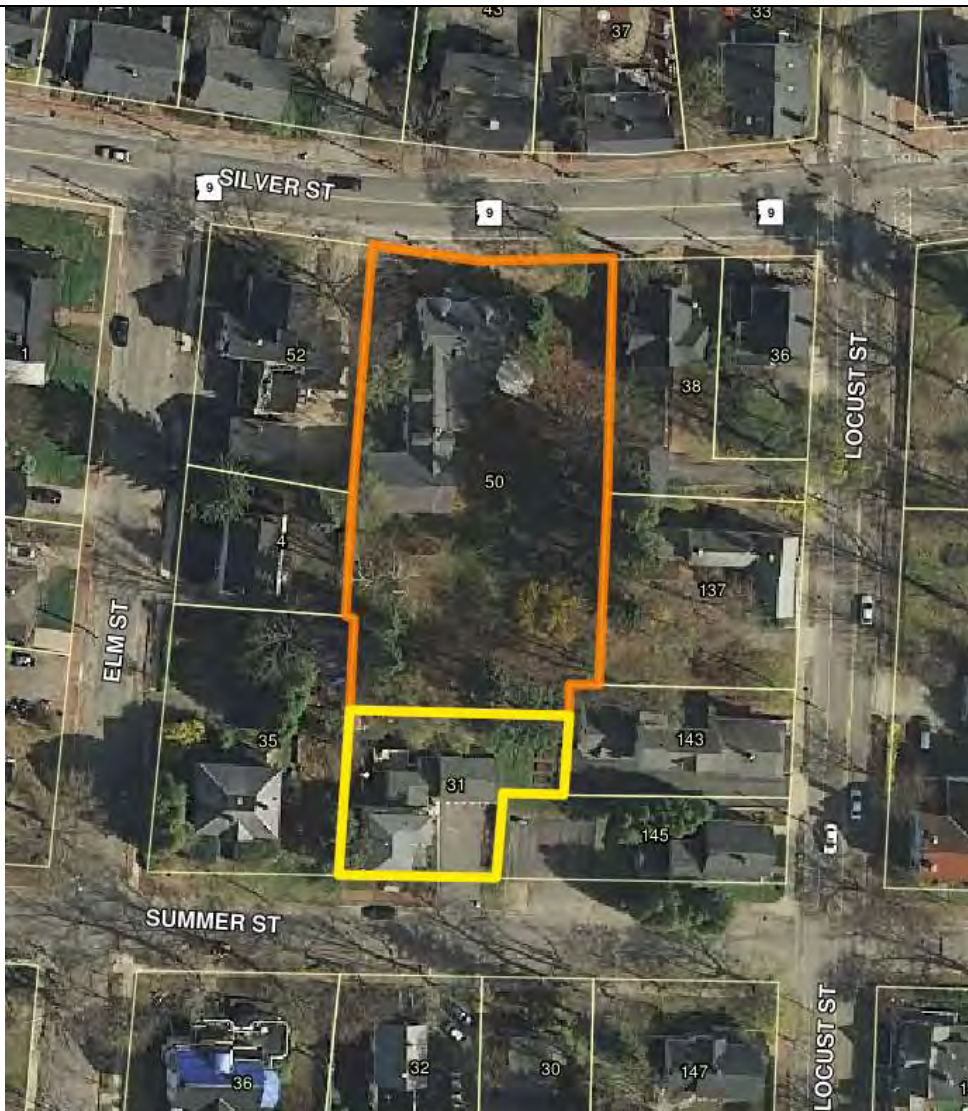
PLANNING BOARD - STAFF MEMO FILE #P14-55

Application Type: Minor Lot Line Adjustment
Applicant(s): Gary & Lois Winters
Owner(s): Gary and Lois Winters & Carl and Catherine Aichele
Location: 50 Silver Street and 31 Summer Street (Assessor's Map 12, Lots 41 & 45)

BELOW IS A STREET VIEW OF 50 SILVER STREET AND 31 SUMMER STREET



BELOW IS AN AERIAL VIEW OF 50 SILVER STREET AND 31 SUMMER STREET





City of Dover, New Hampshire MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only	Project #:	<u>P14-55</u>	Date Received:	[RECEIVED AUG 11 2014]
	Amount Paid:	<u>\$533.00</u>	Time Received:	

Ch# 4989

By _____

APPLICANT INFORMATION

Name of Applicant: Gary & Lois Winters Telephone # _____
 Address of Applicant: 31 Summer Street, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: _____

Address of Property: 31 Summer St., Dover, NH 03820

Assessor's Map # 12 Lot(s) # 45

Property Deed: Book 3375 Page: 609

Zoning District(s) RM-U Overlay District(s) None Known

Size of Existing Parcel (sq. ft.): 8,302 Size of Proposed Parcel (sq. ft.): 11,346

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: Carl & Catherine Aichele

Address of Property: 50 Silver St., Dover, NH 03820

Assessor's Map # 12 Lot(s) # 41

Property Deed: Book 4071 Page: 527

Zoning District(s) RM-U Overlay District(s) None Known

Size of Existing Parcel (sq. ft.): 29,289 Size of Proposed Parcel (sq. ft.): 26,245

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

SURVEYOR INFORMATION

Kenneth A. Berry, PE, LLS, JP
Berry Surveying & Engineering

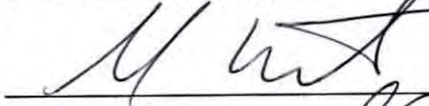
Name of Surveyor and Company (Licensed in N.H.) _____

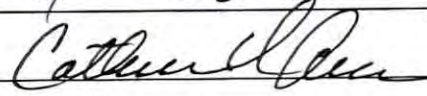
Address 335 Second Crown Point Road
Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 805 E-mail address: kberry@berrysurveying.com

SIGNATURES

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

Signature of First Property Owner:  Date: 8/11/13

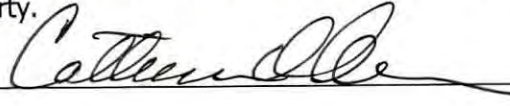
Signature of Second Property Owner:  Date: 8/11/13

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

Signature of Agent:  Date: 8/11/13

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 8/11/13



BERRY SURVEYING & ENGINEERING

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



August 11, 2014

Land Owners within 200'

Owner:

Tax Map 12, Lot 45

Winters, Gary and Lois
31 Summer Street
Dover, NH 03820

Book 3375, Page 609

Tax Map 12, Lot 41

Aichele, Carl & Catherine
50 Silver Street
Dover, NH 03820

Book

Abutters:

Tax Map 9, Lot 42

Cassidy, Francis J.
216 Dover Point Road
Dover, NH 03820

Book 910, Page 455

Tax Map 9, Lot 43

55-57 Silver Street Trust
C/O Lucie Cartaya
P.O. Box 1073
Murphy, NC 28906-1073

Book 3197, Page 596

Tax Map 9, Lot 44

Seaton, Michael & Lohr, Layne
53 Silver Street
Dover, NH 03820

Book 1814, Page 345

Tax Map 9, Lot 45

Candlewood Properties, LLC
8 Portland Avenue
Dover, NH 03820

Book 3791, Page 745

Tax Map 9, Lot 46

Dixon, Denise & Laurino, Frank
37 Silver Street
Dover, NH 03820

Book 2102, Page 576

Tax Map 9, Lot 48

Holgate Limited Partnership
130 Central Ave
Dover, NH 03820

Book 1894, Page 744



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Tax Map 9, Lot 48-A

Bamford, David K.
466 Central Ave Suite 12
Dover, NH 03820

Book 1151, Page 563

Tax Map 9, Lot 49

Colby, Andrew E. & Deirdre D.
140 York Woods Road
South Berwick, ME 03908

Book 3497, Page 17

Tax Map 9, Lot 51

Gregoire, Veronica
16 Nelson Street
Dover, NH 03820

Book 3808, Page 745

Tax Map 9, Lot 76

TNT Silver Street Group, LLC
31 Silver Street
Dover, NH 03820

Book 3572, Page 8

Tax Map 9, Lot 88

Millette, Sandra
118 Locust Street
Dover, NH 03820

Book 1378, Page 299



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Tax Map 12, Lot 24

Treacy Hill, Sara G. Revocable Trust
Treacy Hill, Sara G. Trustee
148 Locust Street
Dover, NH 03820

Book 3175, Page 157

Tax Map 12, Lot 33

Moore, Gail T. & Berrien
132 West Main Street Apt 2
Norman, OK 73069

Book 880, Page 16

Tax Map 12, Lot 35

Dicker, Bruce W. & Catherine B. Pritchette
19 Summer Street
Dover, NH 03820

Book 2021, Page 64

Tax Map 12, Lot 37

Douglas & Lucia Revocable Trust
143 Locust Street
Dover, NH 03820

Book 2608, Page 240

Tax Map 12, Lot 38

Murray, William & Kristen Woytonik
137 Locust Street
Dover, NH 03820

Book 3795, Page 950



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Tax Map 12, Lot 40

West, Gregory & Denise
38 Silver Street
Dover, NH 03820

Book 2334, Page 704

Tax Map 12, Lot 42

Turbar Inc
4 Elm Street
Dover, NH 03820

Book 1131, Page 359

Tax Map 12, Lot 43

Allen, Michael & Autumn
4 Elm Street
Dover, NH 03820

Book 3793, Page 688

Tax Map 12, Lot 44

Cilley, Charles
35 Summer Street
Dover, NH 03820

Book 1283, Page 780

Tax Map 12, Lot 47

Koromilas, Johnnie
36 Summer Street
Dover, NH 03820

Book 1277, Page 141



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Tax Map 12, Lot 48

Marsh, Thomas Philip &
Elizabeth Jean Welch-March
16 Elm Street
Dover, NH 03820

Book 3390, Page 988

Tax Map 12, Lot 69

Quinn, Dorothy M. & Dawn McKinnon
153 Locust Street
Dover, NH 03820

Book 2593, Page 624

Tax Map 12, Lot 70

Brouillet, Carol A.
151 Locust Street
Dover, NH 03820

Book 2014, Page 439

Tax Map 12, Lot 71

O' Brien, Yvonne E.
147 Locust Street
Dover, NH 03820

Book 2014, Page 439

Tax Map 12, Lot 72

Cosimelli, Mark & Susan
30 Sumer Street
Dover, NH 03820

Book 3189, Page 139



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Tax Map 12, Lot 73

Darwin, James
48 Orchard Street
Portsmouth, NH 03801

Book 2208, Page 566

Tax Map 12, Lot 74

Dickinson, Susan M.
29 Cote Drive
Dover, NH 03820

Book 1677, Page 643

Tax Map 12, Lot 75

Schuman Family Revocable Trust
Schuman, Robert E. & Diana C. Trustees
5 Elm Street
Dover, NH 03820

Book 4066, Page 454

Tax Map 12, Lot 76

Nossiff, Naseem D. Revocable Family Trust
Nossiff, Naseem D. Trustee
1 Elm Street
Dover, NH 03820

Book 2567, Page 136

Tax Map 12, Lot 97

Perry, Scott E
7062 Cypress Drive
Westerville, OH 43082

Book 1925, Page 669



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Professionals

Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

Very truly yours,
BERRY SURVEYING & ENGINEERING

Daniel O' Lone
Project Manager

berrysurvey@metrocast.net

Kenneth A. Berry, PE, LLS, JP
Principal: VP – Technical Operations

KBerry@BerrySurveying.Com

Cell: (603) 978-0358

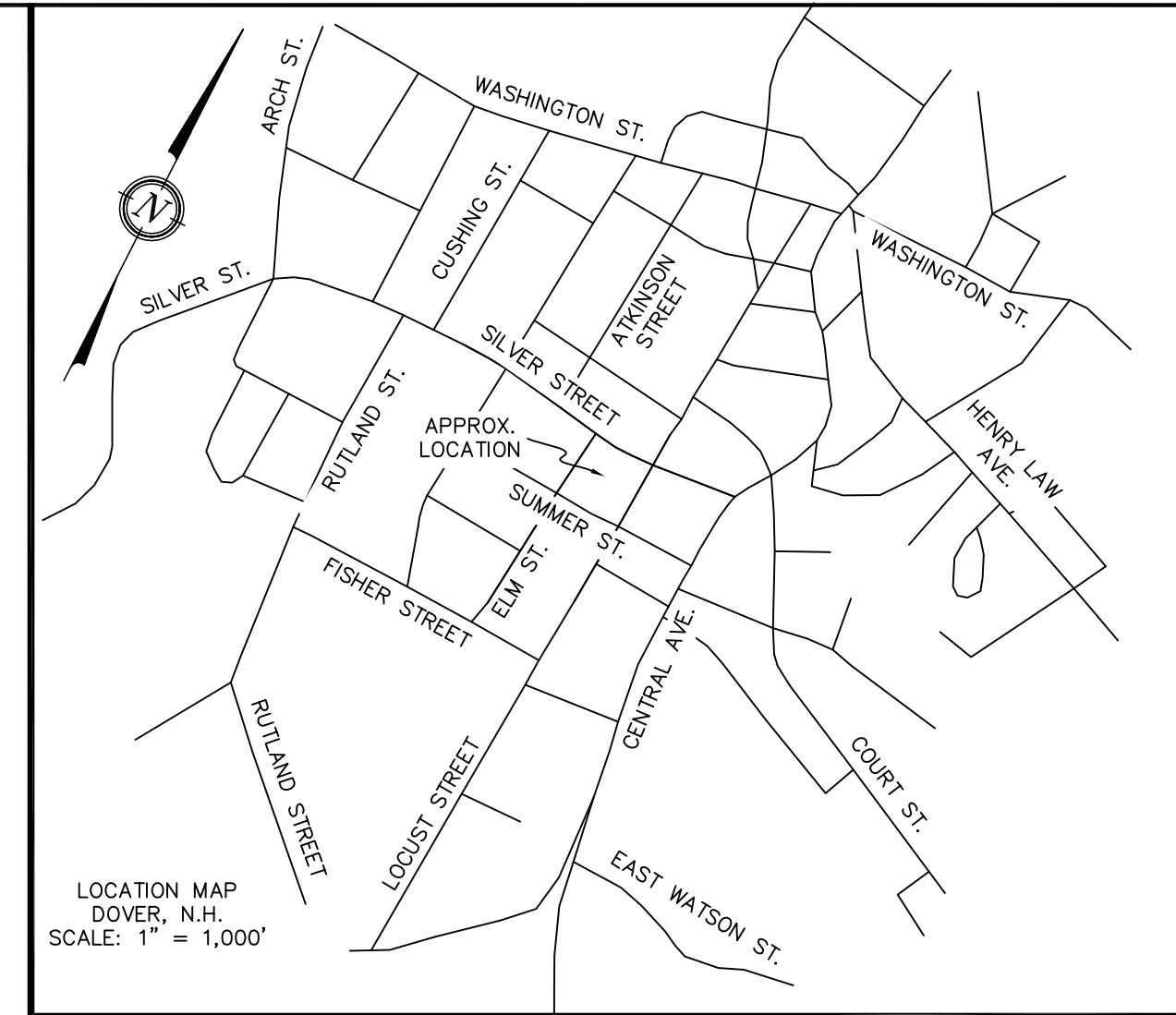


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PLAN REFERENCES:

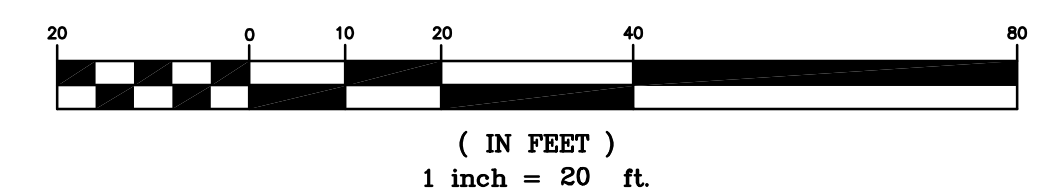
- 1.) "LOT LINE ADJUSTMENT PLAN; PREPARED FOR; ELIZABETH IRELAND; AND; MARTIN & JOSEPHINE MITCHELL; SILVER & SUMMER STREETS; DOVER, NEW HAMPSHIRE" DATED: NOVEMBER 19, 1992 BY: MCENEANEY SURVEY ASSOCIATES S.C.R.D. PLAN #41-67
- 2.) "SITE PLAN; SILVER ELM CONDOMINIUMS" DATED: APRIL, 1984 BY: JOHN W. DURGIN ASSOCIATES, INC. S.C.R.D. PLAN #23-4
- 3.) "PLAN OF LAND; FOR; VIRGINIA A. KENNEY; 4 ELM STREET; DOVER, NEW HAMPSHIRE" DATED: JUNE, 1985 BY: K.E. MOORE & B.G. STAPLES S.C.R.D. PLAN #28-39
- 4.) "PLAN OF LAND; J. STEPHEN & ELIZABETH B. KENNA; DOVER, NEW HAMPSHIRE" DATED: JULY, 1971 BY: K.E. MOORE & B.G. STAPLES S.C.R.D. POCKET #1, FOLDER #6, PLAN #12



NOTES:

- 1.) OWNER: GARY & LOIS WINTERS
31 SUMMER STREET
DOVER, NH 03820
a.) TAX MAP 12, LOT 45
b.) EXISTING LOT AREA: 8,302 SQ. FT., 0.19 AC.
PROPOSED LOT AREA: 11,346 SQ. FT.. 0.26 AC.
c.) S.C.R.D. BOOK 3375, PAGE 609
- 2.) OWNER: CARL & CATHERINE AICHELE
50 SILVER STREET
DOVER, NH 03820
a.) TAX MAP 12, LOT 41
b.) EXISTING LOT AREA: 29,289 SQ. FT., 0.67 AC.
PROPOSED LOT AREA: 26,245 SQ. FT.. 0.60 AC.
c.) S.C.R.D. BOOK 4071, PAGE 527
- 3.) ZONING: URBAN DENSITY MULTI RESIDENTIAL DISTRICT (RM-U)
MINIMUM FRONTAGE: 80'
MINIMUM LOT AREA: 10,000 Sq.Ft.
SETBACKS:
FRONT: AVERAGE OF LOTS WITHIN 500' (NOT CALCULATED)
SIDE & REAR: 10'
- 4.) I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE DOVER CITY HALL, MAP #33017C0310D, COMMUNITY #330145, DATED: MAY 17, 2005.
- 5.) THE PURPOSE OF THIS PLAN IS TO SHOW AN AREA OF 3,044 Sq.Ft. TO BE TRANSFERRED BY DEED FROM TAX MAP 12, LOT 41 TO TAX MAP 12, LOT 45. THE EXISTING LOCATION OF BOUNDARIES OF TAX MAP 12, LOTS 41 & 45 ARE SHOWN IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT AND ORIGINAL LEGAL DESCRIPTIONS, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- 6.) HORIZONTAL DATUM BASED ON DOVER GRID COORDINATES (NAD27). COORDINATES WERE OBTAINED UTILIZING TOPCON HIPER SR GPS RECEIVERS.

GRAPHIC SCALE



REVISION	DATE	DESCRIPTION
		LOT LINE REVISION PLAN FOR GARY & LOIS WINTERS AND CARL & CATHERINE AICHELE SUMMER STREET & WINTER STREET DOVER, N.H. TAX MAP 12, LOTS 41 & 45

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 11, 2014
FILE NO. : DB 2014-091

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 -
KENNETH A. BERRY LLS 805 DATE

