DOVER PLANNING BOARD – AGENDA

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, October 14, 2014**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - September 23, 2014 Regular Meeting Minutes & October 1, 2014 Joint Meeting Minutes with City Council.
3. **OLD BUSINESS**
   A. Amendment to the conditions for a previously approved Open Space Subdivision (03/22/2011) for Changing Places, LLC, Assessor's Map A, Lot 45A-2, zoned R-40, located at Olive Meadow Lane. (P10-50D)
4. **NEW BUSINESS**
   A. Public Hearing on proposed amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7, to create a Heritage Residential (HR) District, and to rezone properties on Cushing St., Lexington St., Richmond St., West Concord St., Towle Ave., Clifford St., Parker St., Hamilton St., Summer St., Elm St., Spring St., Trakey St., & Trask Dr., and on portions of Locust St., Fisher St., Belknap St., Rutland St., Silver St., & Washington St. to the HR District. The amendments establish permitted uses, uses permitted by CUP, dimensional regulations, sign regulations, and architectural standards. The text of the amendments is available in Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports.

   B. Consideration and acceptance of a Minor Lot Line Adjustment for the City of Dover and One Twenty Five Washington Street, Inc., Assessor's Map 2, Lots 83 and 53, zoned CBD-G, located at 110 Washington Street, Chestnut Street and Orchard Street. *(P14-62)

   C. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. Alteration within the 20% steep slope area. *(P14-44)

   D. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. Lot coverage. *(P14-63)

   E. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. *(P14-64)

   F. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. Residential on the first floor *(P14-65)

   G. Consideration and acceptance of a Site Plan Review for Changing Places, LLC (Owner: Robert Mairs, Bellamy Management & Cammar Properties, LLC), Assessor's Map 24, Lots 104, 104A & 103, zoned CBD-G, located at Portland Ave. (construct 21,730 sq. ft. mixed use building with 7,260 sq. ft. of commercial space on first floor with 10 residential units above, and one 6,912 sq. ft. building with 9 residential units).*(P14-45)

   H. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. Proposal is to build a subdivision road and associated utilities that will impact 7,000 sq. ft. of the 50-foot wetlands buffer. *(P14-57)

   I. Consideration and acceptance of an Open Space Subdivision for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. (49 lots) *(P14-58)

   J. Discussion on the City's proposed Capital Improvements (CIP) FY 2016-2021. The CIP can be found on the City Web Site at www.dover.nh.gov.
5. **STAFF COMMENTS**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board. Persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at http:// www.dover.nh.gov/government/city-operations/planning/index. Follow us on Twitter @DoverNHPLanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning.

CITY OF DOVER	DOVER PLANNING BOARD – MINUTES
	Meeting Type: Regular Meeting Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820 Meeting Date: **Tuesday, September 23, 2014** Meeting Time: **7:00 pm**

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

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

The Chair began meeting at 7:04 p.m.

1. CITIZENS' FORUM

Citizens Forum Open

Anthony McManus, 39 Glen Hill Road, encouraged the Planning Board to recommend to the City Council to do away with the Gateway Zoning District, adopt the proposed Heritage District, and include in the Heritage District both sides of Central Avenue from at least Trakey Street to Silver Street to keep Dover's history intact.

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- August 26, 2014 Regular Meeting Minutes

Motion: K.Schuman made a motion to approve the August 26, 2014 Regular Meeting Minutes. Seconded by F.Torr. Vote: U/A

3. OLD BUSINESS

A. 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)

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

Scott Hogan, Land Use Attorney, briefly reiterated this project. The proposal is to remove the existing home and a separate garage and construct a single structure that would include both the residence and the garage. They were granted a side setback variance by the Zoning Board on June 19, 2014. They worked with both the Conservation Commission and the Planning Board over July and August to improve stormwater management and the landscape design. The Shoreland Permit from the State was obtained and they got the endorsement of the Conservation Commission. They are now waiting for the State Wetlands Permit which should be received with a several days.

D.Ciotti wanted to know if there would be gutters on the house that would feed the rain garden or if there would be natural flow to the rain garden.

Atty. Hogan read from the original letter that accompanied Tobin Farwell's drainage plan, which stated that there would be a 24 inch deep drip edge detail to maximize runoff volume and allow maximum amount of time to infiltrate into soils, the site does not channelize flow and the proposed changes will not channelize flow.

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

C.Parker stated that this application was reviewed and endorsed by the Conservation Commission on September 8, 2014 after a site walk in August.

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

L.Skinner wanted to know, since the Shoreland Impact Permit was issued on August 21, 2014, if any of these changes since then could potentially have an impact on this permit so that it should be reissued.

C.Parker stated there has been minimal impact and the changes were improvements to the project.

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

The Vice Chair announced that items 3B, 3C, 3D and 3E would be heard together.

B. Consideration and possible vote on 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)

C. Consideration and possible vote on 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)

D. Consideration and possible vote on 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)

E. Consideration and possible vote on 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)

Motion: K.Schuman made a motion to remove items 3B, 3C, 3D and 3E from the table. Seconded by F.Torr. Vote: U/A

John Chagnon, Ambit Engineering, spoke about the concerns that were addressed at the site walk on September 11, 2014. He stated a change was made to the plan to address the neighbors' concerns. He referred to his letter dated September 17, 2014 which clarified the parking calculations for the project and addressed their request for limited use of the first floor for residential units. He said also with him tonight were Attorney Christopher Wyskiel, Marty Chapman and Jack Pedusi of The Housing Partnership, and Mike Lassel, Architect.

Public Hearing Reopened

Joseph Covert, 25 Reyners Brook Drive, stated he was here on behalf of the Parish of the Assumption, and he referred to the letter which they submitted to the Board. He gave details regarding the reasons for the sale of the St. Charles property. He stated the Bishop of Manchester is very supportive of this project and they love the idea that workforce housing will be made available to people who need it.

C.Plante confirmed with J.Chagnon that the site plan should show a 4-story building, not a 5-story building. It was noted that it is a condition of approval to amend the site plan to show this.

T.Clark asked for justification as to why they cannot comply with the regulation to have non-residential use on the first floor.

J.Chagnon stated it was believed that the space would not be commercially viable because it is too far from the street. He said their biggest concern was complying with the ordinance regarding character-based zoning, and the character of that section of the property fits into the neighborhood better being residential.

T.Clark asked if there was any consideration to have that space used as accessory to the principle use.

M.Lassel, Architect, stated the first floor has quite a bit of space up against the grade where there would be mechanical rooms and laundry rooms, and it would not be a good location for office use or other types of uses.

G.Green stated he thinks small businesses could be located there and he questions making it residential in a business district. He said he has made some early morning trips to the area and observed that there were more cars parked at Woodbury Mills than during the late afternoon site walk.

M.Chapman stated that The Housing Partnership accepts Section 8 vouchers from tenants and that they all go through a criminal background check, credit check and a landlord check. He stated that a fair number of seniors receive rent assistance with Section 8 vouchers and also individuals with disabilities.

F.Torr asked if underground parking was considered for this project.

M.Lassel stated the entire site is ledge and he explained that this site was large enough to provide ample parking inside the site.

There was discussion regarding parking, the assumption that the daycare would obtain financing and move in there, and what would happen if other retail shops ended up going in there. Also discussed were traffic patterns at different times of day with different types of businesses and the number of arrivals at peak hours.

C.Parker stated he asked the peer review to look at that same question with the caveat that if it is a vastly different user than initially proposed the project would be brought back for a compliance hearing.

D.Ciotti asked about the process with the New Hampshire Division of Historical Resources regarding commemorative installations at the St. Charles property.

M.Chapman stated the letter from DHR has not been received yet but once it is The Housing Partnership will solicit input from the public by holding a public meeting.

C.Parker stated this letter would not hold up the project and that a condition of approval could be that the applicant shall supply a copy of the DHR letter relative to the demolition and comply with the memo prior to the plan being signed, and that would give them 90 days to comply.

M.Chapman stated he thinks anything commemorative would be more informational rather than something that would change or affect the submitted plans.

D.Ciotti asked about the property remaining on the tax rolls after development and if there was any intention to sell it off.

M.Chapman stated that the housing piece of the property will be owned by a limited partnership which is a for-profit and would be subject to taxes, and The Housing Partnership, which is a non-profit, would be a minority partner in the project.

D.Ciotti expressed his concern that if the entire commercial side of the property were sold to a non property tax-paying entity, it would then not pay taxes.

C.Parker asked M.Chapman if there was any change to The Housing Partnership's plan to not condominiumize and sell the first floor but instead to lease to potentially a non-profit.

M.Chapman stated they are trying to keep their options open from a financing perspective as to whether they condominiumize or whether they own the entire property and lease. He said they have not come to a decision yet and are working it through from a feasibility point of view what is best for the property.

L.Skinner asked for justification for the 40% lot coverage for this project.

C.Parker explained that the current regulations were created in 2010 and since then there have been some projects that have complied and others that have not. He said they worked with the applicant on this project to get the lot coverage up to 40%. He was told by staff that they would continue to fight parking requirements with lot coverage. He stated a zoning amendment might be needed looking at the 75% lot coverage being too high or parking should count towards some of that.

K.Schuman stated that 75% lot coverage was effective in getting applicants to propose more than just 2-story buildings.

W.Garrison stated the CUP for the first floor residential units in the back is his concern, but he is fine with the other Conditional Use Permits. He was concerned about setting a precedent if this is approved.

Discussion ensued regarding agreements between applicants and the Planning Board, the three CUPs, various uses for the first floor, parking, and that in general proposals should conform to the law. Also discussed were possible protections to mandate property taxes on a structure and that the Planning Board should not get into types of ownership.

L.Skinner stated the number of units is driving the problems that the Board is wrestling with.

C.Parker spoke about the three residential units on the first floor and no height restriction in this zone, what the density allows, parking, and the waiver for impervious sidewalks in certain areas, the petition signed by people who do not want to see St. Charles Church demolished, property rights, and that the Planning Board is going through the appropriate process to find the balance.

D.Ciotti commented that in the past with an open space subdivision a builder was asked to supply the Board with two sets of plans: one showing what the project would look like if it was built according to the rules, and the other showing what it would look like as an open space subdivision. He stated there would be no parking if this project was built with 75% lot coverage. The Board needs to decide what they feel is right and what is right for the City.

There was discussion that regulations are being considered when evaluating these requests, mixed use higher density use is being looked at here, are the requirements for the CBD out of line, and that this is a housing proposal in a business district.

C.Parker explained that the Master Plan includes people living downtown, there should be mixed use so that business opportunities are not restricted, and that 74% of the community is predominantly zoned single family residential.

C.Plante commented that the Conditional Use Permit for parking would provide only half of what is required, and stated the vote comes down to does this building fit in with the neighborhood.

C.Parker went over the parking plan to clarify it so that everyone would be on the same page.
Discussion ensued that on-street parking would be utilized for this site as well as on the property and there would be permit parking if needed.

JChagnon went over the changes made to the proposal, stating that the project design was worked into the zoning so that it would comply but they also kept the project as commercial as possible while being efficient architecturally.

F.Torr stated he was uncomfortable about this project before the traffic peer review and felt that it might set a precedent if the Board approved it. He said he also had issues with sight distance, egress, and the left hand turn.

M.Lassel stated the three first floor residential units could be moved to the third floor.

C.Parker explained that if there was a modification to item D as mentioned above, it could be an amendment to the plan because it would not materially change the site plan. It would probably come back for a compliance hearing before the building permit was issued.

W.Garrison stated he tends to lean towards moving the residential units to the third floor and then more office space could be on the first floor. He said he likes the plan and the project, but the first floor was a concern for him.

The Chair submitted the petition to be entered into the record.

C.Parker summarized the 3-page letter from Mike Wilson who lives at the Sawyer Mill apartment complex, who requested that the Board consider the tax credit program that is being used to finance this project, and its implications.

M.Chapman stated he was not sure that the low income housing tax credit program requires them to accept Section 8 tenants by law but The Housing Partnership would never discriminate in that regard.

C.Parker went on to explain that the writer stated there was a requirement by law to accept Section 8 housing, a federal program where a private landowner can accept subsidized funds to meet the market rate rent. Regarding parking, the writer expressed concerned about the amount of parking for multi-family housing in Dover such as Bellamy Mill, Redden Gardens, Rutland Manor, Westgate Village and Addison Place, etc. The writer stated that The Housing Partnership missed the August 31, 2014 deadline for the New Hampshire Housing Finance Authority funding and that is something the Board should not be concerned about.

M.Chapman stated they met that deadline.

STAFF RECOMMENDATION (P14-32):
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.

D.Ciotti stated the vote is for the lot coverage and side setback only.

Motion: K.Schuman made a motion to approve item 3B subject to staff recommendations. Seconded by D.White. 7/2 – PASSES

STAFF RECOMMENDATION (P14-33):
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.

L.Skinner commented that will be interesting to see what happens with parking during the winter.

D.Ciotti asked if there was a plan for overnight parking of business vehicles.

C.Parker stated if a commercial tenant requires overnight parking, they can secure it within 10000 feet for overnight parking.

Motion: W.Garrison made a motion to approve item 3C subject to staff recommendations. Seconded by K.Schuman. Vote: 5/4 – PASSES

STAFF RECOMMENDATION (P14-51):
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. 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.

Motion: K.Schuman made a motion to deny item 3D. Seconded by G.Green.

Discussion ensued regarding approving the CUP for residential on the first floor of the Park Street building only.

Motion: K.Schuman amended the motion to approve item 3D for first floor residential in the Park Street building only.

G.Green withdrew his second.

C.Parker suggested adding a third condition of approval that the Central Avenue building would not have residential on the first floor.

K.Schuman requested that the new condition be #1.

C.Parker read the conditions of approval as amended.

W.Garrison seconded. Vote: 8/1 - PASSES

D.Ciotti stated for item 3E the waivers for the requirement for porous sidewalks and the requirement to document the investigation of pervious parking lots would be discussed.

G.Green stated pervious pavement could be used on almost any lot, he has not heard a good reason why the waiver should be granted, and he would like to hear about the investigation of pervious parking lots.

J.Chagnon explained that stormwater would infiltrate in the same manner as with porous pavement, but it would collect into a specific infiltration area. He said the sidewalks would be in the shade and for the safety of the residents they would like to have a surface that can be sanded.

G.Green explained what was done to put through the regulation for porous pavement.

D.White said the drainage system looked good but he needed more details. They are not asking for a waiver for porous pavement, just a waiver for providing investigation for the use of porous pavement, and a waiver for the sidewalk, not the drive. He said they are installing pavers which allow some water infiltration.

STAFF RECOMMENDATION (P14-34):
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.
8. The applicant shall pay for the peer review of the traffic analysis conducted by a traffic consultant chosen by the City, the cost of which is $1,000.
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.

10. The applicant shall revise the plan to change 5 story to 4 story on all sheets.
11. The applicant shall revise the plan to add a note requiring that snow will be removed from the site if necessary.
12. The applicant shall supply a copy of DHR leeter relative to the demolition of the structure.
13. The site plan shall be updated to remove the residential units from the first floor of the Central Avenue building.

Conditions to Be Met Prior to Any Construction Activity:

14. 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:

15. 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.
16. 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:

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

C.Plante stated this project will change the character of the City. She said she was concerned that it would be dangerous because it is a massive building situated right on the street, obscuring sight lines.

Motion: D.White made a motion to approve item 3E subject to staff comment. Seconded by K.Schuman.

G.Green said he was very concerned about egress and the left turn. He suggested some configuration changes.

L.Skinner stated it will be with reluctance that he votes in favor of this project. He thinks it will look like the building at the corner of Central Avenue and Silver Street. The pros for this project are not overwhelming and his approval vote is anything but enthusiastic.

Vote: 5/4 – PASSES

The Chair asked to suspend the rules and have 4E and 4F heard next. A 5-minute recess was taken.

4. NEW BUSINESS

Motion: K.Schuman made a motion to adjust the Agenda to hear items 4E, 4F and then 4A into the rest of the sequence. Seconded by T.Clark. Vote: U/A

E. Consideration and acceptance of a Minor Lot Line Adjustment for Denis & Denise Couturier and Wilbur & Shirley Drew, Assessor's Map F, Lots 8 & 8-D, zoned R-40, located at 292 Tolend Road. (*P14-59)

Kevin McEneaney, McEneaney Survey Associates, represented the owners and applicants and explained that the Drew parcel was the larger lot with 11 acres. The Couturiers wish to put an addition on their house, a garage, and because the house is close to the rear lot line, it requires a lot line adjustment. There will be a land swap of equal area involving 3,848 sq. ft. There are no zoning issues and all setbacks will be met with the addition of the garage.

D.Ciotti wanted to know how far the shed was from the lot line and if it was remaining.

K.McEneaney stated the shed was in excess of the 10 ft. required with the new property line and was to remain.

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

Public Hearing Open. Nobody spoke. Public Hearing Closed.

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 P14-59 to the title block.

Motion: K.Schuman made a motion to approve item 4E subject to staff recommendations. Seconded by D.White. Vote: U/A

F. Consideration and acceptance of a Minor Subdivision for Richard and Stephanie Lund, Assessor's Map J, Lot 13, zoned R-40, located at 38 Piscataqua Road (1 lot subdivided into 2). *(P14-60)

Kevin McEneaney, McEneaney Survey Associates, represented the applicants. He explained that this was a very simple minor 2-lot subdivision. The total parcel area is 5.75 acres and the proposal is to make two lots – one being 2.75 acres which contains the existing Lund home and create a new lot being 3.00 acres which will be accessed by an existing 18 ft. right of way. Because of the sight distance in that area it is desirable to place the driveway in the area of the 18 ft. right of way. Both lots will be serviced by individual septic systems and wells, and state subdivision approval has been applied for.

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

Public Hearing Open. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board approve the Minor Subdivision with the following conditions:
Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat set 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 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 P14-60 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 the plat to add a note that the house constructed on the new lot will comply with NFPA-1 (NH Fire Code) or provide a sprinkler system for the house.

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

7. All new dwelling units shall be assessed the current impact fees in place at the time of building permit application.

G.Green asked what the purpose of the easement was.

K.McEneaney stated the easement was where the driveway was going to be located. The sight distance is better in that location than where the frontage on the new lot would be. He stated the shed was slightly within the edge of the right of way. It was an existing easement that was retained by the prior owner. When this lot was subdivided in the 1970s they retained that easement. They created those two lots, one of which is where the shed is located. They sold those lots off subsequently but retained the right of way for access for this purpose, anticipating they would subdivide at some future date.

D.Ciotti confirmed with T.Clark that a shed is existing so it is allowed in the access easement.

C.Plante asked if a propose tank was allowed in an access easement.

C.Parker stated it is a private issue between the person who put the deed together for the easement and the recipient of the easement. The easement is 18 ft. wide, so a 12 ft. wide driveway could be put there as long as it is 5 ft. off the property line and they meet NFPA-1.

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

A. Consideration and possible posting of Zoning ordinance amendments for the Heritage Residential District.

C.Parker stated the Downtown Gateway District in the past included Silver Street, but Silver Street residents said they wanted to be their own district. That grew into the Heritage Residential District.

T.Corwin stated this project came before the Planning board last on June 10, 2014. There were two outstanding issues, the first was determination of the front setback for new construction and the second was determination of architectural standards. He discussed the goals of the project and what the proposal is and is not. He presented a map of the final proposed district, the purpose statement, the table of use, and the architectural design guidelines. He pointed out that deviations from the dimensional requirements will be allowed by conditional use permit. He explained how the front setback was determined and that a range is being proposed. He stated the proposal for new construction multi-family residential is that it will retain the

appearance of a single family dwelling and also new construction must meet 10 of the 26 architectural standards. A variance would be required for any use not in the table of uses.

K.Schuman stated there are many examples of duplexes in that area and he thought the single family appearance for new construction would be in direct conflict with the existing condition in the neighborhood. He was also concerned that designing parking to avoid backing out of driveways will detract from the streetscape.

C.Plante asked about farm animals being allowed in the district.

T.Corwin explained that when the proposal was presented to the neighborhood no one raised any concerns.

C.Plante asked why adult day care was allowed but child care was not allowed.

T.Corwin stated that each use was discussed at the meetings. The consensus was that adult day care was an appropriate use for the neighborhood. Child care facilities are not permitted by right and will now have to go to the Planning Board for a conditional use permit.

C.Parker stated the consensus drove this. People recognized the need for adult day care due to the aging population, but felt that a larger child care facility would require more of a site plan process and they did not want to see that larger process without a conditional use permit. Staff asks that if the board is comfortable moving this forward, they should move to post the regulations. Notice would be posted in numerous spots and public hearings would be held on October 14 and October 28 to solicit public input. Prior to Thanksgiving a vote would be taken and then this would be sent to the City Council.

K.Schuman asked about the extent and budget for the notification.

C.Parker stated this has been budgeted for, and property owners and renters would receive notices in the district and within 100 feet of the district.

L.Skinner stated, regarding the sign ordinance, it is filled with recommendations which are not very clear. He wanted to know if the Dover Historic Preservation Guide which applicants for new construction will be referred to for examples of architecture and design would have specific requirements.
C.Parker stated the Guide is accurate with photos to be used for inspiration and he stated the language will be looked at.

Motion: F.Torr made a motion to post the amendment to Chapter 170. Seconded by K.Schuman. Vote: U/A

The Vice Chair stated that items 4B, 4C and 4D would be heard together and will be voted on separately.

B. Consideration and acceptance of a Conditional Use Permit for the Storage Barn, LLC (Owner: Jeff and Diane Weeden), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 389 Sixth Street. Proposal is for self storage warehouse units, driveways & site grading that impact the 50-foot wetlands buffer. *(P14-27)

C. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for the Storage Barn, LLC (Owner: Jeff & Diane Weeden), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 389 Sixth Street. Proposal is for 57 parking spaces where 125 are required. *(P14-28)
D. Consideration and acceptance of a Site Plan Review for Mark Phillips & The Storage Barn, LLC, (Owners: Diane & Jeff Weeden & The Storage Barn, LLC), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 385 & 387 Sixth St. (140,000 sq. ft. of warehouse in 17 structures & 2,400 sq. ft. office & apartment). *(P14-31)

C.Parker stated this is under new business because this is the actual site plan for the project.

M.Phillips passed out color renderings showing porous and standard pavement areas and also the streetscape plan to board members.

Jonathan Ring, Jones and Beach Engineers, stated he was here with Mark Phillips and Jessica.Smith of The Storage Barn, LLC, and Jeff Hyland, Ironwood Design Group, landscape architect. He explained that the current plan reflects the changes requested by the TRC and the engineering comments. The property for The Storage Barn is 26.28 acres, and the TDR parcel is 5.16 acres at the back of the property. There are 17 self storage buildings proposed in four phases which will be 500 ft. back from Sixth Street. He spoke about their proposal for porous pavement on the right and standard pavement on the left side due to heavy traffic, and he stated 60% of the total pavement for the site is for storing stormwater and providing treatment. He said two wet ponds and a bioretention rain garden system are proposed which will control stormwater, remove pollutants and protect downstream resources and provide better treatment than pervious pavement. The New Hampshire DES Alteration of Terrain Permit which is under review at this time. He spoke about changes to the proposal which include moving building A to reduce the amount of 50 ft. wetland buffer, minimized the amount of pavement next to building C to 24 ft. which has reduced the wetland buffer impact to 7,382 sq. ft. He spoke about locations for parking, traffic flow and signage. He spoke about the Conditional Use Permits and that they met with the Conservation Commission who endorsed the application with conditions which they agree with, and he spoke about the waivers they are requesting.

J.Hyland, Ironwood Design Group, spoke about the streetscape and referred to the renderings which were given to the board. He pointed out evergreen plantings, foundation plantings and trees. He went over the landscape plan and stated all regulations have been met. He stated they have reviewed all the landscape regulations and have met the intent of those regulations.

J.Ring addressed the conditional use permit for parking and the waivers requested, and the reasons for these requests at length. He referred to a letter with attached traffic impact analysis and assessment document and the Greenland Meadows impact development case study. They anticipate 1,200 storage units on site at full build with a maximum of 36 tenant vehicles per day. He explained due to the high water table on the western side of the property, porous pavement cannot be used, and standard pavement will be used in the travel areas. He said there will be five times as much pervious pavement on the site as there are vehicle storage areas. Interconnecting access to the left side at the rear is precluded due to the grade elevation.

Discussion ensued regarding if the center driveway is sufficiently wide enough to accommodate vehicles that are parked on either side as well as a large truck driving through, and that long term vehicle storage would be in a storage unit.

T.Clark commented that they are asking for a waiver from the traffic impact analysis, a waiver for reduced parking, and also a waiver for pervious materials because of traffic, and he said it does not meet the regulations.

M.Phillips stated vehicle storage areas are required to be pervious pavement, but they are asking that the travel areas be impervious because of traffic and trucks going through. He stated they have done what they could to meet the regulations.

C.Parker suggested that the applicant could do a cross-section of the 40 ft. area and possibly there should be a fire lane along the buildings so that parking would be in the center.

There was clarification that the main center aisle between two buildings is 40 ft. wide. When there is a building on one side the aisle is 24 ft. wide.

Further discussion ensued regarding parking and traffic, that vehicles would not be unattended, that the main access road would have an occasional tractor trailer traveling on it, and the need for five lanes.

L.Skinner stated he thought this was much ado about nothing. He said he had no problem with the center aisle being used for parking.

M.Phillips stated someone will be on site at all times, and tenants will be given instructions.

There was discussion regarding the snow storage locations on the site and that a review of this is not finished yet.

T.Clark confirmed with J.Ring that he has run the T-1 template through the site and fire lane signs will be added to the outside edges.

C.Plante confirmed with J.Ring that a sign will be put on Sixth Street at some point in the future.

Motion: W.Garrison made a motion to accept items 4B, 4C and 4D. Seconded by F.Torr. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

M.Phillips asked the Chair to suspend the rules and keep the public hearing open during deliberations.

D.Ciotti stated the public hearing is for abutters and anyone who wishes to speak. He saw no reason to keep the public hearing open when there was no one here to speak.

C.Parker stated he applauds the applicant's collaboration with the Planning Board and the Conservation Commission.

STAFF RECOMMENDATION (P14-27):
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 wetlands and wetland buffers shall be marked in the field prior to any earth disturbance activities.
2. The erosion and sediment control features shall be placed as close to the work areas as possible.

Motion: F.Torr made a motion to approve item 4B subject to conditions set forth by the Planning Department. Seconded by K.Schuman.

K.Schuman asked if this wetland buffer would be subject to the signage used in the past.

C.Parker stated it would and a third condition could be added.

Discussion ensued regarding the language of the condition.

C.Parker stated the third condition could read: "The applicant shall install wetland buffer signs once per 50 linear ft. along the wetland buffer."

There was discussion regarding if there was any functional value to posting these signs, if the area was going to be mowed or not, and if the Conservation Commission gave permission to mow.

J.Ring stated M.Phillps said the area was not going to be mowed.

Vote: 8-1 – PASSES

STAFF RECOMMENDATION (P14-28):
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 (P14-31) 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.

Motion: F.Torr made a motion to approve item 4C subject to conditions set forth by the Planning Department. Seconded by K.Schuman. Vote: U/A

C.Parker stated regarding item 4D that Staff has no problem with this waiver request. He suggested that as a condition of approval any future development on the front lots, lot 1 and 2, would have to take into account the traffic generated by the storage unit users so that it would not be considered just background but would be calculated as part of a future traffic analysis. There was no issue with the waiver regarding connectivity. The waiver for porous pavement is a problem. It is huge and eclipses the impact of the other waivers. He suggested tabling this item after the board gives some guidance whether the board supports it or not. He thinks there are other ways to do this project.

Discussion ensued regarding how the drainage system would work and if it was sufficient.

C.Parker stated he misspoke and stated that it is 4 acres of pavement that is being proposed, 60,000 porous, 110,000 impervious.

J.Ring explained in more detail that there will be 2.5 acres of standard pavement on the site and 1.35 acres of pervious pavement.

M.Phillips stated that the four buildings on the left will be either climate-controlled buildings or two story buildings which will require a full foundation and they should not have pervious pavement next to them.

K.Schuman stated he would like to see that other side all porous pavement.

C.Plante wanted to know what was preventing the applicant from doing what is required.

M.Phillips spoke about what might be considered politically correct today could be bad science tomorrow and gave examples of what he meant. He stated it is the cost, science, principle, and physical construction that prevents him from putting in pervious pavement.

G.Green stated he will support the Planning Department and the Director's suggestions.

C.Parker reviewed the work that has been done to address the issues and stated that the project is moving forward. He suggested giving feedback, tabling to resolve the waiver for pervious materials, or taking a straw vote.

J.Ring asked for clarification regarding the difference between a vehicle storage area and a travelled way. C.Parker explained this difference. He stated he could work with the applicant and the city engineer to find a proposal that works.

Motion: G.Green made a motion to table item 4D to have discussions to resolve the waiver for pervious materials.

There was discussion regarding various sites in the Seacoast area that have used porous pavement and how to use porous pavement successfully.

M.Phillips spoke about Liberty Mutual and how they handled drainage differently there.

D.Ciotti stated the land underneath the porous parking lot there was different than the soil on Sixth Street.

L.Skinner stated he was on the subcommittee that dealt with pervious pavement. He said there are alternative means to deal with runoff and that is the reason porous pavement has been waived in the past. The same justification applies here that there are alternative means of dealing with runoff. He stated he does not see a great degree of value in pursuing the pervious pavement issue.

D.White stated there are still issues with the drainage.

C.Parker stated the proposal cannot be approved without conditions of approval tonight.

D.White stated he thought this would be tabled so he could continue his review of the drainage. He stated the board needs to decide if they support the waive ror not. He does not want to bias the board with his opinion.

Seconded by D.White.

Vote: 7/2 - PASSES

L.Skinner stated if there were two motions, one for tabling for all of the other reasons, he would have voted for that, but combined with the pervious pavement, he voted no.

There was discussion that this item could not come back to the Planning Board in October because there was not enough time for the engineers to revise the plans. Further discussion ensued regarding the motion and the intent of the board.

C.Parker clarified that he was hoping the board would give some direction to the applicant regarding whether the waiver would be granted or not if this was up for approval tonight.

D.Ciotti stated the tabling was for the project as a whole and the vote was to say no to the non-porous pavement, and the applicant could come up with a viable alternative before now and the next meeting. The board was not saying no 100% to porous pavement.

W.Garrison would like to reconsider the vote with the same motion. Seconded by F.Torr. Vote: 6/3
W.Garrison stated he was not opposed to non-pervious pavement and gave his reasons for that. He does not want to vote that he is against a waiver for pervious.

C.Parker stated that it appeared to him that no one is against the amount of porous that has been proposed tonight. The applicant is asking for 1 acre more of impervious than allowed by the regulations. He wants to know what the board thinks would make sense regarding the mixture of porous and non-porous. He thinks the board would like to see more porous than is being proposed today.

K.Schuman said the applicant should do whatever they can within their power to meet the regulations. He thinks they should maximize porous or give a compelling reason why they cannot do that.

G.Green stated he is uncomfortable with voting on this because there is not a solid drainage plan without porous pavement.

M.Phillips wanted to speak but the Chair told him he could not.

T.Clark asked if the rules could be suspended because he wanted to hear what M.Phillips had to say.

D.Ciotti said a motion would be needed to do that. His understanding was clear that the board did not like the amount of non-porous pavement in the proposal and there were other issues to resolve.

T.Clark stated the motion was not to deny the waiver request.

D.Ciotti stated it was not to deny the waiver request, it was to say the plan could be better.

Motion: T.Clark made a motion to allow M.Phillips to speak. Seconded by F.Torr. Vote: 6/3

M.Phillips asked if anything the board approves would be subject to an Alteration of Terrain permit from the state who oversees drainage and, if the state approves it, wouldn't it pass muster by the City Engineer?

D.White said no.

There was discussion regarding the wording of the motion.

Motion: K.Schuman made a motion to table to provide time for the applicant and staff to work out remaining issues and encourage the applicant to modify their proposal to more fully meet the regulation regarding the porous pavement calculations. Seconded by G.Green. Vote: 7/2 - PASSES

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

5. STAFF COMMENTS

C.Parker reminded the board that there will be a Joint Meeting of the City Council and the Planning Board on Wednesday, October 1, 2014 at 7:00 p.m. at the McConnell Center in Room 305, on the Capital Improvements Program. He asked the board members to think about who they would like to have at the meeting on October 14, 2014 to explain their projects further so the PB can give direction to the City and School staff.

He stated that this is D.Britt's last Planning Board meeting because she will be leaving as of October 2, 2014 to move to Florida.

6. MEMBER COMMENTS

K.Schuman stated the Parking Committee will be meeting next on September 25, 2014.

G.Green stated that due to current internet connection problems he could not confirm the date of the next meeting of the Sign Committee, but it is either October 7 or October 9, 2014. T.Clark stated he thought it would be important to have Eric Roy attend the next meeting. G.Green stated he did speak with E.Roy and told him to at least get in touch with T.Clark if he cannot attend the meeting.

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 12:04 p.m. Seconded by T.Clark. Vote: U/A

JOINT MEETING OF THE CITY COUNCIL AND PLANNING BOARD MINUTES

CITY OF DOVER

Meeting Type:	**Workshop Session**
Meeting Location:	**Room 305, McConnell Center**
Meeting Date:	**Wednesday, October 1, 2014**
Meeting Time:	**7:00 pm**

1. CALL TO ORDER

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

Councilor Thibodeaux led the Pledge of Allegiance.

4. ROLL CALL ATTENDANCE

Council: Mayor Weston, Deputy Mayor Carrier, Councilor Cheney, Councilor Gagnon, Councilor Garrison, Councilor Hooper, Councilor McManus, Councilor O'Connor, and Councilor Thibodeaux.
Planning Board: Chairperson Dennis Ciotti, Vice-Chairperson Kirt Schuman, C. Plante, L. Skinner, F. Torr, G. Cruikshank, M. Fogarty, C. Lawrence.
Absent: Planning Board member Gary Green.
Also Present: City Manager Joyal , General Legal Counsel Blenkinsop, Planning and Community Development Director Parker, City Clerk Lavertu, and City Engineer White.

5. DISCUSSIONS

Deputy Mayor Carrier moved to suspend the rules and have the City Manager Joyal speak regarding the Kelley's Row issue; seconded by Councilor O'Connor.
Vote: U/A.

City Manager Joyal gave an update to the Council and Planning Board regarding the Kelley's Row issue. He said the restaurant has decided to close permanently.
Mayor Weston asked the owners of Kelley's Row to reconsider their decision.

A. CAPITAL IMPROVEMENTS PROGRAM (CIP) PRESENTATION

Director Parker introduced the CIP video.
CIP Video was played.
Director Parker went over the CIP book with the Council and Planning Board. He answered questions from the Council and Planning Board regarding specific projects in the CIP.
Finance Director Lynch gave an overview of the funding for the CIP projects.
Director Parker gave an overview of the Planning Board's next steps regarding the CIP.
City Manager Joyal gave an overview of the Council's next steps regarding the CIP.

6. CITIZEN'S FORUM

Citizens are invited to speak on the subject matter of the Workshop. Statements shall be limited to five minutes.

Mayor Weston, seeing no one wishing to speak, closed the Citizen's Forum.

7. ADJOURNMENT

Deputy Mayor Carrier moved to adjourn; seconded by Councilor Gagnon.
Vote: U/A.

CITY OF DOVER	CITY OF DOVER – ORDINANCE
	Posted _____, 2014 **Adopted** _____, 2014
	Ordinance Number: **O – 2014.__.___** Ordinance Title: Updating the Dover Zoning Ordinance Chapter: 170

The City of Dover Ordains:

1. **PURPOSE**

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by updating the Code to create a new zoning district for one of the City's oldest residential neighborhoods which has a unique architectural heritage. The regulations are tailored to provide dimensional and use regulations that are consistent with the neighborhood's existing conditions, and to provide design standards for new construction to support the neighborhood's heritage.

2. **AMENDMENT**

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

"The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Urban Density Multi-Residential (RM-U) District to Heritage Residential (HR) District an area of approximately 70.9 acres located along Silver Street, Summer Street, Fisher Street, Elm Street, Locust Street, Spring Street, Trakey Street, Hamilton Street, Belknap Street, Cushing Street, Lexington Street, West Concord Street, Richmond Street, Washington Street, and Trask Drive, consisting of lots 10-22, 10-23, 10-24, 10-25, 10-26, 10-27, 10-28, 10-29, 10-29A, 10-30, 10-31, 10-32, 10-33, 10-35, 10-35A, 10-36, 10-37, 10-38, 10-39, 10-57, 10-58, 10-59, 10-60, 10-78, 10-79, 10-80, 10-81, 10-82, 10-83, 10-84, 10-85, 10-86, 10-86A, 10-87, 10-88, 10-104, 10-105, 10-106, 10-107, 10-108, 10-109, 10-110, 10-111, 10-112, 10-113, 10-114, 10-115, 10-116, 10-117, 10-118, 10-118A, 10-119, 10-120, 10-121, 10-122, 10-123, 10-124, 10-125, 10-126, 10-127, 10-128, 10-129, 10-130, 10-131, 10-132, 10-133, 10-134, 10-135, 10-136, 10-137, 10-138, 10-139, 10-140, 10-141, 10-142, 10-143, 10-144, 10-145, 10-146, 10-147, 10-147A, 10-148, 10-149, 10-149A, 10-150, 10-158, 10-159, 10-160, 10-165, 10-166, 10-167, 10-168, 10-169, 10-169A, 10-170, 10-172, 10-173, 10-174, 10-175, 10-176, 10-177, 10-178, 10-179, 10-180, 11-5, 11-6, 11-7, 11-8, 12-7, 12-8, 12-9, 12-10, 12-11, 12-12, 12-13, 12-14, 12-15, 12-16, 12-17, 12-17A, 12-18, 12-19, 12-22, 12-23, 12-24, 12-31, 12-32, 12-33, 12-35, 12-36, 12-37, 12-38, 12-39, 12-40, 12-41, 12-42, 12-43, 12-44, 12-45, 12-46, 12-47, 12-48, 12-49, 12-50, 12-51, 12-52, 12-53, 12-54, 12-55, 12-56, 12-57, 12-58, 12-59, 12-60, 12-61, 12-62, 12-63, 12-64, 12-65, 12-66, 12-67, 12-68, 12-69, 12-70, 12-71, 12-72, 12-73, 12-74, 12-75, 12-76, 12-77, 12-78, 12-79, 12-80, 12-82, 12-83, 12-84, 12-84A, 12-85, 12-86, 12-87, 12-88, 12-89, 12-89A, 12-90, 12-91, 12-92, 12-93, 12-94, 12-95, 12-96, 12-97, 12-98, 12-99, 12-100, 12-101, 12-102, 12-103, 12-104, 12-105, 12-106, 12-107, 12-108, 12-108A, 12-109, 12-110, 12-111, 12-

112, 12-112A, 12-112B, 12-113, 12-114, 12-114A, 12-115, 12-116, 12-117, 12-118, 12-119, 12-120, 12-121, 12-122, 12-123, 12-124, 12-125, 15-40A*, 15-44, 15-45, 15-46, 15-46A, 15-47, 15-48, 15-49, 15-50, 15-51*, 15-52, 15-108, 15-109, and 15-110"

* = only that portion of the lot within the RM-U District will be affected.

AND

"The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium Density Residential (R-12) District to Heritage Residential (HR) District an area of approximately 22.1 acres located along Silver Street, Towle Avenue, Clifford Street, Fisher Street, Parker Street, Woodman Park Drive, Rutland Street, and West Concord Street, consisting of lots 10-161, 12-127, 12-128, 12-129, 12-130, 12-130A, 12-131, 12-131A, 12-132, 12-133, 12-134, 12-135, 12-136, 12-137, 12-138, 12-139, 12-140, 12-140A, 12-140B, 12-141, 12-141A, 12-141B, 12-141C, 12-142, 12-143, 12-144, 12-144A, 12-145, 12-146, 12-147, 12-147A, 12-148, 12-149, 12-151, 12-152, 12-153, 12-154, 12-155, 12-156, 12-157, 12-158, 12-159, 12-160, 13-1, 13-2, 13-3, 13-30, 13-31, 13-32, 13-33, and 13-3A."

3. **AMENDMENT**

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-7 "Establishment of Districts", subsection A. "Districts", by adding "Heritage Residential District (HR)" to the list of Residential Districts.

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-7 "Establishment of Districts", by revising subsection B. "District Purpose Statements," subsection (1) "Residential Districts", by adding the following new subsection:

(f) Heritage Residential District (HR)

These primarily residential neighborhoods surrounding the Silver Street area exhibit a rare collection of interesting architecture. While primarily Victorian and characterized by wide porches, bay windows, steep roofs, and intricate and involved woodwork, there are noteworthy Colonial buildings as well. In both instances their original occupants were likely community leaders, whether early tavern keepers, or later senior managers and foremen from the mill facilities that lined the Cochecho River, as well as other community professionals.

The common theme through all of these designs is both the massing and the placement of these structures in a manner that is compatible with what had gone before. It is the intent that in this district new construction, replacement construction, and new additions should continue that tradition of compatibility with the existing neighborhood.

4. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District", by adding a new Heritage Residential District Table that reads as follows:

[SEE TABLE AT END OF DOCUMENT]

5. TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch, Finance Director

Sponsored by: Councilor William Garrison, City Council Planning Board Representative, and Councilor Deborah Thibodeaux

Approved as to Legal Form: Anthony Blenkinsop, City Attorney

Recorded by: Karen Lavertu, City Clerk

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD Date of Vote:	YES	NO
Mayor Karen Weston		

CITY OF DOVER	CITY OF DOVER – ORDINANCE
	Posted _____, 2014 **Adopted _____, 2014**
	Ordinance Number: **O – 2014.__.___** Ordinance Title: Updating the Dover Zoning Ordinance Chapter: 170

Deputy Mayor Robert Carrier		
Councilor John O'Connor, Ward 1		
Councilor William Garrison, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Dorothea Hooper, Ward 4		
Councilor Catherine Cheney, Ward 5		
Councilor Jason Gagnon, Ward 6		
Councilor Anthony MacManus, At Large		
Total Votes:		
Resolution does | does not pass.		

ORDINANCE BACKGROUND MATERIAL:

The City of Dover was awarded $10,000 by New Hampshire Housing through a competitive grant process to examine the zoning regulations for the residential neighborhoods surrounding Silver Street. The project was an offshoot of the 2013 Gateway Rezoning Study which resulted in the rezoning of portions of Broadway, Portland Avenue, and Central Avenue to the Central Business District. As part of the Gateway Rezoning Study, the Planning Board considered rezoning Silver Street, however, residents at the public hearing on the amendments expressed concern that this would detract from the residential character of Silver Street, rather than enhancing it. Instead, it was suggested that the City take a broader view and examine not just the zoning along Silver Street, but to also consider the surrounding neighborhoods.

Based on this feedback, the Planning Department and the City's consultant, Jeffrey H. Taylor and Associates, worked over the course of several months to identify the areas around Silver Street which share a common heritage and which could benefit from a single zoning district designed to support and enhance their character. Based on data obtained from on the ground inventories, staff prepared draft zoning regulations specifically tailored for these neighborhoods. In order to engage residents and property owners in the preparation of the draft regulations, staff undertook substantial public outreach including mailings to all residents and business owners within the study area, and conducted three neighborhood meetings in April, June, and July to review and revise the draft zoning regulations and to develop consensus.

Heritage Residential (HR) District

Adopted: _____ by Ord. No. 2014-_____

DRAFT

Permitted Uses***

- ACCESSORY DWELLING UNIT
- ADULT DAY CARE
- CHILD CARE HOME
- Conversion of Existing Dwelling to Accommodate not more than 2 units [5]
- CUSTOMARY HOME OCCUPATION
- Dwelling, 2 Family [5]
- DWELLING, SINGLE FAMILY
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling [6]
- PUBLIC RECREATION
- Public Utility [7]
- ROADSIDE FARM STAND [8]

***See reverse side for architectural standards.

Uses Permitted by Conditional Use Permit***

- BED AND BREAKFAST (permitted on Silver Street only)
- CHILD CARE FACILITY
- Conversion of Existing Dwelling to Accommodate not more than 4 units
- Dwelling, 3 to 4 Family
- ELDERLY ASSISTED CARE HOME
- GROUP HOME FOR MINORS
- OFFICE

***See reverse side for architectural standards.

Sign Regulations

Size	HR District
Total signs permitted	1
Total area permitted	8 sf (CUSTOMARY HOME OCCUPATION SIGN 2 sf max)
Type	
FREESTANDING	permitted (10 ft setback required)
PROJECTING	permitted
WALL/ Awning	not permitted
Temporary	not permitted

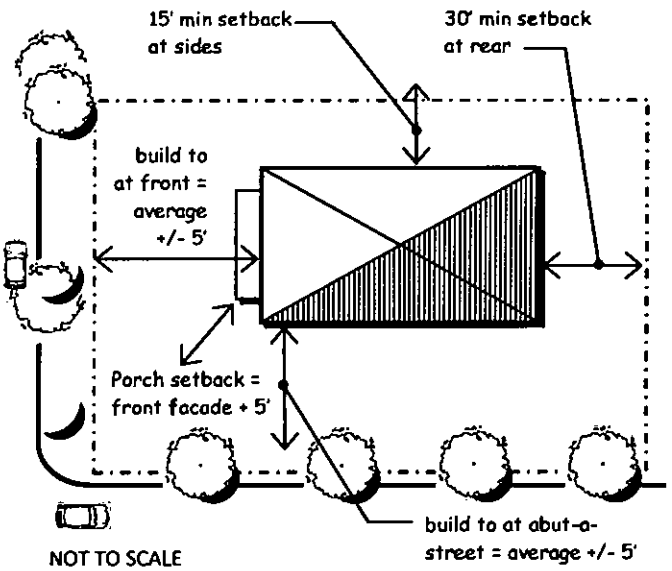
Dimensional Regulations* [1] [2]

LOT	
Minimum LOT Size	10,000 sf
Maximum LOT Coverage	40%
Minimum FRONTAGE	80 ft
PRINCIPAL BUILDING* **	
Front BUILD TO LINE	[3]
Abut-a-Street SETBACK	[3]
Side SETBACK	15 ft
Rear SETBACK	30 ft
OUTBUILDING/ACCESSORY USE* **	
Front SETBACK	[4]
Abut a Street SETBACK	[4]
Side SETBACK	10 ft
Rear SETBACK	10 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	24 ft min**, 40 ft max
OUTBUILDING	40 ft max

*Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1).

**The minimum principal building height shall not apply to additions constructed onto the rear of the PRINCIPAL BUILDING, except that where the addition will be closer to either side lot line than the existing PRINCIPAL BUILDING, the addition shall be located no closer than 45 ft from the front lot line.

Principal Building Placement



Footnotes

[1] Refer to 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.

[2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. Wetland buffers shall only be allowed to count for 40% of the min lot size required.

[3] The property owner shall calculate the average front setbacks of all lots within the same zone located on the same side of the street, 250 feet in each direction from the center of the front lot line. This front setback dimension shall be considered to be a build to line. Structures may be constructed within five (5) feet plus or minus of the average. Porches or steps may be located an additional five (5) feet beyond the front façade of the structure.

[4] Accessory structures must be setback at least 20 feet from the average front setback of all lots within the same zone located on the same side of the street, 250 feet in each direction from the center of the front lot line.

[5] 2 family dwellings shall be designed to look like SINGLE FAMILY DWELLINGS (i.e. the 2 family dwelling should not look like it was designed to occupy more than one family). At a minimum, this shall mean that only one entrance shall be visible from a public street.

[6] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line.

[7] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within.

[8] ROADSIDE FARM STANDS shall be set back a minimum of twenty (20) feet from all abutting vehicular rights-of-way. The area of any BUILDING associated with the ROADSIDE FARM STAND shall not be greater than two hundred (200) square feet in area, and shall be considered an accessory structure if a residence is also located on the property. The total of the display area, including the building, shall not exceed four hundred (400) square feet Off-street parking shall be provided in the amount of one (1) off-street parking space per 250 square feet of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases.

Architectural Standards

A. Applicants for new construction and applicants for any use permitted by Conditional Use Permit shall demonstrate compliance with the *Heritage Residential District Architectural Design Guidelines*, available at the offices of the Department of Planning and Community Development and on-line on the City of Dover webpage. The *Guidelines* are not required for renovations of existing buildings, additions to existing buildings, or ACCESSORY STRUCTUREs.

B. Additions to existing buildings shall be designed and constructed in the same architectural style and with the same or similar exterior materials as the existing building and at a HEIGHT not taller than the existing building.

C. New construction ACCESSORY STRUCTUREs shall be designed and constructed in the same architectural style and with the same or similar exterior materials as the existing building and at a HEIGHT not taller than the existing building

D. Deviations from these requirements are permitted by Conditional Use Permit, and are subject to the requirements of Section 170-20.B(1).

Conditional Use Permit Criteria

The requirements of 170-20.B(2) and (3) shall apply to all uses permitted by Conditional Use Permit, in addition to the requirements set forth below.

CHILDE CARE FACILITY: CHILD CARE FACILITIES shall be subject to the requirements set forth in the "CHILD CARE FACILITY" definition, Chapter 170-6.

Conversion to, or creation of Dwelling, 3-4 Family: Three- or four-family dwellings and conversions of existing dwellings to three (3) or four (4) units shall be subject to the following regulations:

A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the HR District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.

B. Off-street parking, in accordance with Chapter 149, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.

C. Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.

D. Parking areas shall be screened from the street and from abutting lots.

E. Structures shall be at least twenty (20) feet from a front property line, thirty (30) feet from a rear property line and fifteen (15) from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.

F. For new construction, the building must be designed to look like a SINGLE FAMILY DWELLING. At a minimum, this shall mean that only one entrance shall be visible from a public street. For conversions, the building must retain its appearance as a SINGLE FAMILY DWELLING or a 2 family dwelling, whichever is the current use.

ELDERLY ASSISTED CARE HOME: ELDERLY ASSISTED CARE HOME is allowed in accordance with the densities and provisions stated below:

A. ELDERLY ASSISTED CARE HOMEs larger than 6 bedrooms are permitted at a density of one bedroom per 2,500 square feet

B. Parking and service areas are screened from abutting residential uses.

C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure.

GROUP HOME FOR MINORS: GROUP HOME FOR MINORS shall be subject to the following conditions:

A. The group home site shall be compatible with abutting uses.

B. The group home shall be located in areas of transitional land use or mixed land uses.

C. Parking and service areas shall be screened from abutting residential uses, unless the abutter chooses to not want said screening.

D. Open space shall be maintained on the property in an amount comparable to the neighborhood.

E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.

F. Hours of operation shall be limited to 6 am to 9 pm Sunday – Thursday, and 6 am to 10 pm Friday and Saturday.

CITY OF DOVER

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Heritage Residential District Architectural Design Guidelines

The goal of the Heritage Residential District is to recognize, celebrate, and enhance the heritage of this area, in part by promoting architecture with a strong sense of place, fine detailing, quality materials, and designed with the site context and adjacent development in mind. To that end, the standards set forth below shall apply in the Heritage Residential District. Deviations from these standards are permitted by Conditional Use Permit.

A. General

(1) Applicants for new construction shall refer to the Dover Historic Preservation Guide (June, 1991) for examples of architecture and design that is fitting for the Heritage Residential District. This document is available for viewing on the Planning Department webpage and at the offices of the Planning Department and Inspection Services, and is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.

B. Design Elements

(1) A minimum of ten (10) of the twenty-six (26) design elements set forth in Appendix A shall be utilized for new construction.

C. Windows

(1) Horizontal windows are not permitted on the front façade of the building.
(2) Windows must be divided by multiple, vertical panes of glass.

D. Roof Design

(1) Sloped roof structures must maintain a pitch between 9:12 minimum (not including mansard roofs, dormers, entry canopies or similar elements).
(2) Buildings with sloped roofs shall provide roof overhangs between six (6) and eighteen (18) inches deep.

(3) Sloped roofing is required unless a mansard style roof is provided.

(4) Skylights and roof vents are permitted only on the roof plane opposite the primary street or when shielded from the street view by the building's parapet wall.

E. Principal Building Entrances

(1) Principal building entrances shall be clearly visible from the street.
(2) The building must contain one more of the following: covered porch, canopy, or other recessed front entry area.

F. Mechanical Equipment

(1) Air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, dumpsters, storage tanks, and the like shall not be stored or located within any area considered a front yard or street frontage. All such equipment shall be screened by use of fencing and/or landscaping.
(2) Roof-mounted mechanical equipment shall be located so as not to be visible from the street, public open space, parking areas, or from the ground level of adjacent properties. Screening features shall utilize similar building materials and forms to blend with the architectural character of the building.
(3) Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so as not to be visible from adjoining and nearby streets and minimize visual impacts from private internal streets, open spaces, and pedestrian walk.

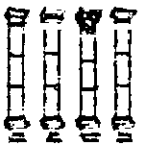
APPENDIX A

- Steeply pitched roof

- Bay Windows

- Dentils

- Classical Columns

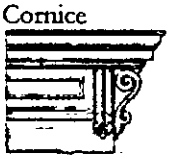


- Dormers

- Clapboard Siding

- Entablature

- Cornice



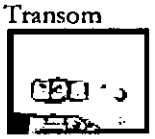
- Gables

- Pediment

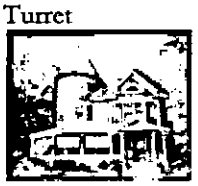
- Lintels

- Portico

- Transom

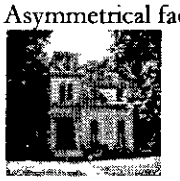


- Round, square, or polygonal Turret



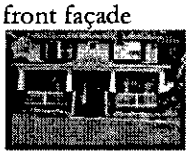
- Deep eave overhangs

- Asymmetrical façade



- Dominant front-facing gable, often cantilevered out beyond the plane of the wall below

- Porch covering part or all of the front façade

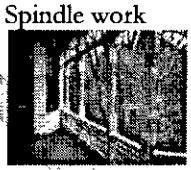


- Second-story porch or balcony

- Pedimented porch

- Differing wall textures, such as patterned wood (or simulated wood) shingles or shaped into varying designs, including resembling fish scales, terracotta tiles, relief panels, or wooden shingles over brickwork, etc.

- Spindle work

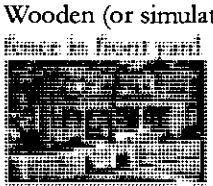


- Ornamental chimney

- Balustrade

- Wooden (or simulated wooden) roof, or slate (or simulated slate) roof

- Wooden (or simulated wood) fence in front yard



Heritage Residential District

Prepared by the Department of Planning and Community Services

August 26, 2014

City of Dover, New Hampshire
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED PLAN

[Creation Date: April 23, 2013]

RECEIVED
OCT - 8 2014
BY:

Office Use Only	Amount Paid: $150.00 CK# 1098	Date/Time Received: P10-50D

APPLICANT INFORMATION

Name of Applicant: **CHANGING PLACES LLC** Telephone # **603-749-3800**

Address of Applicant: **42J DOVER POINT RD** E-Mail **CHANGINGPLACESLLC@GMAIL.COM**

Project Name: **OLIVE MEADOW LANE** Project Location: **OLIVE MEADOW LANE**

Planning File Number: **P11-07** Date of Original Approval **FEBRUARY 22, 2011**

File Type: Conditional Use _____ Site Plan Review _____ Subdivision **X**

EXTENSION INFORMATION (***Note: notification of abutters required for first time extensions only***)

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (*attach additional sheets as needed*): _____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____

Reason(s) for amendment/comments (*attach additional sheets as needed*): _____

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: **STREET LIGHT**

Justification for waiver request(s) (*attach additional sheets as needed*): **PLEASE SEE ATTACHED COMMUNICATION**

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: Scott A. O'Neil Date: 10/7/14

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

Signature of Agent: _____ Date: _____

Gmail by Google

Scott O'Neill <changingplacesllc@gmail.com>

Street Light Olive Meadow

1 message

Changing Places LLC <changingplacesllc@gmail.com> Tue, Sep 30, 2014 at 10:16 AM
To: "Christopher G. ' 'Parker" <C.Parker@dover.nh.gov>, sean leavitt <lec1sean@gmail.com>, "Douglas Steele (E-mail)" <d.steele@dover.nh.gov>, John O'Neill <changingplacesllc@gmail.com>

Hi Chris,

My electrical contractor and lighting supplier, Sean Leavitt of Leavitt Electrical Contractors, who had worked with Dave White to determine which solar light would meet the City Specs, had subsquent discussions with the Doug Steele about the cost benefit of installing this light. While I was not included on the conversations it is my understanding that there is complexities in servicing a solar light and high costs of battery packs when a Solar Light is installed as opposed to the standard street light.

I was told that from the Community Services perspective a standard light would be preferrable, but the decision would need to be made by planning. As a result I am emailing you to affirm this decision in order that Sean Leavitt may meet with Mr. Dews and Mr White, when we perform a walk thru on the street in order to confirm the location of the standard light.

Please let me know if the Planning Department approves.

Thanks,

Scott

Conditions to be met prior to signing of plats:	Submitted	Reviewed
1. The owner's signature shall be added to the final plat submitted for signature.	☐	☐
2. The applicant shall provide the Planning Department with a digital version of the final plat.	☐	☐
3. The applicant shall add the surveyor's and engineer's stamps and signature to the appropriate sheets.	☐	☐
4. The applicant shall revise sheet C-1 to add station markings to the roadway plan.	☐	☐
5. The applicant shall submit proposed Homeowner's Association Documents, addressing cul-de-sac maintenance, open space conservation easement and 50-foot and 100-foot buffers remaining in their natural state, including preservation of perimeter landscaping. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on the proper form of the documents.	☐	☐
6. The applicant shall submit proposed access and drainage easement documents in favor of Temple Israel. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on the proper form of the documents.	☐	☐
7. The applicant shall contribute $4,204 to the Community Services Vehicle Capital Fund.	☐	☐
8. The applicant and owner shall submit a narrative describing how parking on the revised Temple Israel lot will be evaluated annually to determine if overflow parking is needed. The Director of Planning will review and sign off.	☐	☐
9. The applicant shall revise the plan to include six white pines to be planted on lot A-45A-2-4.	☐	☐
10. The applicant shall revise the plan to indicate that all street lights shall be solar powered.	☐	☐
11. The applicant shall add a sheet showing utilities.	☐	☐
Conditions to Be Met by the Applicant Prior to Any Land Clearing:		
12. The applicant shall have the surveyor stake the 50-foot no cut buffer on lots 1-5 and the 100- foot no-cut buffer on lot 5. This shall be checked and approved by the Building Official and City Engineer. Sample deed language shall be submitted for review by the Planning Department documenting no cut/disturb requirements to future lot owners.	☐	☐
13. The applicant shall stake the 50-foot wetlands buffers on lot 3 per Chapter 170-27.1-D-1-c.	☐	☐

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-62

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

INTENT: To adjust the lot lines between two existing lots on Washington Street, Chestnut Street and Orchard Street.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-B

ACREAGE: 1.91 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Hardware store and municipal parking lot

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

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

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment 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 to add 85 sq. ft. to the City lot.

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 application 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 P14-62 to the title block.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-62

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

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

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

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only	Project #: 14-62	Date Received:
	Amount Paid:	Time Received:

APPLICANT INFORMATION

Name of Applicant: City of Dover Telephone # 516-6023

Address of Applicant: 288 Central Ave Dover

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: _____

Address of Property: _____

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

Property Deed: Book 1028 Page: 36

Zoning District(s) CBD - Gen. Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 157,834 Size of Proposed Parcel (sq. ft.): 157,918

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): 125 Washington LLC Telephone # _____

Address of 2nd Property Owner: PO Box 1535

Address of Property: 125 Washington St.

Assessor's Map # 2 Lot(s) # 53

Property Deed: Book 1545 Page: 728

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

Size of Existing Parcel (sq. ft.): 28299 Size of Proposed Parcel (sq. ft.): 28,216

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

SURVEYOR INFORMATION

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

Address 24 Chestnut St Telephone #: 742-0911

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

SIGNATURES

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

Signature of First Property Owner: _____ 10/1/14 Date: _____

Signature of Second Property Owner: _____ 10/1/14 Date: _____

Signature of Applicant (*if different from owner*): _____ 10/1/14 Date: _____

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ 10/1/14 Date: _____

14-62

104 WASHINGTON ST INC
PO BOX 1535
DOVER, NH 03821-1535

364 CENTRAL AVENUE ASSOC LLC
80 NASHUA RD STE 24
LONDONDERRY, NH 03053

421 CENTRAL AVENUE LLC
113 BUNKER HILL AVENUE
STRATHAM, NH 03885

90 TEMPLE ASSOCIATES LIM PART
C/O CPM INC
80 NASHUA RD
LONDONDERRY, NH 03053

BANK OF NEW HAMPSHIRE
C/O TD BANK
380 WELLINGTON ST TOWER B
12TH FLR
LONDON ONTARIO, N6A 4S4

CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

COCHECO FALLS DAM
PO BOX 178
SOUTH BERWICK, ME 03908

COCHECO MILLS HOLDINGS LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857-4416

COCHECO PARK PRESASSOCIATES
C/O PRESERVATION HOUSING
3100 BROADWAY STE #1234
KANSAS CITY, MO 64111

DOVER HOUSING AUTHORITY
62 WHITTIER STREET
DOVER, NH 03820

FIRCH LLC
24 CHESTNUT ST
DOVER, NH 03820-3329

FISCHER BRIAN &
FISCHER STEPHANIE
46 NORTH RIVER ROAD
LEE, NH 03824

GEORGAKILAS PETER AND PAULA
LIV REV TRUS
62 SILVER ST
DOVER, NH 03820-3951

GUILLEMETTE RAYMOND TRUST
7 HAYES LANE
DOVER, NH 03820

HARLECH LLC
273 CORPORATE DR STE 150
PORTSMOUTH, NH 03801

HOLGATE LIMITED PARTNERSHIP
130 CENTRAL AVE
DOVER, NH 03820

INNATE LLC
1 WALDRON CT
DOVER, NH 03820

KARELITZ ROBERT S REV TRUST
KARELITZ ROBERT S TRUSTEE
113 MDBURY RD
DURHAM, NH 03824

KOZ PROPERTIES LLC
1 ORCHARD STREET
DOVER, NH 03820

MTI
85 WASHINGTON ST
DOVER, NH 03820

ONE TWENTY FIVE WASH ST
PO BOX 1535
DOVER, NH 03821-1535

RIVERVIEW BUILDING CONDO
40 COURT ST STE 650
BOSTON, MA 02108

SARNIA PROPERTIES INC
C/O CPMANAGEMENT INC
11 COURT ST STE 100
EXETER, NH 03833

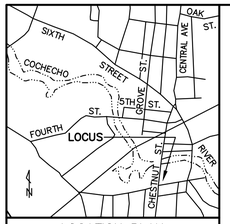
SMESTAD STEVEN A
PO BOX 4333
PORTSMOUTH, NH 03801

STRAFFORD NATL BANK
C/O TD BANK
380 WELLINGTON ST TOWER B
12TH FLR
LONDON ONTARIO, N6A 4S4

TRELA ASSOCIATES
C/0 SHAHEEN AND GORDON PA
PO BOX 977
DOVER, NH 03821-0977

U S POSTAL SERVICE
133 WASHINGTON ST
DOVER, NH 03820

ROBBINS SIDNEY FAMILY TRUST
ROBBINS RICHARD AND STANLEY
AND WEISNER
PO BOX 1535
DOVER, NH 03821-1535



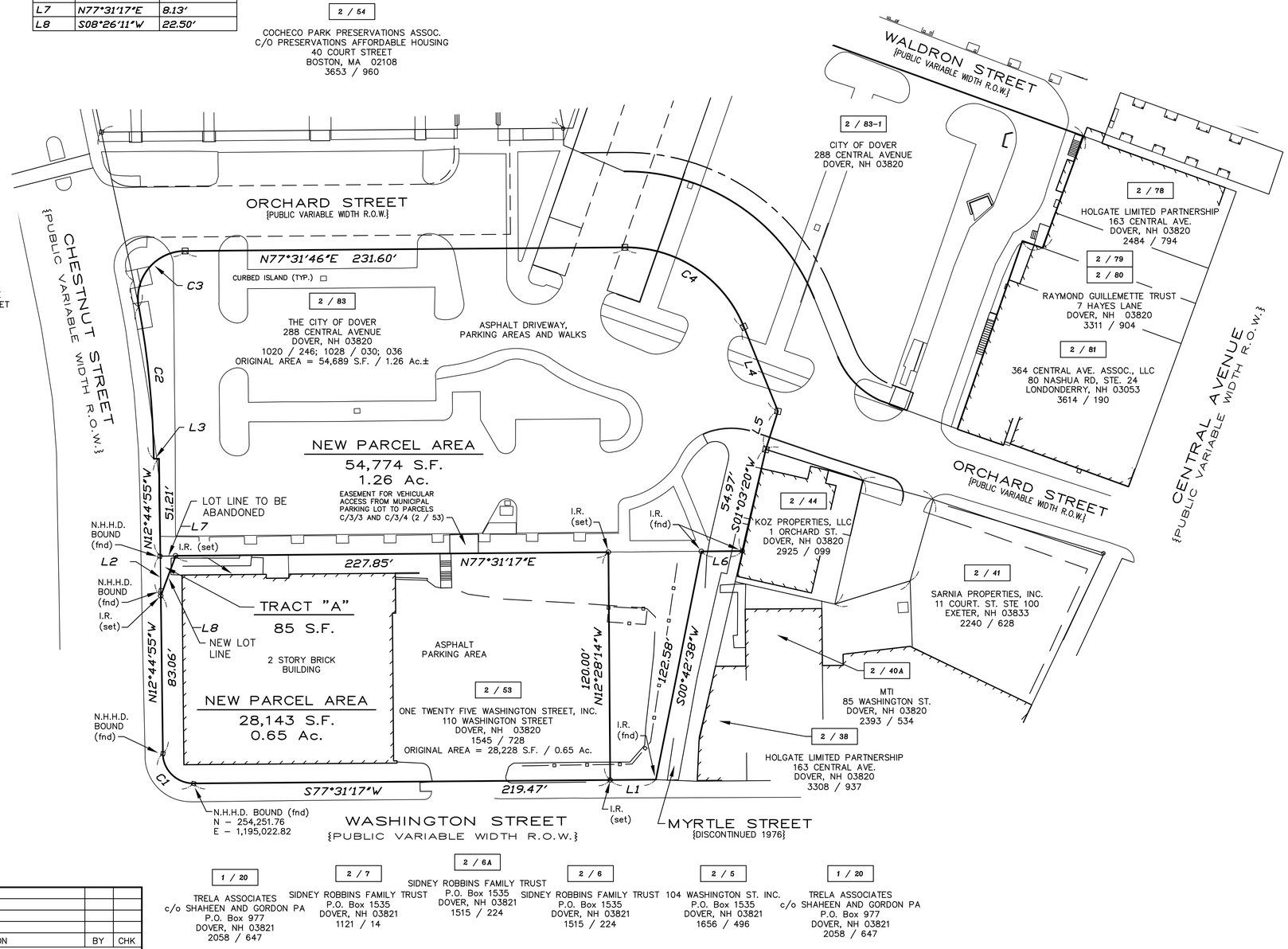
LOCATION PLAN
(NO SCALE)

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	89°43'48"	16.00	25.06	22.57	N57°36'49"W
C2	09°45'28"	472.10	80.40	80.30	N17°37'37"W
C3	100°02'11"	25.00	43.65	38.31	N27°30'45"E
C4	68°27'53"	67.00	80.06	75.38	S68°14'18"E

No.	Bearing	Distance
L1	S77°31'17"W	24.04'
L2	N12°44'55"W	21.01'
L3	S77°09'16"W	2.76'
L4	S34°00'21"E	47.91'
L5	S05°38'07"W	21.11'
L6	S77°31'17"W	21.49'
L7	N77°31'17"E	8.13'
L8	S08°26'11"W	22.50'

LEGEND

I.R.(set) – IRON ROD W/ PLASTIC I.D. CAP (SET)
I.R.(fnd) – IRON ROD (FOUND)
N.H.H.D. – NEW HAMPSHIRE HIGHWAY DEPARTMENT
S.F. – SQUARE FEET
Ac. – ACRE
± – MORE OR LESS
(TYP.) – TYPICAL
ø – DIAMETER
R.O.W. – RIGHT OF WAY
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
□ – GRANITE BOUND (TO BE SET)



REFERENCE PLANS:

1.) DISPOSITION PLAN OF LAND – PARCEL M/3/1, PARCEL C/3/5 – DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: JANUARY 4, 1979; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 19–44.

2.) DISPOSITION PLAN OF LAND – PARCEL C/3/3, PARCEL C/3/4 – DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: MAY 25, 1977; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 18–52.

3.) PLAN OF LAND PREPARED FOR CITY OF DOVER, NH PROPERTY KNOWN AS THE ORCHARD STREET PARKING LOT, TAX MAP 2, LOT No. 83, ORCHARD & CHESTNUT STREETS, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: MAY 19, 2011, REVISED THROUGH 5/9/14; BY: McENEANEY SURVEY ASSOCIATES, INC.

4.) LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND PREPARED FOR ONE TWENTY FIVE WASHINGTON STREET, TAX MAP 2, LOT No. 53, AND THE CITY OF DOVER, TAX MAP 2, LOT No. 83, WASHINGTON, ORCHARD & CHESTNUT STREETS, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: JUNE 6, 2014; BY: McENEANEY SURVEY ASSOCIATES, INC.

NOTES:

1.) OWNERS OF RECORD:

2 / 53 — ONE TWENTY FIVE WASHINGTON STREET, INC.
110 WASHINGTON STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1545, PAGE 728

2 / 83 — THE CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1028, PAGE 030 [P/3/1]
S.C.R.D. VOL. 1028, PAGE 036 [M/3/1; C/3/5]
S.C.R.D. VOL. 1020, PAGE 246 [C/3/1]

2.) 2 / 53 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT: CENTRAL BUSINESS DISTRICT (CBD)

4.) THE INTENT OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT WHERE A PORTION OF LOT 2/53 (TRACT "A" 85 S.F.) WILL BE ADDED TO LOT 2/83.

5.) A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO THE CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.

6.) SEE REFERENCE PLAN #4 FOR ADDITIONAL INFORMATION.

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

DOVER PLANNING FILE No. P 14–38

DRAWN BY: RJM	FILE:VR CP\2052\14-2052S LLADJ
SCALE: 1" = 30'	DATE: AUGUST 28, 2014

30 15 0 15 30 60 90 120

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

14–2052	LLADJ	11–01	1–41
PROJECT NO	TYPE	FIELDBOOK & PAGES	

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY LICENSED LAND SURVEYOR
SIGNATURE

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

SURVEYING – PLANNING – CONSULTING

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-44

Application Type:	Conditional Use Permit for Conservation District Impact
Applicant(s):	Changing Places, LLC
Owner(s):	Robert Mairs and Bellamy Management Corp.
Location:	Portland Avenue (Assessor's Map 24, Lots 104 & 104A)

INTENT: To obtain a Conditional Use Permit to disturb 10,000 sq. ft. of 20 percent slope for the construction of a mixed use commercial and residential building.

LOTS/UNITS PROPOSED: 19 residential units and commercial space

AGENDA ITEM #: 4-C

ACREAGE: 0.85 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Multi-family residential and single family

PROPOSED LAND USE: Mixed use project

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

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit Application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit for minimum lot coverage in CBD
- Conditional Use Permit for reduced parking
- Conditional Use Permit for CBD prohibition for residential on first floor

WAIVERS REQUESTED:

- Wavier to Chapter 155-35-B(1) to allow the post development surface water runoff to exceed pre-development runoff

Summary of Request and Background

The applicant has submitted a set of plans to impact the 20% steep slope Conservation District by constructing a mixed use building.

The applicant appeared before the Conservation Commission on June 9, 2014 (see Conservation Commission minutes). The Conservation Commission voted to endorse the application with the conditions that the City Engineer is made aware of our concerns with storm water run-off management, peak flows and treatment and construction best management practices and erosion control during construction.

Consistency with Land Use Regulations

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to areas of 20 percent slope if standards related to demonstration of need, avoidance, minimization, and mitigation are met.

STAFF RECOMMENDATION:

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

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

1. The erosion and sediment control features shall be installed prior to any earth disturbance.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-44

Application Type:	Conditional Use Permit for Conservation District Impact
Applicant(s):	Changing Places, LLC
Owner(s):	Robert Mairs and Bellamy Management Corp.
Location:	Portland Avenue (Assessor's Map 24, Lots 104 & 104A)

BELOW IS A STREET VIEW PORTLAND AVENUE

BELOW IS AN AERIAL VIEW OF PORTLAND AVENUE

Treeno ✓

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

RECEIVED JUN 09 2014 By

Office Use Only	Project #: P14-44	Date Received:
	Amount Paid: $358.00 Ck#1143	Time Received:

APPLICANT AND OWNER INFORMATION

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

Address of Applicant: 42 J DOVER POINT RD

E-Mail Address:

Name of Property Owner (*if different from applicant*): 1) 104/104A ROBERT MAIRS c/o BELLAMY MGMT CORP 2) CAMMAR PROPERTIES Telephone #

Address of Property Owner: 1) 17 PORTLAND AVE DOVER NH 2) 51 CAMPGROUND RD LEE NH

PROPERTY INFORMATION

Assessor's Map # 24 Lot(s) # P/O 103 ; 104 ; 104A

Address of Property: PORTLAND AVE

Zoning District(s) CBD Overlay District(s) CONSERVATION DISTRICT

Existing Use of Property: RESIDENTIAL

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:

CONSTRUCTION OF A 9 UNIT RESIDENTIAL BUILDING AND A MIXED USE BUILDING.
ALTER SCOPES IN EXCESS OF 20%

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

N/A

Name of Professional That Prepared Plans: McENEANEY SURVEY ASSOC. INC

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

Professional License #: 661 E-mail address: MSA@SURVEYNH.COM

SIGNATURES

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

X Signature of Property Owner: Robert S Mann Date: 6-6-14

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

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.

X Signature of Property Owner: Robert S Mann Date: 6-6-14

ABUTTERS LIST for CHANGING PLACES, LLC APPLICATIONS for CONDITIONAL USE, SITE REVIEW, LOT LINE ADJUSTMENT updated 6/5/14

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

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

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-63

Application Type: Conditional Use Permit for Minimum Lot Coverage in the CBD
Applicant(s): Changing Places, LLC
Owner(s): Robert Mairs and Bellamy Management Corp.
Location: Portland Avenue (Assessor's Map 24, Lots 104 & 104A)

INTENT: To obtain a Conditional Use Permit to seek relief, per Chapter 170-20-B, to the Central Business District requirement for minimum building coverage (75% minimum). The proposed lot coverage is 39%.

LOTS/UNITS PROPOSED: 19 residential units and commercial space

AGENDA ITEM #: 4-D

ACREAGE: 0.85 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Multi-family residential and single family

PROPOSED LAND USE: Mixed use project

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

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit Application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit for disturbance of Conservation District – 20 percent slope
- Conditional Use Permit for reduced parking
- Conditional Use Permit for CBD prohibition for residential on first floor

WAIVERS REQUESTED:

- Wavier to Chapter 155-35-B(1) to allow the post development surface water runoff to exceed pre-development runoff

Summary of Request and Background

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

The applicant has submitted a letter with the application that includes justification for the request. It is difficult to meet the 75% requirement and still provide the required parking, driveways, utilities and other site amenities necessary.

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.

STAFF RECOMMENDATION:

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

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

1. The Site Plan (P14-45) 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 #P14-63

Application Type:	Conditional Use Permit for Minimum Lot Coverage in the CBD
Applicant(s):	Changing Places, LLC
Owner(s):	Robert Mairs and Bellamy Management Corp.
Location:	Portland Avenue (Assessor's Map 24, Lots 104 & 104A)

BELOW IS A STREET VIEW PORTLAND AVENUE

BELOW IS AN AERIAL VIEW OF PORTLAND AVENUE

LOT COVERAGE

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #: 14-63	Date Received:
	Amount Paid:	Time Received:

RECEIVED SEP 29 2014 By

APPLICANT AND OWNER INFORMATION

Name of Applicant: Changing Places, LLC Telephone # 749-3800

Address of Applicant: 42 J Dover Point Road Dover NH 03820

E-Mail Address: changingplacesllc@gmail.com

Name of Property Owner (*if different from applicant*): Robert Mairs & Bellamy Management Telephone # 743-5809

Address of Property Owner: 17 Portland Avenue Dover NH 03820

PROPERTY INFORMATION

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

Address of Property: PORTLAND AVENUE

Zoning District(s) CBD - GENERAL Overlay District(s) CONSERVATION DISTRICT

Existing Use of Property: Residential Multi-Unit (3)

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:

a mixed use commercial & residential building with a footprint of 14,172 s.f. (39% lot coverage) where 27,592 s.f footprint would be ~~required~~ necessary for 75% coverage as required per Zoning Regulations

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

Name of Professional That Prepared Plans: McEneaney Survey Associates Inc.

Address 24 Chestnut Street Dover NH 03820 Telephone #: 742-0911

Professional License #: Kevin McEneaney LS 661 E-mail address: kevin@surveynh.com

SIGNATURES

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

Signature of Property Owner: Robert Mac Date: 9-3-14

Signature of Applicant (*if different from owner*): Matt J O'Neill Date: 9/3/2014

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: Robert Mac Date: 9-3-14

YACHT CLUB AT DOVER LANDING

TAX MAP 24, LOT 104 & 104A - PORTLAND AVENUE
CONDITIONAL USE PERMIT APPLICATION

REQUEST FOR REDUCTION IN LOT COVERAGE
Per Article VI, Section 170-20 CBD-General Regulations

We are requesting a reduction in the minimum lot coverage (building) requirement of 75%. The proposed development will include a mixed use of commercial/office and residential, consistent. There will be 19 residential units and 7,260 s.f. of commercial/office space. The lot coverage proposed for this development would equal 14,172 s.f., or 39% of the lot.

In order to meet the minimum 75% coverage, the building footprint would need to be 27,600 s.f. It would be difficult to meet the 75% minimum lot coverage while providing the required parking, driveways, utilities and other site amenities necessary to reasonably develop this site.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-64

Application Type: Conditional Use Permit for Reduced Parking
Applicant(s): Changing Places, LLC
Owner(s): Robert Mairs and Bellamy Management Corp.
Location: Portland Avenue (Assessor's Map 24, Lots 104 & 104A)

INTENT: To obtain a Conditional Use Permit per Chapter 170-44-I to allow for a reduction in the number of required parking spaces from 60 to 18 spaces on site and 25 leased spaces.

LOTS/UNITS PROPOSED: 19 residential units and commercial space

AGENDA ITEM #: 4-E

ACREAGE: 0.85 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Multi-family residential and single family

PROPOSED LAND USE: Mixed use project

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

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit Application and License Agreement

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit for disturbance of Conservation District – 20 percent slope
- Conditional Use Permit for minimum lot coverage in CBD
- Conditional Use Permit for CBD prohibition for residential on first floor

WAIVERS REQUESTED:

- Wavier to Chapter 155-35-B(1) to allow the post development surface water runoff to exceed pre-development runoff

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 60 to 43.

On October 8, 2014, the City Council approved a license agreement with the applicant for 26 parking spaces in the adjacent lot.

The applicant has submitted a letter with the application that includes justification for the request. The Planning Department supports the reduction in spaces due to the mixed uses in the development, the approved license agreement, and that there are extra spaces in the adjacent public parking lot.

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.

STAFF RECOMMENDATION:

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

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

1. The Site Plan (P14-45) 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 #P14-64

Application Type: Conditional Use Permit for Reduced Parking
Applicant(s): Changing Places, LLC
Owner(s): Robert Mairs and Bellamy Management Corp.
Location: Portland Avenue (Assessor's Map 24, Lots 104 & 104A)

BELOW IS A STREET VIEW PORTLAND AVENUE

BELOW IS AN AERIAL VIEW OF PORTLAND AVENUE

PARKING REDUCTION

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #: P14-64	Date Received:
	Amount Paid:	Time Received:

RECEIVED SEP 29 2014 By

APPLICANT AND OWNER INFORMATION

Name of Applicant: CHANGING PLACES, LLC Telephone # 749-3800

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

E-Mail Address: CHANGING PLACES LLC @ GMAIL.COM

Name of Property Owner (*if different from applicant*): ROBERT MAIRS & BELLAMY MANAGEMENT Telephone # 743-5809

Address of Property Owner: 17 PORTLAND AVE DOVER NH 03820

PROPERTY INFORMATION

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

Address of Property: PORTLAND AVENUE

Zoning District(s) CBD - GENERAL Overlay District(s) CONSERVATION DISTRICT

Existing Use of Property: RESIDENTIAL MULTI UNIT (3)

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:

A MIXED USE COMMERCIAL & RESIDENTIAL BUILDING

REQUESTING A REDUCTION IN THE PARKING REQUIREMENTS PER 170-44-I(2)

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

Name of Professional That Prepared Plans: McENEANEY SURVEY ASSOCIATES INC

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

Professional License #: LS 661 E-mail address: KEVIN@SURVEYNH.COM

SIGNATURES

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

Signature of Property Owner: Robert Mann Date: 9-19-14

Signature of Applicant (*if different from owner*): Scott J O'Neill Date: 9/19/14

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: Robert Mann Date: 9-19-14

YACHT CLUB AT DOVER LANDING

TAX MAP 24, LOT 104 & 104A - PORTLAND AVENUE
CONDITIONAL USE PERMIT APPLICATION

REQUEST FOR REDUCTION IN PARKING REQUIRMENT
Per Article XI, Section 170-44-I (2) "Off Street Parking and Loading"

The proposed development will include a mixed use of commercial/office and residential. There will be 19 residential units and 7,260 s.f. of commercial/office space. The required number of parking spaces per Dover Zoning Ordinances would be 38 spaces for the residential aspect, and 22 spaces for the commercial/office space. We are providing 18 spaces within the rear residential building, as well as 25 spaces from a long term lease in the adjacent municipal parking lot.

Due to the mixed use aspect of this development, we feel that the parking demand for the residential portion of the front building will be primarily evening and weekends, while the commercial/office parking demand would be during the weekdays, 8am-5pm. Therefore, we believe that a reduction in the parking requirement would be appropriate based on this anticipated shared use of parking.

Also, there will be an additional 27 parking spaces available in the adjacent municipal lot for peak demand.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-65

Application Type: Conditional Use Permit for Residential on First Floor in CBD
Applicant(s): Changing Places, LLC
Owner(s): Robert Mairs and Bellamy Management Corp.
Location: Portland Avenue (Assessor's Map 24, Lots 104 & 104A)

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 for the 9 unit rear building.

LOTS/UNITS PROPOSED: 19 residential units and commercial space

AGENDA ITEM #: 4-F

ACREAGE: 0.85 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Multi-family residential and single family

PROPOSED LAND USE: Mixed use project

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

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit Application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit for disturbance of Conservation District – 20 percent slope
- Conditional Use Permit for minimum lot coverage in CBD
- Conditional Use Permit for reduced parking

WAIVERS REQUESTED:

- Wavier to Chapter 155-35-B(1) to allow the post development surface water runoff to exceed pre-development runoff

Summary of Request and Background

The applicant has applied for a Conditional Use Permit for relief from the requirement that residential must be located on the 2nd floor or higher.

The applicant has submitted a letter with the application that includes justification for the request. The Planning Department supports the request because it would be difficult to have commercial or office uses in the rear building with no direct visibility to Portland Avenue.

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. The front building meets these requirements, but the rear building does not.

STAFF RECOMMENDATION:

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

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

1. The Site Plan (P14-45) 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 #P14-65

Application Type:	Conditional Use Permit for Residential on First Floor in CBD
Applicant(s):	Changing Places, LLC
Owner(s):	Robert Mairs and Bellamy Management Corp.
Location:	Portland Avenue (Assessor's Map 24, Lots 104 & 104A)

BELOW IS A STREET VIEW PORTLAND AVENUE

BELOW IS AN AERIAL VIEW OF PORTLAND AVENUE

FIRST FLOOR RESIDENTIAL

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

RECEIVED SEP 29 2014 By

Office Use Only	Project #: 14-65	Date Received: SEP 29 2014
	Amount Paid:	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: CHANGING PLACES, LLC Telephone # 749-3800

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

E-Mail Address: CHANGINGPLACESLLC@GMAIL.COM

Name of Property Owner (*if different from applicant*): ROBERT MAIRS & BELLAMY MANAGEMENT Telephone # 743-5809

Address of Property Owner: 17 PORTLAND AVE DOVER, NH 03820

PROPERTY INFORMATION

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

Address of Property: PORTLAND AVE

Zoning District(s) CBD-GENERAL Overlay District(s) CONSERVATION DISTRICT

Existing Use of Property: RESIDENTIAL MULTI-UNIT (3)

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:

A MIXED USE COMMERCIAL & RESIDENTIAL BUILDINGS (2) SEEKING A CONDITIONAL USE PERMIT PER 170-20-B, ~~REQUI~~ PROHIBITING RESIDENTIAL USE ON THE FIRST FLOOR

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

Name of Professional That Prepared Plans: McENEANEY SURVEY ASSOCIATES INC

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

Professional License #: LS 661 E-mail address: KEVIN@SURVEYNH.COM

SIGNATURES

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

Signature of Property Owner: Robert Mann Date: 9-19-14

Signature of Applicant (*if different from owner*): Kevin J O'Neill Date: 9/19/14

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: Robert Mann Date: 9-19-14

YACHT CLUB AT DOVER LANDING

TAX MAP 24, LOT 104 & 104A - PORTLAND AVENUE
CONDITIONAL USE PERMIT APPLICATION

REQUEST FOR RELIEF FROM THE PROHIBITION OF RESIDENTIAL USE ON THE FIRST FLOOR OF A BUILDING WITHIN CBD-GENERAL DISTRICT
Per Section 170-20B

The proposed development will include a mixed use of commercial/office and residential. There will be 19 residential units and 7,260 s.f. of commercial/office space. The development will consist of two seperate buildings. The building closest to Portland Avenue will contain 7,260 s.f. of commercial / office space on the first floor, with ten residential units on the second and third floors. The rear building will consist of 9 residential units, the first level consisting of 2 parking spaces per unit with the residential living space being on the second and third floors.

We are requesting relief from the prohibition of residential use on the first floor of the rear building only. Given that the rear building has no direct frontage on Portland Avenue, it would be impractible to have commercial / office space on the first floor of that rear building. By providing commercial/office use on the first floor of the front building, we believe the project is consistent with the spirit and intent of this ordinance.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-45

Application Type: Site Plan Review
Applicant(s): Changing Places, LLC
Owner(s): Robert Mairs and Bellamy Management Corp.
Location: Portland Avenue (Assessor's Map 24, Lots 104 & 104A)

INTENT: Site plan to construct one 21,730 sq. ft. mixed use building with 7,260 sq. ft. of commercial space on the first floor with 10 residential units above, and one 6,912 sq. ft. building with 9 residential units.

LOTS/UNITS PROPOSED: 19 residential units and commercial space

AGENDA ITEM #: 4-G

ACREAGE: 0.85 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Multi-family residential and single family

PROPOSED LAND USE: Mixed use project

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

ZBA ACTION: None

ATTACHMENTS: Site plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit for disturbance of Conservation District – 20 percent slope
- Conditional Use Permit for minimum lot coverage in CBD
- Conditional Use Permit for reduced parking
- Conditional Use Permit for residential on first floor in CBD

WAIVERS REQUESTED:

- Wavier to Chapter 155-35-B(1) to allow the post development surface water runoff to exceed pre-development runoff

Summary of Request and Background
The applicant proposes one building with first floor commercial space and 10 residential units and one building with 9 residential units.

The applicant appeared before the Technical Review Committee on June 19, 2014 and September 11, 2014. (See TRC Notes attached)

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 Request
The applicant is requesting a waiver and has submitted a letter dated September 23, 2014 that includes the justification for the request.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add the engineer's seal and signature to the appropriate sheets.
4. The approval includes the granting of the waiver requested for the reasons stated by the applicant and staff. The Board finds that the criteria of Chapter 149-19.A have been met.
5. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
6. The applicant shall have the Drainage Analysis reviewed and approved by the City Engineer.
7. The applicant shall demonstrate to the satisfaction of the Planning Director that the buildings comply with the CBD architectural standards.
8. The applicant shall revise the plan, note 12 on sheet 3, to change the number of leased parking spaces from 25 to 26.

Conditions to Be Met Prior to Any Construction Activity:

9. 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:

10. 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.
11. 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:

12. 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 #P14-45

Application Type: Site Plan Review
Applicant(s): Changing Places, LLC
Owner(s): Robert Mairs and Bellamy Management Corp.
Location: Portland Avenue (Assessor's Map 24, Lots 104 & 104A)

BELOW IS A STREET VIEW PORTLAND AVENUE

BELOW IS AN AERIAL VIEW OF PORTLAND AVENUE

Treeno

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

RECEIVED JUN 09 2014

Office Use Only	Project #: P14-45	Date Received:
	Amount Paid: $3589.- Ck# 1143	Time Received:
		By:

APPLICANT AND OWNER INFORMATION

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

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

E-Mail Address:

Name of Property Owner (*if different from applicant*): 1) ROBERT MAIRS 2) BELLAMY MGMT CO 3) CAMMAR PROPERTIES Telephone #

Address of Property Owner: 1) 14 ROBERTS RD DOVER NH 2) 17 PORTLAND AVE DOVER NH 3) 51 CAMPGROUND RD LEE, NH

PROPERTY INFORMATION

Address of Property: PORTLAND AVE

Assessor's Map # 24 Lot(s) # 104 ; 104A AND P/O 103

Zoning District(s) CBD Overlay District(s) CONS. DISTRICT (SLOPES)

Size of Parcel: _____ sq. ft. _____ ac. Property Deed: Book 2500 / 1682 / 4081 Page: 386 / 746 / 329

Existing Use of Property: RESIDENTIAL

SITE PLAN INFORMATION

Describe Proposed Use: MIXED COMMERCIAL & RESIDENTIAL

Area of Parcel to be Developed: ENTIRE LOT sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 18 RESIDENTIAL 9 COMMERCIAL

Number of Parking Spaces: Existing 8 Proposed 43

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

Number of Employees Total: UNKNOWN In Maximum Shift: UNKNOWN

Disposition of Parcel: 1) 5,940

Building Footprint 2) 6,912 sq. ft.

Total Building Area 1) 17,820 2) 20,736 sq. ft.

Building Setbacks:

Front Yard 5 ft.

Rear Yard N ft.

Paved Area 7500 sq. ft. Side Yard: Right 10 ft. Left 2 ft.

City Water? X Yes ___ No How far is city water from the property? AT SITE

City Sewer? X Yes ___ No How far is city sewer from the property? AT SITE

BUILDING INFORMATION

Type of Building to be Built: WOOD FRAME - 3 STORIES

Height of Building: 35 Finished Floor Elevation: 1) 30.0' 2) 36.7'

Number of Seats (where applicable) N/A

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: ___

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOC.

Address 24 CHESTNUT ST Telephone #: 742-0911

Professional License #: 661 E-mail address: KEVIN@SURVEYNH.COM

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) CIVILWORKS - PAUL CONNOLLY

Address PO BOX 1166 DOVER, NH Telephone #: 749-0443

Professional License #: 5178 E-mail address: ___

SIGNATURES

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

Signature of Property Owner: Robert S Mars Date: 6-6-14

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, 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: Robert S Mann Date: 6-6-14

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: Robert S Mann Date: 6-6-14

Signature of Applicant (*if different from owner*): J K O'Neill Date: 6-6-14

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: Robert S Mann Date: 6-6-14

Signature of Applicant (*if different from owner*): J K O'Neill Date: 6-6-14

ABUTTERS LIST for CHANGING PLACES, LLC — APPLICATIONS for CONDITIONAL USE, SITE REVIEW, LOT LINE ADJUSTMENT — updated 6/5/14

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

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

City of Dover, New Hampshire
Planning Board Expedited Review Request Form

[Revision Date: September 7, 2010]

RECEIVED SEP 29 2014 By

Office Use Only Project #: P14-45 Date Received:

Is request approved? (Y/N)

APPLICANT AND OWNER INFORMATION

Name of Applicant: CHANGING PLACES LLC Telephone # 749-3800

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

Name of Property Owner (*if different from applicant*): ROBERT MAIRS & BELLAMY MANAGEMENT Telephone # 743-5809

Address of Property Owner: 17 PORTLAND AVE DOVER NH 03820

PROPERTY INFORMATION

Address: PORTLAND AVE Assessor's Map #: 24 Lot(s) #: 104 & 104A

In accordance with 170-10.1 G, a plan demonstrating reasonable use of at least six (6) of the optional architectural standards, may apply for fast track review. A more descriptive listing of each item is contained within 170-10.1 F:

General Principles and Intent	Submitted	Approved
1) Brick, stone or masonry building materials is used for exterior walls.		
2) Roofs and parapets utilize appropriate pitch, drainage, and materials.	X	
3) Buildings without visible roof surfaces have a cornice as outlined in 170-10.1 F 3) b)		
4) Skylights and roof vents are on the roof plane opposite the primary street or shielded from the street view by the building's parapet wall.		
5) Ornamentation contributes to the character of building and reinforces the fabric and richness of the community.	X	
6) Green roof technologies are utilized.		
7) Street walls establish a clear edge to the street in locations where the buildings do not.		
8) Windows are divided by multiple panes of glass	X	
9) Materials and equipment chosen for lighting fixtures are durable, energy efficient and weather well.	X	
10) Street lights are directed downward to the immediate area being lighted and away from any living quarters.	X	
11) No flashing, traveling, animated, or intermittent lighting is visible from the street on the exterior of any building.	X	
12) Mechanical equipment, garbage cans, storage tanks, and the like are not stored or located within any area considered a front yard under the Code.	X	
13) Roof mounted equipment is screened from view from the street.		
14) LEED Certification will be met by the building.		

Signature of Property Owner: Robert Mairs Date: 9-19-14

Signature of Applicant (*if different from owner*): Scott J O'Neill Date: 9/19/14

McEneaney
Survey
Associates,
inc.

September 23, 2014

Chris Parker
Planning Director
288 Central Ave
Dover, NH 03820

Re: Waiver Request - Yacht Club at Dover Landing

Chris

On behalf on Changing Places,LLC, the applicant for a Site Review of the above referenced mixed use project, I would like to request that the Planning Board grant a waiver from Chapter 155 Section 35 B (1) STORM WATER Management. This Section states that the post-development surface water runoff not exceed the pre-development surface water runoff.

We are proposing a negligible increase in the post-development runoff versus the pre-development runoff for this project.

The soil conditions on the property are not conducive to provide storage or infiltration of the runoff on site. We will be providing treatment of the runoff within the drainage system as well as temporary and permanent erosion control measures on site.

A drainage analysis was provided to and reviewed by the City Engineer, Dave White. Mr. White has indicated at the Technical Review Committee, that he has no issue with the slight increase in runoff.

Sincerely,

Kevin McEneaney

P.O. Box 681 • Dover, NH 03820 • Telephone 603-742-0911 • Fax 603-743-3019

Matteson: We use drip lines and only minimal fertilizer, which can be used in the drip line. Vegetables except for corn will be fertilized.
Boudreau: I am representing the Open Lands Committee. There are three areas of concern – wetlands delineation, number of acres being cut, and nitrogen loading issues. OLC did not vote officially to take a position. It seems like they are doing a lot to work with the state and city.
Bird summarized the Conservation Commission authority and stated that he has consulted with the City Attorney to confirm who has the final say.
Houle: I would like to see plans for managing storm water run-off. Agricultural fields have more run-off than forests.
Matteson: That is above and beyond the deed requirements. We have not hired an environmental consultant. We don't have detailed topography for the parcels.
Gasses: Not sure you are following BMP's.
Bird: The city will be looking to the SRC and DOT for input prior to making any decisions.
Hunt: We would like to see you provide answers to some of our questions.

E. City of Dover Conditional Use Permit for Changing Places, LLC (Owners: Robert Mairs & Cammar Properties LLC), Assessor's Map 24, Lots 103, 104 & 104A, zoned CBD, located at 44 Portland Avenue and 26 School Street.

Kevin McEneaney and Paul Connelly were present to explain the proposal to build a 9-unit residential building and a mixed use building that will impact 9,385 sq. ft. of steep slopes in the Conservation District. We have three applications pending with the Planning Board – a lot line adjustment, site plan and this conditional use permit. There is 6,000 sq. ft. of commercial space on the first floor and 9 residential units above in the front building. The rear building is 9 residential units with parking underneath. The city parking lot is next door and we will lease 25 spaces from the city and will restripe to add five spaces.

Houle confirmed that would be an increase in run-off.
McEneaney: We are here to talk about the CUP for 20% slopes. This property was before you in 2008. The steep slopes are not environmentally significant. There is lots of junk on the property from the houses on Mechanic Street.
Gasses: I don't have an issue with the steep slopes, but I am concerned with dumping storm water into the Cochecho River.
Houle: There is no storm water plan shown here.
Connolly: We have not done a drainage study yet. We will have under drains behind the units.
Houle: No attenuation or treatment is shown.
Connolly: We will look at the numbers.
Gasses: I am concerned that the plan has not gone to TRC yet.
McEneaney: We did not want to do complete engineered plans if there is no support for impacting the steep slopes.
Bird: Is there any bedrock in the slopes?
McEneaney: No, we have done borings and it is all soil.
Houle: You should have no problem with doing some recharge given the soils.
McEneaney: That will be addressed at TRC by the city engineer and reviewed by the Planning Board.

Gasses: We should make a recommendation that the city engineer pay close attention to the storm water impacts.
Joyce: At less than one acre you will not trigger EPA NOI or alteration of terrain. How will you manage steep slopes and erosion control?
Connolly: We treat it the same even if we are not preparing for those permits. It will all be on the plans submitted.
Houle: The plan does not have any information on how the slopes will be managed.
McEneaney: Are you saying you want us to prepare fully engineered and designed plans before you will review the steep slope impacts?
Houle: That is my recommendation.
Connolly: The plan shows that the steep slope areas will be stabilized through the placement of buildings and parking lots.

Gasses made a motion to endorse the Conditional Use Permit for steep slopes provided that the City Engineer is made aware of our concerns with storm water run-off management, peak flows and treatment and construction best management practices and erosion control during construction, Joyce seconded. Vote: 6 in favor, 1 opposed (Houle).

F. City of Dover Conditional Use Permit for the Storage Barn, LLC (Owner: Jeff and Diane Weeden), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 389 Sixth Street.

Mark Phillips was present to explain the proposal to build self storage warehouse units, parking lots and drainage structures that will impact the 50-foot wetlands buffer. We built the Eagle Storage facility on Knox Marsh Road. The Weeden property is north of Howard Dental. A 40-foot wide utility easement cuts down the middle of the lot so it limits us to using that for the access road. The Planning Director and Economic Development Director required that the front 500 feet of the property not be used for storage, but reserved for a higher use. Parker supported the wetland buffer impacts if the storage units were pushed to the rear.

Chris Albert of Jones and Beach Engineering stated that the wetlands are agricultural fields that are mowed for hay. The buffers provide habitat for wildlife and protection from run-off. These wetlands provide limited value for wildlife.

Jon Ring: We have been to TRC already. We have been making plan revisions all through the process and just submitted some material today. We have added porous pavement on the downhill side of the road, but we can't catch the run-off. We will need an AOT permit. We are here tonight for the Transfer of Development Rights (TDR) request as it relates to wetland buffers. There will be no porous pavement on the main road. We have 5.16 acres for the sending area and will be preserving half of the wetlands on the lot. There are no direct wetland impacts, only buffers. 27% of the pavement will porous, which reduces the buffer impacts. Under the storage units south of the road will be stone storage areas to collect run-off.
Houle: How will you handle the drainage north of the easement?
Ring: The bioretention system will handle that drainage.
Gasses: Everything you are conserving can't be built on already. TDR bothers me. It looks like you are doing the most you can to protect wetlands.
Joyce determined that the emergent wetlands are located to the northeast of the site.
Albert: We will only hay once a year.

CITY OF DOVER	TECHNICAL REVIEW COMMITTEE NOTES - P14-45
	Application Type: Site Plan Review Applicant(s): Changing Places, LLC Owner(s): Robert Mairs and Bellamy Management Corp. Location: 44 Portland Avenue (Tax Map 24-104) and 26 School Street (Tax Map 24-104A) Date: September 11, 2014

INTENT: Site plan to construct a 20,736 sq. ft. residential building with nine (9) units and a 21,780 sq. ft. mixed use building with 7,260 sq. ft. of commercial space on the first floor and ten (10) residential units above.

LOTS/UNITS PROPOSED: 19 multi-family units

AGENDA ITEM #: 1

ACREAGE: 0.85 Acres

ZONING DISTRICT: Central Business District - General (CBD)

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Commercial and residential

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for steep slope impacts, CBD standards (first floor residential and lot coverage), and parking reduction

WAIVERS REQUESTED: None

ATTENDANCE:
Steve Bird (Planning)
Chris Parker (Planning)
Dave White (Engineering)
Tom Clark (Building Official)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Kevin McEneaney
Paul Connelly
John O'Neill
Scott O'Neill

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Demonstrate compliance with CBD architectural standards (6 of the criteria)
- Drainage analysis appears to show an increase in post development run-off – would need written waiver request
- Need Conditional Use Permit application for parking reduction
- Need Conditional Use Permit for CBD lot coverage
- Need Conditional Use Permit for residential on first floor in rear building
- Provide erosion and sediment control plan
- Provide fiscal impact analysis

Sheet 3:

- Correct parking calculations
- Provide details on garbage removal
- Provide engineer's stamp
- Amend note #3 to specify CBD – General
- Amend note #12 to change commercial to office-general
- Provide details of CBD streetscape elements
- Show lanes on Portland Avenue
- Need access license from City for parking spaces
- Specify 5 foot wide sidewalk

Sheet 7:

- Street landscaping needs to comply with Chapter 170-20.E(3)(a)(i)
- Remove existing contours
- Provide professional landscape architect stamp

Sheet 8:

- Provide lighting calculations to demonstrate compliance with Chapter 149-14-E-2
- Part of the text at bottom of sheet is illegible
- Lighting must comply with CBD standards in 170-20.E(3)(d)
- Remove utilities and existing contours

Economic Development Comments:

- Support the mixed use and the site design

Police Department Comments: None

Fire/Inspections Comments:

- Review water connection in buildings with Fire Department

Engineering Comments:

- Drive aisles need to be 20 feet
- Place UGE boxes on property instead of on City land

CITY OF DOVER	TECHNICAL REVIEW COMMITTEE NOTES - P14-45	
	Application Type:	Site Plan Review
	Applicant(s):	Changing Places, LLC
	Owner(s):	Robert Mairs and Bellamy Management Corp.
	Location:	44 Portland Avenue (Tax Map 24-104) and 26 School Street (Tax Map 24-104A)
	Date:	September 11, 2014

- Neck down entrance to parking lot

Planning Board Comments:

- Parking lot lease and maintenance agreement must be finalized prior to Planning Board plan approval
- Need architectural rendering the rear building
- Add snow storage note to existing condition plan

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CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-45

Application Type:	Site Plan Review
Applicant(s):	Changing Places, LLC
Owner(s):	Robert Mairs and Bellamy Management Corp.
Location:	44 Portland Avenue (Tax Map 24-104) and 26 School Street (Tax Map 24-104A)
Date:	June 19, 2014

INTENT: Site plan to construct a 20,736 sq. ft. residential building with nine (9) units and a 17,820 sq. ft. mixed use building with 5,940 sq. ft. of commercial space on the first floor and nine (9) residential units above.

LOTS/UNITS PROPOSED: 18 multi-family units

AGENDA ITEM #: 1

ACREAGE: 0.85 Acres

ZONING DISTRICT: Central Business District - General (CBD)

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Commercial and residential

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permits for steep slope impacts and CBD standards (first flood residential, side build to, and lot coverage)

WAIVERS REQUESTED: None

ATTENDANCE:
Steve Bird (Planning)
Tim Corwin (Planning)
Dave White (Engineering)
Rebecca Jalbert (Fire Inspections)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Kevin McEneaney
John O'Neill
Scott O'Neill

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Need colored architectural renderings
- Demonstrate compliance with CBD architectural standards
- Need drainage analysis
- Need stormwater operation and maintenance plan
- Provide lot merger form
- Provide erosion and sediment control plan
- Provide traffic analysis
- Provide fiscal impact analysis
- Demonstrate compliance with CBD streetscape standards
- Provide colored streetscape rendering
- Provide wastewater quantity and composition figures

Cover Sheet:

- Add development to neighborhood plan
- Depict post-lot line adjustment lot configuration
- Add file number P14-45

Sheet 2:

- Remove "Combined Parcel Area" label (the plan should presume the lot line adjustment has been approved) and provide a single lot number
- Identify steep slopes (those in excess of 20%)
- Depict zoning boundaries
- Identify existing use
- Note 3: identify the zoning as "Central Business District – General sub-district"
- Note 4: change "maximum lot coverage" to "minimum lot coverage"
- Note 6: fill in blank space

Sheet 3:

- Provide common site plan notes (move from Sheet 6)
- Provide lot coverage calculation (75% minimum required)
- Provide parking calculations
- If calculating 2 parking spaces per residential unit, demonstrate adequate on-street parking available for visitors
- Show width of proposed access ways
- Provide striping for driveway at School Street and Portland Avenue; provide striping for fire lane
- Show required bike rack
- Remove reference to "combined" parcel area
- Provide details on garbage removal
- Show ADA compliant required parking spaces (check with Building Official for requirements)

CITY OF DOVER	TECHNICAL REVIEW COMMITTEE NOTES - P14-45
	Application Type: Site Plan Review Applicant(s): Changing Places, LLC Owner(s): Robert Mairs and Bellamy Management Corp. Location: 44 Portland Avenue (Tax Map 24-104) and 26 School Street (Tax Map 24-104A) Date: June 19, 2014

- Provide separate utility sheet
- Provide separate drainage plan
- Provide engineer's stamp
- Consider widening front building to meet CBD side build to requirement and provide access through Portland Avenue parking lot (easement from City will be required)
- Show "no parking" in front of garages
- Depict rear patios/decks proposed for rear building residential units

Sheet 4:

- Provide landscaping
- Provide professional landscape architect stamp
- Depict CBD streetscape requirements

Sheet 5:

- Provide lighting

Police Department Comments:

- The plan for marking the fire lane should include signs in addition to pavement markings
- Show existing lighting for adjacent Portland Ave lot. It will need to be improved – possibly through building mounted lights on east side.
- Lease agreement with City for use of municipal lot should include stipulations for this property owner to handle maintenance (snow plowing, lighting, etc.)

Engineering Comments:

- When replacing Portland Avenue sidewalk use vertical granite curb with concrete sidewalk
- Move catch basin at entrance to other side of entrance
- Consider providing rain garden
- Consider providing recreational area
- Use 6" water lines
- Tie drainage into closed system
- Add gate on fire water line
- Oil/grease separator will be required on sewer line for certain commercial uses
- Use double grate on Portland Avenue catch basin
- Remove trees in parking lot near PSNH pole
- Enlarge municipal parking lot to provide 24 ft. aisles
- Correct note 12 on Sheet 6

Fire/Inspections Comments:

- Provide documentation that the site can accommodate the turning movement of the largest fire apparatus
- Include note that NFPA 13 sprinklers will be required
- The fire lane should include the whole driveway not just the portion in between the two buildings
- Correct note 36 on Sheet 6

Economic Development Comments:

- None

Planning Board Comments:

- Parking lot lease and maintenance agreement must be finalized prior to Planning Board plan approval
- Extend retaining wall along the rear length of the municipal parking lot
- Confirm whether municipal parking lot improvements require City approval
- Consider measures to address the maintenance of the "no man's land" area between the retaining wall and the rear lot line

It was concluded that a second TRC meeting would be necessary.

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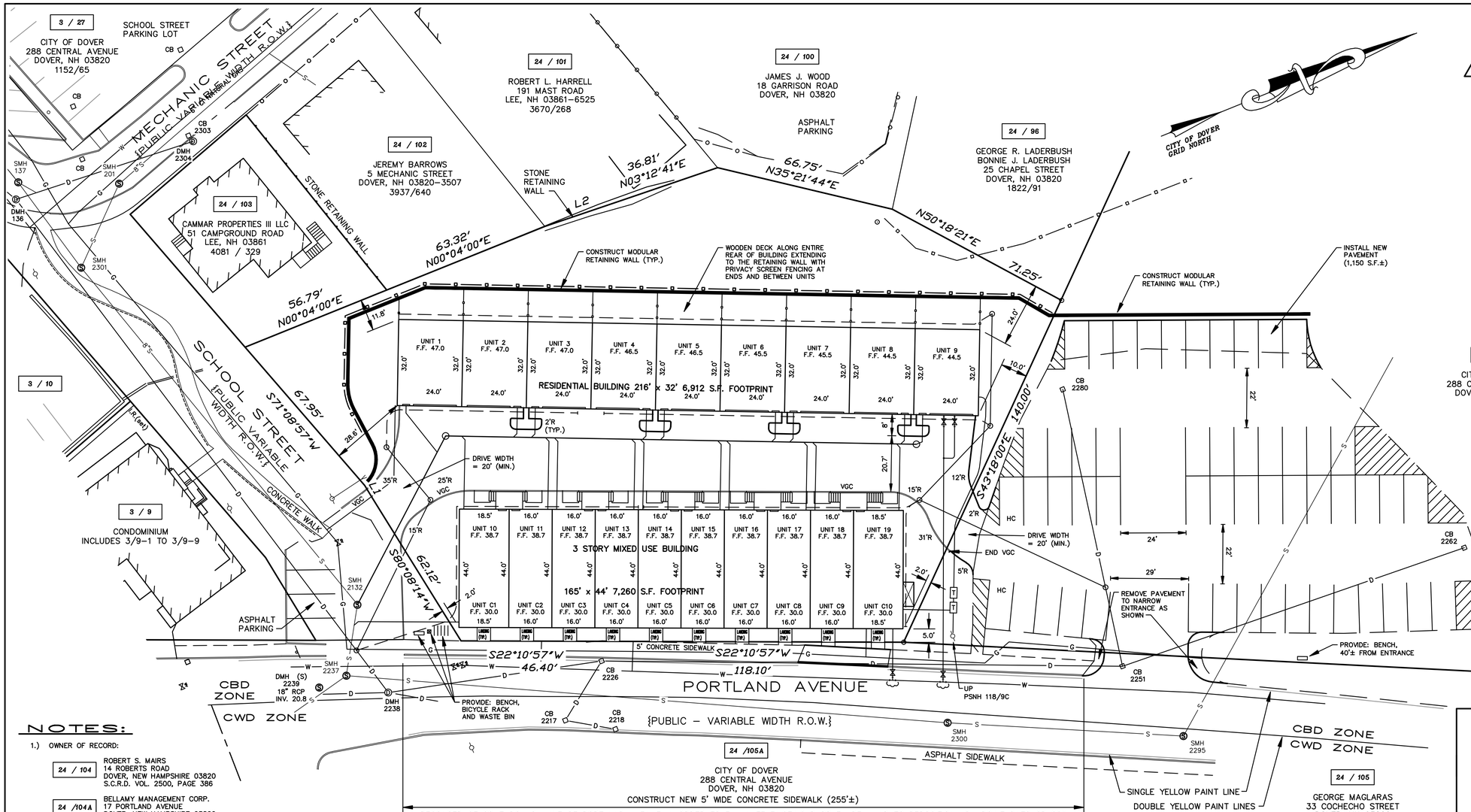


ATTENTION:

HIGH PRESSURE GAS MAIN EXISTS WITHIN THE ASPHALT SIDEWALK OF PORTLAND AVENUE AND WITHIN SCHOOL STREET; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

No.	Bearing	Distance
L1	S80°46'39"W	5.87'
L2	N03°12'41"E	31.00'

NOTES:

1.) OWNER OF RECORD:

24 / 104 — ROBERT S. MAIRS, 14 ROBERTS ROAD, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOL. 2500, PAGE 386

24 /104A — BELLAMY MANAGEMENT CORP., 17 PORTLAND AVENUE, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOL. 1682, PAGE 746

2.) 24 / 104 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS CBD-GENERAL (CENTRAL BUSINESS DISTRICT – GENERAL) – (SEE CURRENT ZONING REGULATIONS)

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE COMBINED SUBJECT PARCEL BOUNDARIES AND TO DEPICT TWO (2) PROPOSED BUILDINGS WITH ASSOCIATED PARKING AND SITE RENOVATIONS.

5.) TOTAL AREA OF BUILDING FOOTPRINTS = 7,260 S.F. (COMMERCIAL & RESIDENTIAL) + 6,912 S.F. (RESIDENTIAL) = 14,172 S.F.
TOTAL LOT COVERAGE = 14,172 S.F. = 39 PERCENT COVERAGE

6.) SURVEY OF EXISTING CONDITIONS PERFORMED DURING JUNE 2007 & MAY 2014 BY McENEANEY SURVEY ASSOCIATES, INC.

7.) PER FLOOD INSURANCE RATE MAP 33017C0330D, EFFECTIVE DATE: MAY 17, 2005: ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.

8.) BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID. VERTICAL DATUM IS NGVD29.

9.) THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.

10.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.

11.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

12.) PARKING REQUIREMENTS:

RESIDENTIAL	= 2 SPACES PER UNIT	19 UNITS	= 38 SPACES
OFFICE-GENERAL	= 1 SPACE PER 325 S.F.	7,260 S.F. FOOTPRINT	= 22 SPACES
		TOTAL	= 60 SPACES

PARKING SPACES PROVIDED PER SITE REDEVELOPMENT PLAN, INCLUDING 52 SPACES WITHIN MUNICIPAL PARKING AREA:

9 RESIDENTIAL UNITS WITH TWO (2) CAR GARAGES	= 18 SPACES
ADJACENT MUNICIPAL LOT WITH LONG TERM LEASE	= 25 SPACES
TOTAL	= 53 SPACES

NOTE: MIXED USE BUILDINGS (RESIDENTIAL AND OFFICE-GENERAL) ALLOW FOR SHARED OF REQUIRED SPACES.

ADJACENT MUNICIPAL LOT WITH ADDITIONAL PUBLIC PARKING = 27 SPACES

13.) PARKING SPACE SIZE = 9' WIDE x 18' LONG, UNLESS OTHERWISE NOTED,

14.) PROPOSED OFF-SITE SIDEWALK TO BE 5' WIDE CONCRETE WITH VERTICAL GRANITE CURBING.

15.) PROPOSED ON-SITE WALKWAYS TO BE ASPHALT.

16.) ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 4" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS. SEE PERMANENT SEEDING NOTES. ALL TREATMENT SWALES SHALL HAVE SOD BOTTOMS.

17.) PAVEMENT / PARKING STRIPING TO BE 4" WIDE / WHITE.

18.) CONTACT INDIVIDUAL UTILITY COMPANIES TO DETERMINE CONDUIT SIZES AND SCHEDULES.

19.) AS-BUILT DRAWINGS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.

20.) THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109, ARTICLE IV, SECTION 109-29 (AS REQUIRED BY I.B.C., NFPA 13 AND NFPA 101 LIFE SAFETY CODE, LATEST EDITIONS) OF THE CODE OF THE CITY OF DOVER.

21.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND. ALSO, SEE NOTE 18.

22.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.

23.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.

24.) EXTERIOR LIGHTING SHALL BE METAL HALIDE TYPE OR LED LUMINAIRE AND POLE OR MOUNTED ON THE BUILDING, AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

25.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY KEVIN M. McENEANEY WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000 (SEE SHEET 2).

26.) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.

27.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

28.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY OF DOVER ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

29.) PROPOSED WATER SERVICE PIPING SHALL BE 6" DUCTILE IRON, CL. 52, CEMENT LINED AND POLYWRAPPED PER AWWA STANDARDS. FIRE PROTECTION SERVICE/DOMESTIC SERVICE WILL BE TAPPED FROM SAID 6" PIPE WITHIN THE PROPOSED 7,260 S.F. FOOTPRINT BUILDING (FRONT), AND AS SHOWN FOR THE 6,912 S.F. FOOTPRINT BUILDING (REAR).

30.) PROPOSED SANITARY SEWER PIPING SHALL BE 8" P.V.C., SDR 35, AS SHOWN, INDIVIDUAL SERVICES SHALL BE 4" P.V.C., SDR 35 AND LOCATED WITHIN THE PROPOSED 7,260 S.F. FOOTPRINT BUILDING (FRONT), AND AS SHOWN FOR THE 6,912 S.F. FOOTPRINT BUILDING (REAR).

31.) LIMIT CUTTING OF TREES AND VEGETATION TO THE MINIMUM REQUIRED ON-SITE.

32.) GARBAGE DISPOSAL IS TO BE THROUGH THE CITY BAG & TAG PROGRAM AND/OR PRIVATE CONTRACTOR.

33.) ALL VERTICAL GRANITE CURB ENDS SHALL BE TIPPED DOWN (SEE DETAIL) UNLESS BUTT TO ANOTHER FINISH.

34.) SNOW STORAGE SHALL BE MANAGED THROUGH PROPER ON-SITE AND OFF-SITE DISPOSAL. STORE SNOW FROM MUNICIPAL LOT IN PAINTED HATCHED AREAS AND ADJACENT TO PARKING SURFACE AT PERIMETER OF LOT.

35.) REMOVAL OF ANY ROADWAY OR SIDEWALK SIGNAGE SHALL BE COORDINATED WITH THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.

36.) SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE PORTLAND AVENUE SIDE OF THE BUILDING.

37.) RESERVED

38.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

39.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

40.) THE PROPOSED USE FOR THE STRUCTURES:
FRONT BUILDING = 3 STORY, WITH THE FIRST FLOOR BEING COMMERCIAL USE AND THE TOP TWO FLOORS BEING RESIDENTIAL.
REAR BUILDING = 3 STORY RESIDENTIAL TOWNHOUSE STYLE

NO.	DATE	DESCRIPTION	BY	CHK
3	9/22/14	REVISE PER 9/11/14 TRC COMMENTS	RJM	KMM
2	8/26/14	REVISE PER 8/7/14 TRC COMMENTS	RJM	KMM
1	8/1/14	REVISE PER TRC COMMENTS	RJM	KMM

REVISIONS

14-2055	PROP SITE	14-02	37-39
PROJECT NO	TYPE	FIELDBOOK & PAGES	

SHEET 3

THE YACHT CLUB AT DOVER LANDING

PROPOSED SITE DEVELOPMENT PLAN

PREPARED FOR

CHANGING PLACES, LLC

TAX MAP 24, LOT No. 104

PORTLAND AVENUE & SCHOOL STREET

CITY of DOVER

COUNTY of STRAFFORD

STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-45

DRAWN BY: RJM | FILE: VR CP\2055\14-2055 SD

SCALE: 1" = 20' | DATE: MAY 22, 2014

20 10 0 10 20 40 60 80

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

SURVEYING – PLANNING – CONSULTING

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

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-57

Application Type: Conditional Use Permit for Wetland Buffer Impact
Applicant(s): Changing Places, LLC
Owner(s): Jeffrey & Darlene White
Location: Emerald Lane (Assessor's Map F, Lot 15)

INTENT: To obtain a Conditional Use Permit for an encroachment within the 50-foot wetlands buffer for the construction of a subdivision road and associated utilities. The total buffer impact is 7,000 square feet.

LOTS/UNITS PROPOSED: 49 lots

AGENDA ITEM #: 4-H

ACREAGE: 73.822 Acres

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Vacant lot

PROPOSED LAND USE: 49 single family lots in an Open Space Subdivision

SURROUNDING LAND USE: Single family residential

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit Application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit for wetland buffer impact

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting to impact the 50–foot wetlands buffer to construct a subdivision road and associated utilities.

The applicant is scheduled to appear before the Conservation Commission on October 14, 2014.

Consistency with Land Use Regulations
The Wetlands Protection Ordinance provides for Conditional Use Permits to allow impacts to the 50 foot wetlands buffer if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The application meets those standards.

STAFF RECOMMENDATION:

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

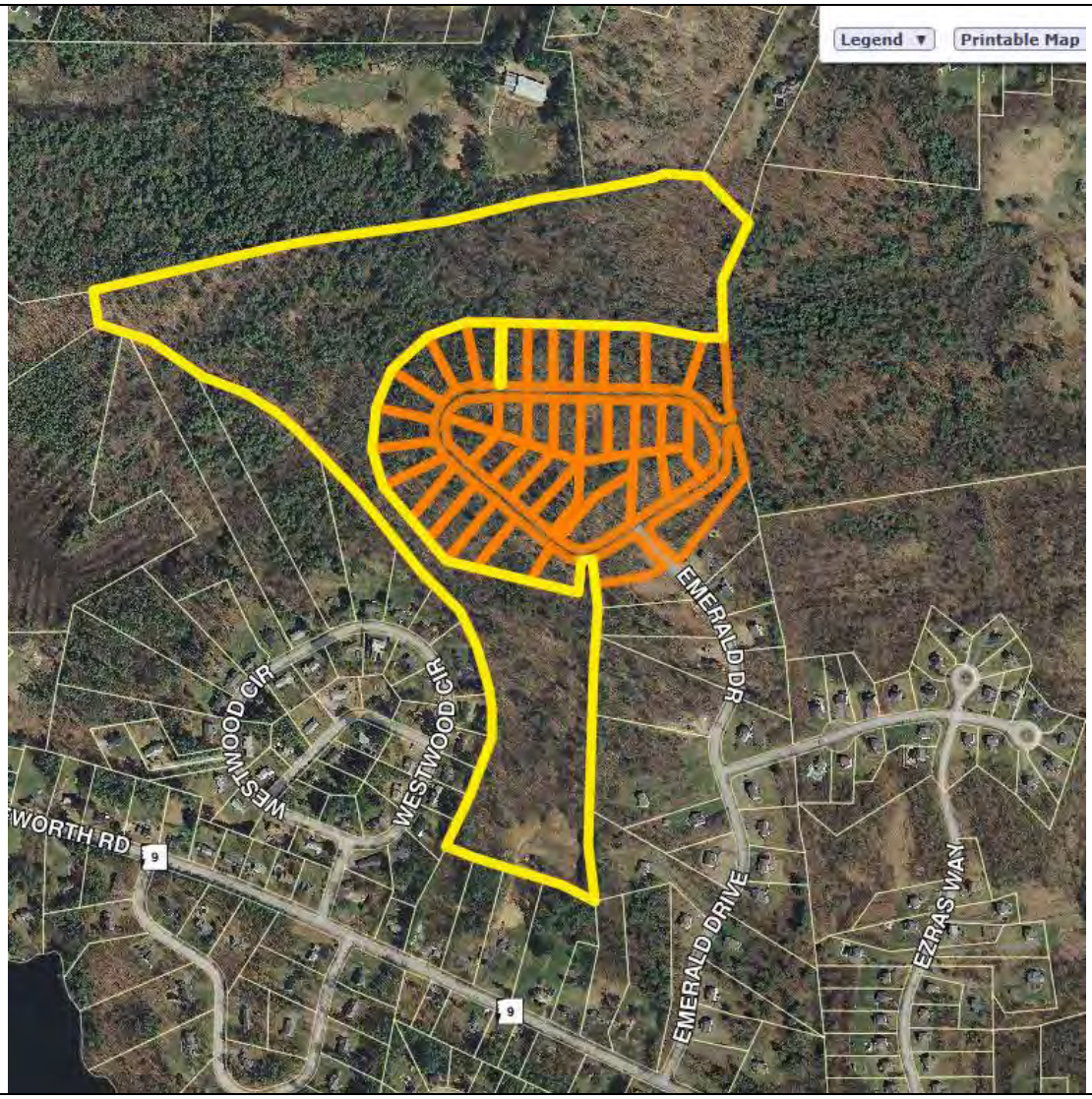
CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-57

Application Type: Conditional Use Permit for Wetland Buffer Impact
Applicant(s): Changing Places, LLC
Owner(s): Jeffrey & Darlene White
Location: Emerald Lane (Assessor's Map F, Lot 15)

BELOW IS A STREET VIEW OF EMERALD LANE

BELOW IS AN AERIAL VIEW OF EMERALD LANE



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #: P14-57	Date Received:
	Amount Paid: See P14-58	Time Received:

RECEIVED AUG 28 2014 BY:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Changing Places, LLC Telephone # (603) 749-3800

Address of Applicant: 42J Dover Point Road, Dover, NH 03820

E-Mail Address: changingplacesllc@gmail.com

Name of Property Owner (*if different from applicant*): Jeffrey & Darlene White Telephone # (603) 749-7528

Address of Property Owner: 32 Piscataqua Road, Dover, NH 03820

PROPERTY INFORMATION

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

Address of Property: Emerald Lane

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

Existing Use of Property: Vacant 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:

Construction of a roadway and associated utilities within the Wetlands Protection District.

The construction is limited to a 7,000 square foot Wetlands Buffer Impact and does not include any Wetlands Impact.

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

Name of Professional That Prepared Plans: Robert J. Stowell
Tritech Engineering Corp.

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

Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

Signature of Property Owner: _____ Date: 8-27-14

Signature of Applicant (*if different from owner*): _____ Date: 8-27-14

Signature of Agent: _____ President Date: 08/28/2014

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: 8-27-14

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-58

Application Type: Open Space Subdivision
Applicant(s): Changing Places, LLC
Owner(s): Jeffrey & Darlene White
Location: Emerald Lane (Assessor's Map F, Lot 15)

INTENT: To subdivide an existing lot on Emerald Lane into forty-nine lots. This is proposed as an Open Space Subdivision, with 44.531 acres being preserved as open space. All the lots would be served by municipal water and sewer.

LOTS/UNITS PROPOSED: 49 lots

AGENDA ITEM #: 4-I

ACREAGE: 73.822 Acres

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Vacant lot

PROPOSED LAND USE: 49 single family lots in an Open Space Subdivision

SURROUNDING LAND USE: Single family residential

ZBA ACTION: None

ATTACHMENTS: Major Subdivision Plan and Application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit for wetland buffer impact

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a 49 lot Open Space Subdivision.

This parcel was previously approved for a 37 lot subdivision in 2005, but it was never built and the subdivision expired.

The applicant appeared before the Technical Review Committee on September 11, 2014 (TRC notes attached).

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. The plan is consistent with the purpose of the R-40 District, which allows for single family neighborhoods in an Open Space subdivision.

STAFF RECOMMENDATION:

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

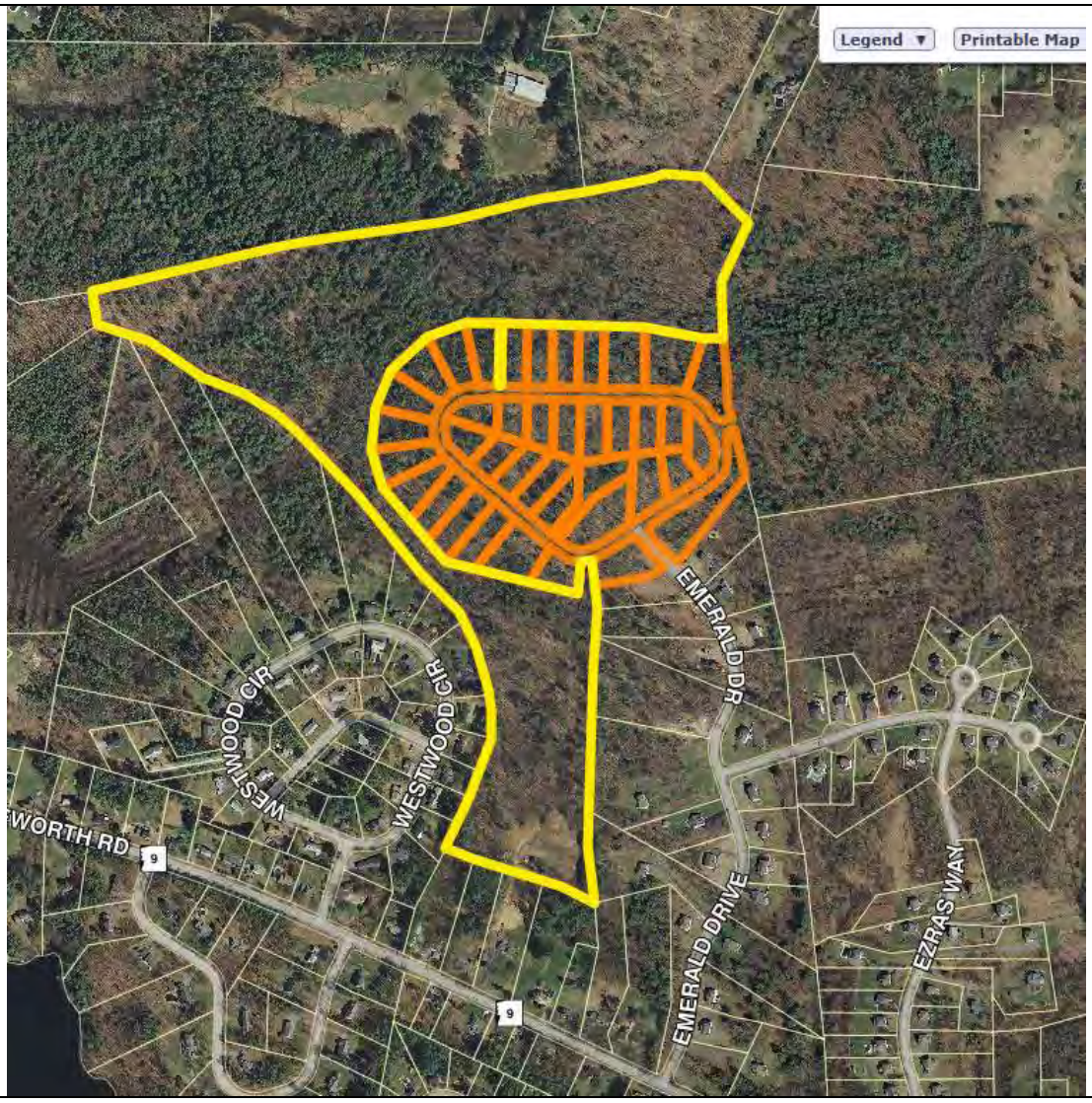
CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-58

Application Type: Open Space Subdivision
Applicant(s): Changing Places, LLC
Owner(s): Jeffrey & Darlene White
Location: Emerald Lane (Assessor's Map F, Lot 15)

BELOW IS A STREET VIEW OF EMERALD LANE

BELOW IS AN AERIAL VIEW OF EMERALD LANE



City of Dover, New Hampshire
SUBDIVISION APPLICATION

FILE COPY

[Revision Date: April 23, 2013]

Office Use Only	Project #: 14-58	Date Received:
	Amount Paid:	Time Received:

RECEIVED OCT - 6 2014 BY:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Changing Places, LLC Telephone # (603) 749-3800

Address of Applicant: 42J Dover Point Road, Dover, NH 03820

Name of Property Owner (*if different from applicant*): Jeffrey & Darlene White Telephone # (603) 749-7528

Address of Property Owner: 32 Piscataqua Road, Dover, NH 03820

E-Mail Address: jwhite0971@yahoo.com

PROPERTY INFORMATION

Address of Property: Emerald Lane

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

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

Size of Parcel: 76.880 ACRES Property Deed: Book 3885 Page: 584

Existing Use of Property: Vacant Land

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 49

City Water? X Yes ___ No How far is city water from the property? at the site

City Sewer? X Yes ___ No How far is city sewer from the property? At the site

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

Estimated Length of Proposed Roads: 3600 feet Public or Private Road? Public

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell Tritech Engineering Corp.

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

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

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell Tritech Engineering Corp.

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

Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

Signature of Property Owner: _____ Date: 8-27-14

Signature of Applicant (*if different from owner*): _____ Date: 8-27-14

Signature of Agent: _____ PRESIDENT Date: 08/28/2014

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 8-27-14

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

Abutters List

Subdivision of Land

Emerald Woods Phase III

Tax Map F, Lot 15

Emerald Drive
Dover, New Hampshire

Job No. 99181

Abutters:

Map F, Lot 3	Richard & Donna Ambrose 210 Tolend Road Dover, NH 03820
Map F, Lot 5	Karen Stumcke PO Box 1252 Dover, NH 03820
Map F, Lot 8	Drew Family Revocable Trust of 2001 Wilber Drew, Trustee 266 Tolend Road Dover, NH 03820
Map F, Lot 9	Donald & Julie Porter Revocable Living Trust Donald & Julie Porter, Trustees 300 Tolend Road Dover, NH 03820
Map F, Lot 16I	United States of America Pease International Portsmouth, NH 03801
Map F, Lot 17J	Arnold Family Irrevocable Trust David R. Arnold, Trustee 5 Westwood Circle Dover, NH 03820
Map F, Lot 17T	Brian & Jennifer Spargo 7 Westwood Circle Dover, NH 03820
Map F, Lot 17U	Robert E. Hynes Revocable Trust Robert E. Hynes, Trustee 9 Westwood Circle Dover, NH 03820
Map F, Lot 17W-1	Lwo & Phebe Hsieh 27 Westwood Circle Dover, NH 03820
Map F, Lot 18E	David & Jo Ellen Smith 11 Westwood Circle Dover, NH 03820
Map F, Lot 18J	Linda A. Moore 15 Westwood Circle Dover, NH 03820

Abutters List

Subdivision of Land

Emerald Woods Phase III

Tax Map F, Lot 15

Emerald Drive
Dover, New Hampshire

Job No. 99181

Abutters cont'd:

Map F, Lot 18M-1	Barbara M. Hoginski Revocable Trust Barbara M. Hoginski, Trustee 31 Westwood Circle Dover, NH 03820
Map F, Lot 18S	Umesh & Muna Koirala 25 Westwood Circle Dover, NH 03820
Map F, Lot 18T	Patricia D. Silberblatt Revocable Trust Patricia D. Silberblatt, Trustee 17 Westwood Circle Dover, NH 03820
Map F, Lot 18V	Ann Kotlus 9 Westwood Circle Dover, NH 03820
Map F, Lot 18W	Daryn B. Gladstone 21 Westwood Circle Dover, NH 03820
Map F, Lot 18X	Richard & Jeanne Pounder 23 Westwood Circle Dover, NH 03820
Map F, Lot 20	Eric Leighton Linda Huff 135 Littleworth Road Dover, NH 03820
Map F, Lot 21	Stephen & Deborah Scotten 131 Littleworth Road Dover, NH 03820
Map F, Lot 21B	Peter E. Shaheen 133 Littleworth Road Dover, NH 03820
Map F, Lot 21C	Eric Thomas Walsh 131 1/2 Littleworth Road Dover, NH 03820
Map F, Lot 22-1	Mary Y. O'Bryan 127A Littleworth Road Dover, NH 03820

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

FILE COPY

PB

August 28, 2014

Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: ***Open Space Subdivision of Land***
Emerald Woods – Phase III
Dover Tax Map F Lot 15
Emerald Lane
Dover, New Hampshire
Job No. 99181

Dear Christopher:

Enclosed please find the following:

- Subdivision Application (8 copies)
- Application Check List (8 copies)
- Application Fee
- Conditional Use Application (8 copies)
- Abutters List (8 copies)
- Abutter Labels (3 sets)
- Eight (8) full-size set of Plans

Emerald Woods Phases I & II were approved by the Planning Board in 2004, and is substantially complete. Subsequently Phase III was approved by the Planning Board in 2005. Due to economic conditions Phase III was not constructed.

This current Phase III submission requests the subdivision of approximately 77 acres into 49 building lots under the Open Space Subdivision Regulations. All of the 49 lots meet the minimum frontage requirement of 40 feet and contain at least the required 20,000 square feet of contiguous upland. Lot sizes range from 20,002 square feet to 50,440 square feet.

Under the Open Space Subdivision Regulation 22.50 acres of open space is required of which (11.25) acres must be Uplands. This proposal provides 44.53 acres of open space of which 33.89 acres are Uplands, exceeding the requirements by 22.64 acres.

Infrastructure is comprised of 3,600 linear feet of road with City Sewer, City Water and underground electric, telephone and cable. The roadway starts at existing Emerald Lane Cul de Sac and creates a roadway through developable upland while providing a buffer and open space between this property and the abutting properties

We look forward meeting with the Technical Review Committee on September 11, 2014 and we are hopeful this will clear the way for the Application to be heard by the Planning Board at their September 23, 2014 Planning Board Meeting.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

Robert J. Stowell, P.E., L.L.S.
President

RJS/rms

Enclosures

\\99181_TRC_Submission Ltr.doc

TRITECH
OCT - 6 2014
ISSUED

EMERALD LANE (PUBLIC)

MAP F LOT 15-1 (OPEN SPACE) 1,940,110 SQ.FT. 44.539 ACRES

MATCH LINE

N

1"=60'

LEGEND

- 5/8" REBAR WITH ID CAP TO BE SET
- 4" x 4" GRANITE BOUND TO BE SET
- WETLAND BOUNDARY (SEE NOTE 10 ON S-1)
- STONEWALL

TRITECH ENGINEERING CORPORATION

708 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 6127
FAX 603 742 3600

REVISIONS

DATE:	DESCRIPTION:
10-6-2014	REVISED PER TRC COMMENTS

SUBDIVISION PLAN
EMERALD WOODS
PHASE III
EMERALD LANE
DOVER, NEW HAMPSHIRE
AUGUST 28, 2014
JOB No. 04200
SCALE: 1" = 60'

SHEET NO. S-4

PREPARING FOR CLIMATE CHANGE IN DOVER

GAINING INSIGHTS AND CHARTING A COURSE


Photo: Chris Keeley

HOW MIGHT CHANGES IN RAINFALL, TEMPERATURE, STORMS, AND SEA-LEVEL RISE AFFECT THE CITY OF DOVER?

Join fellow residents in this workshop to prepare for climate change in Dover. This project is intended to build upon the 2012-2014 Role Play Simulations Project.

What is this workshop about?

- **Learn** about climate change in our region.
- **Discuss** what the impacts mean to Dover.
- **Identify** specific actions to prepare the City.

Who should attend?

- Residents & business
- City boards & commissions
- City staff & officials

October 21, 2014 – 6:00-8:30 pm

McConnell Center (cafeteria), 61 Locust St., Dover, NH

Refreshments provided, but space is limited.
RSVP online at tinyurl.com/doverclimate or to Steve Bird, City Planner at 516-6008, s.bird@dover.nh.gov

This workshop is the first in a series that will run through Winter 2015. This project is led by a local steering committee with representatives from City staff, boards, and residents. This project is funded by a federal grant from the National Oceanic and Atmospheric Administration awarded to the NH Coastal Program. This program is managed by UNH Cooperative Extension and NH Sea Grant.