

**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, October 28, 2014**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

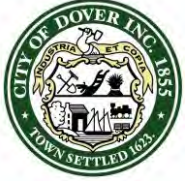
- October 14, 2014 Regular Meeting Minutes.

### 3. OLD BUSINESS

- A. Public hearing, discussion and possible vote 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](http://www.dover.nh.gov).
- B. Public Hearing and possible vote 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](http://www.dover.nh.gov) located under City Documents & View Current City Reports.
- C. Consideration and possible vote on a Site Plan Review for Mark Phillips & The Storage Barn, LLC, (Owner: Diane & Jeff Weeden & The Storage Barn, LLC), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 385 & 387 Sixth St. (140,000 sq. ft. of warehouse in 17 structures & 2,400 sq. ft. office & apartment). \*(P14-31)

### 4. NEW BUSINESS

- A. Consideration and acceptance of an amended Conditional Use Permit for Aimee & Jeremy Dion, Assessor's Map 40, Lot 12, zoned R-12, located at 3 Earle Street. Proposal is to construct a 564 sq. ft. addition to a house that would be no closer than 50 feet to Willand Pond in the Conservation District. \*(P14-41A)
- B. Consideration and acceptance of a Minor Subdivision of land for Chad Kageleiry/Summit Land Development, Assessor's Map K, Lot 19, zoned ETP and RCM, located at Thornwood Lane. (3 lots) \*(P14-77)
- C. Consideration and acceptance of a Site Plan Review for Chad Kageleiry/Summit Land Development, Assessor's Map K, Lot 19, zoned ETP and RCM, located on Thornwood Lane. Private road with 33 single family homes and associated drainage and utility improvements. \*(P14-56)
- D. Consideration and acceptance of a Minor Lot Line Adjustment for STF Development, Assessor's Map K, Lots 37 & 38, zoned R-12, located at Sheffield Drive and 35 Dover Point Road. \*(P14-74)
- E. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for STF Development, Assessor's Map K, Lots 37 & 38, zoned R-12, located at 35 Dover Point Road. \*(P14-66)
- F. Consideration and acceptance of a Site Plan Review for STF Development, Assessor's Map K, Lots 37 & 38, zoned R-12, located at Sheffield Drive & 35 Dover Point Rd. (Proposed 6,000 sq. ft. mixed use building with 10 residential units on the second & third floor with 18 single family townhouse style units with associated parking) \*(P14-61)
- G. Consideration and acceptance of a Conditional Use Permit for STF Development (Owner: Debra Shevelin), Assessor's Map C, Lot 39B, zoned R-40, located at Tolend Road. \*(P14-68)
- H. Consideration and acceptance of a Conditional Use Permit for Nathan Riggs, Assessor's Map G, Lot 29A, zoned R-20, located at 53 Littleworth Road. (septic system in 75' wetland buffer) \*(P14-69)
- I. Consideration and acceptance of a Minor Subdivision of land for Christopher & Melissa Snow, Assessor's Map I, Lot 4, zoned R-12, located at Back River Road & 10 Leathers Lane. (3 lots) \*(P14-70)
- J. Consideration and acceptance of a Minor Lot Line Adjustment for Patrick Murray & Nancy Murray 1995 Trust, Assessor's Map 35, Lots 56N & 56Q at 19 & 21 Hillcrest Drive. \*(P14-71)
- K. Consideration and acceptance of a Minor Lot Line Adjustment for Michael Garrepy & Estate of James Fox, Assessor's Map C, Lots 21A & 21H, zoned R-40, located at Glen Hill Road. \*(P14-72)



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- L. Consideration and acceptance of a Minor Lot Line Adjustment for STF Development, Assessor's Map E, Lots 45-2 & 45-3, zoned R-40, located at Lika Drive. \*(P14-75)
- M. Consideration and acceptance of a Minor Lot Line Adjustment for STF Development & Lika Drive Owners, Assessor's Map E, Lots 45-3 & 45-4, located at Lika Drive. \*(P14-76)

**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](http://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**

## PLANNING BOARD - STAFF MEMO FILE #P14-31

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

**INTENT:** Site plan to build 140,000 sq. ft. of self storage warehouse in 17 structures and a 2,400 sq. ft. office and manager's apartment and a total of 57 parking spaces.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 3-C

**ACREAGE:** 32.4 Acres

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

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

**PROPOSED LAND USE:** Self storage units with 2,400 sq. ft. office and manager apartment

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

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

**ATTACHMENT:** Revised Site Plan

**APPLICATION IS COMPLETE:** Planning Board voted to accept application on 9/23/14

**NOTICES SENT:** Abutter notices were sent by certified mail for the 9/23/14 meeting

**PERMITS REQUIRED:** NH DES  
Alteration of Terrain Permit

### **WAIVERS REQUESTED:**

- Ch. 149-13.A(20) – traffic impact analysis
- Ch. 149-14.D(5)(g) – pervious materials
- Ch. 149-14.J(2) – parcel interconnection

### **Summary of Request and Background**

The applicant proposes to construct a 17 self storage warehouses, with office space and a manager's apartment with 57 parking spaces.

The Planning Board approved two Conditional Use Permits for the project on September 23, 2014. P14-27 was for the wetland buffer impacts and P14-28 was for reduced parking.

### **Consistency with Land Use Regulations**

Chapter 149-4-A of the Site Review Regulations of the City Code provides for site review approval for the construction of new structures. This project is located in the Hotel/Retail District (B-4), which encourages efficient and attractive commercial development on a larger scale along major highways outside of the downtown. This plan is consistent with those requirements.

### **Waiver Requests**

The applicant is requesting two waivers and has submitted a letter dated September 12, 2014 that includes the justification for the requests. The Planning Department supports the traffic impact analysis waiver with the condition that when either of the front lots is developed, that the traffic from the storage units be included in the study and not just background traffic. The waiver for interconnection to the adjacent parcel is supported because of the difference in grade elevation between the parcels.

The Planning Department has not supported the waiver for porous pavement due to the significant amount of impervious pavement proposed north of the sewer easement. Based upon revised drainage plans, staff may support the waiver.

### **STAFF RECOMMENDATION:**

The Planning Department is working with the applicant to resolve drainage issues and hopes to have a recommendation for action at the meeting.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-31

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

BELOW IS A STREET VIEW OF 385 & 387 SIXTH STREET



BELOW IS AN AERIAL VIEW OF 385 & 387 SIXTH STREET



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

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

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

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

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

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

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

MAP E LOT 24  
LIBERTY MUTUAL  
INSURANCE  
C/O JOANNE BRAGG  
175 BERKELEY STREET,  
MSO3L  
BOSTON, MA 02116  
BK 1364 PG 453

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

TAX MAP D  
LOT 16G  
THE STORAGE  
BARN, LLC

TAX MAP D  
LOT 16F  
THE STORAGE  
BARN, LLC

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

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

SIXTH STREET

INDIAN BROOK

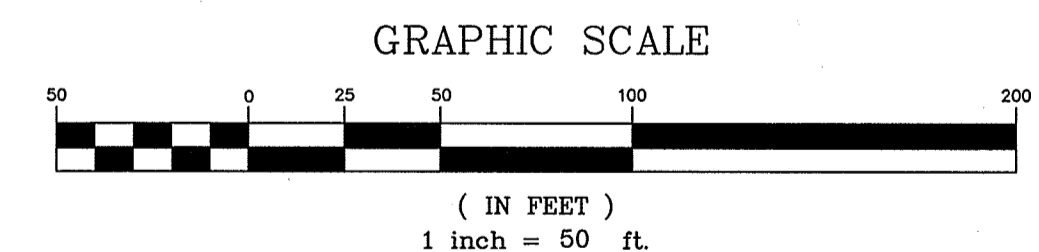
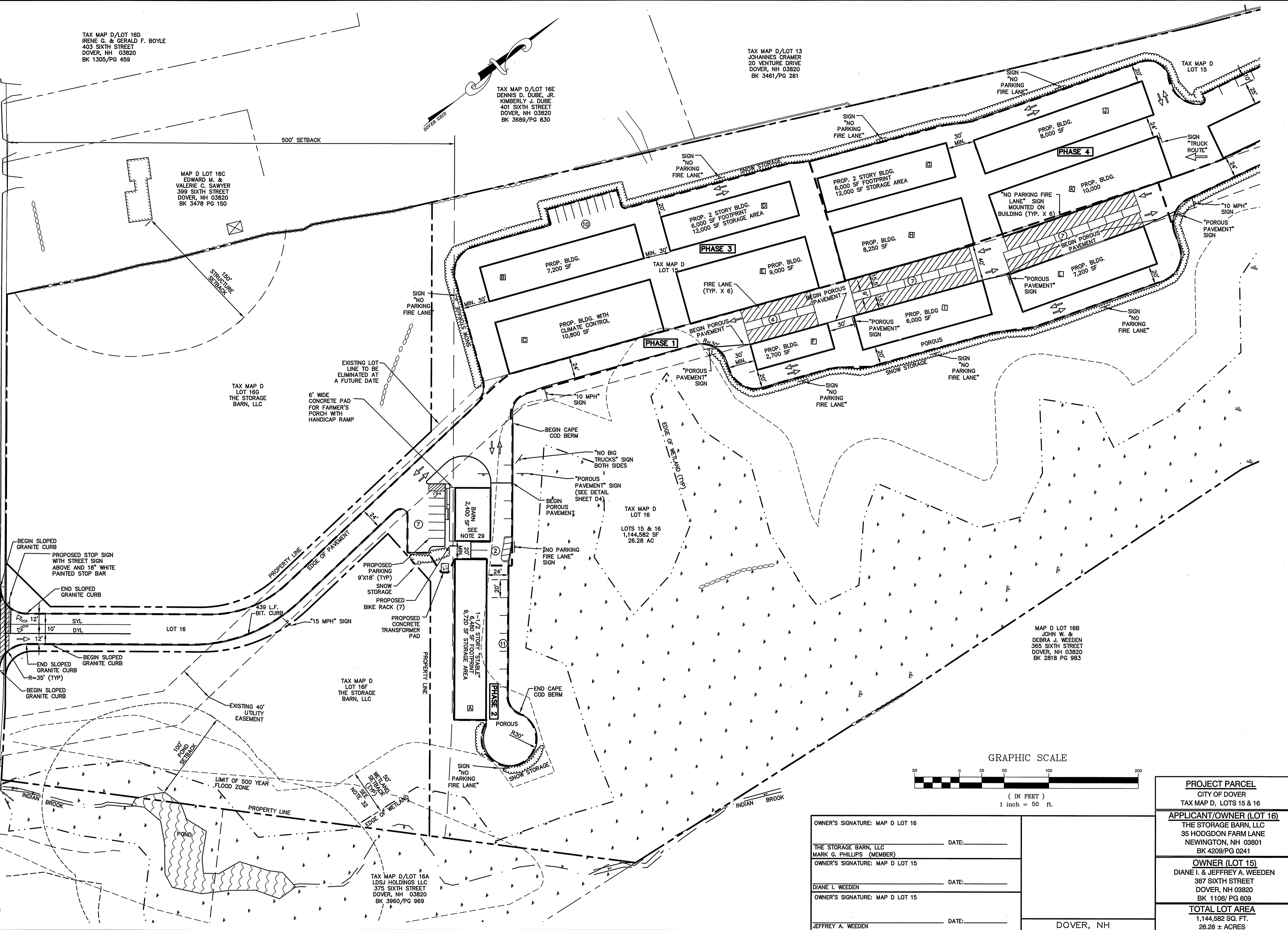
INDIAN BROOK

INDIAN BROOK

INDIAN BROOK

INDIAN BROOK

INDIAN BROOK



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

PROJECT PARCEL  
CITY OF DOVER  
TAX MAP D, LOTS 15 & 16

APPLICANT/OWNER (LOT 16)  
THE STORAGE BARN, LLC  
35 HODGDON FARM LANE  
NEWINGTON, NH 03801  
BK 4209/PG 0241

OWNER (LOT 15)  
DIANE I. & JEFFREY A. WEEDEN  
387 SIXTH STREET  
DOVER, NH 03820  
BK 1106/PG 609

TOTAL LOT AREA  
1,144,582 SQ. FT.  
26.28 ± ACRES

F:\Land Projects\13172-DOVER-SIXTH-STREET-PHILLIPS.dwg\13172-PLAN.dwg 10/21/2014 9:10:06 AM EDT

Design: MJK Draft: LAZ Date: 03/14/14  
Checked: JSR Scale: 1"=50' Project No.: 13172  
Drawing Name: 13172-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
5	10/21/14	REVISED PER COMMENTS	LAZ
4	10/17/14	REVISED PER COMMENTS	MJK
3	10/9/14	REVISED PER COMMENTS	LAZ
2	9/18/14	REVISED PER TRC MEETING & CITY ENGINEER COMMENTS	LAZ
1	8/28/14	REVISED FOR TRC SUBMISSION	LAZ

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

Civil Engineering Services

85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885

603-772-4746  
FAX: 603-772-0227  
E-Mail: JBE@JONESANDBEACH.COM

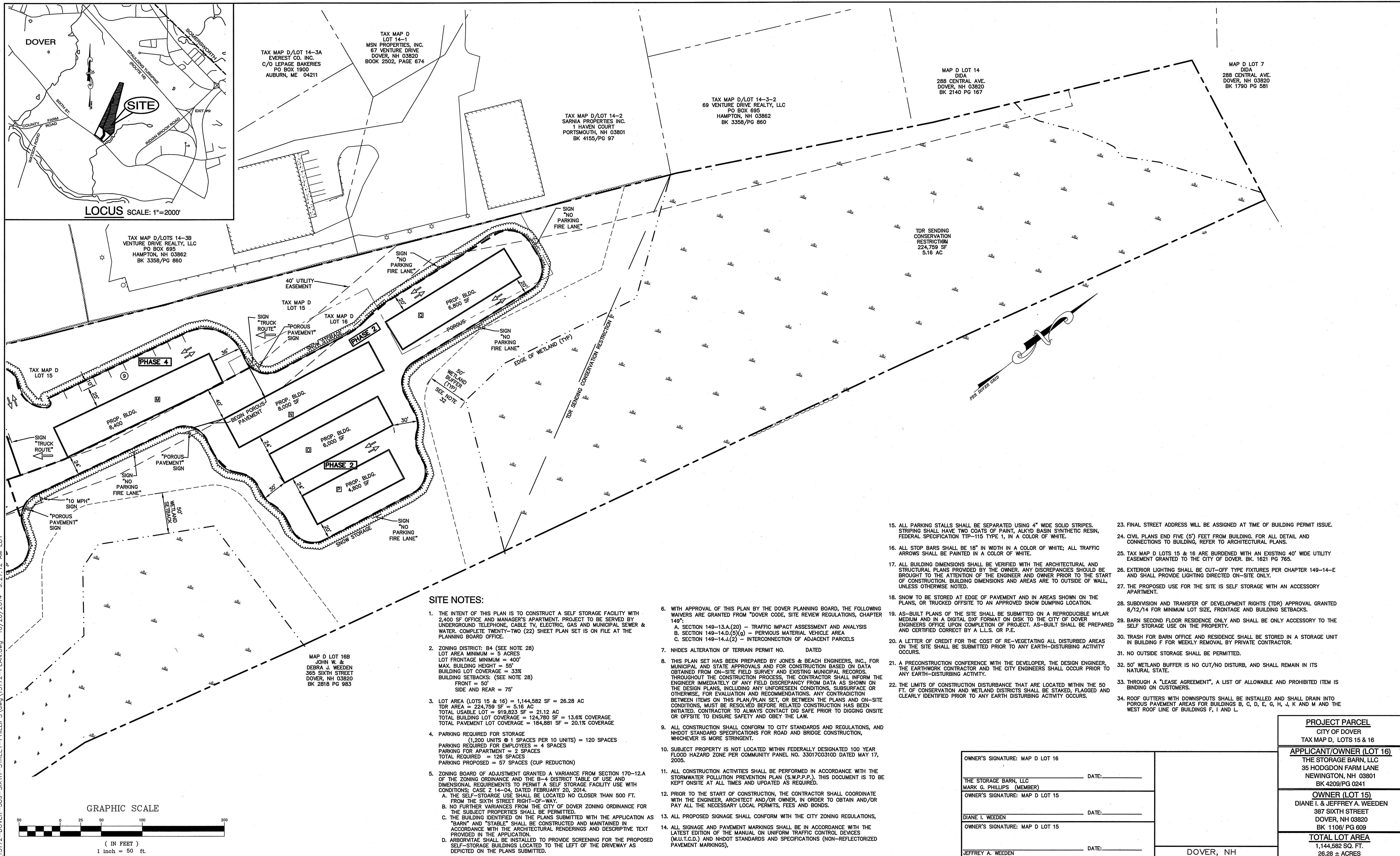
Plan Name: **SITE PLAN**

Project: **THE STORAGE BARN, LLC  
385 & 387 SIXTH STREET, DOVER, NH**

Owner of Record: **THE STORAGE BARN, LLC, 35 HODGDON FARM LANE, NEWINGTON, NH 03801  
DIANE I. AND JEFFREY A. WEEDEN, 387 SIXTH STREET, DOVER, NH 03820**

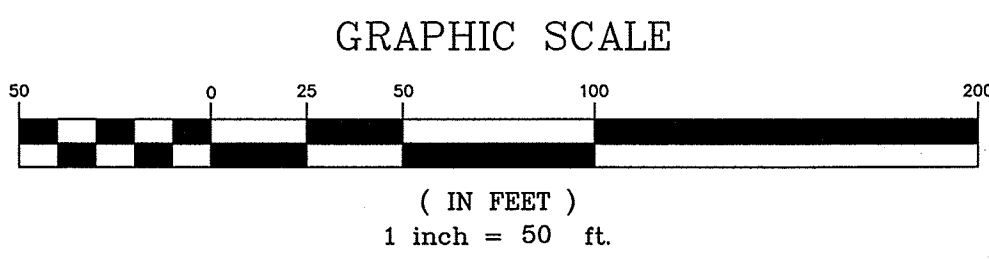
DRAWING No.  
**C3**

SHEET 5 OF 22  
JBE PROJECT NO. 13172



**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO CONSTRUCT A SELF STORAGE FACILITY WITH 2,400 SF OFFICE AND MANAGER'S APARTMENT. PROJECT TO BE SERVED BY UNDERGROUND TELEPHONE, CABLE TV, ELECTRIC, GAS AND MUNICIPAL SEWER & WATER. COMPLETE TWENTY-TWO (22) SHEET PLAN SET IS ON FILE AT THE PLANNING BOARD OFFICE.
- ZONING DISTRICT: B4 (SEE NOTE 28)  
LOT AREA MINIMUM = 5 ACRES  
LOT FRONTAGE MINIMUM = 400'  
MAX. BUILDING HEIGHT = 55'  
BUILDING LOT COVERAGE = 33%  
BUILDING SETBACKS: (SEE NOTE 28)  
FRONT = 50'  
SIDE AND REAR = 75'
- LOT AREA (LOTS 15 & 16) = 1,144,582 SF = 26.28 AC  
TDR AREA = 224,759 SF = 5.16 AC  
TOTAL USABLE LOT = 919,823 SF = 21.12 AC  
TOTAL BUILDING LOT COVERAGE = 124,780 SF = 13.6% COVERAGE  
TOTAL PAVEMENT LOT COVERAGE = 184,881 SF = 20.1% COVERAGE
- PARKING REQUIRED FOR STORAGE  
(1,200 UNITS @ 1 SPACES PER 10 UNITS) = 120 SPACES  
PARKING REQUIRED FOR EMPLOYEES = 4 SPACES  
PARKING FOR APARTMENT = 2 SPACES  
TOTAL REQUIRED = 126 SPACES  
PARKING PROPOSED = 57 SPACES (CUP REDUCTION)
- ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM SECTION 170-12.A OF THE ZONING ORDINANCE AND THE B-4 DISTRICT TABLE OF USE AND DIMENSIONAL REQUIREMENTS TO PERMIT A SELF STORAGE FACILITY USE WITH CONDITIONS, CASE 2-14-04, DATED FEBRUARY 20, 2014.  
A. THE SELF-STORAGE USE SHALL BE LOCATED NO CLOSER THAN 500 FT. FROM THE SIXTH STREET RIGHT-OF-WAY.  
B. NO FURTHER VARIANCES FROM THE CITY OF DOVER ZONING ORDINANCE FOR THE SUBJECT PROPERTIES SHALL BE PERMITTED.  
C. THE BUILDING IDENTIFIED ON THE PLANS SUBMITTED WITH THE APPLICATION AS "BARN" AND "STABLE" SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ARCHITECTURAL RENDERINGS AND DESCRIPTIVE TEXT PROVIDED IN THE APPLICATION.  
D. ARBORVITAE SHALL BE INSTALLED TO PROVIDE SCREENING FOR THE PROPOSED SELF-STORAGE BUILDINGS LOCATED TO THE LEFT OF THE DRIVEWAY AS DEPICTED ON THE PLANS SUBMITTED.
- WITH APPROVAL OF THIS PLAN BY THE DOVER PLANNING BOARD, THE FOLLOWING WAIVERS ARE GRANTED FROM "DOVER CODE, SITE REVIEW REGULATIONS, CHAPTER 149":  
A. SECTION 149-13.A.(20) - TRAFFIC IMPACT ASSESSMENT AND ANALYSIS  
B. SECTION 149-14.D.(5)(g) - PERVIOUS MATERIAL VEHICLE AREA  
C. SECTION 149-14.J.(2) - INTERCONNECTION OF ADJACENT PARCELS
- NHDES ALTERATION OF TERRAIN PERMIT NO. DATED
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE PER COMMUNITY PANEL NO. 33017C0310D DATED MAY 17, 2005.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE CITY ZONING REGULATIONS.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS).
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS ARE TO OUTSIDE OF WALL, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH-DISTURBING ACTIVITY OCCURS.
- A PRECONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEERS SHALL OCCUR PRIOR TO ANY EARTH-DISTURBING ACTIVITY.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- FINAL STREET ADDRESS WILL BE ASSIGNED AT TIME OF BUILDING PERMIT ISSUE.
- CIVIL PLANS END FIVE (5') FEET FROM BUILDING. FOR ALL DETAIL AND CONNECTIONS TO BUILDING, REFER TO ARCHITECTURAL PLANS.
- TAX MAP D LOTS 15 & 16 ARE BURDENED WITH AN EXISTING 40' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF DOVER. BK. 1621 PG 765.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- THE PROPOSED USE FOR THE SITE IS SELF STORAGE WITH AN ACCESSORY APARTMENT.
- SUBDIVISION AND TRANSFER OF DEVELOPMENT RIGHTS (TDR) APPROVAL GRANTED 8/12/14 FOR MINIMUM LOT SIZE, FRONTAGE AND BUILDING SETBACKS.
- BARN SECOND FLOOR RESIDENCE ONLY AND SHALL BE ONLY ACCESSORY TO THE SELF STORAGE USE ON THE PROPERTY.
- TRASH FOR BARN OFFICE AND RESIDENCE SHALL BE STORED IN A STORAGE UNIT IN BUILDING F FOR WEEKLY REMOVAL BY PRIVATE CONTRACTOR.
- NO OUTSIDE STORAGE SHALL BE PERMITTED.
- 50' WETLAND BUFFER IS NO CUT/NO DISTURB, AND SHALL REMAIN IN ITS NATURAL STATE.
- THROUGH A "LEASE AGREEMENT", A LIST OF ALLOWABLE AND PROHIBITED ITEM IS BINDING ON CUSTOMERS.
- ROOF GUTTERS WITH DOWNSPOUTS SHALL BE INSTALLED AND SHALL DRAIN INTO POROUS PAVEMENT AREAS FOR BUILDINGS B, C, D, E, G, H, J, K AND M AND THE WEST ROOF LINE OF BUILDINGS F, I AND L.



Design: MJK	Draft: LAZ	Date: 03/14/14
Checked: JSR	Scale: 1"=50'	Project No.: 13172
Drawing Name: 13172-PLAN.dwg		
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5	10/21/14	REVISED PER COMMENTS	LAZ
4	10/17/14	REVISED PER COMMENTS	MJK
3	10/9/14	REVISED PER COMMENTS	LAZ
2	9/18/14	REVISED PER TRC MEETING & CITY ENGINEER COMMENTS	LAZ
1	8/28/14	REVISED FOR TRC SUBMISSION	LAZ
REV.	DATE	REVISION	BY

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03888

603-772-4746  
FAX: 603-772-0227  
E-Mail: JBE@JONESANDBEACH.COM

<b>PROJECT PARCEL</b>	
CITY OF DOVER TAX MAP D, LOTS 15 & 16	
<b>APPLICANT/OWNER (LOT 16)</b>	
THE STORAGE BARN, LLC 35 HODGDON FARM LANE NEWINGTON, NH 03801 BK 4209/PG 0241	
<b>OWNER (LOT 15)</b>	
DIANE I. & JEFFREY A. WEEDEN 387 SIXTH STREET DOVER, NH 03820 BK 1106/ PG 609	
<b>TOTAL LOT AREA</b> 1,144,582 SQ. FT. 26.28 ± ACRES	
DOVER, NH	
PLAN NO. P14-31	
<b>SITE PLAN</b>	
<b>THE STORAGE BARN, LLC</b> 385 & 387 SIXTH STREET, DOVER, NH	
Owner of Record:	THE STORAGE BARN, LLC, 35 HODGDON FARM LANE, NEWINGTON, NH 03801 DIANE I. AND JEFFREY A. WEEDEN, 387 SIXTH STREET, DOVER, NH 03820
Plan Name:	SITE PLAN
Project:	THE STORAGE BARN, LLC
Owner of Record:	THE STORAGE BARN, LLC, 35 HODGDON FARM LANE, NEWINGTON, NH 03801 DIANE I. AND JEFFREY A. WEEDEN, 387 SIXTH STREET, DOVER, NH 03820

DRAWING No.

C4

SHEET 6 OF 22  
JBE PROJECT NO. 13172



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-41-A

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

**INTENT:** To amend a Conditional Use Permit to construct a 564 square foot addition to an existing house that would be no closer than 50 feet to Willand Pond, in the Conservation District. The Planning Board previously approved a 482 square foot addition.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-A

**ACREAGE:** 0.87 acres

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

**EXISTING LAND USE:** Single family house

**PROPOSED LAND USE:** Single family house

**SURROUNDING LAND USE:** Single-family residential

**ZBA ACTION:** Applicant received a variance from the ZBA on October 16, 2014 for a side lot line setback

**ATTACHMENTS:** Conditional use plan and application; Conservation Commission minutes; Planning Board decision letter; ZBA decision letter

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- City of Dover Conditional Use Permit
- NHDES Shoreland Impact Permit – Issued on 9/9/14

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant has submitted plans to impact the Conservation District by constructing an addition of 564 square feet to an existing house.

The applicant appeared before the Conservation Commission on October 14, 2014. The Conservation Commission voted to endorse the application with the condition that the prior recommendations hold (see Conservation Commission minutes).

The Planning Board approved the original application (P14-41) on August 12, 2014.

**Consistency with Land Use Regulations**

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

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

**STAFF RECOMMENDATION:**

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

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

1. The applicant shall insure that erosion control using best management practices is used during construction.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-41-A

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

BELOW IS AN AERIAL VIEW OF 3 EARLE STREET



BELOW IS A STREET VIEW OF 3 EARLE STREET





# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #: <u>14-41A</u>	Date Received: <u>OCT - 6 2014</u>
	Amount Paid: _____	Time Received: _____

RECEIVED  
BY: \_\_\_\_\_

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Amee + Jeremy Dion Telephone # (603) 767-2511  
 Address of Applicant: 3 Earle St  
 E-Mail Address: amee.l.dion@gmail.com  
 Name of Property Owner (if different from applicant): \_\_\_\_\_ Telephone # \_\_\_\_\_  
 Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Assessor's Map # 40 Lot(s) # 12  
 Address of Property: 3 Earle street  
 Zoning District(s) \_\_\_\_\_ Overlay District(s) \_\_\_\_\_  
 Existing Use of Property: Residential

### CONDITIONAL USE PERMIT INFORMATION

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

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

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

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

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

Received approval for NHDES Shoreland Permit

October 6, 2014



City of Dover, NH  
Dept of Planning & Community Development  
288 Central Ave  
Dover, NH 03820

RE: Revised Conditional Use Permit for 3 Earle Street, Dover, NH 03820 P14-41

On Tuesday August 12<sup>th</sup> the Planning Board approved our Conditional Use Permit to build an addition on our home. We have since updated the plans for the addition, which has increased the size to 564 square feet. Enclosed you will find our amended application to reflect this new size.

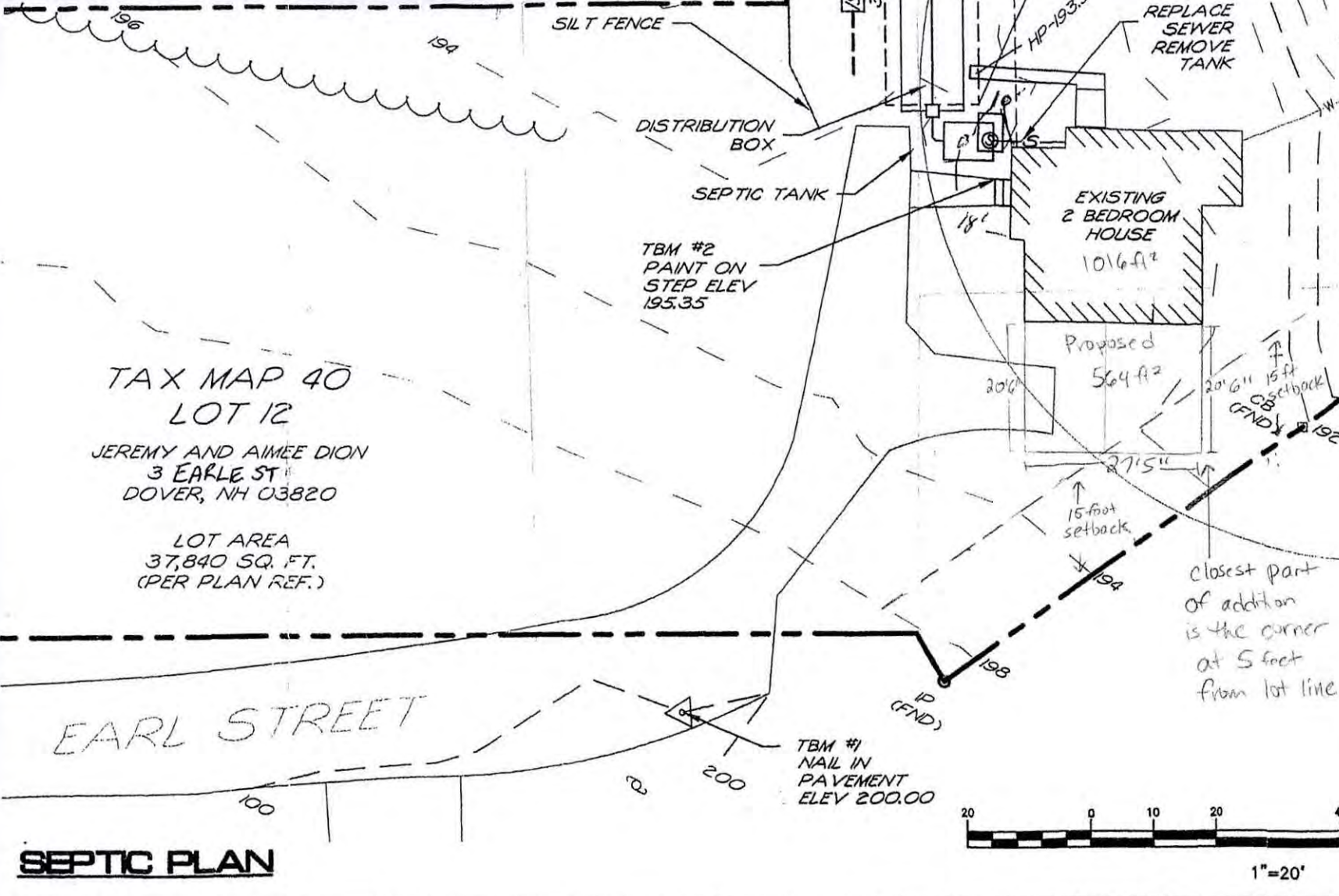
Please reach out to me, should there be any questions or concerns.

Thank you,

Aimee Dion  
3 Earle Street  
Dover, NH 03820  
603-767-2541  
aimee.l.dion@gmail.com







**RECEIVED**  
OCT - 6 2014  
BY: \_\_\_\_\_

*Anna J.D.*



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Second Floor Conference Room, City Hall, 288 Central Avenue  
Meeting Date: Tuesday, October 14, 2014  
Meeting Time: 5:30 pm

**MEMBERS PRESENT:** Marcia Gasses (Vice Chair), Kevin Perron, Richard Erickson, Michael Joyce, Tristan Donovan (Alternate)

**STAFF PRESENT:** Steve Bird (City Planner)

**OTHERS PRESENT:** Aimee Dion, Zachary Taylor, Dan Olone, Robert Stowell, Doug Larosa, Scott O'Neil, Rick Lundborn

The meeting was convened by Gasses at 5:35 PM.

Gasses welcomed new alternate member Tristan Donovan.

Gasses announced that agenda item 3-E for the Green's at 124 Dover Neck Road has been postponed.

### 1. APPROVAL OF THE PRIOR MEETING MINUTES

*Erickson moved to approve the September 8, 2014 minutes, Perron seconded. Vote: Unanimous*

### 2. OLD BUSINESS

### 3. NEW BUSINESS

- A. Amendment to City of Dover Conditional Use Permit for Aimee & Jeremy Dion, Assessor's Map 40, Lot 12, zoned R-12, located at 3 Earle Street. Proposal is to increase the size of the house addition from 482 sq. ft. to 564 sq. ft. The addition would be no closer than 50 feet to Willand Pond, in the Conservation District.

Aimee Dion was present to explain that the previous CUP was approved on August 12, 2014, but we have now decided to increase the addition. The application is on the ZBA agenda for October for a side line setback variance.

Gasses confirmed that the applicant has received a NHDES Shoreland Permit

Joyce confirmed that the addition is no closer to the pond.

*Erickson made a motion to endorse the application with the condition that the prior recommendations hold, Perron seconded. Vote: Unanimous.*

- B. NHDES Permit by Notification for Robert & Ann Marie Gregerson (Agent: Riverside & Pickering Marine Contractors), Assessor's Map L, Lot 58-Q, zoned R-20, located at 25 Cote Drive.

Zach Taylor was present to explain the proposal to conduct work adjacent to the Piscataqua River in a tidal wetland to replace an existing permanent pier (204 sq. ft.) and 12 pilings in the same locations and to replace the gangway (40 sq. ft) and float (200 sq. ft.) in the same location.

Joyce: How will the pilings be replaced?

Taylor: We will use a crane barge to extract the pilings and install the new pilings.

Bird asked about the existing rip rap shown on the plan.

Taylor: We are not touching that rock pile, which was likely used to stabilize the shore.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-77

Application Type: Minor Subdivision  
Applicant(s): Chad Kageleiry/Summit Land Development  
Owner(s): Chad Kageleiry/Summit Land Development  
Location: Thornwood Lane (Assessor's Map K, Lot 19)

**INTENT:** To subdivide an existing lot on Thornwood Lane into three lots and the extension of Thornwood Lane. The lot sizes would be 12.73, 16.39 and 23.95 acres.

**LOTS/UNITS PROPOSED:** One lot divided into three lots

**AGENDA ITEM #:** 4-B

**ACREAGE:** 55.91 Acres

**ZONING DISTRICT:** Executive Technology Park (ETP) and Residential Commercial Mixed Use (RCM) Overlay District

**EXISTING LAND USE:** Vacant lot

**PROPOSED LAND USE:** Mixed use development

**SURROUNDING LAND USE:** Single family residential, commercial

**ZBA ACTION:** None

**ATTACHMENT:** Subdivision plan and application

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

### **Summary of Request and Background**

The applicant proposes to subdivide an existing lot on Thornwood Lane to create three lots and extend Thornwood Lane.

### **Consistency with Land Use Regulations**

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plan is consistent with those regulations.

### **STAFF RECOMMENDATION:**

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

#### **Conditions to Be Met Prior to Signing of Plans:**

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-77 to the title block.
4. The applicant shall provide proof that the proposed easement relocation has been approved by the Public Service Company of New Hampshire.

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

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



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-77

Application Type: Minor Subdivision  
Applicant(s): Chad Kageleiry/Summit Land Development  
Owner(s): Chad Kageleiry/Summit Land Development  
Location: Thornwood Lane (Assessor's Map K, Lot 19)

BELOW IS A STREET VIEW OF THORNWOOD LANE



BELOW IS AN AERIAL VIEW OF THORNWOOD LANE





# City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>214-77</u>	Date Received:	RECEIVED AUG 19 2014 By _____
	Amount Paid:	_____	Time Received:	

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Chad Kageleiry (Summit Land Development) Telephone # 603-749-2800

Address of Applicant: 340 Central Avenue Ste 202, Dover, NH 03820

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

Address of Property Owner: \_\_\_\_\_

E-Mail Address: chad@summitlanddev.com

### PROPERTY INFORMATION

Address of Property: \_\_\_\_\_

Assessor's Map # K Lot(s) # 19

Zoning District(s) RCM by Conditional Use Overlay District(s) Wetlands and Residential Commercial Mixed-Use Overlay Districts  
(Zoned ETP)

Size of Parcel: 55.91 Acres Property Deed: Book Vol 3660 Page: 351

Existing Use of Property: Vacant

### SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 6

City Water?  Yes  No How far is city water from the property? ON-SITE

City Sewer?  Yes  No How far is city sewer from the property? ON-SITE

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

Estimated Length of Proposed Roads: 3100 feet Public or Private Road? 1900 LF (Public)  
1200 LF (Private)

### WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: to be determined

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

\_\_\_\_\_  
\_\_\_\_\_

**SURVEYOR INFORMATION**

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

Address 24 Chestnut St, Dover, NH 02820 Telephone #: 603-742-0911

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

**ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) Cory Belden, PE - Altus Engineering, Inc.

Address 133 Court St, Portsmouth, NH 03801 Telephone #: 603-433-2335

Professional License #: 14239 E-mail address: cbelden@altus-eng.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.

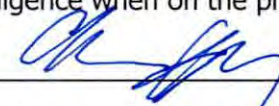
Signature of Property Owner:  Date: 8/13/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 8/12/14

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

K0021-000054	21 CONSTITUTION WY	CIANO LYDIA &	CIANO LEI 21 CONSTITUTION WAY	DOVER	NH	03820
K0021-000011	22 CONSTITUTION WY	CARLSEN LAURITS S &	CARLSEN 22 CONSTITUTION WAY	DOVER	NH	03820
K0021-000055	23 CONSTITUTION WY	VOGT WERNER	VOGT DIA 23 CONSTITUTION WAY	DOVER	NH	03820
K0021-000012	24 CONSTITUTION WY	COLGAN JOHN &	COLGAN I 34 JULIA DR	DOVER	NH	03820
K0021-000064	25 CONSTITUTION WY	MATHIEU NORMAN	MATHIEU 25 CONSTITUTION WAY	DOVER	NH	03820
K0021-000013	26 CONSTITUTION WY	COPELAND WILLIAM E &	COPELAN 26 CONSTITUTION WAY	DOVER	NH	03820
K0021-000014	28 CONSTITUTION WY	ZAY DON C TRUSTEE	ZAY DON 28 CONSTITUTION WAY	DOVER	NH	03820
K0021-000045	3 CONSTITUTION WY	HANSEN PHOEBE A	3 CONSTITUTION WAY	DOVER	NH	03820
K0021-000015	30 CONSTITUTION WY	DIRCK ROGER & DEBORAH TRUSTEE	DIRCK FAI 30 CONSTITUTION WAY	DOVER	NH	03820
K0021-000016	32 CONSTITUTION WY	PAQUIN LEA I	32 CONSTITUTION WAY	DOVER	NH	03820-494
K0021-000017	34 CONSTITUTION WY	AUGUST MARY F TRUSTEE	AUGUST F 34 CONSTITUTION WAY	DOVER	NH	03820
K0021-000018	36 CONSTITUTION WY	CURRY CLYDE R	CURRY JA 36 CONSTITUTION WAY	DOVER	NH	03820
K0021-000009	38 CONSTITUTION WY	MAGLIO JOHN G &	MAGLIO C 38 CONSTITUTION WAY	DOVER	NH	03820
K0021-000002	4 CONSTITUTION WY	KARAS PATRICIA A &	KARAS C 4 CONSTITUTION WY	DOVER	NH	03820-492
K0021-000020	40 CONSTITUTION WY	WELCH JAMES E SR	40 CONSTITUTION WAY	DOVER	NH	03820
K0021-000021	42 CONSTITUTION WY	DOHERTY EDWARD J	42 CONSTITUTION WAY	DOVER	NH	03820-494
K0021-000022	44 CONSTITUTION WY	PARK DIANE TRUSTEE	DELANEY 153 FREEDOM POINT RD	FREEDOM	NH	03836
K0021-000023	46 CONSTITUTION WY	LINCHEY MARY A	46 CONSTITUTION WAY	DOVER	NH	03820
K0021-000024	48 CONSTITUTION WY	JERABEK LEONARD W &	JERABEK 48 CONSTITUTION WAY	DOVER	NH	03820-416
K0021-000083	49 CONSTITUTION WY	CLEMENTS ROBERT G JR & BARBARA	CLEMENT 49 CONSTITUTION WAY	DOVER	NH	03820
K0021-000044	5 CONSTITUTION WY	MERRITT NANCY S	5 CONSTITUTION WAY	DOVER	NH	03820
K0021-000025	50 CONSTITUTION WY	K & D BENNETT FAMILY REVOCABLE	BENNETT 50 CONSTITUTION WAY	DOVER	NH	03820
K0021-000085	51 CONSTITUTION WY	MARSHALL ROBERT & MAUREEN TR	MARSHAL 51 CONSTITUTION WAY	DOVER	NH	03820
K0021-000026	52 CONSTITUTION WY	FENERTY S JEAN REV TRUST	FENERTY 52 CONSTITUTION WAY	DOVER	NH	03820-494
K0021-000027	54 CONSTITUTION WY	RANSOM DONALD SR & MARION TR	RANSOM I 54 CONSTITUTION WAY	DOVER	NH	03820
K0021-000028	56 CONSTITUTION WY	MCGIVERN JOSEPH T &	MCGIVERI 56 CONSTITUTION WY	DOVER	NH	03820
K0021-000029	58 CONSTITUTION WY	KAGELEIRY GREGORY &	KAGELEIF 58 CONSTITUTION WAY	DOVER	NH	03820-494
K0021-000003	6 CONSTITUTION WY	HUSE ETHEL E	6 CONSTITUTION WY	DOVER	NH	03820-492
K0021-000030	60 CONSTITUTION WY	FINNEY ROBERT &	FINNEY S, 60 CONSTITUTION WAY	DOVER	NH	03820
K0021-000084	61 CONSTITUTION WY	SHEARER IRENE D	61 CONSTITUTION WAY	DOVER	NH	03820-494
K0021-000031	62 CONSTITUTION WY	ALLEN ROBERT F &	ALLEN MA 62 CONSTITURION WAY	DOVER	NH	03820
K0021-000082	63 CONSTITUTION WY	ANDERSON RONALD F &	ANDERS 63 CONSTITUTION WAY	DOVER	NH	03820
K0021-000032	64 CONSTITUTION WY	REISCHER FREDERK &	REISCHEF 64 CONSTITUTION WAY	DOVER	NH	03820
K0021-000033	66 CONSTITUTION WY	SHEAHAN MAUREEN C	66 CONSTITUTION WAY	DOVER	NH	03820
K0021-000034	68 CONSTITUTION WY	PLOURDE FRANCIS J &	PLOURDE 68 CONSTITUTION WAY	DOVER	NH	03820
K0021-000035	70 CONSTITUTION WY	COOK III N MILES & AMANDA L TRUST	COOK III N 22 ISAAC LUCAS CIRCLE	DOVER	NH	03820
K0021-000036	72 CONSTITUTION WY	FERRELLI DAVID	POOR CHI 72 CONSTITUTION WAY	DOVER	NH	03820
K0021-000004	8 CONSTITUTION WY	NICHOLSON SANDRA L &	KEENAN E 8 CONSTITUTION WAY	DOVER	NH	03820
K0019-C00000	DOVER POINT RD	MACS CONVENIENCE STORES LLC	935 EAST TALLMADGE AVE	AKRON	OH	44310
K0025-A00000	DOVER POINT RD	PUBLIC SERV CO OF N H	PO BOX 330	MANCHESTER	NH	03105-0330
K0019-002000	DOVER POINT RD	DOVER POINT RD 252 LLC	40 DOVER POINT RD	DOVER	NH	03820

K0026-000000	DOVER POINT RD	SEBRING HOLDINGS LLC	340 CENTRAL AVE STE 202	DOVER NH	03820
K0018-002000	16 DOVER POINT RD	DOAN TAM	DOAN NAI 16 DOVER POINT RD	DOVER NH	03820-468
K0029-000000	20 DOVER POINT RD	PURPURA CHARLES E	23 DAIGLES WAY	ROCHEST NH	03868-572
K0028-000000	22 DOVER POINT RD	FORTUNA DAVIN M &	ASSELTA- 16 CEDAR ST	STONY BF NY	11790
K0027-000000	24 DOVER POINT RD	MORIN JOHN K &	MORIN ME 16 HALL RD	BARRING NH	03825-321
K0026-001000	26 DOVER POINT RD	WAYNE CHRISTOPHER M &	WONG CH 26 DOVER POINT RD	DOVER NH	03820
K0019-A00000	28 DOVER POINT RD	SEBRING HOLDINGS LLC	340 CENTRAL AVE STE 202	DOVER NH	03820
K0019-B00000	34 DOVER POINT RD	JBACK REALTY LLC	34 DOVER POINT RD	DOVER NH	03820
K0025-000000	38 DOVER POINT RD	DOVER POINT ROAD 252 LLC	40 DOVER POINT RD	DOVER NH	03820
K0023-000000	46 DOVER POINT RD	MARKET SQUARE CONDOMINIUM	C/O RIVEF 9 PATRIOT DR	DOVER NH	03820-470
K0022-B00000	48 1/2 DOVER POINT RD	LARA CHRISTOPHER &	SAPIENZA 48 1/2 DOVER POINT RD	DOVER NH	03820
K0021-000079	1 FREEDOM DR	HEALEY CAROL A &	JANKAUSI 1 FREEDOM DRIVER	DOVER NH	03820
K0021-000075	2 FREEDOM DR	GRIFFIN JOYCE A	2 FREEDOM DR	DOVER NH	03820
K0021-000080	3 FREEDOM DR	DEMETRIO MICHAEL S	3 FREEDOM DR	DOVER NH	03820
K0021-000076	4 FREEDOM DR	GARRISH WALTER P TRUSTEE	GARRISH 4 FREEDOM DR	DOVER NH	03820
K0021-000081	5 FREEDOM DR	MELISI ROSANNA LIFE ESTATE &	SCHIRMEI 5 FREEDOM DR	DOVER NH	03820
K0021-000077	6 FREEDOM DR	CARTER RICHARD D &	CARTER 6 FREEDOM DRIVE	DOVER NH	03820
K0021-000078	8 FREEDOM DR	MCGREGOR WILLIAM &	MCGREGOR 8 FREEDOM DR	DOVER NH	03820
K0022-000001	1 HARVEST DR	BOYNTON JULIA A	1 HARVEST DR	DOVER NH	03820
K0022-000000	1 10 HARVEST DR	PAOLINI BROTHERS DEVELOPMENT	15 BRIARWOOD LN	DOVER NH	03820
K0022-000010	10 HARVEST DR	PAOLINI ROBERT V TRUSTEE	JNM REAL 242 CENTRAL AVE	DOVER NH	03820
K0022-000002	2 HARVEST DR	DICOSMO ALESSIA M	2 HARVEST DR UNIT 2	DOVER NH	03820
K0022-000003	3 HARVEST DR	PAOLINI ROBERT V TRUSTEE	JNM REAL 242 CENTRAL AVE	DOVER NH	03820
K0022-000004	4 HARVEST DR	KIMBALL KAREN E	4 HARVEST DR	DOVER NH	03820
K0022-000005	5 HARVEST DR	DABBS THURMAN CARLO	5 HARVEST DR	DOVER NH	03820
K0022-000006	6 HARVEST DR	ROGERS JUSTIN M	PO BOX 96503 #11679	WASHING DC	20090-650
K0022-000007	7 HARVEST DR	MACINTIRE ERIN	7 HARVEST DR	DOVER NH	03820-493
K0022-000008	8 HARVEST DR	LEVASSEUR THOMAS TRUSTEE	LEVASSEUR 8 HARVEST DR	DOVER NH	03820
K0022-000009	9 HARVEST DR	ALLEN PAUL M &	ALLEN LYI 9 HARVEST DR	DOVER NH	03820
K0021-000043	1 INDEPENDENCE DR	CUNDIFF PAMELA J	1 INDEPENDENCE DR	DOVER NH	03820
K0021-000060	10 INDEPENDENCE DR	RUTHERFORD JOHN P	RUTHERF 10 INDEPENDENCE DR	DOVER NH	03820
K0021-000038	11 INDEPENDENCE DR	GILLEN VALERIE L	11 INDEPENDENCE DR	DOVER NH	03820
K0021-000061	12 INDEPENDENCE DR	DOUGHAN J PETER	DOUGHAN 12 INDEPENDENCE DR	DOVER NH	03820
K0021-000037	13 INDEPENDENCE DR	MUNROE ANITA L TRUSTEE	MUNROE 13 INDEPENDENCE DR	DOVER NH	03820
K0021-000062	14 INDEPENDENCE DR	ARNOLD THOMAS F &	ARNOLD L 14 INDEPENDENCE DR	DOVER NH	03820-494
K0021-000086	15 INDEPENDENCE DR	BABIN SHIRLEY M &	BLOUIN M 15 INDEPENDENCE DR	DOVER NH	03820
K0021-000063	16 INDEPENDENCE DR	SABLE LIV TRUST	SABLE JO 16 INDEPENDENCE DR	DOVER NH	03820-494
K0021-000065	17 INDEPENDENCE DR	CANTAVE NELSON E &	CANTAVE 17 INDEPENDENCE DR	DOVER NH	03820
K0021-000066	19 INDEPENDENCE DR	FARFARAS MARIA	19 INDEPENDENCE DR	DOVER NH	03820
K0021-000056	2 INDEPENDENCE DR	MICHAUD ELAINE E TRUSTEE	MICHAUD 2 INDEPENDENCE DR	DOVER NH	03820
K0021-000042	3 INDEPENDENCE DR	FRANKE THERESA MARIE &	FRANKE F 3 INDEPENDENCE DR	DOVER NH	03820

K0021-000057	4 INDEPENDENCE DR	ILLINGWORTH JOSEPH E	4 INDEPENDENCE DR	DOVER NH	03820
K0021-000041	5 INDEPENDENCE DR	MALLOY ARLINE M	5 INDEPENDENCE DR	DOVER NH	03820
K0021-000058	6 INDEPENDENCE DR	OSBON ARTHUR H &	OSBON JC 6 INDEPENDENCE DR	DOVER NH	03820
K0021-000040	7 INDEPENDENCE DR	RUSSELL DONALD E &	RUSSELL 7 INDEPENDENCE	DOVER NH	03820
K0021-000059	8 INDEPENDENCE DR	SOUSA JOHN P &	SOUSA EI 8 INDEPENDENCE DR	DOVER NH	03820
K0021-000039	9 INDEPENDENCE DR	WATERS ERICH C	6 PAUL ST	DOVER NH	03820
M0004-000012	1 JACQUELINE DR	FULHAN FRANK J JR &	FULHAN J 1 JACQUELINE DR	DOVER NH	03820
M0004-000004	14 JACQUELINE DR	BANACH JULIE H & GERALD TRUSTEE	BANACH J 14 JACQUELINE DR	DOVER NH	03820
M0004-000008	15 JACQUELINE DR	RICE HAROLD K JR & JOAN TRUSTEE	RICE HAR 15 JACQUELINE DR	DOVER NH	03820
M0004-000005	16 JACQUELINE DR	RUGER DIANE W TRUSTEE	RUGER DI 16 JACQUELINE DR	DOVER NH	03820-501
M0004-000007	17 JACQUELINE DR	GRIFFIN ALLAN & JANE TRUSTEES	GRIFFIN A 17 JACQUELINE DR	DOVER NH	03820
M0004-000006	19 JACQUELINE DR	WHALEN JOHN F &	WHALEN I 19 JACQUELINE DR	DOVER NH	03820
M0004-000001	2 JACQUELINE DR	HOWARD KENT E &	HOWARD 2 JACQUELINE DR	DOVER NH	03820
M0004-000011	3 JACQUELINE DR	ROWLEY CRAIG S &	ROWLEY J 3 JACQUELINE DR	DOVER NH	03820-501
M0004-000002	4 JACQUELINE DR	RIPPY DONALD A &	RIPPY KA 4 JACQUELINE DR	DOVER NH	03820
M0004-000010	5 JACQUELINE DR	COLVIN CYNTHIA L	5 JACQUELINE DR	DOVER NH	03820
M0004-000003	8 JACQUELINE DR	CRAWFORD ROBERT A &	CRAWFOF 8 JACQUELINE DR	DOVER NH	03820
M0004-000009	9 JACQUELINE DR	HILL CHARLOTTE K TRUSTEE	HILL CHAF 9 JACQUELINE DR	DOVER NH	03820
M0004-000023	12 JULIA DR	MUNSON GARY &	MUNSON 12 JULIA DR	DOVER NH	03820
M0004-000048	17 JULIA DR	HILL JULIA R	17 JULIA DR	DOVER NH	03820
M0004-000047	19 JULIA DR	BAND RICHARD E & ENID C TRUSTEE	BAND ENI 19 JULIA DR	DOVER NH	03820
M0004-000046	21 JULIA DR	HESS DANIEL J &	HESS DOF 21 JULIA DR	DOVER NH	03820
M0004-000045	23 JULIA DR	BRAUN JOSEPH J JR &	BRAUN JC 23 JULIA DR	DOVER NH	03820
M0004-000034	24 JULIA DR	CALITRI ROBIN G &	CALITRI C 24 JULIA DR	DOVER NH	03820
M0004-000044	25 JULIA DR	MARTIN JEAN L TRUSTEE	MARTIN JI 25 JULIA DR	DOVER NH	03820
M0004-000043	27 JULIA DR	KAGELEIRY JAMES &	KAGELEIF 27 JULIA DR	DOVER NH	03820-502
M0004-000035	28 JULIA DR	CASTRO STEVEN P &	CASTRO C 28 JULIA DR	DOVER NH	03820
M0004-000042	29 JULIA DR	DINARDO GARY D & DENISE C TRUS	DINARDO 29 JULIA DR	DOVER NH	03820
M0004-000041	31 JULIA DR	AMBRULEVICH JOHN T &	AMBRULE 31 JULIA DR	DOVER NH	03820
M0004-000040	33 JULIA DR	STEPHENSON STANLEY D &	STEPHEN 33 JULIA DR	DOVER NH	03820
M0004-000038	34 JULIA DR	COLGAN JOHN M &	COLGAN I 34 JULIA DR	DOVER NH	03820
M0004-000039	35 JULIA DR	PALANZA LINDA R &	PALANZA 35 JULIA DR	DOVER NH	03820
M0004-000028	11 MADELYN DR	ABRAHAMSON ELDON A JR &	ABRAHAM 11 MADELYN DR	DOVER NH	03820
M0004-000024	4 MADELYN DR	GERHART ROBERTA JEAN	4 MADELYN DR	DOVER NH	03820
M0004-000025	6 MADELYN DR	MORRISON STEPHEN M SR &	MORRISO 6 MADELYN DR	DOVER NH	03820
M0004-000026	8 MADELYN DR	SPENCE RICHARD T &	SPENCE S 8 MADELYN DR	DOVER NH	03820
M0004-000029	9 MADELYN DR	DECKER MARK WHELAN &	DECKER \ 9 MADELYN DR	DOVER NH	03820
M0004-000000	MIDDLE RD	THORNWOOD COMMONS LLC	42 J DOVER POINT RD	DOVER NH	03820
K0049-A00000	MIDDLE RD	MEADOWOOD AT DOVER HOMEOWN	C/O ROBE 54 AUGUSTA WAY	DOVER NH	03820
M0004-0000PN	MIDDLE RD	THORNWOOD COMMONS LLC	42 J DOVER POINT RD	DOVER NH	03820
K0006-000000	105 MIDDLE RD	PRESTON HELEN F TRUSTEE	PRESTON 130 MIDDLE ROAD	DOVER NH	03820

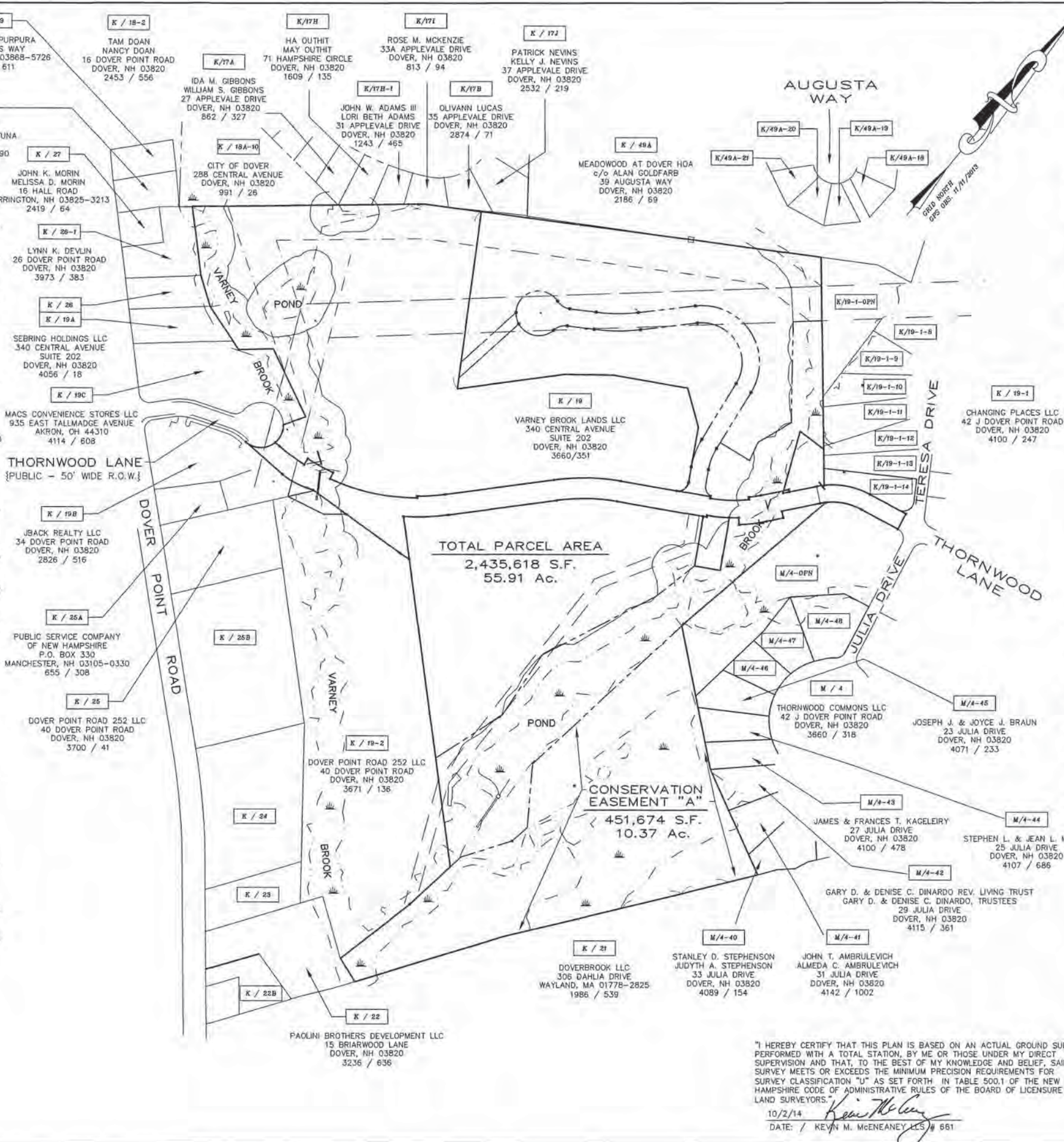
K0023-000001	1 PATRIOT DR	PATENAUDE MICHAEL P &	PATENAU 4 FALCON DR	DOVER	NH	03820
K0023-000010	10 PATRIOT DR	ROBERTS BRYAN T &	ROBERTS 10 PATRIOT DR	DOVER	NH	03820
K0023-000011	11 PATRIOT DR	MEROFF MARY & WILLIAM TRUSTES:	MEROFF M 11 PATRIOT DR	DOVER	NH	03820
K0023-000012	12 PATRIOT DR	GAGNON ROBERT J	12 PATRIOT DR	DOVER	NH	03820
K0023-000002	2 PATRIOT DR	GENNARO MATTHEW JAMES	3 PATRIOT DR	DOVER	NH	03820
K0023-000003	3 PATRIOT DR	GENNARO MATTHEW JAMES	3 PATRIOT DR	DOVER	NH	03820
K0023-000004	4 PATRIOT DR	NESS GEOFFREY D	4 PATRIOT DR	DOVER	NH	03820
K0023-000005	5 PATRIOT DR	RICHARDS VALLIN J	5 PATRIOT DR	DOVER	NH	03820-4701
K0023-000006	6 PATRIOT DR	TURNER ASHLIN W	6 PATRIOT DR	DOVER	NH	03820
K0023-000007	7 PATRIOT DR	PATENAUDE MICHAEL P &	PATENAU 4 FALCON DR	DOVER	NH	03820
K0023-000008	8 PATRIOT DR	MEROFF PROPERTIES LLC	11 PATRIOT DR	DOVER	NH	03820
K0023-000009	9 PATRIOT DR	PATENAUDE MICHAEL P &	PATENAU 4 FALCON DR	DOVER	NH	03820
K0021-000071	1 REVOLUTION DR	ORGANSCHI CAROLA B	1 REVOLUTION DR	DOVER	NH	03820
K0021-000067	2 REVOLUTION DR	DUBOIS A & MARY & MICHAEL & BRE	DUBOIS A 2 REVOLUTION DR	DOVER	NH	03820
K0021-000072	3 REVOLUTION DR	MAHONY JANET M TRUSTEE	MAHONY J 3 REVOLUTION DR	DOVER	NH	03820
K0021-000068	4 REVOLUTION DR	WALKER JUDY &	WALKER J 4 REVOLUTION DR	DOVER	NH	03820-4951
K0021-000073	5 REVOLUTION DR	DANIELS EVELYN G LIFE ESTATE &	FROST BC 5 REVOLUTION DR	DOVER	NH	03820
K0021-000069	6 REVOLUTION DR	GOODWIN SHERIDAN E &	GOODWIN 6 REVOLUTION DR	DOVER	NH	03820
K0021-000074	7 REVOLUTION DR	WEARE MARCELL & EVERETT A &	WEARE M 7 REVOLUTION DR	DOVER	NH	03820
K0021-000070	8 REVOLUTION DR	ROY PAMELA A	8 REVOLUTION DR	DOVER	NH	03820
M0004-000022	1 SONIA DR	ROBERGE JOHN R &	ROBERGE 1 SONIA DR	DOVER	NH	03820-5021
M0004-000017	10 SONIA DR	CARTER RICHARD T TRUSTEE	CARTER F 10 SONIA DR	DOVER	NH	03820
M0004-000013	2 SONIA DR	DICKSON WILLIAM E &	DICKSON 2 SONIA DR	DOVER	NH	03820
M0004-000021	3 SONIA DR	GRAF KENNETH M &	GRAF BET 3 SONIA DR	DOVER	NH	03820
M0004-000014	4 SONIA DR	BEAUCHESNE SANDRA L	PO BOX 1333	NAPLES	FL	34106-1331
M0004-000020	5 SONIA DR	DEMO RONALD G & VIRGINIA A TRUS	DEMO RO 5 SONIA DR	DOVER	NH	03820
M0004-000015	6 SONIA DR	HUGGINS ROBERT P & HATTIE ANNE	HUGGINS 6 SONIA DR	DOVER	NH	03820
M0004-000019	7 SONIA DR	WESTERDAHL STEVEN W &	WESTERDAHL 7 SONIA DR	DOVER	NH	03820
M0004-000016	8 SONIA DR	SPRAGUE DANIEL &	SPRAGUE 8 SONIA DR	DOVER	NH	03820
M0004-000018	9 SONIA DR	HOWARD ROBERT & MORRIS BEA TF	HOWARD 9 SONIA DR	DOVER	NH	03820
K0019-001000	TERESA DR	CHANGING PLACES LLC	42 J DOVER POINT RD	DOVER	NH	03820



**REFERENCE PLANS:**

- SUBDIVISION PLAN - 26 DOVER POINT ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: MAY 8, 2006. REVISED THROUGH 9/25/06; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 88-27.
- BOUNDARY LINE ADJUSTMENT PLAN - ELLIOTT ROSE COMPANY OF DOVER INC. & THORNWOOD HOLDINGS, LLC. DOVER POINT ROAD AND MIDDLE ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 200'; DATED: OCTOBER 2, 2006. REVISED THROUGH 03/06/07; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLANS 89-98, 89-99 & 89-100.
- SUBDIVISION PLAN - ELLIOTT ROSE COMPANY OF DOVER INC., THORNWOOD LANE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: JUNE 15, 2007. REVISED THROUGH 12/31/07; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 93-84.
- CONSERVATION EASEMENT PLAN - ELLIOTT ROSE COMPANY OF DOVER, INC. DOVER POINT ROAD, MIDDLE ROAD AND THORNWOOD LANE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 200'; DATED: JUNE 30, 2008; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLANS 94-95, 94-96 & 94-97. NOTE EASEMENT HAS BEEN SUPERSEDED BY S.C.R.D. PLAN 96-07.
- BOUNDARY LINE ADJUSTMENT - VARNEY BROOK LANDS, LLC. AND THORNWOOD COMMONS, LLC. MIDDLE ROAD AND THORNWOOD LANE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JULY 30, 2008. REVISED THROUGH 9/25/08; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLANS 95-85, 95-86 & 95-87.
- CONSERVATION EASEMENT PLAN - VARNEY BROOK LANDS, LLC. AND THORNWOOD COMMONS, LLC. MIDDLE ROAD AND THORNWOOD LANE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 200'; DATED: OCTOBER 22, 2008; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLANS 96-07, 96-08 & 96-09.
- LOT LINE ADJUSTMENT PLAN PREPARED FOR 2830 HOLDINGS LLC, TAX MAP K, LOT Nos. 19A & 19C, DOVER POINT ROAD AND THORNWOOD LANE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: FEBRUARY 23, 2010. REVISED THROUGH 06/30/10; BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 99-60.
- EASEMENT PLAN - TAX MAP K LOTS 19A, 19C & 26 - DOVER POINT ROAD, DOVER, NH 03820 PREPARED FOR: CIRCLE K - 935 EAST TALLMADGE AVENUE, AKRON, OH 44310. SCALE: 1" = 30'; DATED: MARCH 28, 2013; BY: MHF DESIGN CONSULTANTS, INC. RECORDED S.C.R.D. PLAN 105-33.
- CONDOMINIUM SITE PLAN - PRESTON PLACE CONDOMINIUM - THERESA DRIVE & THORNWOOD LANE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: OCTOBER 7, 2013; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 106-24.
- CONDOMINIUM SITE PLAN - UNIT #14 - PRESTON PLACE CONDOMINIUM - THERESA DRIVE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: JUNE 2, 2014; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 107-48.
- CONDOMINIUM SITE PLAN - UNIT #33 - THORNWOOD COMMONS CONDOMINIUM, PHASE II - JULIA DRIVE AND MADELYN DRIVE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: OCTOBER 11, 2013; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 106-27.
- "MULTIPLE" CONDOMINIUM SITE PLANS - THORNWOOD COMMONS CONDOMINIUM, PHASE II - JULIA DRIVE AND MADELYN DRIVE, DOVER, NEW HAMPSHIRE. BY: TRITECH ENGINEERING CORPORATION. S.C.R.D. PLANS 104-83, 105-80, 105-09, 105-16, 104-48, 103-100, 105-59 & 104-42.
- MEADOWOOD AT DOVER - AN ALTERNATIVE DESIGN SUBDIVISION - TAX MAP K, LOTS 49 AND 49A, MIDDLE ROAD, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE. PREPARED FOR KATZ DEVELOPMENT CORPORATION. SCALE: 1" = 100'; DATED: SEPTEMBER 13, 1999. REVISED THROUGH 3/29/00; BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLANS 58-35, 58-36 & 58-37.
- WAMACA INC. - REVISED FINAL PLAN - PORTION OF MIDDLEBROOK, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: JULY 1992; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. PLAN 20, POCKET 15, FOLDER 1.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
13-2041		SUBDIV.	13-07; 14-03	30-37; 1-31
PROJECT NO		TYPE	FIELDBOOK & PAGES	



**NOTES:**

- OWNER OF RECORD: VARNEY BROOK LANDS LLC, 340 CENTRAL AVENUE SUITE 202, DOVER, NEW HAMPSHIRE 03820. S.C.R.D. VOL. 3660, PAGE 351 (EXCLUDING FROM TRACT 1; VOL. 3671, PAGE 136) (EXCLUDING TRACT 2; VOL. 4100, PAGE 247) S.C.R.D. VOL. 3690, PAGE 116 S.C.R.D. VOL. 3854, PAGE 986.
- K / 19** - DENOTES TAX MAP AND PARCEL NUMBER.
- TOTAL PARCEL AREA = 55.91 Ac.
- ZONING DISTRICT IS ETIP (EXECUTIVE TECHNOLOGY PARK).
- PORTIONS OF THE SUBJECT PARCEL ARE LOCATED WITHIN THE OTHER FLOOD AREAS (HATCHED ZONE X), AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD (AREAS ADJACENT TO VARNEY BROOK), AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145, PANELS 0340, SUFFIX D; MAP NUMBERS 33017003400, EFFECTIVE DATE: MAY 17, 2005.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED NOVEMBER 11, 2013. VERTICAL DATUM IS NGVD29 BASED ON BENCHMARK FOUND ON THORNWOOD COMMONS PROJECT.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO THREE (3) LOTS AS SHOWN, AND TO ALSO CONNECT THE RIGHT OF WAY KNOWN AS "THORNWOOD LANE".
- EASEMENTS AFFECTING SUBJECT PARCEL:
  - A - PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE - 100' WIDE RIGHT AND EASEMENT TO ERECT, REPAIR, MAINTAIN, REBUILD, OPERATE, PATROL AND REMOVE ELECTRIC TRANSMISSION AND DISTRIBUTION LINES. S.C.R.D. VOL. 630, PAGE 303.
  - B - GRANITE STATE GAS TRANSMISSION, INC. - 35' WIDE RIGHT, PRIVILEGE AND AUTHORITY TO LAY, RELAY, CONSTRUCT, MAINTAIN, OPERATE, ALTER, REPAIR, REMOVE, RELOCATE, CHANGE THE SIZE OF AND REPLACE PIPE LINES FOR THE TRANSPORTATION OF OIL, GAS, PETROLEUM PRODUCTS OR ANY OTHER LIQUIDS, GASES OR SUBSTANCES WHICH CAN BE TRANSPORTED THROUGH PIPE LINES BY A ROUTE OR ROUTES. S.C.R.D. VOL. 666, PAGE 498.
  - C - THE CITY OF DOVER, NEW HAMPSHIRE - 20' WIDE PERMANENT EASEMENT, 10' FROM AND ON EITHER SIDE OF THE AXIS OF THE SEWER PIPE THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN A SEWER LINE TOGETHER WITH THE NECESSARY SURFACE AND SUBSURFACE FIXTURES. S.C.R.D. VOL. 1009, PAGE 804.
  - D - DRAINAGE EASEMENT BENEFITING TAX MAP K, LOT 4 AS SHOWN ON S.C.R.D. PLAN 94-98. S.C.R.D. VOL. 3660, PAGE 351.
  - E - 50' WIDE UTILITY EASEMENT BENEFITING TAX MAP K, LOT 4 AS SHOWN ON S.C.R.D. PLAN 94-98. S.C.R.D. VOL. 3660, PAGE 351.
  - F - ACCESS EASEMENT PROVIDING ACCESS TO THE CUL-DE-SAC PORTION OF THORNWOOD LANE BENEFITING TAX MAP K, LOT 19B (JBACK REALTY, LLC) AS SHOWN ON S.C.R.D. PLAN 89-99. S.C.R.D. VOL. 3660, PAGE 351.
  - G - CONSERVATION EASEMENT IN PERPETUITY TO THE CITY OF DOVER, A MUNICIPAL CORPORATION BEING SHOWN AS "EASEMENT A" ON S.C.R.D. PLAN 96-09. S.C.R.D. VOL. 3695, PAGE 488.
  - H - "THORNWOOD LANE R.O.W." SHOWN ON S.C.R.D. 93-64 - ACCESS TO TAX MAP K, LOT 19-2.
- EASEMENTS BENEFITING SUBJECT PARCEL:
  - MAC'S CONVENIENCE STORES, LLC (TAX MAP K, LOT 19C) - LANDSCAPE EASEMENT AREA AND 15' SIGN EASEMENT AS SHOWN ON S.C.R.D. PLAN 105-33. S.C.R.D. VOL. 4114, PAGE 632.
- WETLANDS SHOWN WERE VERIFIED BY MICHAEL MARIANO DURING JUNE, JULY & AUGUST, 2014.
- THE SUBDIVISION LOTS ARE PROPOSED TO BE SERVED BY MUNICIPAL WATER AND SEWER.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.

SHEET 1 OF 3

**SUBDIVISION PLAN OF POINTE PLACE TAX MAP K, LOT No. 19 THORNWOOD LANE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE**

DRAWN BY: RJM FILE: VR CP\2041\W083 GFS II-06-2013  
SCALE: 1" = 150' DATE: OCTOBER 2, 2014

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

SURVEYING - PLANNING - CONSULTING

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

10/2/14  
DATE: / KEVIN M. McENEANEY, L.S. # 661



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-56

Application Type: Site Plan Review  
Applicant(s): Chad Kageleiry/Summit Land Development  
Owner(s): Chad Kageleiry/Summit Land Development  
Location: Thornwood Lane (Assessor's Map K, Lot 19)

**INTENT:** Site plan to build a private road off of Thornwood Lane and build 33 single family homes on one lot with associated utilities and drainage improvements.

**LOTS/UNITS PROPOSED:** 33 single family homes

**AGENDA ITEM #:** 4-C

**ACREAGE:** 55.91 Acres

**ZONING DISTRICT:** Executive Technology Park (ETP) and Residential Commercial Mixed Use (RCM) Overlay District

**EXISTING LAND USE:** Vacant lot

**PROPOSED LAND USE:** 33 single family homes

**SURROUNDING LAND USE:** Single family residential, commercial

**ZBA ACTION:** None

**ATTACHMENT:** Site plan and application

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- NH Department of Environmental Services  
Alteration of Terrain Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant proposes to construct a private road off of Thornwood Lane to build 33 single family homes on one lot.

The Concept Plan (P13-53) for this mixed use project was approved by the Planning Board on December 17, 2013.

The applicant appeared before the Technical Review Committee on September 4, 2014 (TRC notes attached).

**Consistency with Land Use Regulations**

Chapter 149-14.2 of the Site Review Regulations of the City Code provides for site plan review of development in the Residential Commercial Mixed Use (RCM) Overlay District. This plan is consistent with those regulations.

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing and table the application to schedule a site walk.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-56

Application Type: Site Plan Review  
Applicant(s): Chad Kageleiry/Summit Land Development  
Owner(s): Chad Kageleiry/Summit Land Development  
Location: Thornwood Lane (Assessor's Map K, Lot 19)

BELOW IS A STREET VIEW OF THORNWOOD LANE



BELOW IS AN AERIAL VIEW OF THORNWOOD LANE

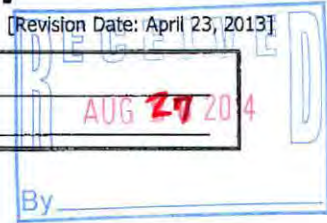




# City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>714-56</u>	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____



### APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # (603) 749-2800

Address of Applicant: 340 Central Avenue, Dover, NH 03820

E-Mail Address: Chad@Summitlanddev.com

Name of Property Owner (if different from applicant): Varney Brook Lands, LLC Telephone # (603) 749-2800

Address of Property Owner: (same)

### PROPERTY INFORMATION

Address of Property: Thornwood Lane (between Dover Point Road and Middle Road)

Assessor's Map # K Lot(s) # Lot 19

Zoning District(s) RCM by Conditional Use Permit Overlay District(s) RCM & Wetland Protection District  
(Zoned ETP)

Size of Parcel: \_\_\_\_\_ sq. ft. 55.91 ac. Property Deed: Book Vol 3660 Page: 351

Existing Use of Property: Vacant (previously agricultural use - Thornwood Gardens)

### SITE PLAN INFORMATION

Describe Proposed Use: Public Roadways

Area of Parcel to be Developed: 6.3 Acres sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: \_\_\_\_\_

Number of Parking Spaces: Existing 0 Proposed 47 - On Street Parking Spaces

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

Number of Employees Total: \_\_\_\_\_ In Maximum Shift: \_\_\_\_\_

Disposition of Parcel: \_\_\_\_\_ Building Setbacks: \_\_\_\_\_

Building Footprint \_\_\_\_\_ sq. ft. Front Yard \_\_\_\_\_ ft.

Total Building Area \_\_\_\_\_ sq. ft. Rear Yard \_\_\_\_\_ ft.

Paved Area 96,000 sq. ft. Side Yard: Right \_\_\_\_\_ ft.  
Left \_\_\_\_\_ ft.

City Water?  Yes  No How far is city water from the property? On-Site

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

**BUILDING INFORMATION**

Type of Building to be Built: No Buildings Included in this Site Review Application.

Height of Building: \_\_\_\_\_ Finished Floor Elevation: \_\_\_\_\_

Number of Seats (where applicable) \_\_\_\_\_

**WAIVER REQUESTS**

Site Review Regulations section(s) to be waived: None noted.

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

**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney - McEneaney Survey Associates, Inc.

Address 24 Chestnut St, Dover, NH 02820 Telephone #: 603-742-0911

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

**ENGINEER INFORMATION**


Name of Engineer and Company (Licensed in N.H.) Cory Belden, PE - Altus Engineering, Inc.

Address 133 Court St, Portsmouth, NH 03801 Telephone #: 603-433-2335

Professional License #: 14239 E-mail address: cbelden@altus-eng.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: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 8/27/14  
*SP?*

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

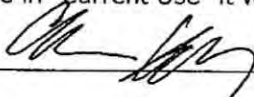
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

Signature of Property Owner:  Date: 8/27/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF FEES**

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

Signature of Property Owner:  Date: 8/27/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_



**NOTES**

1. THE BASE PLAN HEREON WAS DEVELOPED FROM AVAILABLE REFERENCE PLANS PRODUCED BY OTHERS. ADDITIONAL FEATURES WERE APPROXIMATED BY ALTUS ENGINEERING, INC. THROUGH THE USE OF SUPPLEMENTARY MATERIAL. ALTUS CONDUCTED NO INDEPENDENT FIELD SURVEY TO VERIFY THE ACCURACY OF THE REFERENCE PLANS OR SUPPLEMENTARY INFORMATION. THEREFORE, ALL INFORMATION SHOWN ON THE BASE PLAN AND ANY CALCULATIONS BASED UPON IT SHOULD BE CONSIDERED APPROXIMATE. THIS INCLUDES BUT IS NOT LIMITED TO ALL PROPERTY LINES, EASEMENTS, UTILITIES, WETLAND BOUNDARIES, BUILDINGS, PAVEMENT, ETC.
2. THE INTENT OF THIS PLAN IS TO ILLUSTRATE A CONCEPTUAL SITE LAYOUT FOR MASTER PLANNING PURPOSES.

RECEIVED  
AUG 2 2014  
By

**ALTUS**  
ENGINEERING, INC.  
133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION  
ISSUED FOR:  
PLANNING BOARD APPROVAL  
ISSUE DATE:  
AUGUST 4, 2014

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION		EDW	08/04/14

DRAWN BY: CDB  
APPROVED BY: EDW  
DRAWING FILE: 4390-C038.dwg

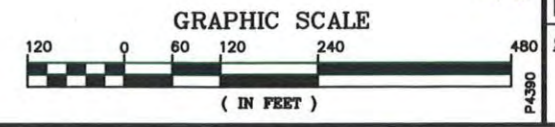
SCALE: 22"x34" 1" = 120'  
11"x17" 1" = 240'

OWNER:  
VARNEY BROOK LANDS, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:  
SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

PROJECT:  
POINTE PLACE  
(FORMERLY THORNWOOD COMMONS)  
DOVER POINT ROAD, MIDDLE ROAD & POINTE PLACE  
DOVER, NH

TITLE: P14-56  
REVISED MASTER PLAN  
SHEET NUMBER:  
1 OF 1





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-74

Application Type: Minor Lot Line Adjustment  
 Applicant(s): STF Development Corp.  
 Owner(s): STF Development Corp.  
 Location: 35 Dover Point Road and Sheffield Drive, (Tax Map K, Lots 37 & 38)

**INTENT:** To adjust the lot lines between two existing lots on Dover Point Road. 1.41 acres would be transferred from lot 37 to lot 38.

**UNITS PROPOSED:** 28 multi-family units

**AGENDA ITEM #:** 4-D

**ACREAGE:** 2.97 Acres

**ZONING DISTRICT:** Medium-Density Residential District (R-12)

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE:** Single family houses, commercial and a cemetery

**PROPOSED LAND USE:** mixed use building with 10 residential units on the second & third floor and 18 townhouse units in two buildings

**ZBA ACTION:**

- Z11-23 (Lot 38) – approved
- Z12-03 (Lot 37) – approved
- Z12-13 (Lot 38 – approved
- Z14-18 (Lot 37) - approved

**ATTACHMENTS:** Lot line adjustment plan and application

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

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

**Consistency with Land Use Regulations**

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

**STAFF RECOMMENDATION:**

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

**Conditions to Be Met Prior to Signing of Plans:**

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-74 to the title block.
4. The applicant shall revise the plat to correct note #11 to indicate that lot 38 is larger.
5. The applicant shall revise the plat to correct the spelling of "Robert" in the abutter label for map K, lot 36.
6. The applicant shall revise the plat to add the book and page numbers to the abutter label for map K, lot 19C and map K, lot 19A.
7. The applicant shall revise the plat to add the abutter label for map K, lot 39.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-74

Application Type: Minor Lot Line Adjustment  
Applicant(s): STF Development Corp.  
Owner(s): STF Development Corp.  
Location: 35 Dover Point Road and Sheffield Drive, (Tax Map K, Lots 37 & 38)

BELOW IS AN AERIAL VIEW OF 35 DOVER POINT ROAD AND SHEFFIELD DRIVE





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

[Revision Date: February 12, 2013]

Office Use Only	Project #:	R14-74	Date Received:	RECEIVED OCT 14 2014
	Amount Paid:	\$ 377 CK # 5756	Time Received:	

### APPLICANT INFORMATION

Name of Applicant: STF Development Corporation Telephone # 603-742-2121

Address of Applicant: 242 Central Avenue, Dover, NH 03820

### FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1<sup>st</sup> Property Owner (if different from applicant): Same as applicant Telephone # Same

Address of 1<sup>st</sup> Property Owner: Same as applicant

Address of Property: \_\_\_\_\_

Assessor's Map # K Lot(s) # 38

Property Deed: Book 3771 Page: 979

Zoning District(s) R-12 Overlay District(s) \_\_\_\_\_

Size of Existing Parcel (sq. ft.): 41,062 sq. ft. Size of Proposed Parcel (sq. ft.): 102,499 sq. ft.

### SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2<sup>nd</sup> Property Owner (if different from applicant): Same as applicant Telephone # Same

Address of 2<sup>nd</sup> Property Owner: Same as applicant

Address of Property: \_\_\_\_\_

Assessor's Map # K Lot(s) # 37

Property Deed: Book 4197 Page: 156

Zoning District(s) R-12 Overlay District(s) \_\_\_\_\_

Size of Existing Parcel (sq. ft.): 88,714 sq. ft. Size of Proposed Parcel (sq. ft.): 27,322 sq. ft.

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

### SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth Berry, LLS, Berry Surveying & Engineering

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

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





## **BERRY SURVEYING & ENGINEERING**

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



September 29, 2014

### Abutters List

#### **Owner:**

#### **Tax Map K, Lot 37**

STF Development Corporation  
242 Central Avenue  
Dover, NH 03820

#### **Tax Map K, Page 38**

STF Development Corporation  
242 Central Avenue  
Dover, NH 03820

#### **Abutters:**

#### **Tax Map K, Page 19A**

Sebring Holding LLC  
340 Central Avenue STE 202  
Dover, NH 03820

#### **Tax Map K, Page 19B**

Jback Realty LLC  
34 Dover Point Road  
Dover, NH 03820

#### **Tax Map K, Page 19C**

Mac's Convenience Stores LLC  
935 East Tallmadge Avenue  
Akron, OH 044310

**Tax Map K, Page 25A**

Public Service Co. of N.H.  
P.O. Box 330  
Manchester, NH 03105-0330

**Tax Map K, Page 26**

Sebring Holding LLC  
340 Central Avenue STE 202  
Dover, NH 03820

**Tax Map K, Page 26-1**

Devlin, Lynn K.  
26 Dover Point Road  
Dover, NH 03820

**Tax Map K, Page 35**

Follansbee Herbert E.  
Follansbee Marilyn  
25 Dover Point Road  
Dover, NH 03820

**Tax Map K, Page 36**

31 33 Dover Point Road Condominium  
Paolini Robert Trustee and Wilkinson S.  
15 Briarwood Lane  
Dover, NH 03820

**Tax Map K, Page 39**

Roman Catholic Bishop  
577 Central Avenue  
Dover, NH 03820



**BERRY SURVEYING & ENGINEERING**

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

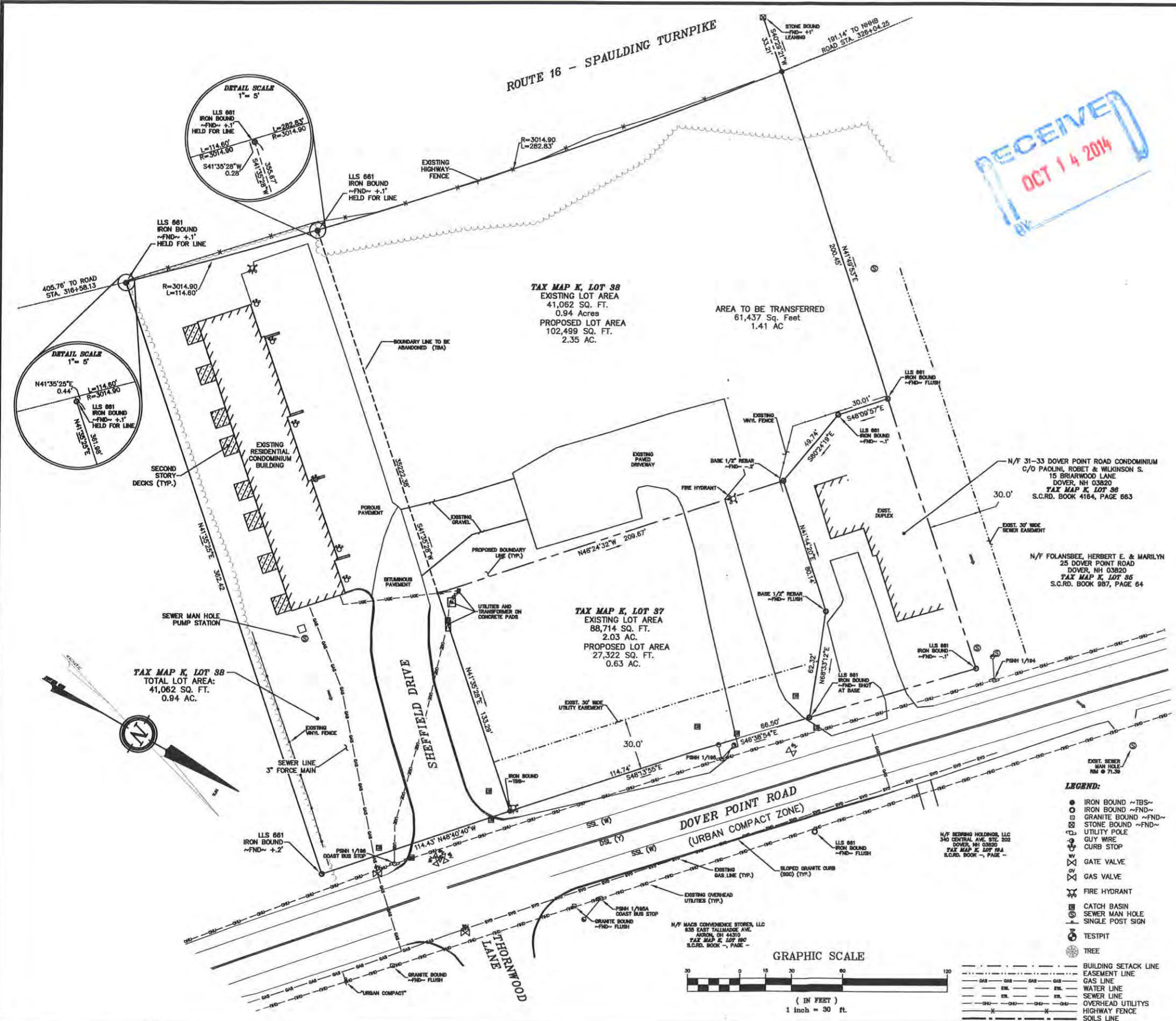
**Professionals:**

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

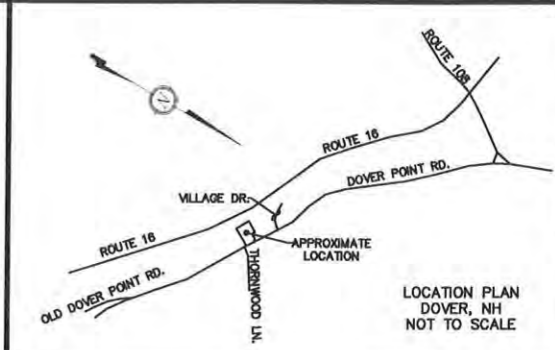
Very truly yours,  
**BERRY SURVEYING & ENGINEERING**



**BERRY SURVEYING & ENGINEERING**  
335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
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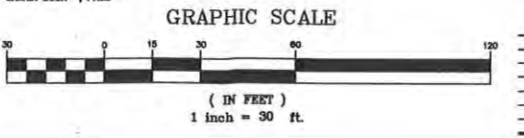
RECEIVED  
OCT 14 2014



- NOTES:**
- OWNER: STF DEVELOPMENT CORP.  
242 CENTRAL AVE.  
DOVER, NH 03820
  - TAX MAP K, LOT 37 & 38
  - EXISTING LOT AREA: LOT 37: 88,714 Sq. Ft., 2.03 Ac.  
LOT 38: 41,062 Sq. Ft., 0.94 Ac.
  - S.C.R.D. LOT 37: BOOK 4187, PAGE 156  
LOT 38: BOOK 3771, PAGE 979
  - ZONING: R-12 (MEDIUM DENSITY RESIDENTIAL)  
SETBACKS:  
FRONT - 25.0'  
SIDE - 15.0'  
REAR - 30.0'  
MIN. LOT SIZE  
12,000 Sq. Ft.  
MIN. LOT FRONTAGE  
100'  
MAX. BLDG. HEIGHT  
35'  
MAX. LOT COVERAGE  
30%
  - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOODHAZARD REF.: FEMA COMMUNITY# -330145, MAP# - 33017C0340D, DATED: MAY 17, 2005
  - VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS.  
HORIZONTAL COORDINATES BASED ON DOVER GRID. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS
  - TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2014.
  - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2014, WITH AN ERROR OF CLOSURE OF 1 PART IN 30,000.
  - THIS SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
  - THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN LOT 37 & 38, MAKING LOT 37 LARGER AND 37 SMALLER.

- PLAN REFERENCES:**
- "CONDOMINIUM SITE PLAN PREPARED FOR 31 & 33 DOVER POINT ROAD CONDOMINIUM, TAX MAP K, LOT NOS. 36, 31 & 33 DOVER POINT ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"  
BY: MCENEANEY SURVEY ASSOCIATES, INC  
DATED: OCTOBER 2009  
S.C.R.D. PLAN # 98-27
  - "CONSERVATION EASEMENT PLAN ELLIOT ROSE COMPANY OF DOVER, INC., DOVER POINT ROAD, MIDDLE ROAD, AND THORNWOOD LANE, DOVER, NEW HAMPSHIRE"  
BY: TRITECH ENGINEERING CORPORATION  
DATED: JUNE 30, 2008  
S.C.R.D. PLAN # 94-97
  - "LOT LINE ADJUSTMENT PLAN PREPARED FOR SOUTH DOVER INVESTMENT GROUP, LLC, TAX MAP K, LOT NOS. 36 & 37, DOVER POINT ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"  
BY: MCENEANEY SURVEY ASSOCIATES, INC  
DATED: AUGUST 2005  
S.C.R.D. PLAN # 82-33
  - "HIGH POINT VILLAGE AN OPEN SPACE SUBDIVISION PREPARED FOR PAOLINI BROTHERS DEVELOPMENT, LLC, TAX MAP K, LOT NO. 34, 19 DOVER POINT ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"  
BY: MCENEANEY SURVEY ASSOCIATES, INC  
DATED: MAY 31, 2005  
S.C.R.D. PLAN # 82-59
  - "NH D.O.T. RIGHT OF WAY PLANS, SPAULDING TURNPIKE - PROJECT LS 1822 (1), SHEET 18 OF 181.  
DATED: JUNE 1954

- LEGEND:**
- IRON BOUND ~TDS~
  - IRON BOUND ~FND~
  - GRANITE BOUND ~FND~
  - ⊠ STONE BOUND ~FND~
  - UTILITY POLE
  - ⊕ GUY WIRE
  - ⊙ CURB STOP
  - ⊕ GATE VALVE
  - ⊕ GAS VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ CATCH BASIN
  - ⊕ SEWER MAN HOLE
  - ⊕ SINGLE POST SIGN
  - ⊕ TESTPIT
  - ⊕ TREE
  - BUILDING SETBACK LINE
  - EASEMENT LINE
  - GAS LINE
  - WATER LINE
  - SEWER LINE
  - OVERHEAD UTILITIES
  - HIGHWAY FENCE
  - SOILS LINE



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

KENNETH A. BERRY L.L.S. 805 DATE

DOVER PLANNING # 2014-61

DESCRIPTION	DATE	REVISION

SHEFFIELD DRIVE PROPOSED LOT LINE REVISION FOR STF DEVELOPMENT CORP. DOVER POINT ROAD DOVER, NH TAX MAP K, LOT 37 & 38

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 {332-2863}  
SCALE : 1 IN. EQUALS 30 FT.  
DATE : OCTOBER 13, 2014  
FILE NO. : DB 2014-047

KENNETH A. BERRY  
L.L.S. 805



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-66

Application Type: Conditional Use Permit for Reduced Parking  
Applicant(s): STF Development Corp.  
Owner(s): STF Development Corp.  
Location: 35 Dover Point Road and Sheffield Drive, (Tax Map K, Lots 37 & 38)

**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 103 spaces to 99 spaces.

**UNITS PROPOSED:** 28 multi-family units

**AGENDA ITEM #:** 4-E

**ACREAGE:** 2.97 Acres

**ZONING DISTRICT:** Medium-Density Residential District (R-12)

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE:**  
Single family houses, commercial and a cemetery

**PROPOSED LAND USE:** mixed use building with 10 residential units on the second & third floor and 18 townhouse units in two buildings

**ZBA ACTION:**

- Z11-23 (Lot 38) – approved
- Z12-03 (Lot 37) – approved
- Z12-13 (Lot 38) – approved
- Z14-18 (Lot 37) - approved

**ATTACHMENTS:** Conditional Use Permit Application and letter

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- Conditional Use Permit for parking reduction

**WAIVERS REQUESTED:** Sec. 149-14.C - requiring walkways with impervious materials

**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 103 to 99.

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 and that there is only a four space deficit.

**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 the Planning Board accept the application, open the public hearing and table the application to schedule a site walk.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-66

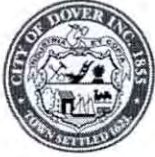
Application Type: Conditional Use Permit for Reduced Parking  
Applicant(s): STF Development Corp.  
Owner(s): STF Development Corp.  
Location: 35 Dover Point Road and Sheffield Drive, (Tax Map K, Lots 37 & 38)

BELOW IS A STREET VIEW OF 35 DOVER POINT ROAD AND SHEFFIELD DRIVE



BELOW IS AN AERIAL VIEW OF 35 DOVER POINT ROAD AND SHEFFIELD DRIVE





**City of Dover, New Hampshire**  
**CONDITIONAL USE PERMIT APPLICATION**

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>P14-66</u>	Date Received:	<u>10/2/14</u>
	Amount Paid:	<u>See P14-61</u>	Time Received:	_____

**APPLICANT AND OWNER INFORMATION**

Name of Applicant: STF DEVELOPMENT Telephone # 742-2121/781-1636  
 Address of Applicant: 242 CENTRAL AVE DOVER, NH 03820  
 E-Mail Address: CROWNPOINT62@YAHOO.COM  
 Name of Property Owner (if different from applicant): \_\_\_\_\_ Telephone # \_\_\_\_\_  
 Address of Property Owner: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Map # K Lot(s) # 37+38  
 Address of Property: DOVER POINT ROAD  
 Zoning District(s) R12 Overlay District(s) \_\_\_\_\_  
 Existing Use of Property: RES / OPEN SPACE

**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:

MIXED USE STRUCTURE

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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: BERRY SURVEYING & ENGINEERING

Address 335 SECOND CROWN POINT ROAD Telephone #: 332-2863

Professional License #: 805 E-mail address: CRBERRY@METZ&CAST.NH.ET

**SIGNATURES**

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

Signature of Property Owner: [Signature] Date: \_\_\_\_\_

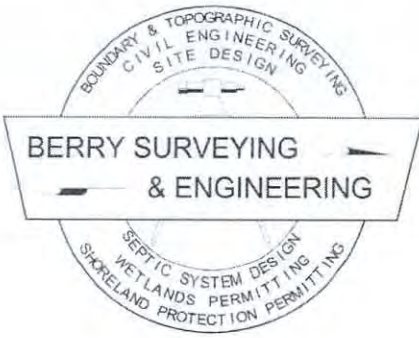
Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: [Signature] Date: 9-29-14

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] Date: \_\_\_\_\_



## **BERRY SURVEYING & ENGINEERING**

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

September 29, 2014

### Abutters List

#### **Owner:**

#### **Tax Map K, Lot 37**

STF Development Corporation  
242 Central Avenue  
Dover, NH 03820

#### **Tax Map K, Page 38**

STF Development Corporation  
242 Central Avenue  
Dover, NH 03820

#### **Abutters:**

#### **Tax Map K, Page 19A**

Sebring Holding LLC  
340 Central Avenue STE 202  
Dover, NH 03820

#### **Tax Map K, Page 19B**

Jback Realty LLC  
34 Dover Point Road  
Dover, NH 03820

#### **Tax Map K, Page 19C**

Mac's Convenience Stores LLC  
935 East Tallmadge Avenue  
Akron, OH 044310





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-61

Application Type: Site Plan Review  
Applicant(s): STF Development Corp.  
Owner(s): STF Development Corp.  
Location: 35 Dover Point Road and Sheffield Drive, (Tax Map K, Lots 37 & 38)

**INTENT:** Site Plan Review to construct 6,000 sq. ft. mixed use building with 10 residential units on the second & third floor and 18 townhouse units in two buildings with associated parking.

**UNITS PROPOSED:** 28 multi-family units

**AGENDA ITEM #:** 4-F

**ACREAGE:** 2.97 Acres

**ZONING DISTRICT:** Medium-Density Residential District (R-12)

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE:** Single family houses, commercial and a cemetery

**PROPOSED LAND USE:** mixed use building with 10 residential units on the second & third floor and 18 townhouse units in two buildings

**ZBA ACTION:**

- Z11-23 (Lot 38) – approved
- Z12-03 (Lot 37) – approved
- Z12-13 (Lot 38) – approved
- Z14-18 (Lot 37) - approved

**ATTACHMENTS:** Site Plan Application and material

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- Conditional Use Permit for parking reduction

**WAIVERS REQUESTED:** Sec. 149-14.C - requiring walkways with impervious materials

**Summary of Request and Background**

The applicant has applied for Site Plan review to build a 6,000 sq. ft. mixed use building with 10 residential units on the second & third floor, with 18 single family townhouse units in two buildings.

The applicant appeared before the Technical Review Committee on October 9, 2014 (TRC notes attached).

**Consistency with Land Use Regulations**

Chapter 149-4-A of the Site Review Regulations of the City Code provides for site review approval for the construction of new structures.

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing and table the application to schedule a site walk.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-61

Application Type: Site Plan Review  
Applicant(s): STF Development Corp.  
Owner(s): STF Development Corp.  
Location: 35 Dover Point Road and Sheffield Drive, (Tax Map K, Lots 37 & 38)

BELOW IS A STREET VIEW OF 35 DOVER POINT ROAD AND SHEFFIELD DRIVE



BELOW IS AN AERIAL VIEW OF 35 DOVER POINT ROAD AND SHEFFIELD DRIVE





# City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P14-61</u>	Date Received:	<b>RECEIVED</b> <u>OCT - 2 2014</u> BY: _____
	Amount Paid:	<u>\$ 7142.00</u>	Time Received:	

### APPLICANT AND OWNER INFORMATION

Name of Applicant: STF Development Corporation Telephone # \_\_\_\_\_

Address of Applicant: 242 Central Avenue, Dover, NH 03820

E-Mail Address: \_\_\_\_\_

Name of Property Owner (if different from applicant): Same Telephone # \_\_\_\_\_

Address of Property Owner: Same

### PROPERTY INFORMATION

Address of Property: \_\_\_\_\_

Assessor's Map # K Lot(s) # 37 and 38

Zoning District(s) R-12 Overlay District(s) N/A

Size of Parcel: Lot 37: 88,714 sq. ft. Lot 37: 2.03 ac. Lot 37: 4197 sq. ft. Lot 37: 156 sq. ft.  
Lot 38: 41,062 sq. ft. Lot 38: 0.94 ac. Property Deed: Book Lot 38: 3771 Page: Lot 38: 979

Existing Use of Property: Vacant lot.

### SITE PLAN INFORMATION

Describe Proposed Use: Eighteen single family town houses, and one mixed use building with 10 residential units on the second and third floors, and commercial office space on the first floor.

Area of Parcel to be Developed: 2.04 Acres 88,862 sq. ft. sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 28 units plus commercial office space, in three buildings.

Number of Parking Spaces: Existing 0 Proposed 99

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

Number of Employees Total: \_\_\_\_\_ In Maximum Shift: \_\_\_\_\_

Disposition of Parcel:

Building Footprint 6,000 / 5250 / 6552 sq. ft.

Total Building Area \_\_\_\_\_ sq. ft.

Building Setbacks:

Front Yard 32.0' ft.

Rear Yard 41.5' ft.

Paved Area 47,023 sq. ft. Side Yard: Right 15.0' ft. Left \_\_\_\_\_ ft.

City Water?  Yes \_\_\_ No How far is city water from the property? 0 ft.

City Sewer?  Yes \_\_\_ No How far is city sewer from the property? 0 ft.

**BUILDING INFORMATION**

Type of Building to be Built: One mixed use building with office space on the first floor and residential units on the second and third floors. Two three-story townhouse buildings.

Height of Building: Three stories Finished Floor Elevation: 66.5' - 69.0' - see plan

Number of Seats (where applicable) \_\_\_\_\_

**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.) Kenneth A. Berry, Berry Surveying & Engineering

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

Professional License #: 805 E-mail address: CRBERRY@METROCAST.NET

**ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) Kenneth A. Berry, Berry Surveying & Engineering

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

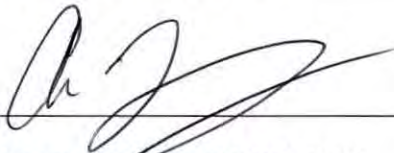
Professional License #: 14243 E-mail address: \_\_\_\_\_

**SIGNATURES**

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


Signature of Property Owner: [Signature] Date: 10-2-14

Signature of Applicant (if different from owner): SAHE Date: \_\_\_\_\_

Signature of Agent:  Date: 10-2-14

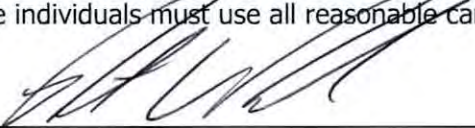
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: \_\_\_\_\_

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: \_\_\_\_\_

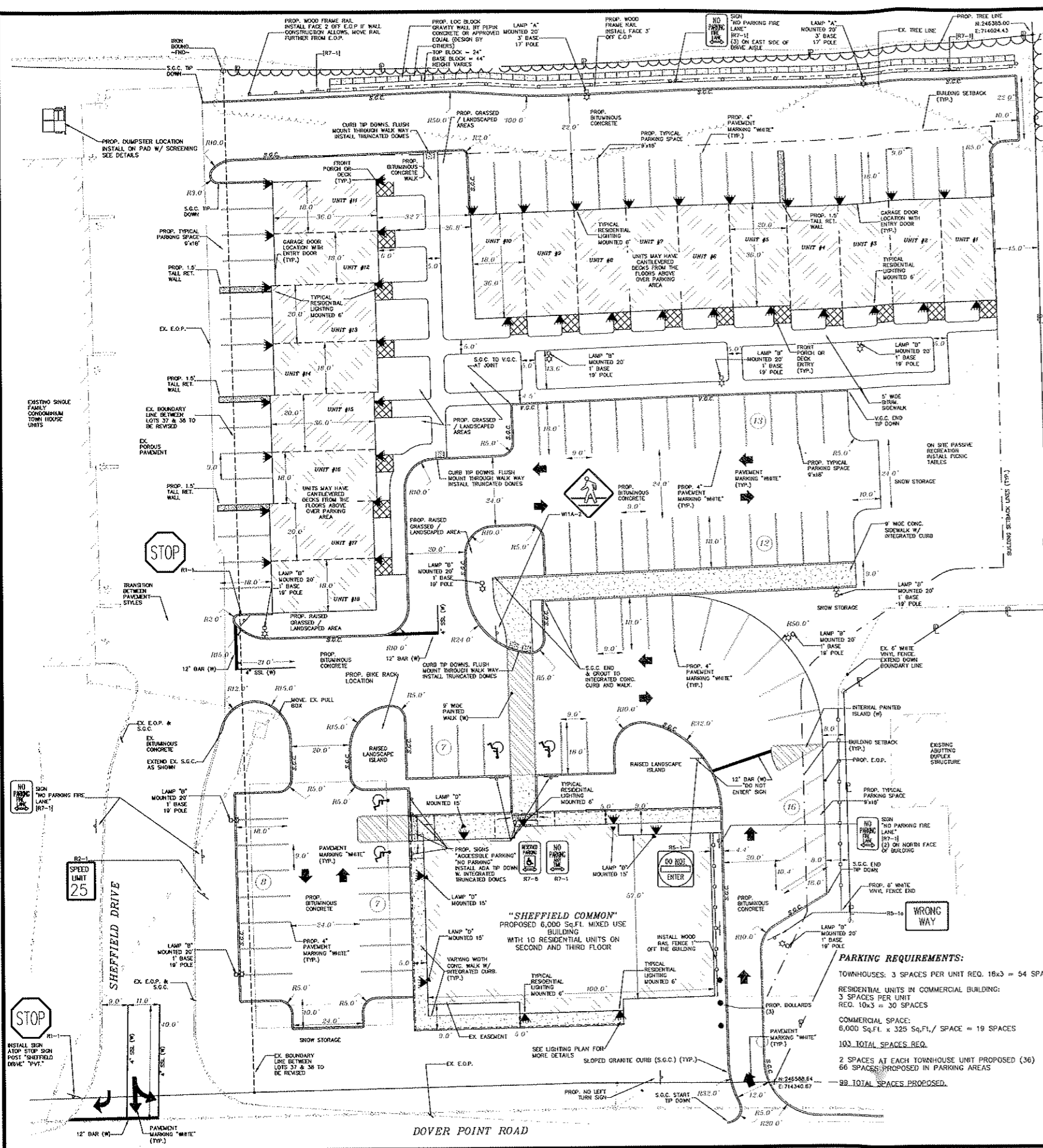
Signature of Applicant (if different from owner): SAME Date: \_\_\_\_\_

**CERTIFICATION OF FEES**

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

Signature of Property Owner:  Date: \_\_\_\_\_

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_



**NOTES:**

- THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE SITE PLAN DESIGN OF PROPOSED OFFICE SPACE WITH TEN RESIDENTIAL UNITS ON THE SECOND & THIRD FLOOR WITH 18 SINGLE FAMILY TOWNHOUSE STYLE CONDOMINIUMS AND COMBINE THE LOTS BETWEEN THE PRIVATE ROAD KNOWN AS SHEFFIELD DRIVE.
- CURRENT OWNER: STF DEVELOPMENT  
242 CENTRAL AVE.  
DOVER, NH 03820
- THE PROJECT PARCEL IS TAX MAP K, LOTS 37 & 38 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- THE PROJECT PARCEL 37 CONTAINS 2.04 ACRES OR 87,711 SQUARE FEET AREA OF LAND.
- TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 4197, PAGE NO. 156
- LOCUS PARCEL IS SUBJECT TO EASEMENTS AS NOTED AND ENJOYS AN ACCESS EASEMENT AS NOTED. SEE EXISTING CONDITIONS PLANS FOR LOCATIONS.
- ZONING NOTES: R12 ZONE  
MINIMUM LOT SIZE: 12,000 SQUARE FEET  
MINIMUM FRONTAGE: 100.0' FEET  
BUILDING SETBACK REQUIREMENTS:  
FRONT (EXISTING): 25 FEET  
SIDE: 15 FEET  
REAR: 30 FEET  
MAXIMUM LOT COVERAGE: 30 PERCENT  
MAXIMUM BUILDING HEIGHT: 35 FEET
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN MAY 2014 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 30,000 UNDER NO SNOW CONDITIONS.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AREAS DETERMINED TO BE WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 330145 0310 D, MAP NO.: 33017C0340D DATED MAY 17, 2005.
- WETLANDS WERE DELINEATED BY DAMON BURT, CERTIFIED WETLAND SCIENTIST CERTIFICATE NUMBER 163, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN MAY 2014
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. SEE LIGHTING PLAN WITH LIGHTING LEGEND.
- TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING OF 2013 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 1 FOOT INTERVALS.
- DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN MAY 2014 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988. CONVERSION TO NAD 1927 AND NGVD 1929 (DOVER GIS GRID) PROVIDED.
- THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODES.
- SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIALS AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE 1, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH CITY OF DOVER, COMMUNITY SERVICES AND ENGINEERING DEPARTMENT.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE SITE IS OFFICE & RESIDENTIAL.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:  
NH NATURAL HERITAGE BUREAU: APPLICATION PENDING  
NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES: APPLICATION PENDING  
EPA NPDES GENERAL CONSTRUCTION PERMIT / NOI: APPLICATION PENDING / SWPPP REQUIRED.
- LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT FOR THE PROPOSED STRUCTURE:
- THIS PLAN PROPOSES 90,000 SQ. FT. OF DISTURBANCE.
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- THERE IS CLEAR SITE DISTANCE IN BOTH THE NORTH AND SOUTH DIRECTIONS AT THE MAJOR ENTRANCE OF SHEFFIELD DRIVE.
- LAMP BASES ARE TO BE A MINIMUM OF 3" OFF THE EDGE OF PAVEMENT (EXCEPT AGAINST THE REAR RETAINING WALL) AND ARE TO BE PAINTED YELLOW.
- SNOW STORAGE AREAS ARE AS SHOWN ON THIS SITE PLAN. EXCESS SNOW WILL BE REMOVED FROM THIS SITE AND DISPOSED OF IN A QUALIFIED LOCATION.
- AS IT IS ENCOURAGED ON MIXED USE SITES, THE APPLICANT INTENDS TO HAVE SHARED PARKING BETWEEN THE OFFICE USE AND THE RESIDENTIAL USE. THESE USES ARE GENERALLY COMPLEMENTARY TO EACH OTHER IN TERMS OF PEAK HOUR PARKING USAGE.

**PARKING REQUIREMENTS:**

TOWNHOUSES: 3 SPACES PER UNIT REQ. 16x3 = 54 SPACES

RESIDENTIAL UNITS IN COMMERCIAL BUILDING:  
3 SPACES PER UNIT  
REQ. 10x3 = 30 SPACES

COMMERCIAL SPACE:  
6,000 Sq.Ft. x 325 Sq.Ft./SPACE = 19 SPACES

100 TOTAL SPACES REQ.

2 SPACES AT EACH TOWNHOUSE UNIT PROPOSED (36)  
66 SPACES PROPOSED IN PARKING AREAS

88 TOTAL SPACES PROPOSED.

**UTILITY NOTE:**

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

**GRAPHIC SCALE**

0 10 20 30 40 50 60  
( IN FEET )  
1 inch = 20 ft.

**DOVER PLANNING # 2014-61**

MIXED USE SITE PLAN FOR STF DEVELOPMENT  
DOVER POINT ROAD & SHEFFIELD DRIVE  
DOVER, N.H.  
TAX MAP K, LOT 37 & 38

REVISION	DATE	DESCRIPTION

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 {332-2863}  
SCALE: 1 IN. EQUALS 20 FT.  
DATE: SEPTEMBER 22, 2014  
FILE NO.: DB 2014-047

**KENNETH A. BERRY**  
No. 14243  
LICENSED PROFESSIONAL ENGINEER

PAGE 3 OF 10



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-68

Application Type: Conditional Use Permit  
Applicant: STF Development  
Owner: Debra Shevelin  
Location: Tolend Road (Assessor's Map C, Lot 39B)

**INTENT:** To obtain a Conditional Use Permit for an encroachment within the 75-foot wetlands buffer for a septic system and within the 50-foot wetlands buffer for a driveway, for the construction of a single family house on a vacant lot. The total buffer impact is 101 square feet.

**LOTS/UNITS PROPOSED:** One single family house

**AGENDA ITEM #:** 4-G

**ACREAGE:** 2.41 Acres

**ZONING DISTRICT:** Rural Residential District (R-40)

**EXISTING LAND USE:** Vacant lot

**PROPOSED LAND USE:** Single family house

**SURROUNDING LAND USE:** Single family residential

**ZBA ACTION:** None

**ATTACHMENTS:** Conditional use plan and application; Conservation Commission minutes;

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- City of Dover Conditional Use Permit
- NHDES Septic System Design Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is requesting to impact the wetlands buffer for the construction of a house and septic system on a vacant lot.

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

**Consistency with Land Use Regulations**

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

Chapter 170-27.1-I(2) provides for the placement of a house of a lot of record without needing a Conditional Use Permit but does not have the same allowance for other impacts such as driveways and septic systems. Chapter 170-27.1-G(2) requires a 75 foot setback for septic systems from wetlands. The proposed location of the house, driveway and septic system minimizes the wetland buffer impacts.

**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 insure that erosion control using best management practices is used during construction.
2. The applicant shall provide the Planning Department with a copy of the NHDES Septic System Design Permit.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-68

Application Type: Conditional Use Permit  
Applicant: STF Development  
Owner: Debra Shevelin  
Location: Tolend Road (Assessor's Map C, Lot 39B)

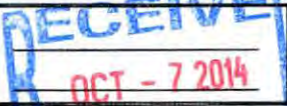
BELOW IS AN AERIAL VIEW OF TOLEND ROAD





# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>108</u>	Date Received:	
	Amount Paid:	_____	Time Received:	

### APPLICANT AND OWNER INFORMATION

Name of Applicant: STF DEVELOPMENT Telephone # 742-2121  
 Address of Applicant: 242 CENTRAL AVE, DOVER, NH 03820  
 E-Mail Address: CROWNPOINT 62C YAHOO.COM.  
 Name of Property Owner (if different from applicant): DEBRA MORRIS SHEVELIN Telephone # \_\_\_\_\_  
 Address of Property Owner: 104 WINDING HILL ROAD, MILTON, NH 03851

### PROPERTY INFORMATION

Assessor's Map # C Lot(s) # 39B  
 Address of Property: TOLEND ROAD  
 Zoning District(s) R40 Overlay District(s) WETLANDS  
 Existing Use of Property: VACANT.

### 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:

SMALL PORTION OF DRIVEWAY  
EFFLUENT DISPOSAL WITHIN 75' OF WETLANDS.

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

SEPTIC.

Name of Professional That Prepared Plans: BERRY SURVEYING + ENG.

Address 335 SECOND CROWN POINT ROAD Telephone #: 332-2863.  
BARRINGTON, NH 03825

Professional License #: \_\_\_\_\_ E-mail address: CEBERRY@METROCAST.NET

**SIGNATURES**

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

Signature of Property Owner: [Signature] Date: 10/14/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] Date: 10/14/14



## **BERRY SURVEYING & ENGINEERING**

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



October 7, 2014

### Abutters List

#### **Owner of Record**

Tax Map C, Lot 39-B

Debra J Shevelin  
104 Winding Road  
Milton NH 03851-4562  
Book 3402 Page 277

#### **Applicant**

STF Development  
242 Central Ave  
Dover, NH 03820

#### **Abutters**

Tax Map C, Lot 39

Michael A & Theresa A Enos  
491 Fleming Road  
Round O SC 29474-4262  
Book 1874 Page 134

Tax Map C, Lot 44-3

Michael & Leigh Bourque  
461 Tolend Road  
Dover, NH 03820-5602  
Book 3087 Page 707

Tax Map C, Lot 44-2

Ryan A & Cassandra D Zarick  
98 Henry Law Ave #28  
Dover, NH 03820  
Book 3960 Page 553

Tax Map C, Lot 44-1

Wayne C & Martha R Wilson  
473 Tolend Road  
Dover, NH 03820  
Book 2124 Page 692

Tax Map C, Lot 42-C

David J & Tami M Schommer  
477 Tolend Road  
Dover, NH 03820  
Book 3687 Page 29

Tax Map C, Lot 33-D

Debra Shevelin &  
Laurin A & Edgar J Hebert Jr  
480 Tolend Road  
Dover, NH 03820  
Book 3422 Page 861

Tax Map C, Lot 39-A

Gagnon Family Rev Trust &  
Brenden & Catherine Plante  
21 French Cross Road  
Dover, NH 03820  
Book 3125 Page 828

### **Professionals**

Damon E Burt, CWS  
38 Garland Road  
Strafford, NH 03884

Christopher R. Berry  
David A. Berry, P.E., LLS  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825



### **BERRY SURVEYING & ENGINEERING**

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



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Second Floor Conference Room, City Hall, 288 Central Avenue  
Meeting Date: Tuesday, October 14, 2014  
Meeting Time: 5:30 pm

Stowell: There will be a homeowners association to deal with drainage infrastructure and open space.

Gasses: What about the drainage maintenance on a city street?

Larosa: The city doesn't want the cost of maintenance of these drainage areas.

Stowell: The HOA will be responsible for maintenance.

Donovan: Have you done a full drainage study for your AOT permit?

Larosa: We just finished a section of wildlife for Fish & Game and mailed it off today. We are using stone filled basins for water storage.

Donovan: Where is bedrock and the water table?

Larosa: It varies throughout the site. Suitable material will be brought in to help drainage.

Perron: What size will the houses be?

Stowell: They will be in the 2,200 to 2,800 square foot range, same as he is building in Thornwood.

Joyce: Have you done a function and values impact study?

Larosa: No need since no wetland is actually impacted.

Perron: Can you bring in pictures of the type of drainage system? Could one of the abutters ask a question?

Gasses: I have problem with that.

Jen MacNeil of 87 Emerald Lane: For the original development there were variances and lot line adjustment given. Trees were removed on the Ezra Green lot for rabbit habitat. What have been the impacts on wetlands?

Gasses: When are monuments set?

Stowell: Usually not until the road is accepted.

MacNeil: That is part of the problem.

Larosa: The wetland placards are now set before lot clearing. This site is higher than phase 2.

Bird will notify members of the date of the Planning Board site walk which will be decided tonight.

- D. City of Dover Conditional Use Permit for STF Development Corp. (Agent: Chris Berry) regarding a proposal to build a single family house on a vacant lot on Tolend Road, owned by Debra Shevelin, Assessor's Map C, Lot 39-B. The driveway would have 101 sq. ft. of 50-foot wetlands buffer impact and the septic system is within the 75-foot wetlands buffer.

Dan Olone of Berry Surveying explained that this is a vacant lot of record that can't be built on without relief from the wetland setbacks for the driveway and septic system. We are proposing a 4 bedroom house with a garage and using the existing driveway cut. A rain garden is proposed for driveway run-off and roof infiltration. The house location was revised based on input last month.

Bird explained that the wetlands ordinance provided for the placement of a house of a lot of record without needing a CUP but does not have the same allowance for other impacts such as driveways and septic systems. There is no way to comply with the 75 foot septic system buffer.

Gasses: It seems that you listened to us from last meeting.

Joyce confirmed that the septic system is 57 feet from the wetlands.

Olone: We will have to ask for a waiver from the state requirement for a 3 to 1 slope, but that should not be a problem. We need a NHDES septic system design permit.

Gasses: We should require erosion and sediment controls.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-69

Application Type: Conditional Use Permit  
Applicant: Nathan Riggs  
Owner: Nathan Riggs  
Location: 53 Littleworth Road (Assessor's Map G, Lot 29A)

**INTENT:** To obtain a Conditional Use Permit for an encroachment within the 75-foot wetlands buffer for a septic system for an existing single family house.

**LOTS/UNITS PROPOSED:** One single family house

**AGENDA ITEM #:** 4-H

**ACREAGE:** 1.07 Acres

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

**EXISTING LAND USE:** Single Family house

**PROPOSED LAND USE:** Single family house

**SURROUNDING LAND USE:** Single family residential and industrial park

**ZBA ACTION:** None

**ATTACHMENTS:** Conditional use plan and application; Conservation Commission minutes;

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- City of Dover Conditional Use Permit
- NHDES Septic System Design Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is requesting to impact the wetlands buffer for the construction of a septic system that is 51 feet from a wetland.

The applicant appeared before the Conservation Commission on October 14, 2014. The Conservation Commission voted to endorse the application with the condition that the distance to the municipal sewer is more than 100 feet from the lot (see Conservation Commission minutes).

**Consistency with Land Use Regulations**

The Wetlands Protection ordinance provides for Conditional Use Permits to allow impacts to areas within the 75 foot wetlands setback if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

Chapter 170-27.1-G(2) requires a 75 foot setback for septic systems from wetlands. The proposed location of the replacement septic system minimizes the wetland buffer impacts. The modern septic system will be a vast improvement over the existing cesspit. Locating the septic system in the front yard would require the house to be re-plumbed. The Planning Department verified that the closest municipal sewer line is more than 300 feet away.

**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 insure that erosion control using best management practices is used during construction.
2. The applicant shall provide the Planning Department with a copy of the NHDES Septic System Design Permit.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-69

Application Type: Conditional Use Permit  
Applicant: Nathan Riggs  
Owner: Nathan Riggs  
Location: 53 Littleworth Road (Assessor's Map G, Lot 29A)

BELOW IS A STREET VIEW OF 53 LITTLEWORTH ROAD



BELOW IS AN AERIAL VIEW OF 53 LITTLEWORTH ROAD





# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>P14-69</u>	Date Received:	<b>RECEIVED</b> OCT - 7 2014
	Amount Paid:	<u>\$ 294.00</u> <u>CE # 1064</u>	Time Received:	

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Nathan Riggs Telephone # 603-770-6814

Address of Applicant: 281 Harbor Rd. Rye, NH 03870

E-Mail Address: nriggs@gmail.com

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

Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Assessor's Map # G29 Lot(s) # A

Address of Property: 53 Littleworth Rd.

Zoning District(s) R-20 Overlay District(s) Wetlands Protection District

Existing Use of Property: Single Family Residential

### CONDITIONAL USE PERMIT INFORMATION

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

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

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

Replace existing septic system with a new state approved enviro-septic system.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: N.H.D.E.S. Subsurface for Construction Approval

Name of Professional That Prepared Plans: Charles Karcher

Address PO Box 249; Rochester, NH 03866-0249 Telephone #: 603-335-3948

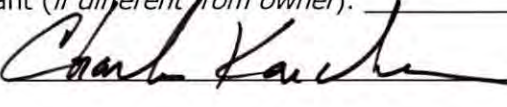
Professional License #: Designer #511 E-mail address: ckarcher@norwayplains.com

**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: 66OCT14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent:  Date: 10/6/14

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 06OCT14





CITY OF DOVER

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Second Floor Conference Room, City Hall, 288 Central Avenue  
Meeting Date: Tuesday, October 14, 2014  
Meeting Time: 5:30 pm

Olone: We would install silt fences around the wetlands.

*Erickson made a motion to endorse the application, Joyce seconded. Vote: Unanimous.*

- E. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Margaret and William Green, Assessor's Map M, Lot 95B, zoned R-40, located at 124 Dover Neck Road. Proposal is to remove an existing house and septic tank within the Conservation District adjacent to the tidal Piscataqua River and build a new house and garage in a single structure outside the Conservation District. Work in the district includes the repair of wood stairs and re-grading the area of house and septic removal.

Gasses explained that this application has been postponed until the November meeting.

- F. City of Dover Conditional Use Permit for Nathan Riggs at 53 Littleworth Road (Agent: Norway Plains Associates), Assessor's Map G, Lot 29-A. The septic system is within the 75-foot wetlands buffer.

Rick Lundborn was present to explain the proposal to build a replacement septic system for a house built in 1959. The new owner wants to expand the living space into the garage. The property only has a cinder block cesspit that is not functioning. It is on city water. In order to move the septic system to the front of the lot, you would have to re-plumb the entire house. This will be a big improvement over what is there.

Discussed where the closest sewer line was to the property.

Bird: The city requires lots within 100 feet of an existing sewer line to tie in.

Perron: This is an improvement from the existing situation.

*Joyce made a motion to endorse the application with the condition that the distance to the municipal sewer is more than 100 feet from the lot, Erickson seconded. Vote: Unanimous.*

#### 4. REPORT FROM THE CHAIR

- A. Discussion on Easement Monitoring for Washington Highlands/Morrison Lane

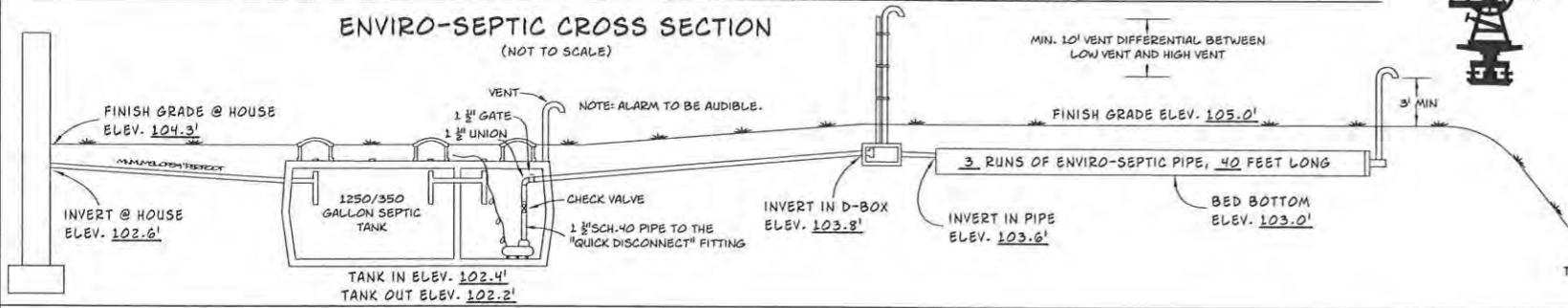
Bird explained that he and Hunt consulted with the City Attorney on September 29<sup>th</sup> to discuss the lack of a response from the HOA after the 60 days had passed. Given Hunt's absence, he recommended that this discussion be postponed until the next meeting.

- B. Review of Correspondence Received From NH Department of Environmental Services

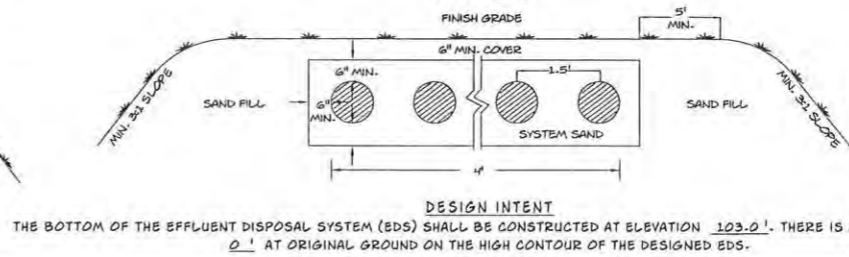
Bird reviewed the following letters from DES Wetlands Bureau:

1. Approved application for seawall – Kelley – 31 Wentworth Terrace
2. Approved Shoreland Permit For White for Glenhill Rd. house
3. Approved application for rip rap and dock – Fritz, 33A Boston Harbor Road
4. Approved application for house – Fogg, 25 Nute Road
5. Approved application for patio and retaining wall– Lomastro, 163 Spur Road
6. Approved application – City of Dover, 50 Garrison Road

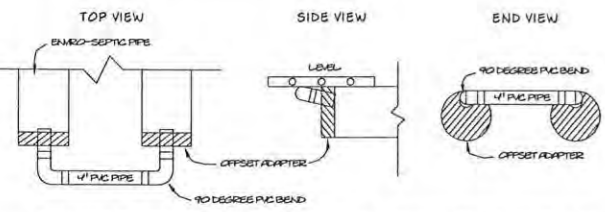
**ENVIRO-SEPTIC CROSS SECTION**  
(NOT TO SCALE)



**LEACH FIELD CROSS-SECTION**  
(NOT TO SCALE)



LOAD = 300 GPD  
 5 DOSES PER DAY = 60 GALLONS PER DOSE  
 PUMP OFF = 99.8'  
 PUMP ON =  $100.5' + (60 \text{ GAL} / 84 \text{ GAL PER V.F.}) = 100.7'$   
 ALARM = 100.7'  
 RUN TIME =  $60 \text{ GAL PER DOSE} / 32 \text{ GAL PER MINUTE} = 1.87 \text{ MINUTES}$   
 USE MYERS MESH PUMP (OR EQUAL).  
 NOTE: ALARM MUST BE AUDIBLE.  
 ALARM AND PUMP TO BE ON SEPERATE ELECTRICAL CIRCUITS.



**WETLANDS** WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. (SEE ENV-WIS 1014.03 DELINEATION OF WETLANDS; HYDRIC SOILS DETERMINATION)

IN TERMS OF RESPONSIBILITY FOR THE DELINEATIONS SHOWN, EITHER THE DESIGNER IS RESPONSIBLE FOR THEM (CONDUCTED BY THE DESIGNER) OR THE PLANS MUST BE STAMPED BY A CERTIFIED WETLANDS SCIENTIST

**MAINTENANCE**  
 PROPER MAINTENANCE AND CARE ARE REQUIRED FOR SEPTIC SYSTEM TO FUNCTION PROPERLY. THE FOLLOWING ARE SOME ITEMS THAT MAY SHORTEN SYSTEM LIFE:

- SOME WATER SOFTENERS/PURIFIERS
- GARBAGE DISPOSAL UNITS
- EXCESSIVE USE OF WATER
- HOT TUBS
- SOME CLEANERS
- TOXIC CHEMICALS

TANK SHOULD BE INSPECTED AT LEAST ONCE A YEAR AND CLEANED WHEN NECESSARY.

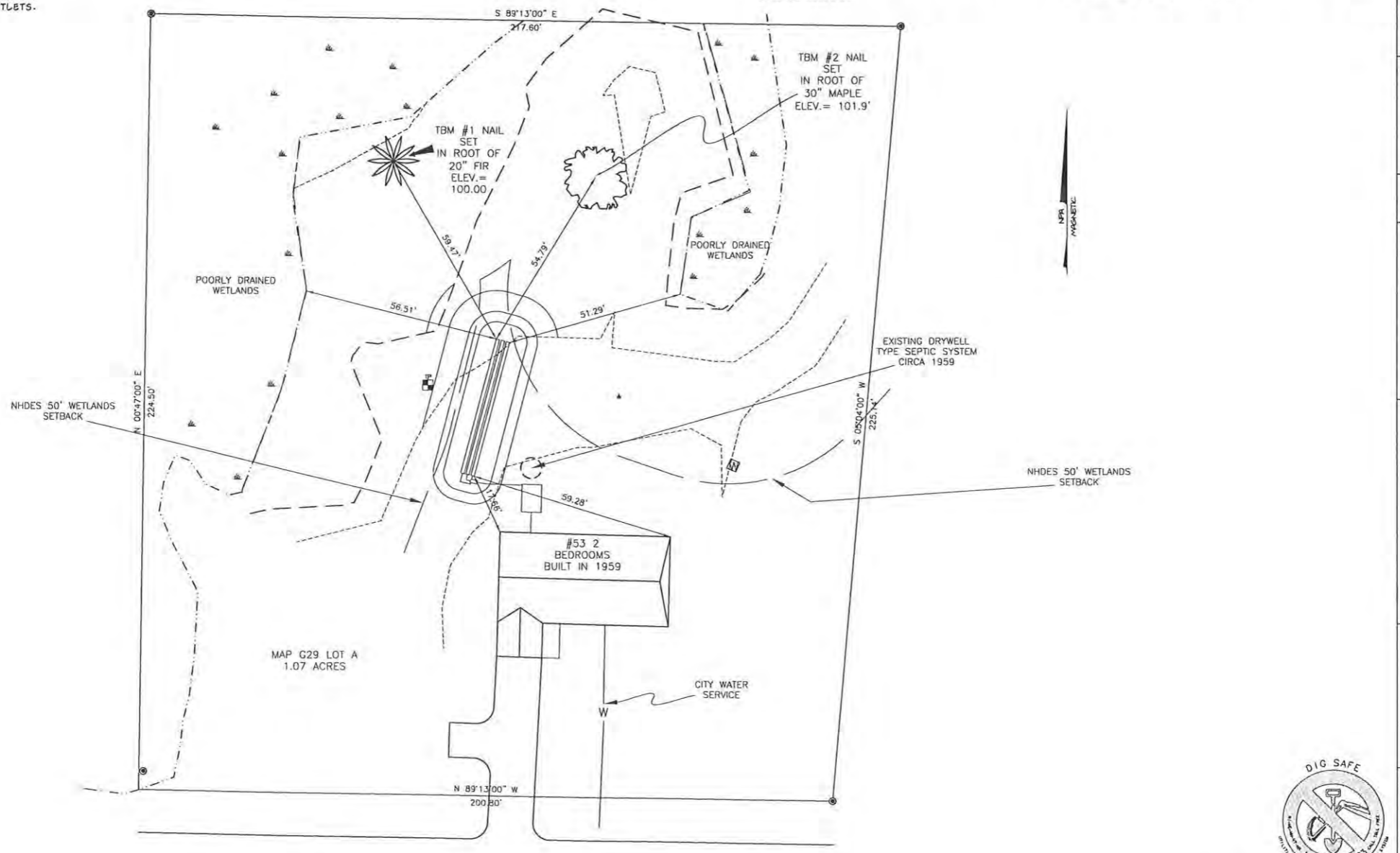
- SEALANT TO BE USED IS PLASTIC CEMENT.  
 - ENVIRO-SEPTIC PIPES TO BE LAID LEVEL.  
 - SYSTEM MAY BE REPLACED IN SAME LOCATION IF NECESSARY.  
 - DO NOT INSTALL SYSTEM ON FROZEN GROUND.  
 - IF SYSTEM HAS AN EXISTING BUILDING, ALL INSIDE PLUMBING MUST BE CHECKED BEFORE INSTALLATION.  
 - INSTALLATION OF ALL ENVIRO-SEPTIC SYSTEMS IS TO BE IN STRICT ACCORDANCE WITH THE ENVIRO-SEPTIC DESIGN AND INSTALLATION HANDBOOK FOR THE STATE OF NEW HAMPSHIRE.  
 - PRESBY ENVIRONMENTAL, INC. RECOMMENDS THAT THE 4" PVC USED TO BE SCHEDULE 40 OR SDR 35 FOR SLOPES GREATER THAN 2%.

BEFORE INSTALLATION, INSTALLER MUST VERIFY ALL ELEVATIONS AND DISTANCES. IF SYSTEM HAS EXISTING BUILDINGS, ALL PLUMBING ELEVATIONS MUST BE CHECKED.  
 CONTACT DESIGNER IF ANY DISCREPANCIES ARE FOUND.  
 ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEMS ARE APPROVED BY NHDES AS ITA IN ACCORDANCE WITH PART ENV-WIS 1024. THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE ENVIRO-SEPTIC & SIMPLE SEPTIC LEACHING SYSTEMS DESIGN AND INSTALLATION MANUAL AND THE ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEMS DESIGN AND INSTALLATION MANUAL NEW HAMPSHIRE STATE ATTACHMENT.  
 ENVIRO-SEPTIC HAS BEEN GRANTED A NEW ITA APPROVAL TO BE INSTALLED 30" TO THE WATER TABLE OR A RESTRICTIVE FEATURE. ITA APPROVAL NUMBER 2008-03-01.

**ENVIRO-SEPTIC SYSTEM SAND SPECIFICATIONS**

SYSTEM SAND CONTAINS...	PER SPEC % (BY WEIGHT)	PARTICLE SIZE (METRIC)	PARTICLE SIZE (INCHES)	STANDARD TEST METHOD
GRAVEL (UP TO 3/4 IN.)	0-35%	2-76 MM	0.08-0.75 IN. 5/8"-3/4 IN.	PASSES 3/4 IN. RETAINED #10
SAND (COARSE & VERY COARSE)	40-90% (THE MORE, THE BETTER)	0.5-2.0 MM	0.0196-0.079 IN. 1/8"-5/8 IN.	PASSES #10 RETAINED #35
FINES (SILT/CLAY)	NO MORE THAN 2% (CRITICAL)	< 0.075 MM	< 0.0029 IN.	PASSES #200

NOTE: PER ENVIRO-SEPTIC & SIMPLE-SEPTIC LEACHING SYSTEMS DESIGN AND INSTALLATION MANUAL, ALL DISTRIBUTION BOXES THAT DIVIDE EFFLUENT FLOW IN PUMP OR GRAVITY SYSTEMS REQUIRE AN EQUALIZER OR ITS EQUIVALENT IN THEIR OUTLETS.



**IMPORTANT REMINDERS:**  
 1. SYSTEM SAND IS CLEAN, GRANULAR, COARSE TO VERY COARSE SAND, FREE OF ORGANICS;  
 2. SYSTEM SAND SHOULD CONTAIN LESS THAN 2% FINES (CLAY AND SILT);  
 3. SYSTEM SAND EXTENDS A MINIMUM OF SIX (6) INCHES IN EVERY DIRECTION AROUND THE PIPES;  
 4. WE RECOMMEND CONFIRMING SYSTEM SAND MEETS SPECS. BY OBTAINING SIEVE ANALYSIS;  
 5. MANUFACTURED SAND IS ACCEPTABLE FOR SYSTEM SAND PROVIDED IT MEETS SPECS.

**SYSTEM REQUIREMENTS**  
 NUMBER OF BEDROOMS: 2  
 DAILY FLOW VOLUME: 300 GPD  
 TANK VOLUME NEEDED: 1250 GALLONS  
 120' LINEAR FEET OF ENVIRO-SEPTIC PIPE REQUIRED.  
 120' LINEAR FEET OF ENVIRO-SEPTIC PIPE DESIGNED.

**PERCOLATION TEST DATA**  
 DATE: AUGUST 2014 RATE: 16 MINUTES PER INCH @ 20 INCHES

**TEST PIT DATA**  
 0-18" 10YR 3/4 SANDY LOAM, FRIABLE  
 18-26" 10YR 5/6 SANDY LOAM, GRANULAR, FRIABLE  
 26-60" 2.5Y 5/2 SILTY LOAM VERY FIRM IN PLACE  
 SHWT @ 26"

**SOILS DATA -**



**PROPOSED SEPTIC SYSTEM**  
 53 LITTLEWORTH ROAD  
 DOVER, NH  
 FOR  
 NATHAN RIGGS

1" = 20' SEPTEMBER 2014

NORWAY PLAINS ASSOCIATES, INC.  
 P.O. BOX 249  
 ROCHESTER, NH 03866  
 603-335-3948

NEW HAMPSHIRE  
 Designer of  
 Subsurface Disposal  
 Systems  
 \*\*\*  
 Charles E. Karcher, Jr.  
 No. 511  
 Department of Environmental Services

FILE NO. 303  
 PLAN NO. SSD 1372  
 DWG. NO. 14115C SSD  
 F.B. NO. SDR #33



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-70

Application Type: Minor Subdivision  
Applicant(s): Christopher & Melissa Snow  
Owner(s): Christopher & Melissa Snow  
Location: Back River Road & 10 Leathers Lane (Assessor's Map I, Lot 4)

**INTENT:** To subdivide an existing lot on Leathers Lane and Back River Road into three lots. The lot sizes would be 0.78, 0.56 and 0.76 acres. Each lot would have an on-site septic system and municipal water.

**LOTS/UNITS PROPOSED:** One lot divided into three lots

**AGENDA ITEM #:** 4-1

**ACREAGE:** 2.94 Acres

**ZONING DISTRICT:** Medium-Density Residential District (R-12)

**EXISTING LAND USE:** Single family house

**PROPOSED LAND USE:** Two additional single family house lots

**SURROUNDING LAND USE:** Single family residential

**ZBA ACTION:** Applicant was granted a variance from the front build to requirement by the ZBA on 10/16/14.

**ATTACHMENT:** Subdivision plan and application; ZBA decision letter

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- NH Department of Environmental Services Subdivision Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant proposes to subdivide an existing lot on the corner of Leathers Lane and Back River Road to create three lots.

**Consistency with Land Use Regulations**

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plan is consistent with those regulations.

**STAFF RECOMMENDATION:**

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

**Conditions to Be Met Prior to Signing of Plans:**

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-70 to the title block.
4. The applicant shall revise the plat to add the information about the variance granted on 10/16/14.
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 lot #2 will comply with NFPA-1 (NH Fire Code) or provide a sprinkler system for the house.
7. The applicant shall prepare an easement deed to address cross access and utility lines benefitting lot #2. Said easement shall be reviewed as to form by the City Attorney.
8. The applicant shall revise the plat to add a note requiring the driveway for lot #1 to be located on Leathers Lane, as far from Back River Road as possible.

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

9. All new houses shall be assessed the current impact fees in place at the time of building permit application.
10. All new structures shall be assessed the current water investment fees in place at the time of application for water service.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-70

Application Type: Minor Subdivision  
Applicant(s): Christopher & Melissa Snow  
Owner(s): Christopher & Melissa Snow  
Location: Back River Road & 10 Leathers Lane (Assessor's Map I, Lot 4)

BELOW IS AN AERIAL VIEW OF 10 LEATHERS LANE





# City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P14-70</u>	Date Received:	<b>RECEIVED</b> OCT - 9 2014
	Amount Paid:	<u>\$ 517.00</u> <u>CP 17525</u>	Time Received:	

### APPLICANT AND OWNER INFORMATION

Name of Applicant: CHRISTOPHER + MELISSA SNOW Telephone # 731-3348  
 Address of Applicant: 1 CLARK ROAD DYE, NH 03870  
 Name of Property Owner (if different from applicant): SAME Telephone # \_\_\_\_\_  
 Address of Property Owner: \_\_\_\_\_  
 E-Mail Address: N/A

### PROPERTY INFORMATION

Address of Property: BACK RIVER ROAD & LEATHERS LANE  
 Assessor's Map # I Lot(s) # 4  
 Zoning District(s) R-12 Overlay District(s) \_\_\_\_\_  
 Size of Parcel: 91,225 SF (2.94 AC) Property Deed: Book 2519 Page: 67  
 Existing Use of Property: RESIDENTIAL - SINGLE FAMILY

### SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): \_\_\_\_\_ Minor (3 or fewer lots):  Open Space: \_\_\_\_\_  
 Existing Number of Lots: 1 Proposed Number of Lots: 3  
 City Water?  Yes  No How far is city water from the property? AT STREET  
 City Sewer?  Yes  No How far is city sewer from the property? \_\_\_\_\_  
 Highway Access (check where applicable):  City Street  State Highway  
 Estimated Length of Proposed Roads: N/A feet Public or Private Road? N/A

### WAIVER REQUESTS

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

**SURVEYOR INFORMATION**

05-119  
00-012 \*

Name of Surveyor and Company (Licensed in N.H.): McENEANEY SURVEY ASSOCIATES, INC.

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

Professional License #: KEVIN McENEANEY E-mail address: Kevin@surveynh.com  
LLS 661

**ENGINEER INFORMATION**

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

Address \_\_\_\_\_ Telephone #: \_\_\_\_\_

Professional License #: \_\_\_\_\_ E-mail address: \_\_\_\_\_

**SIGNATURES**

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

Signature of Property Owner:  Date: 9/30/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

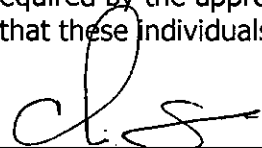
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 9/30/14

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 9/30/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF FEES**

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

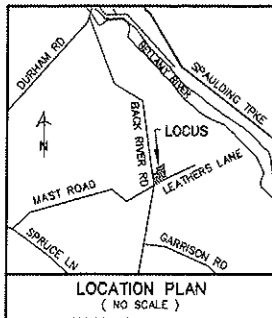
Signature of Property Owner:  Date: 9/30/14

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

200' ABUTTERS updated 9/30/14							
I / 4	Christopher & Melissa Snow		1 Clark Road	Rye	NH	03870	2519 / 67
I / 4A	Karen A. Towle Irrevocable Trust	Karen A. Towle, Trustee	26 Anita Street	Rochester	NH	03867	3976 / 689
I / 4A-1	Guy J. & Margarete A. Giguere		327 Cranberry Meadow Road	Berwick	ME	03901	3792 / 905
I / 4A-2	Daniel T. & Carol A. Carrel		22 Leathers Lane	Dover	NH	03820	4153 / 432
I / 48J	Joseph A. Simunac, III		470 Still Meadow's Circle S	Palm Harbor	FL	34683	2917 / 541
I / 54	Richard P. Towle Revocable Trust of 1997	Katherine C. Towle Revocable Trust of 1997	67 Back River Road	Dover	NH	03820	1934 / 404
I / 54A	Bradford & Mary Ann Towle		5 Mast Road	Dover	NH	03820	1149 / 48
I / 54D	Michael R. Towle	Julie Burrell Crabtree	63 Richardson Street	Rochester	NH	03867	4220 / 476
I / 67A	Lydia M. Towle		P.O. Box 1392	Dover	NH	03821	2241 / 493
I / 67B	Jonathan P. Towle 2008 Trust	Jonathan P. Towle, Trustee	P.O. Box 1708	Dover	NH	03821	3637 / 148
I / 68	Henry S. Dutkowski		78 Back River Road	Dover	NH	03820	3270 / 363
I / 69	David G. Field		11 Leathers Lane	Dover	NH	03820	1092 / 288
I / 69A	Robert & Patricia Almy		17 Leathers Lane	Dover	NH	03820	1931 / 257
I / 69B	Alfred R. & Carolyn R. Demers		21 Leathers Lane	Dover	NH	03820	883 / 203
I / 70	John W. & Denise E. Evans		90 Back River Road	Dover	NH	03820	2148 / 502
I / 70C	Ollier Lane-Wortley		7 Leathers Lane	Dover	NH	03820	4216 / 1

Surveyor: McEneaney Survey Associates

24 Chestnut Street Dover NH 03820



No.	Bearing	Distance
L1	N68°45'51"W	17.32'
L2	N48°02'51"E	21.72'
L3	N36°32'25"E	16.54'
L4	S59°29'53"W	19.47'
L5	S58°22'03"W	30.29'
L6	S58°24'20"W	33.30'
L7	S64°58'15"W	31.16'
L8	S21°14'51"E	10.00'

**REFERENCE PLANS:**

- LOT LINE ADJUSTMENT PLAN PREPARED FOR BARBARA H. WING REVOCABLE TRUST AND FRANK AND TRACY WENTWORTH, BACK RIVER ROAD, DOVER, NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: AUGUST 9, 1995; BY: McNEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 46-66.
- SUBDIVISION PLAT, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR SEACOAST INVESTMENT CO., INC.; SCALE: 1" = 50'; DATED: MARCH 4, 1992; BY: GEOMETRES BLUE HILLS; RECORDED S.C.R.D. PLAN 40-54.

**OWNER SIGNATURES**

**1 / 68A**  
 ROBERT ALMY  
 PATRICIA ALMY  
 17 LEATHERS LANE  
 DOVER, NH 03820  
 1031 / 257

**NOTES:**

- OWNER OF RECORD: CHRISTOPHER & MELISSA SNOW  
 1 CLARK ROAD  
 RYE, NEW HAMPSHIRE 038700  
 S.C.R.D. VOLUME 2519, PAGE 67
- 1 / 4** - DENOTES TAX MAP AND PARCEL NUMBER
- TOTAL AREA OF PARCEL IS 91,225 S.F. (2.94 Ac.)
- ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:  
 MINIMUM LOT SIZE = 12,000 S.F.  
 MINIMUM FRONTAGE = 100 FEET  
 MINIMUM BUILDING SETBACKS:  
 FRONT = 30 FEET \*\*  
 REAR = 30 FEET  
 ABUT LOT = 15 FEET  
 ABUT STREET = 30 FEET \*\*  
 MAXIMUM LOT COVERAGE = 30 PERCENT  
 MAXIMUM BUILDING HEIGHT = 35 FEET  
 \*\* - REFERENCE IS MADE TO ....
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT INTO 3 SINGLE FAMILY RESIDENTIAL LOTS. LOTS 1 & 2 WILL BE NEW BUILDING LOTS. LOT 3 WILL HAVE THE EXISTING HOUSE. ALL LOTS TO BE SERVICED BY MUNICIPAL WATER AND ON-SITE SEWAGE DISPOSAL. LOT 2 WILL BE ACCESSED VIA LEATHERS LANE A TWENTY-FIVE FOOT WIDE EASEMENT OVER LOT 3 AS SHOWN.
- BASIS OF BEARING AND COORDINATE SYSTEM ARE CITY OF DOVER G.I.S. GRID. VERTICAL DATUM IS NGVD 1929. CONTOUR INTERVAL IS 2 FEET. TOPOGRAPHIC INFORMATION IS FROM FIELD OBSERVATIONS BY THIS OFFICE ON JUNE 21, 2007.
- NO WETLANDS WERE FOUND DURING AN INVESTIGATION OF THE SUBJECT PARCEL.
- THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOOD; SOURCE: FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145, PANEL 0340, SUFFIX D; MAP NUMBER 33017C0340D, EFFECTIVE DATE: MAY 17, 2005.
- STREET ADDRESSES TO BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF BUILDING PERMIT APPLICATION. EXISTING HOUSE ADDRESS IS 10 LEATHERS LANE.
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- NH DES SUBDIVISION APPROVAL NUMBER: SA 2014 DATED (PENDING).
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.
- TEST PITS WERE EVALUATED BY LEONARD A. LORD, NH DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS No. 834, ON MARCH 10, 2008 AND LOCATED BY THIS OFFICE.
- THE SOIL TYPES ON THE SITE ARE:  
 HgC - HOLLIS-GLoucester VERY ROCKY FINE SANDY LOAMS, 5 TO 15 PERCENT SLOPES  
 SwA - SWANTON FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES  
 WdB - WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES  
 THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY  
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

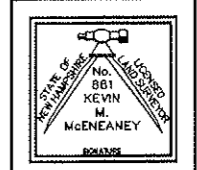
**1 / 68**  
 DAVID FIELD  
 11 LEATHERS LANE  
 DOVER, NH 03820  
 1092 / 288

**1 / 90C**  
 OLLIRE LANE-WORTHY  
 7 LEATHERS LANE  
 DOVER, NH 03820  
 4216 / 001

**1 / 70**  
 JOHN W. EVANS  
 DENISE E. EVANS  
 90 BACK RIVER ROAD  
 DOVER, NH  
 2148 / 502

**MINOR SUBDIVISION OF LAND**  
 PREPARED FOR  
**CHRISTOPHER & MELISSA SNOW**  
 TAX MAP I, LOT No. 4  
**BACK RIVER ROAD & LEATHERS LANE**  
 CITY OF DOVER  
 COUNTY OF STRAFFORD  
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-\_\_\_\_  
 DRAWN BY: RJM FILE: VR CP\1762\14-1762  
 SCALE: 1" = 20' DATE: SEPTEMBER 4, 2014



**McNeaney**  
**S**urvey  
**A**ssociates, inc.  
 P.O. Box 681 - 24 CHESTNUT STREET  
 DOVER, NH 03820 (603) 742-0911

**SURVEYING - PLANNING - CONSULTING**

**NHDES LOT SIZING:**

LOT	SOIL GROUP	SLOPE	REQUIRED LOT SIZE*	PROPOSED LOT SIZE**
1	1	8-15%	20,000 S.F.	24,181 S.F.
2	1	8-15%	20,000 S.F.	33,032 S.F.
3	3	0-8%	24,000 S.F.	28,803 S.F.

\* WITH MUNICIPAL WATER SUPPLY.  
 \*\*NOT INCLUDING EASEMENT AREAS.

**LEGEND**

- I.R.(fnd) - IRON ROD (FOUND)
- D.H.(fnd) - DRILL HOLE (FOUND)
- I.R.(set) o - IRON ROD W/ I.D. CAP (SET)
- UP 410/5 - UTILITY POLE W/ I.D. NOS.
- CB - CATCH BASIN
- WGV - WATER GATE VALVE
- FD - FIRE HYDRANT
- TL - TREE LINE
- VGC - VERTICAL GRANITE CURB
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTER OF DEEDS
- (4K) - 4,000 S.F. AREA SUITABLE FOR SUBSURFACE DISPOSAL
- TPIT #2 - TEST PIT (SEE NOTE 13)
- o - PERCOLATION TEST
- - - - - EXISTING CONTOUR (2 FOOT INTERVAL)
- GsC - SOIL TYPE
- SOIL LINE

NO.	DATE	DESCRIPTION	BY	CHK
14-1762	SUBDIVISION	07-08	61-64	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

**1 / 64D**  
 MICHAEL R. TOWLE  
 JULIE BURRELL CRABTREE  
 63 RICHARDSON STREET  
 ROCHESTER, NH 03867  
 4220 / 476

**1 / 64**  
 KATHERINE C. TOWLE REVOCABLE OF 1997  
 RICHARD P. TOWLE REVOCABLE OF 1997  
 67 BACK RIVER ROAD  
 DOVER, NH 03820  
 1934 / 404

**1 / 64A**  
 MARYANN TOWLE  
 BRADFORD TOWLE  
 5 MAST ROAD  
 DOVER, NH 03820  
 1149 / 048

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



CITY OF DOVER

## PLANNING BOARD - STAFF MEMO FILE #P14-71

Application Type: Minor Lot Line Adjustment  
Applicant(s): Patrick Murray & Nancy Murray 1995 Trust  
Owner(s): Patrick Murray & Nancy Murray 1995 Trust  
Location: 19 & 21 Hillcrest Drive (Tax Map 35, Lots 56N & 56Q)

**INTENT:** To adjust the lot lines between two existing lots on Hillcrest Drive. The adjustment would increase lot 56N by 638 square feet and increase the frontage for lot 56Q by 10 feet.

**UNITS PROPOSED:** none

**AGENDA ITEM #:** 4-J

**ACREAGE:** 2.0 Acres

**ZONING DISTRICT:** Medium-Density Residential District (R-12)

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

**PROPOSED LAND USE:** Same

**SURROUNDING LAND USE:** Single family houses

**ZBA ACTION:** Applicant was granted a variance from the frontage requirement by the ZBA on 10/16/14.

**ATTACHMENTS:** Lot line adjustment plan and application; ZBA decision letter

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

### Summary of Request and Background

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

### Consistency with Land Use Regulations

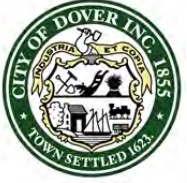
Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

### STAFF RECOMMENDATION:

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

### Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-71 to the title block.
4. The applicant shall revise the plat to add the information about the variance granted on 10/16/14.



CITY OF DOVER

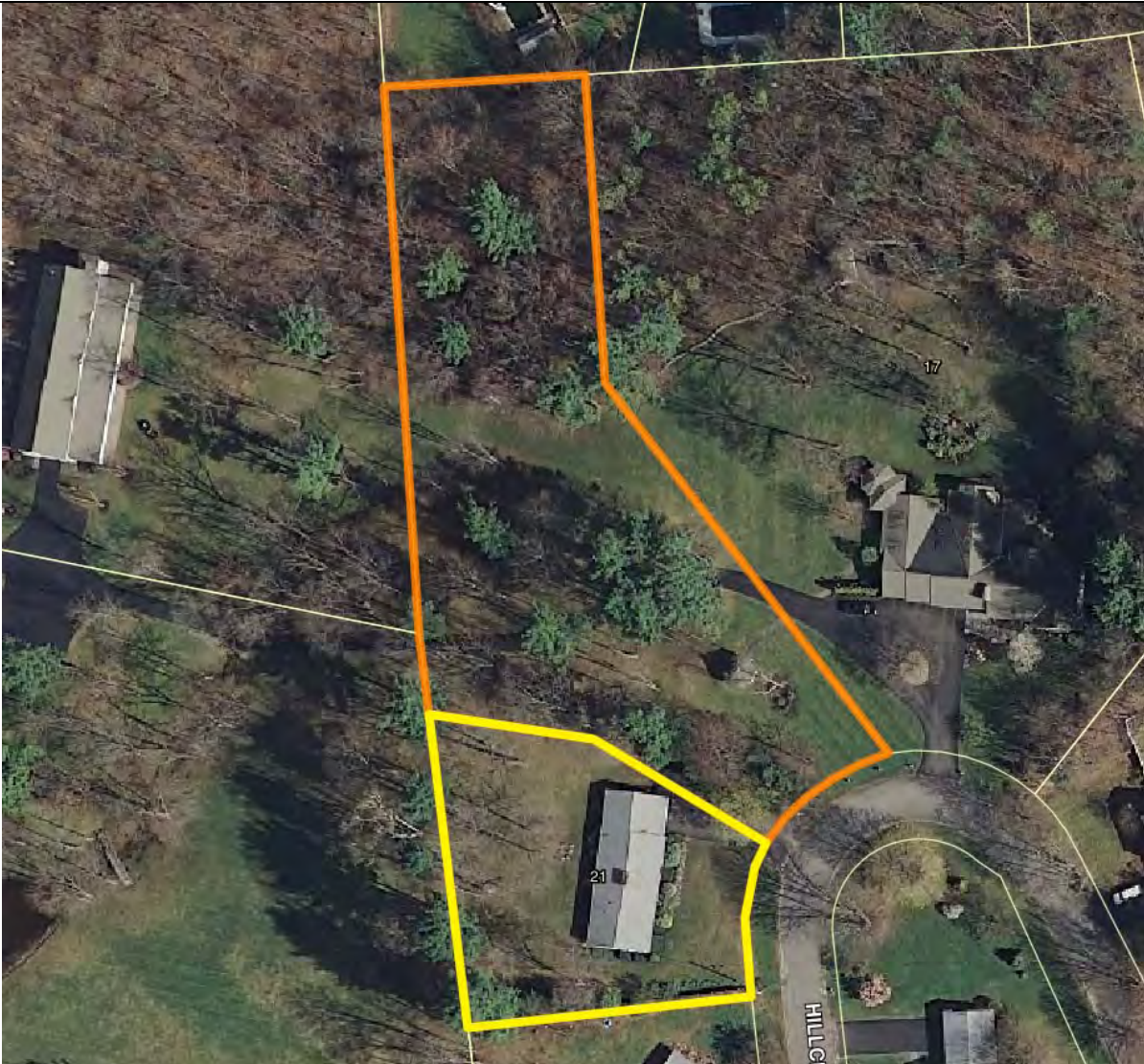
## PLANNING BOARD - STAFF MEMO FILE #P14-71

Application Type: Minor Lot Line Adjustment  
Applicant(s): Patrick Murray & Nancy Murray 1995 Trust  
Owner(s): Patrick Murray & Nancy Murray 1995 Trust  
Location: 19 & 21 Hillcrest Drive (Tax Map 35, Lots 56N & 56Q)

BELOW IS A STREET VIEW OF 19 & 21 HILLCREST DRIVE



BELOW IS AN AERIAL VIEW OF 19 & 21 HILLCREST DRIVE





City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only Project #: 71 Date Received: OCT 9 2014
Amount Paid: Time Received:

APPLICANT INFORMATION

Name of Applicant: PATRICK M. MURRAY Telephone # 742-1893
Address of Applicant: 17 HILLCREST DRIVE DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): SAME Telephone #
Address of 1st Property Owner:
Address of Property: 19 HILLCREST DRIVE (VACANT)
Assessor's Map # 35 Lot(s) # 56N
Property Deed: Book 1689 Page: 665
Zoning District(s) R-12 Overlay District(s)
Size of Existing Parcel (sq. ft.): Size of Proposed Parcel (sq. ft.):

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): NANCY J. MURRAY Telephone # 226-1212
Address of 2nd Property Owner: 1995 TRUST
116 NO. MAIN STREET CONCORD NH 03301
Address of Property: 21 HILLCREST DRIVE
Assessor's Map # 35 Lot(s) # 56A
Property Deed: Book 3722 Page: 818
Zoning District(s) R-12 Overlay District(s)
Size of Existing Parcel (sq. ft.): Size of Proposed Parcel (sq. ft.):

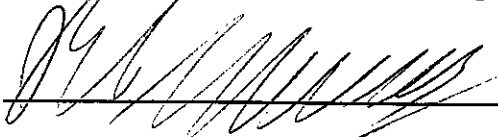
[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.): KEVIN McENEANEY MCEANEANEY SURVEY ASSOC.
Address: 24 CHESTNUT ST. DOVER NH 03820 Telephone #: 742-0911
Professional License #: 6661 E-mail address: Kevin@surveynh.com

**SIGNATURES**

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

Signature of First Property Owner:  Date: 9/30/14


Signature of Second Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 9/30/14

17A

Gordon S. & Susan O. Smith  
2A Hillcrest Drive  
Dover, NH 03820

Marjorie S. & Robert E. Fisher  
23 Hillcrest Drive  
Dover, NH 03820

Patrick M. Murray  
17 Hillcrest Drive  
Dover, NH 03820

Nancy J. Murray 1995 Trust  
Cambridge Trust Company, Trustee  
116 North Main Street  
Concord, NH 03301

Rita T. Novak Revocable Trust  
Rita T. & Linda S. Novak, Trustees  
24 Hillcrest Drive  
Dover, NH 03820

22 Hillcrest Drive Realty Trust  
Stanley B. & Rita L. Robbins, Trustees  
22 Hillcrest Drive  
Dover, NH 03820

Patricia A. Auty  
15B Hillcrest Drive  
Dover, NH 03820

Derek C. Key  
Maya I. Key-Dimova  
15A Hillcrest Drive  
Dover, NH 03820

James J. & Kimberley S. McGovern  
21 Oak Hill Drive  
Dover, NH 03820

J & D Young Revocable Trust of 1998  
J & D Young, Co-Trustees  
23 Oak Hill Drive  
Dover, NH 03820

Gordon S. & Susan O. Smith  
2A Hillcrest Drive  
Dover, NH 03820

Marjorie S. & Robert E. Fisher  
23 Hillcrest Drive  
Dover, NH 03820

Patrick M. Murray  
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Dover, NH 03820

J & D Young Revocable Trust of 1998  
J & D Young, Co-Trustees  
23 Oak Hill Drive  
Dover, NH 03820

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1-800-GO-AVERY

Nathan Cote  
19 Oak Hill Drive  
Dover, NH 03820

James V. & Mary Ann Flatten  
25 Oak Hill Drive  
Dover, NH 03820

Douglas W. & Judith G. Drake  
14 Oak Hill Drive  
Dover, NH 03820

McEaney Survey Associates, Inc.  
24 Chestnut Street  
Dover, NH 03820

Repliez à la hachure afin de  
révéler le rebord Pop-Up™

Nathan Cote  
19 Oak Hill Drive  
Dover, NH 03820

James V. & Mary Ann Flatten  
25 Oak Hill Drive  
Dover, NH 03820

Douglas W. & Judith G. Drake  
14 Oak Hill Drive  
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Dover, NH 03820

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chargement

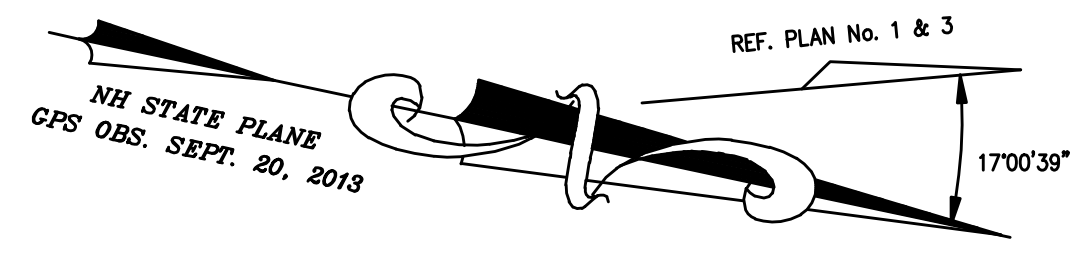
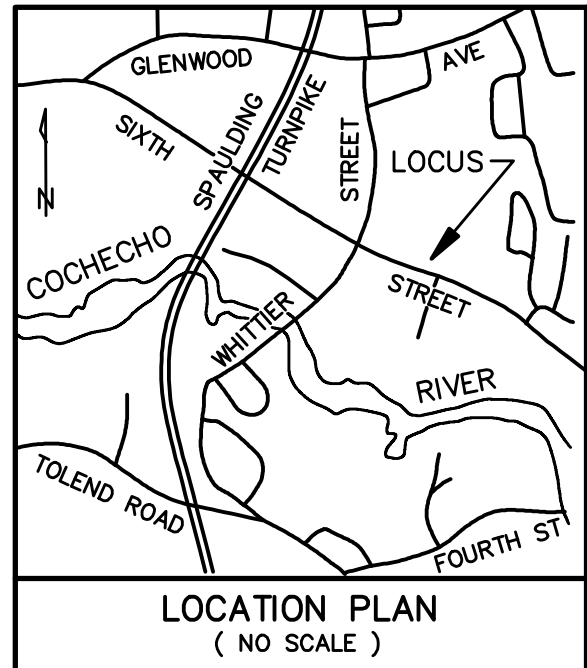
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McEaney Survey Associates, Inc.  
24 Chestnut Street  
Dover, NH 03820

Étiquettes faciles à peeler  
Utilisez le gabarit AVERY® 5160®



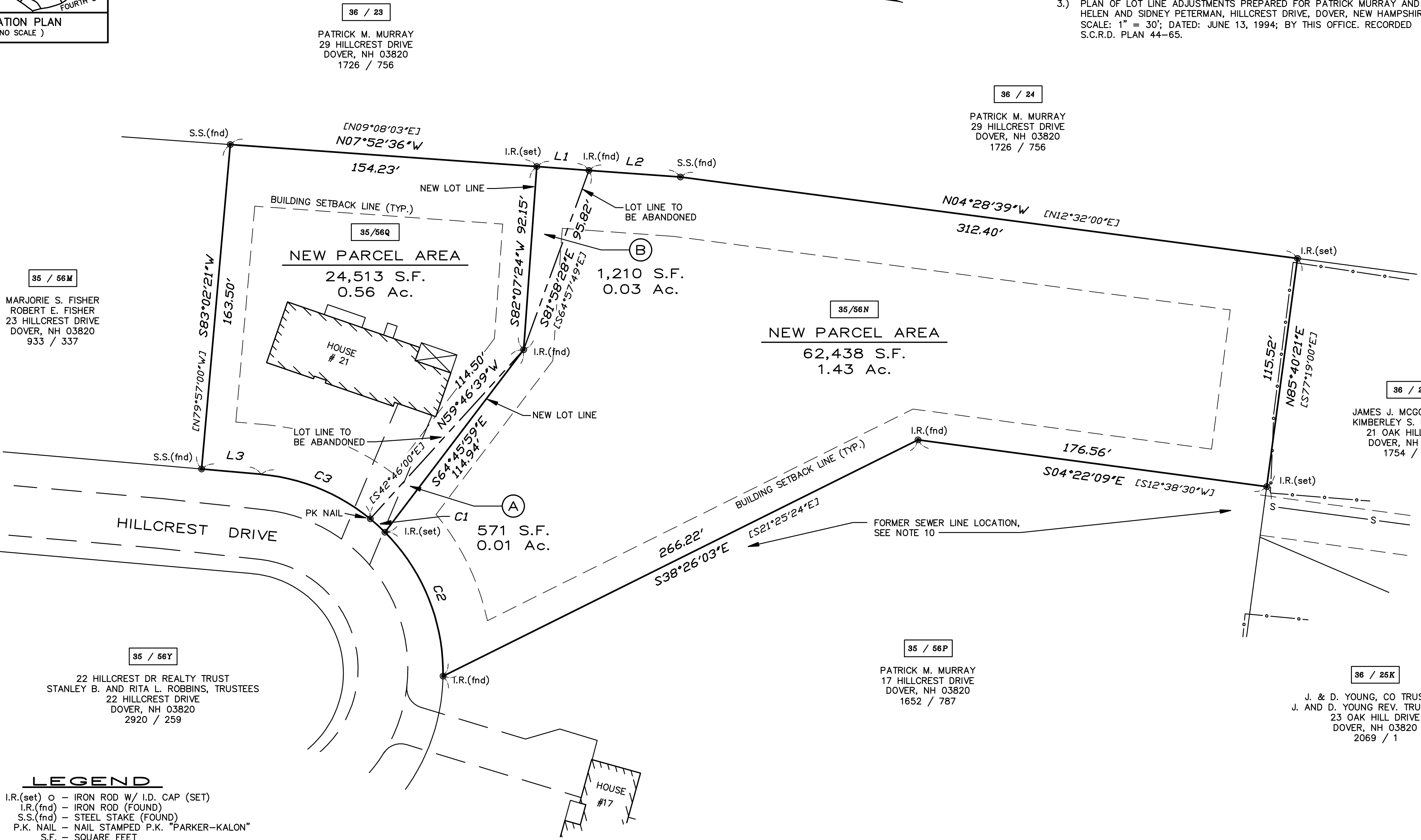
**REFERENCE PLANS:**

- HILLCREST DRIVE EXTENSION - PLAN OF LAND FOR WALTER AND MARY FISCHER, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED NOV 10, 1958, REVISED THROUGH 11/21/1958; BY G.L. DAVIS & ASSOC.. S.C.R.D. PLAN 37B, POCKET 3, FOLDER 4.
- WAMACA INCORPORATED - FINAL PLAN - OAK HILL DEVELOPMENT DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED AUG 6, 1956; BY G.L. DAVIS & ASSOC.. S.C.R.D. PLAN 28, POCKET 2, FOLDER 21.
- PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR PATRICK MURRAY AND HELEN AND SIDNEY PETERMAN, HILLCREST DRIVE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: JUNE 13, 1994; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 44-65.

**NOTES:**

- OWNER OF RECORD:
  - 36 / 23: PATRICK M. MURRAY, 29 HILLCREST DRIVE, DOVER, NH 03820, 1726 / 756
  - 36 / 24: PATRICK M. MURRAY, 29 HILLCREST DRIVE, DOVER, NH 03820, 1726 / 756
  - 36 / 25: JAMES J. MCGOVERN, JR., KIMBERLEY S. MCGOVERN, 21 OAK HILL DRIVE, DOVER, NH 03820, 1754 / 112
  - 36 / 25K: J. & D. YOUNG, CO TRUSTEES, J. AND D. YOUNG REV. TRUST 1998, 23 OAK HILL DRIVE, DOVER, NH 03820, 2069 / 1
- OWNER SIGNATURE
- OWNER SIGNATURE
- 35 / 56N - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
  - MINIMUM LOT SIZE = 12,000 S.F.
  - MINIMUM FRONTAGE = 100 FEET
  - MAXIMUM LOT COVERAGE = 30 PERCENT
  - MINIMUM BUILDING SETBACKS:
    - FRONT / ABUT A STREET = 25 FEET
    - SIDE \* = 15 FEET \*
    - REAR = 30 FEET
    - MAXIMUM BUILDING HEIGHT = 35 FEET
- \* PER ZONING REGULATIONS CHAPTER 170 14.A.1 A LOT WITH A WIDTH OF 110' OR LESS AND 75' OR MORE, SHALL HAVE A MINIMUM SIDE YARD OF 10 FEET.
- PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN, TRACT "A" 571 S.F. IS TO BE ADDED TO PARCEL 35/56Q AND TRACT "B" 1,210 S.F. IS TO BE ADDED TO PARCEL 35/56N.
- PARCEL AREAS =
 

PARCEL	ORIGINAL PARCEL	NEW PARCEL
35 / 56N	61,799 S.F. / 1.42 Ac.	62,438 S.F. / 1.43 Ac.
35 / 56Q	25,151 S.F. / 0.58 Ac.	24,513 S.F. / 0.56 Ac.
- PER FLOOD INSURANCE RATE MAP 33017C0310D, EFFECTIVE DATE: MAY 17, 2005; ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON SEPTEMBER 20, 2013. VERTICAL DATUM IS NAVD88
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- REFERENCE IS MADE TO A CITY OF DOVER CITY COUNCIL RESOLUTION WITH REGARDS TO THE ABANDONMENT OF THE TWENTY (20) FOOT WIDE SEWER EASEMENT SHOWN ON REFERENCE PLAN No. 1.



**LEGEND**

- I.R.(set) o - IRON ROD W/ I.D. CAP (SET)
- I.R.(fnd) - IRON ROD (FOUND)
- S.S.(fnd) - STEEL STAKE (FOUND)
- P.K. NAIL - NAIL STAMPED P.K. "PARKER-KALON"
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- [N54°16'32"E] - RECORD BEARING
- S - SEWER LINE
- - - - - FENCE LINE

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing	Record Bearing
C1	05°43'46"	100.00	10.00	10.00	S30°14'14"W	
C2	45°50'14"	100.00	80.00	77.88	S56°01'14"W	
C3	34°23'00"	100.00	60.01	59.11	S10°10'51"W	[S27°11'30"W]

No.	Bearing	Distance	Record Bearing
L1	N07°52'36"W	26.25'	
L2	N07°52'36"W	46.00'	[N09°08'03"E]
L3	S07°00'39"E	30.00'	[S10°00'00"W]

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
14-642		LL ADJ	-	-
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."

**LOT LINE ADJUSTMENT PLAN**  
 PREPARED FOR  
**PATRICK M. MURRAY**  
 AND  
**THE NANCY J. MURRAY 1995 TRUST**  
 TAX MAP 35, LOT Nos. 56N AND 56Q  
**HILLCREST DRIVE**  
**CITY of DOVER**  
**COUNTY of STRAFFORD**  
**STATE of NEW HAMPSHIRE**

DOVER PLANNING FILE No.	P 14-___
DRAWN BY: <b>RJM</b>	FILE: VR CP\642\14-642
SCALE: 1" = 30'	DATE: OCTOBER 1, 2014

**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 #P14-72

Application Type: Minor Lot Line Adjustment  
Applicant(s): Michael Garrepy  
Owner(s): Estate of James Fox  
Location: Glen Hill Road (Tax Map C, Lots 21A & 21H)

**INTENT:** To adjust the lot lines between two existing lots on Glen Hill Road. The adjustment would increase lot 21A by 0.33 acres and increase the frontage for lot 21A by 47.4 feet.

**UNITS PROPOSED:** Two single family house lots

**AGENDA ITEM #:** 4-K

**ACREAGE:** 2.24 Acres

**ZONING DISTRICT:** Rural Residential District (R-40)

**EXISTING LAND USE:** Two vacant lots

**PROPOSED LAND USE:** Two Single family house lots

**SURROUNDING LAND USE:**  
Single family houses

**ZBA ACTION:** None

**ATTACHMENTS:** Lot line adjustment plan and application

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

### **Summary of Request and Background**

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

### **Consistency with Land Use Regulations**

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

### **STAFF RECOMMENDATION:**

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

### **Conditions to Be Met Prior to Signing of Plans:**

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-72 to the title block.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-72

Application Type: Minor Lot Line Adjustment  
Applicant(s): Michael Garrepy  
Owner(s): Estate of James Fox  
Location: Glen Hill Road (Tax Map C, Lots 21A & 21H)

BELOW IS AN AERIAL VIEW OF GLEN HILL ROAD





City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only Project #: P14-72 Date Received: OCT 09 2014
Amount Paid: \$344 CR# 17524 Time Received: BY:

APPLICANT INFORMATION

Name of Applicant: MICHAEL GARREY Telephone #
Address of Applicant: 10 SOUTH WATSON LANE DOVER NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): ESTATE OF JAMES FOX Telephone #
Address of 1st Property Owner: 1211 DOLPHIN ROAD RIVIERA BEACH FL 33404
Address of Property: GLENHILL ROAD
Assessor's Map # C Lot(s) # 21A
Property Deed: Book 1172 Page: 177
Zoning District(s) R-40 Overlay District(s) CONSERVATION
Size of Existing Parcel (sq. ft.): 34,108 Size of Proposed Parcel (sq. ft.): 48,414

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): ESTATE OF JAMES FOX Telephone #
Address of 2nd Property Owner: 1211 DOLPHIN ROAD RIVIERA BEACH FL 33404
Address of Property: GLENHILL ROAD
Assessor's Map # C Lot(s) # 21 H
Property Deed: Book 1043 Page: 528
Zoning District(s) R-40 Overlay District(s) CONSERVATION
Size of Existing Parcel (sq. ft.): 63,482 Size of Proposed Parcel (sq. ft.): 49,182

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.): KEVIN McENEANEY MCKENEANEY SURVEY ASSOCIATES
Address 24 CHESTNUT STREET DOVER NH Telephone #: 742-0911
Professional License #: NH LLS 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 First Property Owner: Kathleen F. Fox Date: 10/7/14

Signature of Second Property Owner: Kathleen F. Fox Date: 10/7/14

Signature of Applicant (if different from owner): [Signature] Date: 10/8/14

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: Kathleen F. Fox Date: 10/7/14

## CITY OF DOVER MINOR LOT LINE ADJUSTMENT LIST OF ABUTTERS

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

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

**Owner:**

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
C	21A + 21H	Estate of James A. Fox	1701 Dolphin Rd. Riviera Beach FL 33404

**Applicant (if different from owner):**

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Michael Garrepy		10 So. Watson Lane Dover NH 03820

**Surveyor and/or Engineer:**

NAME	COMPANY	MAILING ADDRESS
McEneaney Survey Associates	24 Chestnut Street	Dover NH 03820

**Conservation Easement Holder:**

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

**Abutters:**

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS
C	21 B	Joseph White	194 Boxwood Lane Dover NH 03820
C	21 I	Thomas + Bonnie Dubois	73 Glen Hill Rd. Dover NH 03820
C	21 C	Melinda Walsh	81 Glen Hill Rd. Dover NH 03820
C	4	Strafford County	PO Box 799 Dover NH 03821
<del>C</del>	<del>7</del>		
C	6 I	Brian + Tammy Sollenberger	109 Glen Hill Rd. Dover NH 03820

If a condominium association is an abutter, add below all owners of individual units that are located within two hundred (200) feet of the common property line for notification by first class mail.

UNIT #	OWNER (S) OF RECORD	MAILING ADDRESS

ABUTTERS LIST for		LOT LINE ADJUSTMENT	APPLICATION	GLEN HILL ROAD		updated 10/8/14	
Map/Lot	Name		Address	City	State	Zip	Deed Reference
Surveyor	McEaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820	
Applicant	Michael Garrepy		10 South Watson Lane	Dover	NH	03820	
C / 21A, 21H	Estate of James A. Fox	Kathleen F. Fox, Trustee	1211 Dolphin Road	Riviera Beach	FL	33404	1172 / 177, 1043 / 528
C / 21B	Joseph White		73 Glen Hill Road	Dover	NH	03820	4217 / 574
C / 21C	Melinda Walsh		81 Glen Hill Road	Dover	NH	03820	3975 / 853
C / 21I	Thomas & Bonnie Dubois		73 Glen Hill Road	Dover	NH	03820	1045 / 374
C / 4	Strafford County		PO Box 799	Dover	NH	03821	N/A
C / 6I	Brian & Tammy Solenberger		109 Glen Hill Road	Dover	NH	03820	3196 / 544



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-75

Application Type: Minor Lot Line Adjustment  
Applicant(s): STF Development Corp.  
Owner(s): STF Development Corp.  
Location: Lika Drive, (Tax Map E, Lots 45-2 & 45-3)

**INTENT:** To adjust the lot lines between two existing lots on Lika Drive, with no increase in the number of lots. 492 square feet would be transferred from lot 45-3 to lot 45-2.

**UNITS PROPOSED:** Two single family house lots

**AGENDA ITEM #:** 4-L

**ACREAGE:** 1.4 Acres

**ZONING DISTRICT:** Rural Residential District (R-40)

**EXISTING LAND USE:** One lot with a single family house and one lot with a foundation

**PROPOSED LAND USE:** Two Single family houses

**SURROUNDING LAND USE:**  
Single family houses

**ZBA ACTION:** None

**ATTACHMENTS:** Lot line adjustment plan and application

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

### **Summary of Request and Background**

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

### **Consistency with Land Use Regulations**

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

### **STAFF RECOMMENDATION:**

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

### **Conditions to Be Met Prior to Signing of Plans:**

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-75 to the title block.
4. The applicant shall revise the plat to add the abutter names for all abutting lots.
5. The applicant shall revise the plat to add the building setbacks for lot 45-3.



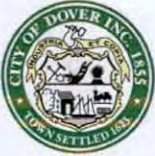
**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-75

Application Type: Minor Lot Line Adjustment  
Applicant(s): STF Development Corp.  
Owner(s): STF Development Corp.  
Location: Lika Drive, (Tax Map E, Lots 45-2 & 45-3)

BELOW IS AN AERIAL VIEW OF LIKA DRIVE





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

[Revision Date: February 12, 2013]

Office Use Only	Project #:	214.75	Date Received:	RECEIVED OCT 14 2014
	Amount Paid:	\$353	Time Received:	

OK # 5757

### APPLICANT INFORMATION

Name of Applicant: STF Development Corporation Telephone # 603-742-2121

Address of Applicant: 242 Central Avenue, Dover, NH 03820

### FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1<sup>st</sup> Property Owner (if different from applicant): Same as applicant Telephone # Same

Address of 1<sup>st</sup> Property Owner: Same as applicant

Address of Property: \_\_\_\_\_

Assessor's Map # E Lot(s) # 45-2

Property Deed: Book 4222 Page: 928

Zoning District(s) R40 Open Space Overlay District(s) \_\_\_\_\_

Size of Existing Parcel (sq. ft.): 29,967 sq. ft. Size of Proposed Parcel (sq. ft.): 30,459 sq. ft.

### SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2<sup>nd</sup> Property Owner (if different from applicant): Same as applicant Telephone # Same

Address of 2<sup>nd</sup> Property Owner: Same as applicant

Address of Property: \_\_\_\_\_

Assessor's Map # E Lot(s) # 45-3

Property Deed: Book 4222 Page: 926

Zoning District(s) R40 Open Space Overlay District(s) \_\_\_\_\_

Size of Existing Parcel (sq. ft.): 30,013 sq. ft. Size of Proposed Parcel (sq. ft.): 29,521 sq. ft.

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

### SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) David Berry, LLS, Berry Surveying & Engineering

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

Professional License #: 328 E-mail address: crberry@metrocast.net





## **BERRY SURVEYING & ENGINEERING**

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

October 14, 2014

### Abutters List

#### **Owners:**

##### **Tax Map E, Lots 45-2 and 45-3**

STF Development Corporation  
242 Central Avenue  
Dover, NH 03820



#### **Abutters:**

##### **Tax Map E, Lot 45-4**

Stern, Brian  
201 Tolend Road  
Dover, NH 03820

##### **Tax Map E, Lot 45-1**

Wissler, Jordan L.  
22 Mills Falls Road  
Barrington, NH 03825

##### **Tax Map E, Lot 43**

Cote, Normand G., Jr. & Sally A. Rev Liv Trust  
Cote, Normand G., Jr. & Sally, Trustees  
241 Tolend Road  
Dover, NH 03820

##### **Tax Map E, Lot 43-A**

Brown, Steven  
229 Tolend Road  
Dover, NH 03820

**Tax Map E, Lot 45**

Brolondo, Roberta & Pupino, Silvio  
75 Portsmouth Avenue  
Greenland, NH 03840

**Tax Map E, Lot 46**

Jacoby, Lauren Trustee  
211 Tolend Road  
Dover, NH 03820

**Applicants:**

STF Development Corporation  
242 Central Avenue  
Dover, NH 03820

**Professionals:**

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

Very truly yours,  
BERRY SURVEYING & ENGINEERING

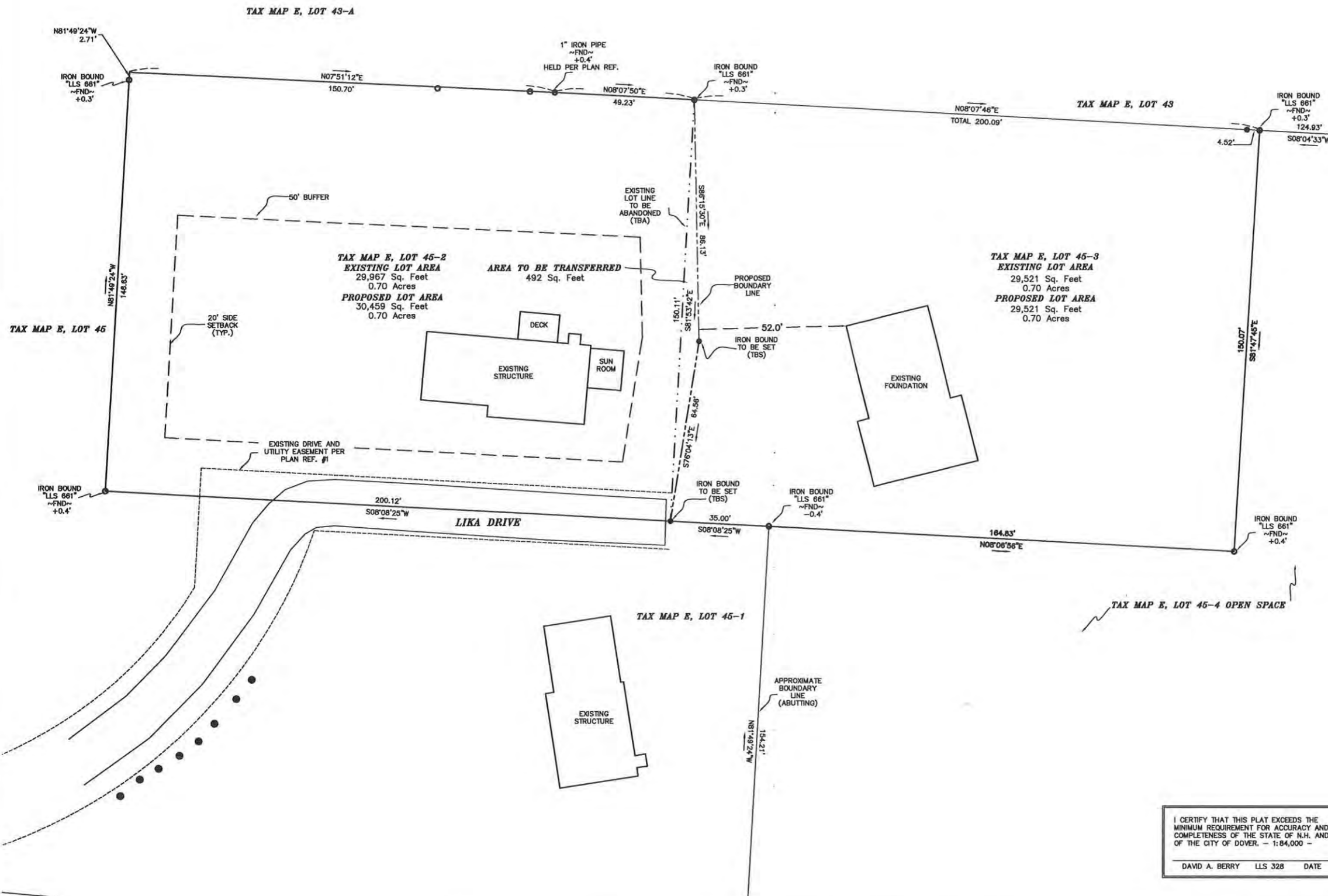
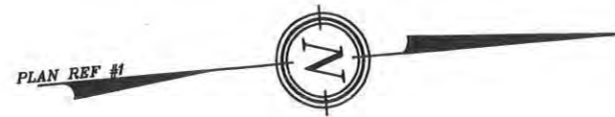


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335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

**PLAN REFERENCES:**

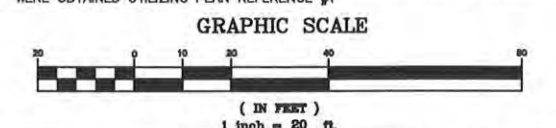
1.) "OPEN SPACE SUBDIVISION PLAN PREPARED FOR BRIAN STERN, TAX MAP E, LOT 45 TOLAND ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, NH" DATED: DECEMBER 2005 BY: MCNEANEY SURVEY ASSOCIATES S.C.R.D. PLAN #65-1



**NOTES:**

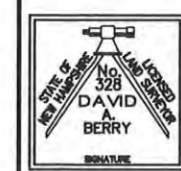
- 1.) OWNER: STF DEVELOPMENT  
242 CENTRAL AVE  
DOVER, N.H. 03820
  - a.) TAX MAP E, LOT 45-2
  - b.) EXISTING LOT AREA: 29,967 SQ. FT., 0.70 AC.  
PROPOSED LOT AREA: 30,459 SQ. FT., 0.70 AC.
  - c.) S.C.R.D. BOOK 4222, PAGE 928
- 2.) OWNER: STF DEVELOPMENT  
242 CENTRAL AVE  
DOVER, N.H. 03820
  - a.) TAX MAP E, LOT 45-3
  - b.) EXISTING LOT AREA: 30,013 SQ. FT., 0.70 AC.  
PROPOSED LOT AREA: 29,521 SQ. FT., 0.60 AC.
  - c.) S.C.R.D. BOOK 4222, PAGE 928
- 3.) ZONING: R40 OPEN SPACE  
MINIMUM FRONTAGE: 20'  
MINIMUM LOT AREA: 20,000 Sq.Ft.  
SETBACKS:  
FRONT: 20'  
SIDE: 20'  
REAR: 20'  
PROJECT PARCEL OTHER SIDES: 50'  
EXISTING STRUCTURES: 100'  
WETLANDS BUFFER: 50'
- 4.) I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE DOVER CITY HALL, MAP #33017C0310D, COMMUNITY #33017C0310D, DATED: MAY 17, 2005.
- 5.) THE PURPOSE OF THIS PLAN IS TO REVISE THE LOTS LINE BETWEEN LOT 45-2 & 45-3 ADDING LAND AREA TO 45-2 AND REDUCING LOT 45-3. THIS LOT LINE REVISION DOES NOT CREATE ANY NON-CONFORMITY BETWEEN THE TWO LOTS.
- 6.) HORIZONTAL DATUM BASED ON DOVER GRID COORDINATES (NAD27). COORDINATES WERE OBTAINED UTILIZING PLAN REFERENCE #1

RECEIVED  
OCT 14 2014



P14-XX		
REVISION	DATE	DESCRIPTION
LOT LINE REVISION PLAN FOR STF DEVELOPMENT LIKA DRIVE DOVER, N.H. TAX MAP E, LOTS 45-2 & 45-3		
<b>BERRY SURVEYING &amp; ENGINEERING</b> 335 SECOND CROWN POINT RD. BARRINGTON, N.H. 332-2863		
SCALE : 1 IN. EQUALS 20 FT.		
DATE : OCTOBER 13, 2014		
FILE NO. : DB 2014-076		

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER. - 1:84,000 -  
DAVID A. BERRY LLS 328 DATE





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-76

Application Type: Minor Lot Line Adjustment  
Applicant(s): STF Development Corp.  
Owner(s): STF Development Corp.  
Location: Lika Drive, (Tax Map E, Lots 45-2 & 45-3)

**INTENT:** To adjust the lot lines between two existing lots on Lika Drive, with no increase in the number of lots and no change in lot size.

**UNITS PROPOSED:** One single family house lot and one open space lot

**AGENDA ITEM #:** 4-M

**ACREAGE:** 2.54 Acres

**ZONING DISTRICT:** Rural Residential District (R-40)

**EXISTING LAND USE:** One lot with a foundation and one open space lot

**PROPOSED LAND USE:** One single family house and one open space lot

**SURROUNDING LAND USE:**  
Single family houses

**ZBA ACTION:** None

**ATTACHMENTS:** Lot line adjustment plan and application

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

### **Summary of Request and Background**

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

### **Consistency with Land Use Regulations**

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

### **STAFF RECOMMENDATION:**

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

### **Conditions to Be Met Prior to Signing of Plans:**

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-76 to the title block.
4. The applicant shall revise the plat by changing the line style for the proposed boundary lines to both be one long dash followed by two short dashes and label the proposed boundary line that runs east/west.
5. The applicant shall revise the plat to add the abutter names for all abutting lots.
6. The applicant shall revise the plat to add the building setbacks for lot 45-3.

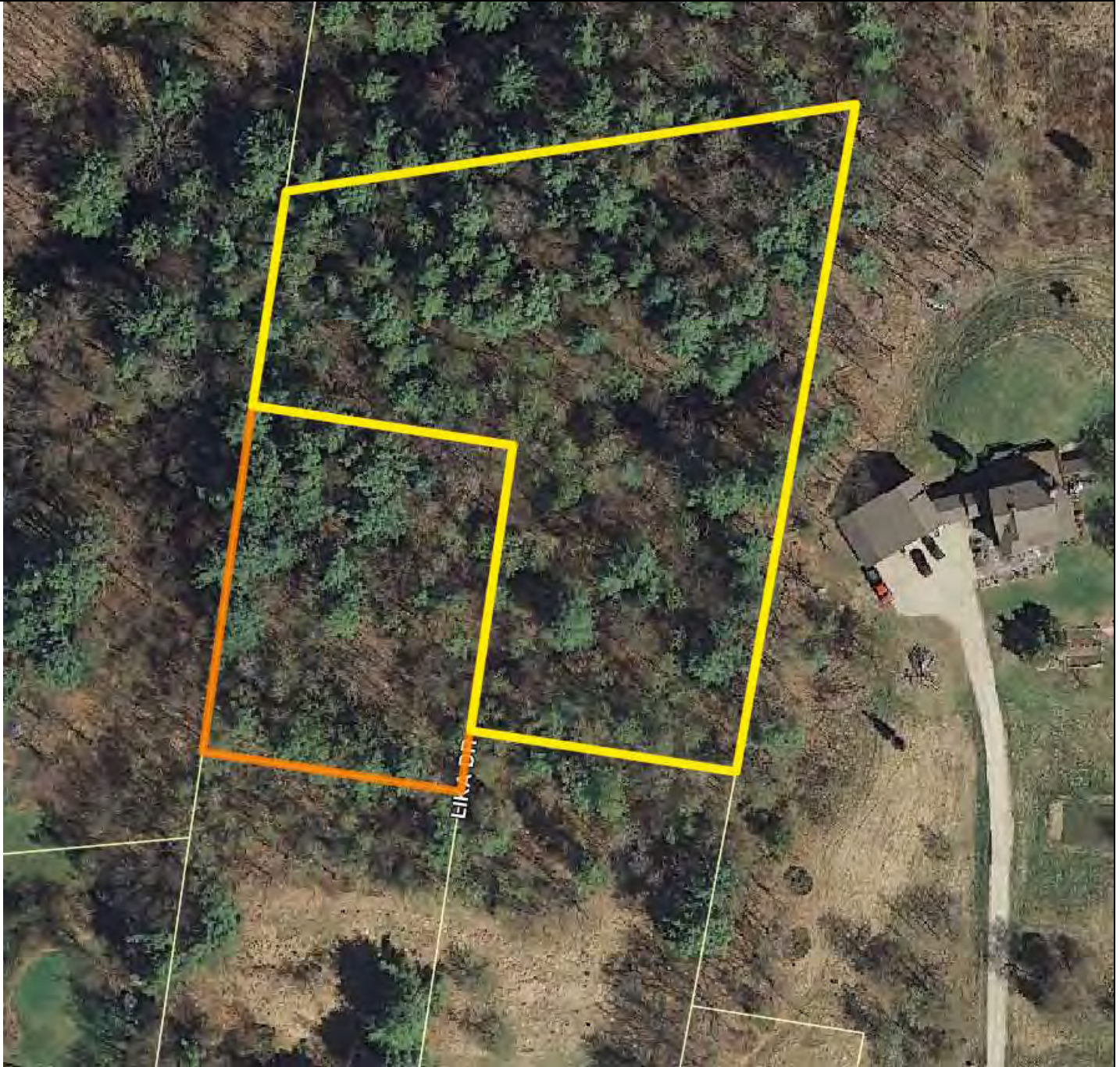


**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-76

Application Type: Minor Lot Line Adjustment  
Applicant(s): STF Development Corp.  
Owner(s): STF Development Corp.  
Location: Lika Drive, (Tax Map E, Lots 45-2 & 45-3)

BELOW IS AN AERIAL VIEW OF LIKA DRIVE





City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only Project #: P14-76 Date Received: OCT 14 2014
Amount Paid: \$353 Time Received:
CK # 5758

APPLICANT INFORMATION

Name of Applicant: STF Development Corporation Telephone # 603-742-2121
Address of Applicant: 242 Central Avenue, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): Same as applicant Telephone # Same
Address of 1st Property Owner: Same as applicant
Address of Property: Lika Drive
Assessor's Map # E Lot(s) # 45-3
Property Deed: Book 4222 Page: 926
Zoning District(s) R40 Open Space Overlay District(s)
Size of Existing Parcel (sq. ft.): 29,521 sq. ft. Size of Proposed Parcel (sq. ft.): 29,521 sq. ft.

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Lika Drive Owners Telephone #
Address of 2nd Property Owner: Lika Drive
Address of Property: Lika Drive
Assessor's Map # E Lot(s) # 45-4
Property Deed: Book 4222 Page: 926
Zoning District(s) R40 Open Space Overlay District(s)
Size of Existing Parcel (sq. ft.): 80,218 sq. ft. Size of Proposed Parcel (sq. ft.): 80,218 sq. ft.

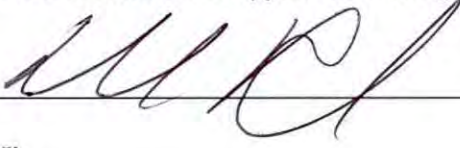
[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) David Berry, LLS, Berry Surveying & Engineering
Address 335 Second Crown Point Road, Barrington, NH, 03825 Telephone #: 603-332-2863
Professional License #: 328 E-mail address: crberry@metrocast.net

**SIGNATURES**

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

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

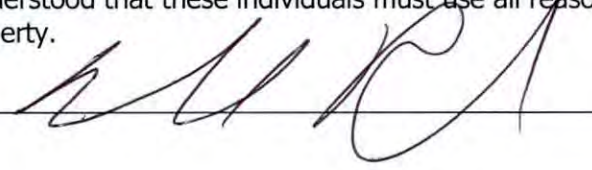
Signature of Second Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 10/17/14



## **BERRY SURVEYING & ENGINEERING**

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Fax: (603) 335-4623  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)



October 14, 2014

### Abutters List

#### **Owners:**

##### **Tax Map E, Lot 45-3**

STF Development Corporation  
1/2 Owner of Open Space  
242 Central Avenue  
Dover, NH 03820

#### **Abutters:**

##### **Tax Map E, Lot 45-4**

Stern, Brian  
201 Tolend Road  
Dover, NH 03820

##### **Tax Map E, Lot 45-1**

Wissler, Jordan L.  
1/4 Owner of Open Space  
22 Mills Falls Road  
Barrington, NH 03825

##### **Tax Map E, Lot 43**

Cote, Normand G., Jr. & Sally A. Rev Liv Trust  
Cote, Normand G., Jr. & Sally, Trustees  
241 Tolend Road  
Dover, NH 03820

##### **Tax Map E, Lot 43-A**

Brown, Steven  
229 Tolend Road  
Dover, NH 03820

**Tax Map E, Lot 45**

Brolondo, Roberta & Pupino, Silvio  
1/4 Owner of Open Space  
75 Portsmouth Avenue  
Greenland, NH 03840

**Tax Map E, Lot 46**

Jacoby, Lauren, Trustee  
211 Tolend Road  
Dover, NH 03820

**Applicants:**

STF Development Corporation  
242 Central Avenue  
Dover, NH 03820

**Professionals:**

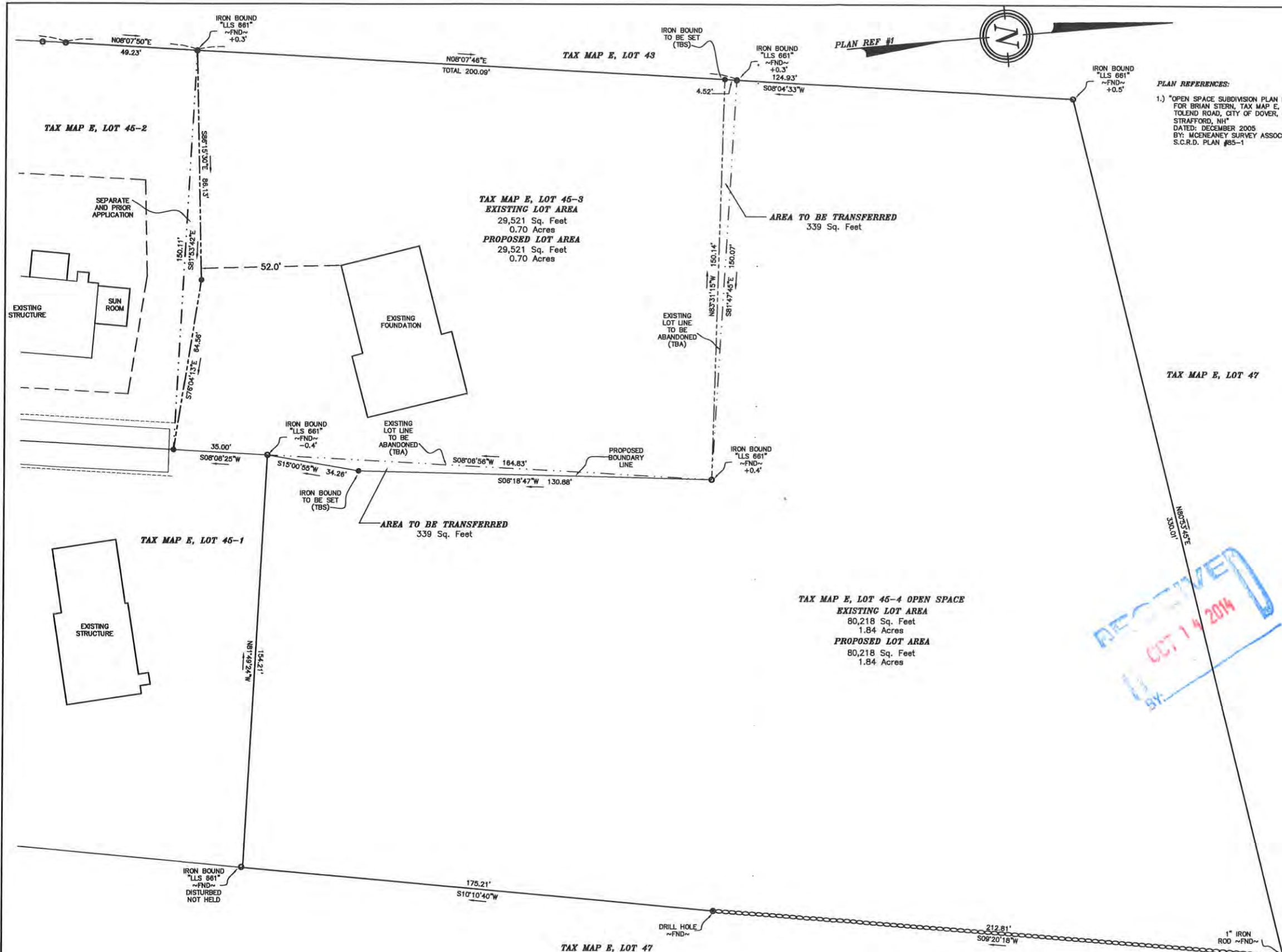
Kenneth A. Berry, LLS, PE  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825

Very truly yours,  
BERRY SURVEYING & ENGINEERING

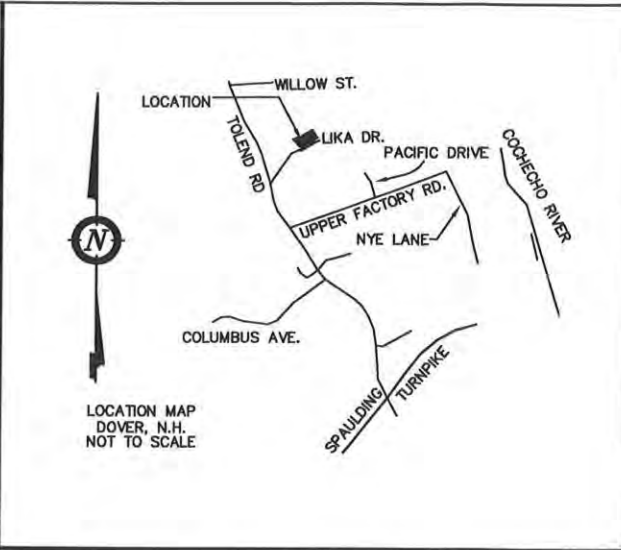


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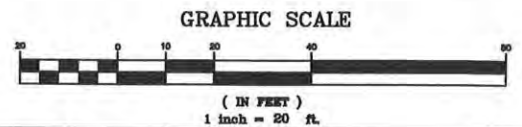
**PLAN REFERENCES:**  
 1.) "OPEN SPACE SUBDIVISION PLAN PREPARED FOR BRIAN STERN, TAX MAP E, LOT 45 TOLEND ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, NH" DATED: DECEMBER 2005 BY: MCNEANEY SURVEY ASSOCIATES S.C.R.D. PLAN #85-1



**NOTES:**

- 1.) OWNER: STF DEVELOPMENT  
 242 CENTRAL AVE  
 DOVER, N.H. 03820
  - a.) TAX MAP E LOT 45-3
  - b.) EXISTING LOT AREA: 29,521 SQ. FT., 0.70 AC.  
 PROPOSED LOT AREA: 29,521 SQ. FT., 0.70 AC.
  - c.) S.C.R.D. BOOK 4222, PAGE 926
- 2.) OWNER: LIKA DRIVE OWNERS
  - a.) TAX MAP E, LOT 45-4
  - b.) EXISTING LOT AREA: 80,218 SQ. FT., 1.84 AC.  
 PROPOSED LOT AREA: 80,218 SQ. FT., 1.84 AC.
  - c.) S.C.R.D. BOOK 4222, PAGE 926
- 3.) ZONING: R40 OPEN SPACE  
 MINIMUM FRONTAGE: 20'  
 MINIMUM LOT AREA: 20,000 Sq.Ft.  
 SETBACKS:  
 FRONT: 20'  
 SIDE: 20'  
 REAR: 20'  
 PROJECT PARCEL OTHER SIDES: 50'  
 EXISTING STRUCTURES: 100'  
 WETLANDS BUFFER: 50'
- 4.) I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE DOVER CITY HALL, MAP #33017C03100, COMMUNITY #33017C03100, DATED: MAY 17, 2005.
- 5.) THE PURPOSE OF THIS PLAN IS TO REVISE THE LOTS LINE BETWEEN LOT 45-3 & 45-4 SO AS TO TRANSFER EQUAL AREA BETWEEN THE LOTS
- 6.) HORIZONTAL DATUM BASED ON DOVER GRID COORDINATES (NAD27). COORDINATES WERE OBTAINED UTILIZING PLAN REFERENCE #1

RECEIVED  
 OCT 14 2014  
 BY: \_\_\_\_\_



		P14-XX
REVISION	DATE	DESCRIPTION

LOT LINE REVISION PLAN  
 FOR  
 STF DEVELOPMENT  
 LIKA DRIVE  
 DOVER, N.H.  
**TAX MAP E, LOTS 45-3 & 45-4**

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

SCALE : 1 IN. EQUALS 20 FT.  
 DATE : OCTOBER 13, 2014  
 FILE NO. : DB 2014-076

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER. - 1:84,000 -

DAVID A. BERRY LLS 328 DATE \_\_\_\_\_