

**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, November 18, 2014**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- October 28, 2014 Regular Meeting Minutes.

### 3. OLD BUSINESS

- A. Consideration and possible vote on a Site Plan Review for Mark Phillips & The Storage Barn, LLC, (Owner: Sixth St. (140,000 sq. ft. of warehouse in 17 structures & 2,400 sq. ft. office & apartment). (P14-31)
- B. Consideration and possible vote on 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 and extension of Thornwood Lane. \*(P14-56)

### 4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Marc & Amy Normandeau and Charles & Sheila Kageleiry, Assessor's Map M, Lots 74B, 75 & 75A, zoned R-40, located at 94 Dover Neck Rd. \*(P14-79)
- B. 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)
- C. Consideration and acceptance of a Minor Subdivision of land for Noel Family Revocable Trust, Assessor's Map A, Lot 18-1, zoned R-40, located at 239 Long Hill Road. (1 lot) \*(P14-73)
- D. Consideration and acceptance of a Minor Lot Line Adjustment for Tolend Road Properties, LLC, Assessor's Map G, Lots 24J-111 & 24J-113, zoned R-20, located at Sandra's Run and Stocklan Circle. \*(P14-78)

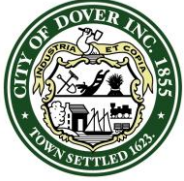
### 5. STAFF COMMENTS

### 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>.



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## DOVER PLANNING BOARD – MINUTES

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

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

**Staff Present:** Christopher Parker, Planning Director, Jean Glidden (Recording Secretary)

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

### 1. CITIZENS' FORUM

*Citizens Forum Open - Nobody Spoke - Citizens Forum Closed*

### 2. APPROVAL OF THE PRIOR MINUTES

- October 14, 2014 Regular Meeting Minutes.

**Motion:** K.Schuman made a motion to approve the October 14, 2014 Regular Meeting Minutes. Seconded by W.Garrison. Vote: U/A (G.Green abstained)

*Vice Chair announced that item 3C (P14-31) will remain on the table as drainage continues to be worked and will be heard at the next meeting.*

### 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).

**Motion:** K.Schuman made a motion to remove from the table. Seconded by D.White. Vote: U/A

*Public Hearing Open. Nobody Spoke. Public Hearing Closed.*

Douglas Steele, Community Services Director gave a brief overview of pavement management. He explained a new technology available where companies in vans with 3D laser equipment can evaluate the pavement in the entire City in less than a week and this would give an immediate snap shot of the road conditions and give them a true budgetary number to be placed in the road infrastructure for each year. Engineering staff has put together a RFP with hopes that it will go through the process. Discussion continued regarding traffic calming.

**Motion:** Lee skinner made a motion to recommend City Council to accept the CIP as proposed. Seconded by K.Schuman. Vote: U/A

- 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.

**Motion:** K.Schuman made a motion to remove from the table. Seconded by G.Green. Vote: U/A

**Motion:** K.Schuman made a motion to reopen the public hearing. Seconded by W.Garrison. Vote: U/A

*Public Hearing Open*



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Anthony McManus, 39 Glen Hill Road spoke in favor of the Heritage District and urged the Board to consider and enlarge the district to include both sides of Central Avenue from Tuttle Square to intersection of Stark Avenue. He stated that it is important that you adopt this ordinance and make that extension.

Nancy Lukens, Cote Drive spoke in favor and would welcome the district in order to preserve natural space and in the hopes of not creating more traffic in the Dover Point Road area.

Pam Lessard spoke in favor and stated she has lived here for 40 years and has seen the transition into being a beautiful and wonderful place to live. She encouraged the Board to continue to expand the district on Central Avenue and include Dover Friends Meeting property.

*Public Hearing Closed*

C.Parker stated that if the Board wants to expand to include Central Avenue, they could rework the ordinance to include that area. We did not consider this area when budgeting and it would have to start over including additional notification. He added that due to public input at the last meeting they have reached out for legal counsel. He stated that they will be doing city wide zoning amendments that are due next year for FEMA and the flood plain maps. This could be included at that time if desired.

K.Schuman stated that he believes a brief overview would be helpful as to what the Gateway District covers and what it allows and protects. He believes that incorporating that neighborhood is in conflict with a residential district. It is a different thoroughfare and the existing zone in place does a good job in protecting that area of Tuttle Square to Stark Avenue.

F.Torr mentioned that he has viewed a couple of carriage houses and they were well done. He asked if there would be any consideration to make an amendment to include those types of uses.

C.Parker stated that currently under the regulations we do allow an accessory dwelling unit. We could consider that element as well to allow additional living space in a detached garage.

**Motion:** W.Garrison made a motion to table for input from legal counsel, defining areas for current zoning and also review the areas that is of interest to Mr. McManus.

D.Ciotti agreed and stated they need to look at Central Avenue to Tuttle Square and back. We can put this off and look at this in more depth to see what properties will be affected and look at the difference between the Gateway District and Heritage District.

C.Parker reminded the Board and the public that this proposed Heritage District came out of an outgrowth of doing the Gateway District, which was an effort that involved a lot of work including charrettes, inventory and design consultation. Silver Street was originally included as one of the gateways; however the residents voiced concern and did not want it included.

**Motion on the table:** Seconded by G.Green. Vote: U/A

- 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)

*This item will not be heard.*



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D.Ciotti asked C.Parker to explain how the process has changed for application presentations that is based on feedback from Board members.

C.Parker stated that he will provide some background information first and explain if it is conforming to the land use regulations. The applicant will then go through the specifics of the project.

#### 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)

C.Parker explained that on August 12, 2014 the Board approved a Conditional Use Permit for the applicant to extend their home within the conservation district. The applicant suggested a better way to realign the house. They went back to both the Conservation Commission, which was endorsed on 10/14/14 and to the Zoning Board on 10/16/14 for approval to have an addition within the setback.

Aimee Dion stated that this was approved for a proposed 482 sq. ft. addition and today it is a 564 sq. ft. addition to an existing house that will be no closer than 50 ft. to Willand Pond, in the Conservation District. The shape of the addition had to be reconfigured as they had many architectural issues with it being built on a diagonal to match the property line.

**Motion:** D.White made a motion to accept the application. Seconded by F.Torr. Vote: U/A

*Public Hearing Open. Nobody Spoke. Public Hearing Closed.*

#### STAFF RECOMMENDATION:

The Planning Department recommends 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:

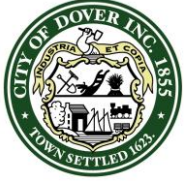
1. The applicant shall insure that erosion control using best management practices is used during construction.

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

*The Vice Chair announced that item B & C will be heard together and will be voted on separately.*

- 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. \*(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)

C.Parker explained that over the past decade the Planning Board and the Planning Department have worked with the applicant and his team to develop this 100 acre parcel off of Thornwood Lane. The current mixed use concept plan was approved in December of last year and part of that a yield plan was submitted for 185 units, which now allows the developer to place 93 single family homes within the subdivision. This is a preliminary step separating the project into three parcels creating the right of way in order for Thornwood Lane to continue in between Middle Road and Dover Point Road. In addition, there is an application for the remaining 33 single family homes that the Board is aware of where 62 units have



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been previously approved. Staff is recommending the public hearing for both, approve the minor subdivision, recess the public hearing for the Site Plan (P14-56) and table for a site walk.

C.Kageleiry handed out updated plans. He stated that they are proposing a portion of the Master Plan that will take the remaining undeveloped 65 acres and complete the connector road and to get subdivision approval for three lots to permit another 33 single family, age restricted homes. This is the most single part of the project to get the road established. He added that the first approval for the overall concept showed the rotary on the eastern side of the property however due to some geometry restrictions and the wetlands it has been relocated. 90% of the traffic will probably come from Dover Point Road, so it made more sense to slow down that vast majority of traffic. For the record, he mentioned that Bill Dube Ford is in an agreement that will be made to deed a certain amount of land to them in order to extend to the new roadway. The rotary will line up for access to that property and some other retail development.

C.Plante confirmed that the applicant will be appealing to the City Council to change Thornwood Lane to Pointe Place.

F.Torr noted that on sheet 4 it depicts a berm alongside the Bill Dube property. Will it have plantings?

C.Kageleiry stated that the berm will be pulled back to the edge of the current property line and will not go out to the road, it may extend further back in the parking lot to help buffer the view. He added that the berm is vegetated as of now, however would like taller landscaping to help buffer future development.

**Motion:** F.Torr made a motion to accept both applications. Seconded by C.Plante. Vote: U/A

### *Public Hearing Open*

Richard Hill, 9 Jacqueline Drive voiced concern that when he purchased his home the materials shown to him included a traffic circle between the residential and retail in order to slow down traffic going to the commercial part. It also showed walking trails, scenic ponds and convenient shopping. He stated that he wants the commercial component of this development and is asking for the shortest reasonable time is considered.

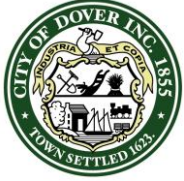
Robert Dinaburg, 54 Augusta Way and President of the Meadow Woods HOA stated that he has concerns regarding the wetlands affecting the overall area from Middle Road to Dover Point Road. He also would like to know more information regarding moving the PSNH power line, groundwater and tree being removed.

Kelly Nevins, 37 Applevale Drive submitted a letter and pictures of her home (in file). She stated that in 2005 her concerns at that time were the noise, lights and possible delivery trucks for commercial and retail. She added that the PSNH easement and the trees would serve to keep the construction at a comfortable distance from her home. In March 2013 the trees on the property abutting her has been removed. She asked that the City require new landscaping and require the relocated electrical lines to be underground.

Marilyn Follansbee, 25 Dover Point Road stated that she has always been for the overlay district. She asked for an explanation of RCM and ETP. She feels that there has been no attempt to start the commercial part of this project and the people were promised that it would take place. She stated that the original concept is better and would like to see the commercial aspect finished before more dwelling units are built.

Harold Ribeiro, 62 Augusta Way questioned the relocation of the roundabout. It doesn't make sense to eliminate the original proposal and create a flow of traffic that will impact all of the residential area. He added that he is an Engineer and it makes more sense to go with the original, not move it closer to Dover Point Road.

Mary Lucas representing her mother, Ann Lucas resides at 35 Applevale Drive stated that when the skid steer and chain saws showed up they took down dozens and dozens of 60 ft. to 80 ft. oak trees without giving any notice to them. The land has been cleared. Does the city have a say in moving the power lines. How many years does the developer have to complete the construction? The developer has to be more defined of where this is going.



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Gary Munson, 12 Julia Drive stated that traffic calming is critical and if the commercial part went in first he believes it would be a discouragement to people that may bomb through Thornwood Lane.

### *Public Hearing Tabled*

C.Parker explained that the RCM district is a residential, commercial, mixed use overlay district. The underlying zoning is ETP, which is the baseline and the applicant can take ETP uses and add the residential component and other components that normally would not be allowed in that zone. PSNH has a lot more jurisdiction than the City. If a property owner works out a deal with them the city is not part of that conversation. We get involved because it is part of the application. Relocating the roundabout is a benefit to moving it closer to Dover Point Road and segregating residential and commercial. This will help with traffic calming and to create an entry way. The original concept was ready to expire in 2012; the applicant came back and asked for a one year extension. In 2013, the applicant asked for a renewed concept and it was approved; therefore five years is in place.

C.Kageliery stated that Mr. Hill's concerns are not part of this project. It is part of the other development, although both halves of the project comprise the Master Plan. He added that he can't be obligated to the promises or something that he is not involved with when the homes were purchased. In regards to Mr. Dinaburgs comments, he stated that he feels if he views the extensive wetland studies that have been completed and in the file he would be satisfied. Ms. Nevins bought her property that abuts the ETP zone, where they could have far more intensive uses. He added that he cannot forecast something that they are not applying for right now. He added that while they were removing trees Ann Lucas asked if they could remove trees from her property. He added that the public road is a requirement of the city.

G.Green asked if the 33 units proposed is additional to what was approved.

D.Ciotti said no, there are no additional units. This plan shows how the road and homes will be slightly modified.

F.Torr asked about the status of the power lines. Is a final agreement in place?

C.Kageliery stated that they are currently working out the details.

D.Ciotti asked what the reason is for not placing the lines underground.

C.Kageliery said it was due to economic reasons and would cost eight times more.

### **STAFF RECOMMENDATION: (P14-77)**

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

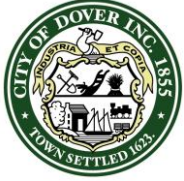
#### **Conditions to Be Met Prior to Signing of Plans:**

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.

K.Schuman asked for clarification in regards to the phases of the project.



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C.Parker stated that this request would allow the roadway construction as part of the phasing plan and the additional 33 units would cap the amount of residential that could be constructed. If the applicant proposes something similar to the concept of mixed use buildings, that residential could be considered as part of the commercial. The goal is to get the road complete to ensure public safety equipment can get on that road. The overall project is tied by a Conditional Use Permit, which was approved in December 2013. As part of that, Mr. Kageleiry, Mr. O'Neill and the City of Dover entered into a Development Agreement recorded at the registry.

D.Ciotti stated that the new houses can go in without anything else happening, but the commercial up front would have to be next. The next step will be worked out.

**Motion:** F.Torr made the motion to table both applications for a site walk. Seconded by L.Skinner. Vote: 7/2 - PASSES.

Discussion continued regarding consequences related to not approving the subdivision request.

W.Garrison stated dividing the land is very separate from the second application. He recommends reconsidering the motion.

F.Torr confirmed with C.Kageleiry that by not approving the subdivision tonight, this will be a negative impact as the construction of the road will be delayed an additional month.

C.Plante asked what this subdivision has to do with the road going through.

C.Parker explained that the layout of the right of way is identified by the 3 lot subdivision, today they do not have a right-of-way and in order for a road to be created, you have to designate it and have the plan recorded.

G.Green stated that due to the consequences of delaying the road being constructed, he would make a motion to reconsider.

**Motion:** G.Green made the motion to reconsider 4B and 4C based on the consequences of delaying the road being constructed. Seconded by F.Torr. Vote: U/A

**Motion:** L.Skinner made the motion to approve item 4B subject to staff recommendations. Seconded by G.Green. Vote: U/A

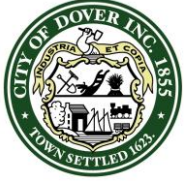
**Motion:** F.Torr made the motion to table item 4C for a site walk to be held on November 15<sup>th</sup> @ 9:00 am. Seconded by L.Skinner. Vote: U/A

*The Vice Chair announced that the Chair has altered the order of the agenda in order to bear items 4H to 4M and back to 4D, E, F and G.*

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)

C.Parker stated that the applicant is asking for relief from a 75 foot setback to 51 foot setback. The applicant appeared before the Conservation Commission on 10/14/14 and they voted to endorse the application with the condition that that the distance to the municipal sewer is more than 100 feet from the lot.

Rick Lundborn, Civil Engineer with Norway Plains represented the applicant and stated that the applicants purchased this home and are in the process of making improvements. He stated that one of the things discovered when trying to make modifications to the garage for additional living space, the question arose about the plumbing and it turns out that what they had for a septic system was an old fashioned dry well that was receiving seepage and discharging into the groundwater.



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

*Public Hearing Open. Nobody Spoke. Public Hearing Closed.*

### **STAFF RECOMMENDATION:**

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

#### **Conditions 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.

**Motion:** K.Schuman made the motion to approve the application subject to staff recommendations. Seconded by C.Plante. Vote: U/A

- 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)

C.Parker stated that this applicant appeared before the Zoning Board on October 16, 2014 and received a variance for a front setback relief. Two of the lots will be on Back River Road and one on Leathers Lane.

K.McEneaney, McEneaney Survey Associates representing the applicants stated that this property is 2.1 acres in size. All of them will be serviced by city water and individual septic systems. An existing home is located on Leathers Lane, as shown on the plan.

C.Plante clarified with K.McEneaney the access driveways to the lots.

**Motion:** L.Skinner made the motion to accept the application. Seconded by D.White. Vote: U/A

*Public Hearing Open*

Margart Giguere, 18 Leathers Lane stated that she has lived here for four years. The right-of-way shown on the plan will be located at the side of their house where there is mature landscaping and natural scenery. She added that she has put a considerable amount of time and money into the backyard and now the privacy will be gone. If she knew that this could happen they would have not bought their property.

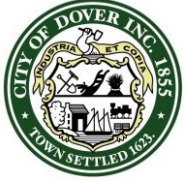
*Public Hearing Closed*

G.Green stated that he is assuming that the slope of making it come out along Back River Road is the prohibiting factor to why it has to be on Leathers Lane. He asked for clarification.

C.Parker stated that the driveway ordinance stipulates the slope of a driveway and that it cannot exceed a certain grade. This would have exceeded that grad in order to come out to Back River Road.

T.Clark asked if there is a reason why a common drive couldn't come between lot 1, the proposed lot 3 and 18 Leathers Lane.

K.McEneaney stated that the applicants did not plan on common driveways. This would become fairly close to the existing house at that point. The applicants were more desirous of having it with the right-of-way.



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T.Clark added that the applicants are impacting the abutter more so than themselves. He doesn't see the prohibiting factor.

G.Green asked if a waiver may be in order.

C.Parker stated that he was going to suggest an additional condition which would have to be met prior to disturbance of any land that an 8 foot tall privacy fence will be constructed on the property, lot 1 and 18 Leathers Lane. The driveway would remain, but protect the abutter.

Discussion ensued regarding screening.

K.Schuman suggested adding a condition of approval that would be to work with the abutter to come up with a landscaping plan that provides the appropriate level of screening.

C.Parker added that they could also make it prior to CO, that screening be installed.

### **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-(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.
9. The applicant shall submit a landscape plan reviewed by the abutter and approved by the Planning Director.

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

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

#### **Condition to Be Met Prior to Issuance of a Certificate of Occupancy:**

12. Landscaping plan is in place.

**Motion:** W.Garrison made the motion to approve the application subject to staff recommendations. Seconded by K.Schumann. Vote: U/A

- 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)

C.Parker stated that the application went before the Zoning Board on 10/16/14 to get relief from the frontage requirements.



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K.McEneaney stated that the line that exists between the lots is partially in the driveway of 21 Hillcrest Drive. By moving it 10 feet it would eliminate the encroachment. Both of these lots are nonconforming as far as frontage, but conforming to all other aspects.

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

*Public Hearing Open. Nobody Spoke. Public Hearing Closed.*

### **STAFF RECOMMENDATION:**

The Planning Department recommends that the Planning Board 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.

G.Green added that as a member of the Zoning Board it was acknowledged that if they were to build on the new parcel this may return in order to ask for a waiver to the front build-to line.

**Motion:** F.Torr made the motion to approve subject to staff recommendations. Seconded by L.Skinner. Vote: U/A

- 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)

C.Parker stated that the plan is for two existing lots, one is conforming and one is nonconforming. This request is to adjust the lot lines and have two conforming lots.

K.McEneaney explained that one of the lots is nonconforming by size conforming by frontage, but has a very small buildable area and a very small area that is outside of the 100 foot Conservation District. Both of these lots have significant amount of frontage on the Cochecho River. The adjustment would increase lot 21A by 0.33 acres and increase the frontage for lot 21A by 47.4 feet.

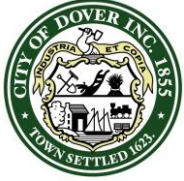
**Motion:** F.Torr made the motion to accept the application. Seconded by L.Skinner. Vote: U/A

*Public Hearing Open*

Joe White stated that he is a direct abutter, but currently lives on Boxwood Lane. He informed the Board that he is impressed with the fact that every application considered had a serious and thorough discussion and as a citizen respects that process. He stated that he was not sent notification regarding the application and was only informed this evening from a neighbor. He purchased his land in June and due to the permitting process has not yet begun construction. The lot originally designated in Cochecho Pines by today standards wouldn't be buildable at all and all of a sudden two lots appear. He expressed concern with clearance of the wooded area, landscaping, placement of the houses and septic plans. Did the applicant look at the covenants and the Cochecho Pines Development in the 70's? He stated that he needs more time to analyze the plans more thoroughly.

D.Ciotti stated he is concerned that the owner was not notified.

C.Parker suggested a recess after the public hearing in order to view the abutter list.



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

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

Melinda Walsh, 81 Glen Hill Road spoke about Cochecho Pines and conversing with the Dubois family in which they built the first home in that development 23 years ago. It was there recollection as well, that this property was two lots, but one parcel of land with one of the lots unbuildable. She expressed concern with not knowing what will be done and how this will affect their privacy and encroachment.

*Public Hearing Tabled*

*Recess @ 10:05 pm, resumed @ 10:13 pm.*

D.Ciotti stated that Mr. White was notified, but at the incorrect mailing address. New abutter notification will need to be completed in order to be heard at the next meeting.

K.McEneaney mentioned that he will also ask Mr. Garrepy to reach out to the abutters.

**Motion:** F.Torr made the motion to withdraw acceptance of the application. Seconded by L.Skinner. Vote: U/A

*The Vice Chair stated that both items will be heard together and voted on separately.*

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)

C.Parker stated that the three lots involved was part of an approved subdivision in 2005 and one of the lots is the open space. In the regulations it says that you cannot negatively impact the open space in which they did, therefore they are asking for lot line adjustments.

Christopher Berry, Berry Surveying & Engineering represented the applicants. He stated that a house was constructed on one of the lots and the prospective buyers wished to have a small addition constructed which requires a lot line to be modified. The applicant thought that in an open space subdivision the side line setback was 15 feet, but the regulation is 20 feet. In that instance the application is to swap some land with the open space.

C.Parker added that a letter was received from Brian Stern regarding placement of a split rail fence.

C.Berry stated that the applicants have agreed they will make it a requirement to have that installed.

L.Skinner confirmed with C.Berry that the open space will not be affected; the size will remain the same.

**Motion:** K.Schuman made the motion to accept 4L & 4M. Seconded by D.White. Vote: U/A

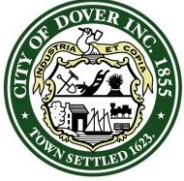
*Public Hearing Open. Nobody Spoke. Public Hearing Closed.*

### **STAFF RECOMMENDATION: (P14-75)**

The Planning Department recommends that the Planning Board 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.



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

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

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.

**Motion:** F.Torr made the motion to approve subject to staff recommendations. Seconded by D.White. Vote: U/A

### **STAFF RECOMMENDATION: (P14-76)**

The Planning Department recommends that the Planning Board to 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.
7. The applicant shall revise the plat to locate a split rail fence along the boundary lines of lot 45-4 & 45-3 a distance of 75' from the boundary of 45-1.

#### **Condition to be met Prior to Certificate of Occupancy:**

8. Split rail fence installed.

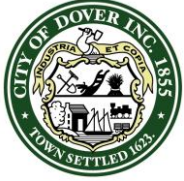
**Motion:** K.Schuman made the motion to approve subject to staff recommendations. Seconded by C.Plante. Vote: U/A

*The Vice Chair stated that the next three items will be heard together and voted on separately.*

- 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)

C.Parker stated that over the past 10 years the applicants have worked with their Engineer to come up with a project. This Board approved a congregate care facility for 28 units and then was increased to 32 units. The office building received variance approval by the ZBA.

Christopher Berry, Berry Surveying & Engineering represented the applicants. He referenced the plan submitted in the packets. He stated some of the infrastructure has been installed however due to the economics of the project they have stopped. They are asking that the project be reconsidered and understanding that the project being proposed is better esthetically for the abutters and Dover Point Road. He added that an updated traffic analysis, environmental studies, wetland analysis and soils that have been provided for review. The developers are proposing garages to be at the back of the building with an entry door. He referenced the plan submitted showing a vegetated court yard and proposed rain gardens. The second portion of this proposal is a 6000 sq. ft. of commercial space on the first floor building and ten residential units



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

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

on the top floors. This proposal will break up and disconnect impervious surfaces and sidewalks will be placed around  $\frac{3}{4}$  of the structure. He presented a video of the property. He noted that they will have additional renderings at the next meeting. We will factor into the equation the peaking factors when Christmas Eve and New Year's Eve and what parking they will have on this site. Space and drainage is not a problem, it is merely an esthetic item.

**Motion:** F.Torr made the motion to accept 4D, 4E and 4F. Seconded by T.Clark. Vote: U/A

### *Public Hearing Open*

Marilyn Follansbee, 25 Dover Point Road is opposed to the commercial building. A variance was requested for the congregate care facility, but it exceeded the 35 ft. height limit and it was denied. The height was not discussed tonight however Mr. Paolini stated that it would be over that limit. When the apartment building became the ultimate plan it was denied due to not enough parking. She added that this end of the city does not support business. She referenced businesses in the area and how they move in, leases expire and they move out. Dover Point Road is a destination road to avoid the tolls. She asked the Board to please deny the building in regards to the commercial aspect.

### *Public Hearing Closed*

C.Parker stated that the office use required a variance to be there and this Board's jurisdiction is relative to the Site Plan. He suggested that the lot line adjustment be approved and the Conditional Use and Site Plan be tabled.

### **STAFF RECOMMENDATION: (P14-74)**

The Planning Department recommends that the Planning Board approve the lot line adjustment 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.

**Motion:** D.White made the motion to approve subject to staff recommendations. Seconded by K.Schuman. Vote: U/A

**Motion:** L.Skinner made the motion to table 4E and 4F for a site walk that will be held on 11/15/14 @ 11:00 am.

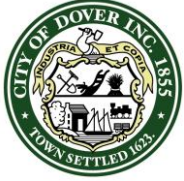
D.Ciotti confirmed with C.Berry that they did not seek a variance for building height, therefore it has to conform.

F.Torr asked if the combination of two projects trigger a need for lights to be put in.

C.Parker stated they will be contributing towards the lights, but actually reducing the intensity from the previous approval.

**Motion on the table:** Seconded by D.White. Vote: U/A

- 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)



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

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

C.Parker stated that the applicant is requesting to impact the wetlands buffer for the construction of a house and septic system on a vacant lot. The Conservation Commission endorsed the application on 10/14/14.

C.Berry stated that this lot predates the buffering requirement and therefore can be placed within reason anywhere in an upland area, as long as it meets certain criteria, therefore it doesn't require approval by this Board or the Conservation Commission; however the ordinance fails to allow them to gain access to the lot without a Conditional Use permit. He referenced the plan submitted. Overall it has less impact on the lot. The second request is the need for a sewer disposal system to be placed on the lot. We are meeting the best intent possible of getting the system in and utilizing a new technology that will offer some nitrogen assurance.

D.Ciotti confirmed with C.Berry that they will hook up to city water.

C.Berry stated that it will be city water and they also have to modify a hydrant.

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

*Public Hearing Open. Nobody Spoke. Public Hearing Closed.*

### **STAFF RECOMMENDATION:**

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

#### **Conditions 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.

**Motion:** L.Skinner made the motion to approve with staff recommendations.

D.White requested a condition that the wetlands be marked in order to warn contractors to keep construction out of the wetland area.

D.Ciotti requested a condition that the location of the fire hydrant be approved by the City Engineer.

C.Parker added two additional conditions.

3. Location of hydrant shall be approved by City Engineer.
4. Wetlands shall be marked and certified by City Engineer prior to issuance of a Building Permit.

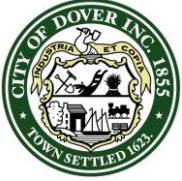
**Motion on the table:** Seconded by D.White. Vote: U/A

### **5. STAFF COMMENTS**

C.Parker announced that upcoming meetings will be held on 11/18/14 and 12/9/14.

### **6. MEMBER COMMENTS**

G.Green announced that the Sign Committee meeting was cancelled due to lack of a quorum, however wanted to thank all of the members of the committee for all of the work that they have completed. He added that he is has been informed by some of the members that they are just wasting their time, because the changes will not be considered. They have recognized all of the concerns, documented them and at some point will make a recommendation that will work given all of the negative input regarding signage. He noted that they have spent a lot of time on the mill motif and temporary signs and where they can be placed. We should have a report ready before the end of the year.



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
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Meeting Time: **7:00 pm**

D.Ciotti noted that they should continue the work and let the Board talk about it amongst themselves in a workshop session. There may have been some rebuttal to the committee on and off, but don't let it stop what you have been doing.

K.Schuman stated that the Parking Committee hopes to have a report before the end of the year.

### 7. ADJOURNMENT

**Motion:** C.Plante made a motion to adjourn at 11:18 p.m. Seconded by G.Green. Vote: U/A

DRAFT



**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-A

**ACREAGE:** 32.4 Acres

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

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

**PROPOSED LAND USE:** 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 and letters

**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.

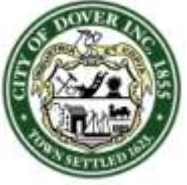
### **Waiver Requests**

The applicant is requesting two waivers and has submitted a revised letter dated October 21, 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**

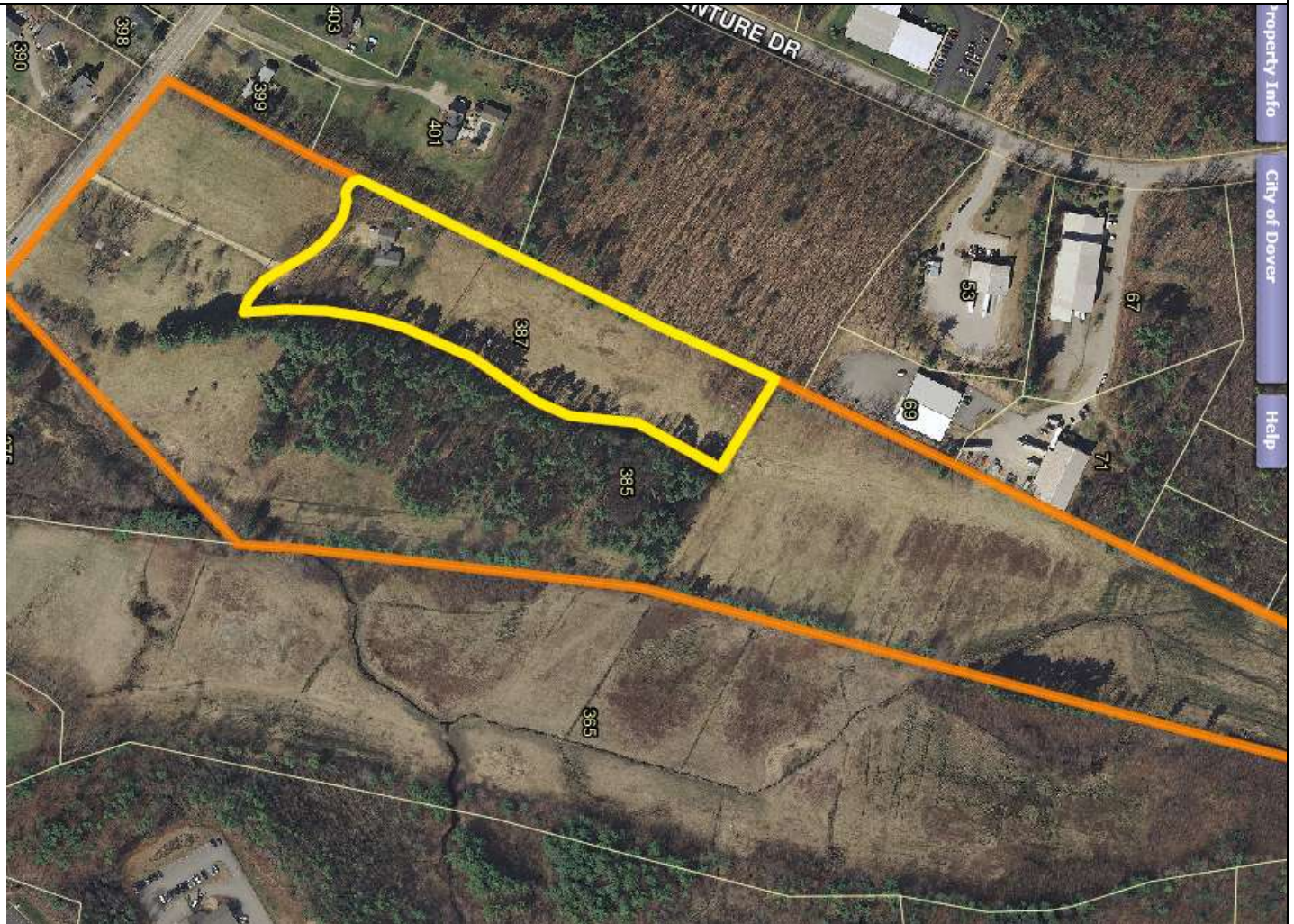
## PLANNING BOARD - STAFF MEMO FILE #P14-31

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



# JONES & BEACH ENGINEERS, INC.

85 Portsmouth Avenue  
Post Office Box 219  
Stratham, NH 03875  
Telephone: (603) 772-4746  
Fax: (603) 772-0227

Post Office Box 484  
Alton, NH 03809  
Email: [jbe@jonesandbeach.com](mailto:jbe@jonesandbeach.com)  
[www.jonesandbeach.com](http://www.jonesandbeach.com)

November 4, 2014

Dover Planning Board  
Attn: Dennis Ciotti, Chair  
288 Central Avenue  
Dover, NH 03820



**RE: Site Plan Review Application  
Engineering Department Response Letter  
385 & 387 Sixth Street, Dover, NH  
Tax Map D, Lots 15 & 16  
JBE Project No. 13172**

Dear Board Members:

Jones & Beach Engineers, Inc., is in receipt of an Interoffice Memorandum from Dave White, P.E., City Engineer, dated October 27, 2014 by email. Original notes are italicized, and we offer the following responses in bold below:

- \*Revise and complete the drainage report for the City to review to the City Engineers satisfaction. Drainage analysis should correctly reflect the existing infiltration capabilities and proposed design. Information should be provided to confirm sizing and capacity is acceptable.*

**RESPONSE: The Drainage Analysis has been revised as suggested, to include amoozemeter infiltration test results, rerouting piping and capacity.**
- Please adjust the phase 1 line to include all the drainage that needs to be installed for phase 1.*

**RESPONSE: The Phase 1 line has been revised to include Gravel Wetland GW1 and GW2 portions of the site.**
- \*Either do open drainage or closed drainage the first 550 feet on the roadway and direct this flow into your treatment pond.*

**RESPONSE: Closed drainage CB#9 has been relocated as suggested, and CB#10 has been added with a pipe into GW #1.**

  - We have discussed this with Jones & Beech and they will connect proposed CB 9 to a new CB 50 ft into the entrance. This new CB will then drain into the forebay of the gravel wetland.*

**RESPONSE: Done.**

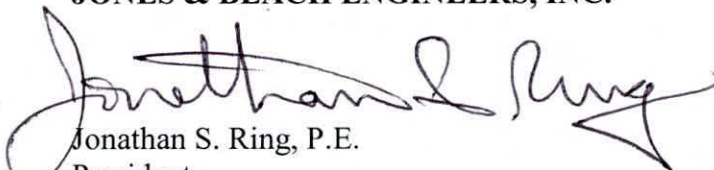
- *They will also regrade the entrance roadway and remove the low point. So there will now be a constant road grade to Sixth St. They wish to keep the roadway super-elevated.*  
**RESPONSE: Done.**
  - *They will divert driveway runoff to the Gravel Wetland pond #1 and eliminate the need for a treatment swale traversing lot 16 F.*  
**RESPONSE: Driveway runoff is directed to GW #1, however the grassed swale remains on Lot 16F to allow the access drive cross culvert to daylight.**
  - *They will relocate the exit spillway on the gravel wetland 1 to the East side so they can fatten the berm to provide access to SMH 525.*  
**RESPONSE: GW #1 and berm have been revised, so that DPW can access SMH 525 without having to drive on the berm.**
4. *\*Install a DMH cover on the existing CB on Sixth St. Add a new CB upstream and tie into the new DMH.*  
**RESPONSE: Done.**
  5. *\*Install a directional outlet structure on the pipe from DMH 1 to gravel wetland 4.*  
**RESPONSE: Done.**
  6. *\*Add additional construction detail at the outlet from gravel wetland pond 4 to ensure it is constructed to drain properly without impacting wetland buffer.*  
**RESPONSE: Spot grade 163X0 has been added to clarify construction intent.**
  7. *\*Provide a detail on the slab foundation as it relates to the stone and porous pavement section, since the area under the slab is to be used for stormwater storage.*  
**RESPONSE: Done on new Sheet D5.**
  8. *\*Provide a detail on how the roof gutters tie into the porous pavement section and provide necessary cleanouts.*  
**RESPONSE: Done on Sheet D5.**
  9. *\*Place cleanouts on the underdrain system*  
**RESPONSE: Done.**
  10. *\*Call out bends or structures on the 20 and 24 inch ADS drains. Be aware of future clean out issues.*  
**RESPONSE: The roof drain ADS pipe system has been revised and the largest pipe is now 15".**
  11. *\*Revise pipe locations to eliminate conflicts in pipe crossings.*  
**RESPONSE: Done.**
  12. *\*Relocate 24" HDPE perforated pipe away from the existing water and sewer lines by existing SMH 4209.*  
**RESPONSE: Done.**

13. *Sheet D3- make appropriate changes to the gravel wetland system detail as needed.*  
**RESPONSE: Done.**
- *I recommend a riser with debris cap on the 6 inch HDPE and perforated on the pipe to slowly drain the forebay s an open pipe.*  
**RESPONSE: Done.**
14. *The bollards installed around the buildings seem to interfere with the proposed underdrains.*  
**RESPONSE: The Roof Drain detail has been added on Sheet D5 to show typical bollard location per Sheet D1.**
15. *\*Show outlines of the gravel wetlands and bioretention systems on the utility plans.*  
**RESPONSE: Done on Sheets C7 and C8.**
16. *\*Move the porous pavement impervious liner from outside of the side slope to the inside.*  
**RESPONSE: Done on Sheet D4.**
17. *\*For the O&M plan-attach a plan of the drainage infrastructure referenced in the plan*  
**RESPONSE: Done.**
18. *Add stationing to the main roadway.*  
**RESPONSE: Done on Sheets C3-C8.**
19. *\*Relocate the light pole away from the proposed drainage and existing sewer main on entrance road.*  
**RESPONSE: Done on Sheets C7 and L1.**
20. *SMH frames and covers can only be adjusted a maximum of 12 inches with brick. If adjustment over 12 inches is required then the SMH cone or flat top should be removed and additional risers installed.*  
**RESPONSE: Note 29 has been amended on Sheet C8 Utility Plan to include this language.**
21. *Review location of SMH #4208 with regard to proposed curbing and steep side slope.*  
**RESPONSE: The slope has been pushed out, and additional shoulder gravel will be placed at the SMH. There is no curb at this location. Notation added to Sheet C6.**
22. *The sewer service for the Barn should be a 4 or 6 inch pipe. Having an 8inch drop in the SMH causes issues for future access to the SMH.*  
**RESPONSE: The barn service has been revised to 6".**
23. *Make sure no structures, including headwalls sit over the existing watermain when constructed in the field.*  
**RESPONSE: Structures have been shifted, and Note 30 has been added to Sheet C8.**

24. *Trees should be installed along the entrance roadway and staggered.*  
**RESPONSE: Added Note 35 to Sheet C4: Four (4) street trees 2"-2 1/2" Caliper (as measured 6" above the root flare) Red Oak (Quercus rubra) shall be planted on alternate sides of access drive south of the barn. Locations to be determined at the time of review and approval for Site Plans on Lots 16F and 16G.**
25. *Sheet D1- any pavement over concrete along curbing shall be tacked and a minimum of 1.5 inchs thick.*  
**RESPONSE: Done.**
26. *\*Sheet D2- buried gate detail-all gates should be attached to the tee, either with a foster adaptor or anchor tee.*  
**RESPONSE: Revised as suggested.**
27. *Sheet D2- all hydrants to be eddy model 2641, painted red with factory plugged drains.*  
**RESPONSE: This is the hydrant specified on the plan. "Factory-plugged" text was added.**
28. *Sheet D4- change internal SMH drop to conform with city detail.*  
**RESPONSE: Revised as suggested.**
29. *Where will the future tie in be for water and sewer for lot 16F?*  
**RESPONSE: The future water and sewer services for Lot 16F will be installed in green space within 100 feet of SMH #525 on Lot 16F at time of individual site plan review.**
30. *Will lot 16G require an 8 inch sewer main?*  
**RESPONSE: Revised to 6" service connection.**
31. *Is there a gate by the 'Barn' to limit access or any other security fencing?*  
**RESPONSE: No gate or fencing is proposed.**

If you have any questions, please feel free to contact our office. Thank you for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Jonathan S. Ring, P.E.  
President

cc: The Storage Barn, LLC

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 D  
 LOT 15

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  
 388 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 3960/Pg 172

MAP E LOT 24  
 LIBERTY MUTUAL  
 INSURANCE  
 C/O JOANNE BRAGG  
 175 BERKELEY STREET,  
 MS03L  
 BOSTON, MA 02116  
 BK 1384 PG 453

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

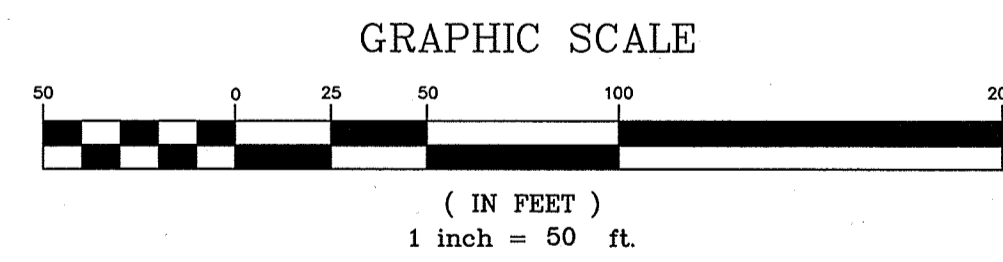
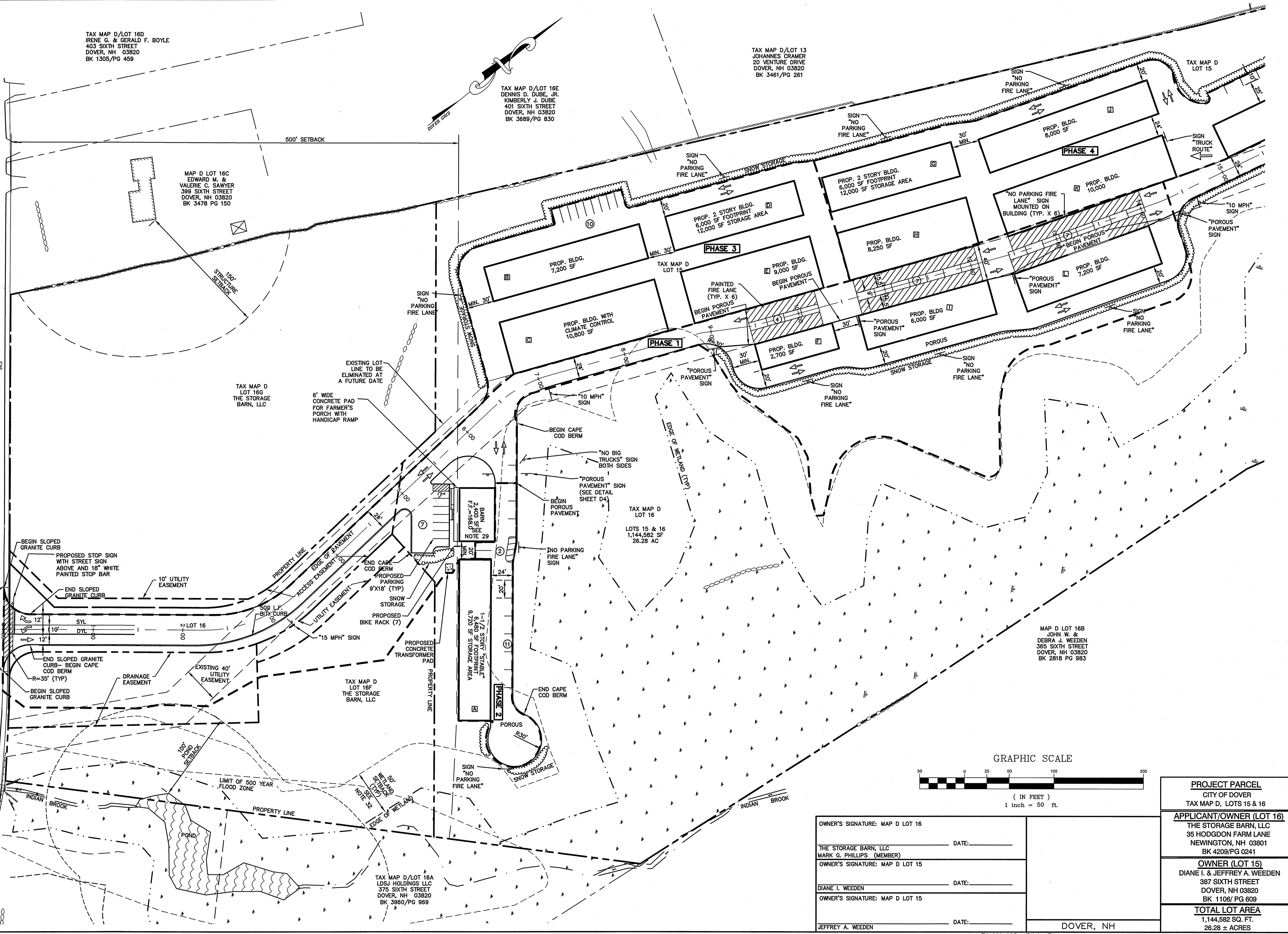
TAX MAP D  
 LOT 16G  
 THE STORAGE  
 BARN, LLC

TAX MAP D  
 LOT 16  
 LOTS 15 & 16  
 1,144,582 SF  
 26.28 AC

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

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

SIXTH STREET



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 1108/ PG 609

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

DOVER, NH

F:\Land\Projects\3\13172--DOVER--389--SIXTH--STREET--PHILLIPS.dwg\13172--PLAN.dwg 11/3/2014 11:58:12 AM EST

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
6	10/31/14	REVISED PER COMMENTS	LAZ
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			BY

Designed and Produced in NH

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

85 Portsmouth Ave.  
 PO Box 219  
 Stratham, NH 03885

Civil Engineering Services

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

Plan Name: **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 23  
 JBE PROJECT NO. 13172



**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 #:** 3-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:** 33 single family homes

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

**ZBA ACTION:** None

**ATTACHMENT:** Revised site plan

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent by certified mail for the meeting on October 28, 2014

**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. The Planning Board voted to accept this application on October 28, 2014 and scheduled a site walk for November 15, 2014.

**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 take the application off the table and reopen the public hearing.

Due to the upcoming site walk, the Planning Department does not have a list of conditions of approval yet and hopes to have a recommendation for action at the meeting.



**CITY OF DOVER**

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

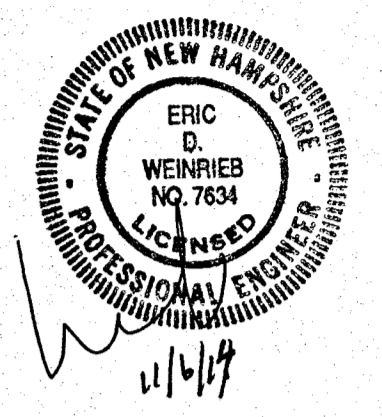
Application Type: Site Plan Review  
Applicant(s): Chad Kageleiry/Summit Land Development  
Owner(s): Chad Kageleiry/Summit Land Development  
Location: Thornwood Lane (Assessor's Map K, Lot 19)

BELOW IS A STREET VIEW OF THORNWOOD LANE



BELOW IS AN AERIAL VIEW OF THORNWOOD LANE





**PLAN REFERENCES:**

1. THE BASE PLAN HEREON WAS DEVELOPED FROM THE EXISTING SITE PLAN PREPARED BY MCENEANEY SURVEY IN JUNE 2014. THE LIMITS OF SURVEY COMPLETED BY MCENEANEY SURVEY IS INDICATED ON THE PLANS. TOPOGRAPHIC SURVEY SHOWN OUTSIDE OF THESE LIMITS IS FROM TRITECH ENGINEERING CORPORATION, WHICH WAS CONDUCTED IN 2005.
2. ALTUS ENGINEERING CONDUCTED AN INDEPENDENT FIELD OBSERVATION TO VERIFY THE ACCURACY OF THE REFERENCE PLANS ON APRIL 11, 2014. 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.

**ZONING SUMMARY (FOR LOT 2)**

**ZONING DISTRICT:** RESIDENTIAL COMMERCIAL MIXED USE (RCM) BY APPROVED CONDITIONAL USE PERMIT (SITE LOCATED IN ETP DISTRICT)

**DIMENSIONAL REQUIREMENTS: RESIDENTIAL COMMERCIAL MIXED USE (DOVER CODE 149-14.2 AND 170.28.2 RCM OVERLAY DISTRICT)**

**DIMENSIONAL REQUIREMENTS: (RCM)**

**NON-RESIDENTIAL / MIXED-USE**

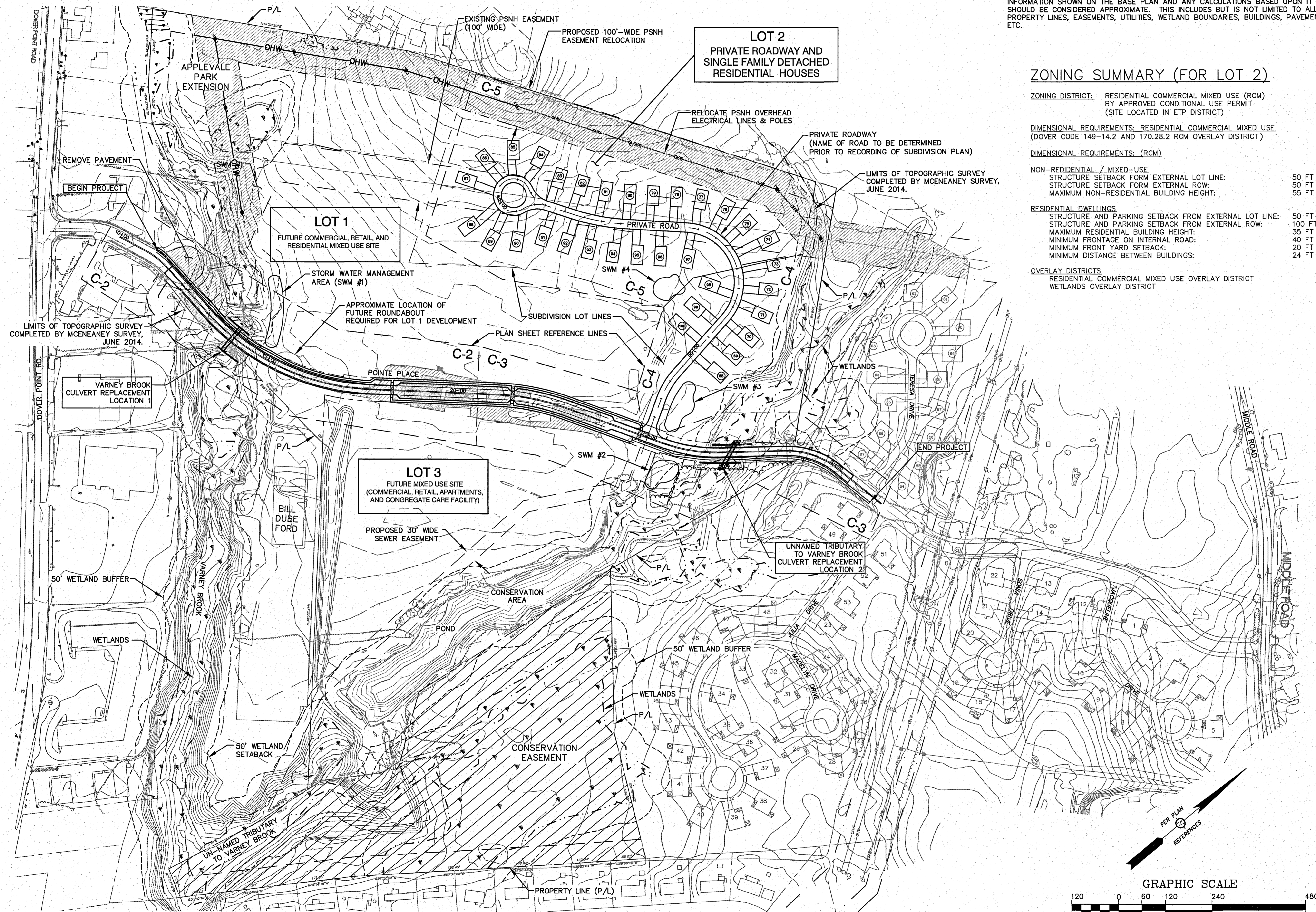
STRUCTURE SETBACK FROM EXTERNAL LOT LINE:	50 FT
STRUCTURE SETBACK FROM EXTERNAL ROW:	50 FT
MAXIMUM NON-RESIDENTIAL BUILDING HEIGHT:	55 FT

**RESIDENTIAL DWELLINGS**

STRUCTURE AND PARKING SETBACK FROM EXTERNAL LOT LINE:	50 FT
STRUCTURE AND PARKING SETBACK FROM EXTERNAL ROW:	100 FT
MAXIMUM RESIDENTIAL BUILDING HEIGHT:	35 FT
MINIMUM FRONTAGE ON INTERNAL ROAD:	40 FT
MINIMUM FRONT YARD SETBACK:	20 FT
MINIMUM DISTANCE BETWEEN BUILDINGS:	24 FT

**OVERLAY DISTRICTS**

RESIDENTIAL COMMERCIAL MIXED USE OVERLAY DISTRICT  
WETLANDS OVERLAY DISTRICT



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:  
PLANNING BOARD APPROVAL

ISSUE DATE:  
NOVEMBER 6, 2014

REVISIONS NO. DESCRIPTION	BY	DATE
0 NHDES AMENDED	EDW	06/04/14
WETLANDS PERMIT		
1 PROGRESS PLANS	EDW	06/23/14
2 PB APPROVAL	EDW	08/04/14
3 PB APPROVAL/SITE REVIEW	EDW	10/14/14
4 PER CITY COMMENTS	EDW	11/06/14

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

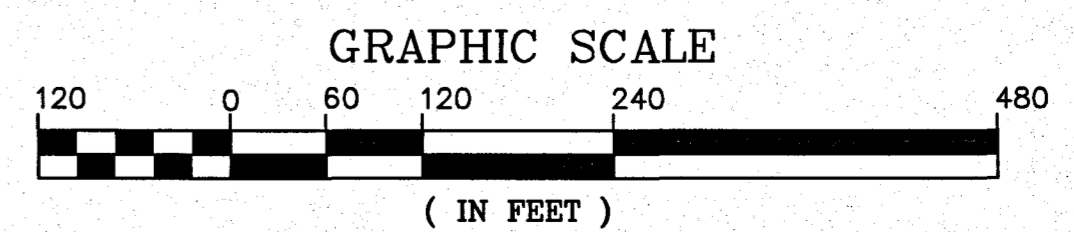
SCALE: 22"x34" 1" = 120'  
11"x17" 1" = 240'

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

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

PROJECT:  
ROADWAY AND UTILITY INFRASTRUCTURE REVIEW PLANS FOR POINTE PLACE & PRIVATE ROADWAY  
DOVER, NH

TITLE:  
OVERALL SITE PLAN/ KEY PLAN  
SHEET NUMBER:  
C-1





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-79

Application Type: Minor Lot Line Adjustment  
Applicant(s): Marc Normandeau  
Owner(s): Marc and Amy Normandeau and Charles and Sheila Kageleiry  
Location: 94 Dover Neck Road (Tax Map M, Lots 74B, 75 & 75A)

**INTENT:** To adjust the lot lines between three existing lots on Dover Neck Road. The adjustment would transfer 0.35 acres from lot 75A and 0.26 acres from lot 75 to lot 74B. There would be no change in the frontage for the lots.

**UNITS PROPOSED:** No increase

**AGENDA ITEM #:** 4-A

**ACREAGE:** 14.48 Acres

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

**EXISTING LAND USE:** One vacant lot and two lots with single family houses

**PROPOSED LAND USE:** One vacant lot and two lots with 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 three existing lots with 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 P14-79 to the title block.
4. The applicant shall revise the plat to add a note requiring the extension of the sewer line and make reference to the 1994 City Council resolution related to the extension of the municipal sewer line.



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

[Revision Date: February 12, 2013]

Office Use Only	Project #:	<u>P14-79</u>	Date Received:	<u>NOV 03 2014</u>
	Amount Paid:	_____	Time Received:	_____

By \_\_\_\_\_

### APPLICANT INFORMATION

Name of Applicant: MARC R. NORMANDEAU Telephone # 742-2471  
 Address of Applicant: 94 DOVER NECK ROAD DOVER NH 03820

### FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1<sup>st</sup> Property Owner (if different from applicant): MARC R + AIMEE M. NORMANDEAU Telephone # 742-2471  
 Address of 1<sup>st</sup> Property Owner: 94 DOVER NECK ROAD DOVER, NH 03820  
 Address of Property: DOVER NECK ROAD

Assessor's Map # M Lot(s) # 75 + 75A  
 Property Deed: Book 1982 Page: 432 + 434  
 Zoning District(s) R-40 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 75) 52,734 Size of Proposed Parcel (sq. ft.): 75) 41,602  
75A) 55,191 75A) 40,037

### SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2<sup>nd</sup> Property Owner (if different from applicant): CHARLES P + SHIELA KAGELEIRY Telephone # 742-2800  
 Address of 2<sup>nd</sup> Property Owner: PO BOX 186 DOVER NH 03821  
 Address of Property: DOVER NECK ROAD

Assessor's Map # M Lot(s) # 74B  
 Property Deed: Book 2522 Page: 243  
 Zoning District(s) R-40 Overlay District(s) CONSERVATION

Size of Existing Parcel (sq. ft.): 521,809 Size of Proposed Parcel (sq. ft.): 548,095

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

### SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KEVIN MCEWEANEY, NH LLS  
MCEWEANEY SURVEY ASSOCIATES, INC.  
 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: Man Nourdin Date: 11-2-14

Signature of Second Property Owner: [Signature] Date: 11/2/14

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

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

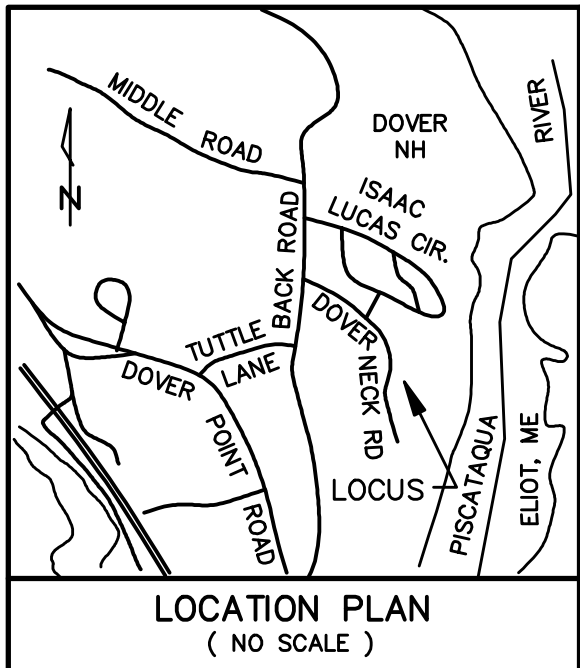
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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: Man Nourdin Date: 11-2-14

79

UPDATED 10/31/14	ABUTTER / NOTIFICATION LIST	for NORMANDEAU/KAGELEIRY	LOT LINE ADJUSTMENT				
TAX MAP/LOT NO.	OWNER'S NAME	OWNER'S NAME	ADDRESS	CITY	STATE	ZIP	DEED REF.
SURVEYOR	McEaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820	N/A
OWNER / APPLICANT							
M0075-000000 (locus)	Marc R. & Aimee M. Normandeau		94 Dover Neck Road	Dover	NH	03820	1982 / 434
M0075-A00000 (locus)							3440 / 278
M0074-B00000 (locus)	Charles P. & Sheila Kageleiry		P.O. Box 186	Dover	NH	03821	2522 / 243
ABUTTERS							
M0073-000000	John H. & Carol Ann Willard		116 Dover Neck Road	Dover	NH	03820	771 / 348
M0074-000000	Christophe Yves Cloitre	Anna Malone Cloitre	106 Dover Neck Road	Dover	NH	03820	4211 / 840
M0074-A00000	Noith T. & Sangeetha Ramdev		108 Dover Neck Road	Dover	NH	03820	3931 / 681
M0076-010000	Joan Vanlandingham Revocable Trust	Joan Vanlandingham, Trustee	62 Waterloo Circle	Dover	NH	03820	4078 / 510
M0076-012000	Bredan K. & Karen A. Chrisom		74 Waterloo Circle	Dover	NH	03820	2574 / 319
M0076-013000	David Paolini		242 Central Avenue	Dover	NH	03820	2188 / 293
M0076-014000	Bradford C. & Christine D. Stewart		86 Waterloo Circle	Dover	NH	03820	2293 / 202
M0076-015000	Nicholas & Jennifer Baillargeon		92 Waterloo Circle	Dover	NH	03820	4147 / 531
M0076-022000	Mark J. & Maureen C. Geppert		57 Waterloo Circle	Dover	NH	03820	2911 / 278
M0076-023000	Robert C. & Lori Coleman		75 Waterloo Circle	Dover	NH	03820	3239 / 137
M0076-024000	Ian D. & Catherine J. Watters Rev. Living Trust	Ian D. & Catherine J. Watters, Trustees	81 Waterloo Circle	Dover	NH	03820	4036 / 317
M0058-000000	Claire Viel Irrevocable Trust	Gemma & John Flemming, Co-Trustees	382 Middle Road	Dover	NH	03820	3708 / 270



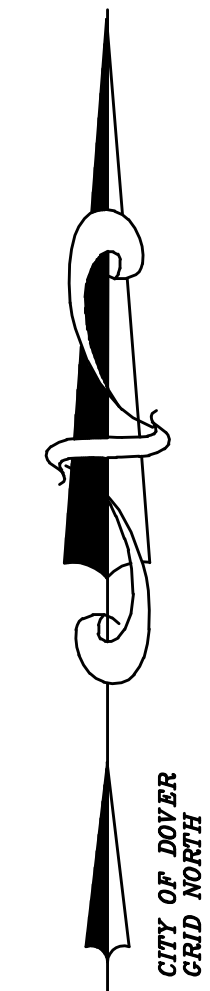
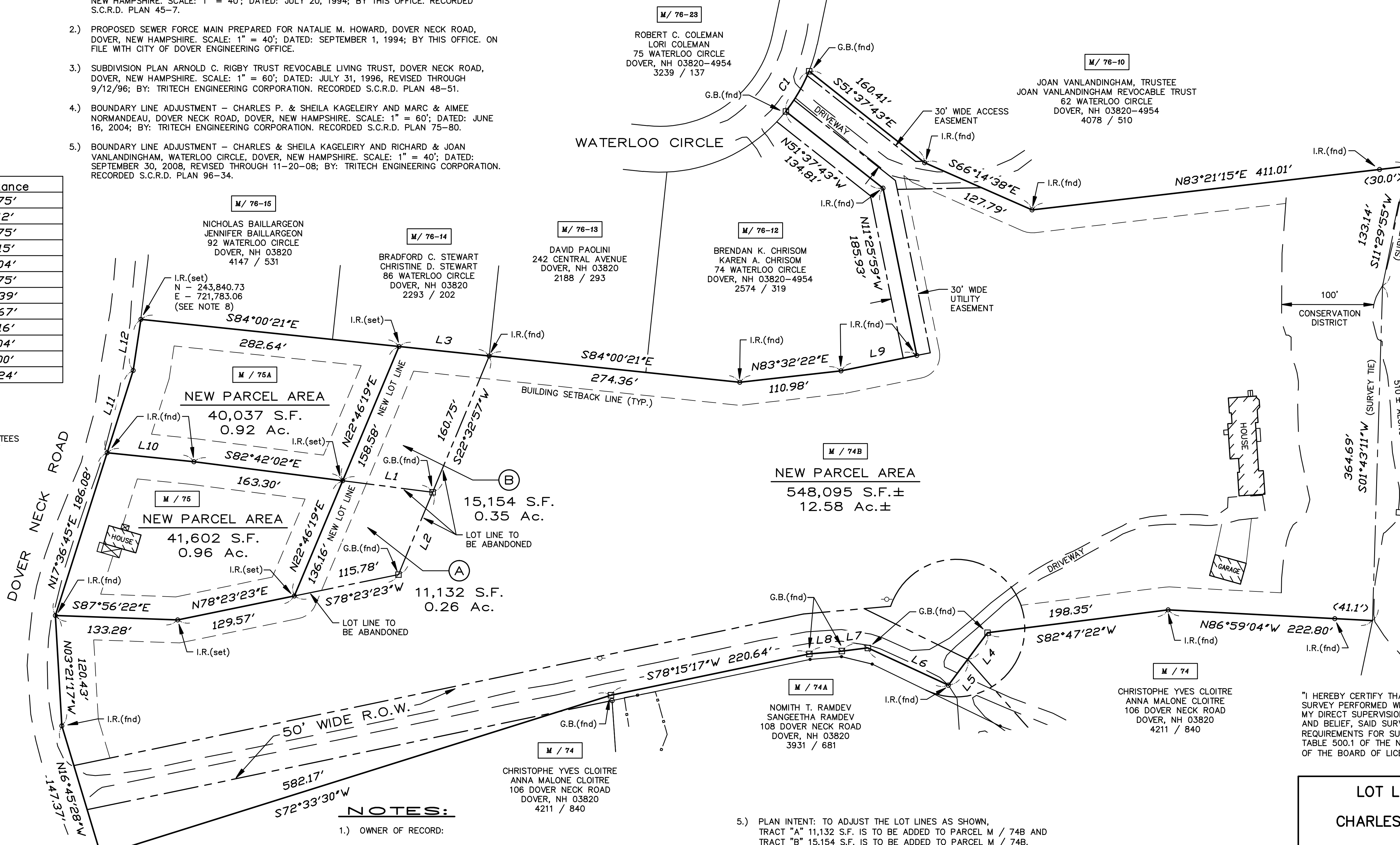
**REFERENCE PLANS:**

- MINOR SUBDIVISION OF LAND PREPARED FOR NATALIE M. HOWARD, DOVER NECK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JULY 20, 1994; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 45-7.
- PROPOSED SEWER FORCE MAIN PREPARED FOR NATALIE M. HOWARD, DOVER NECK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: SEPTEMBER 1, 1994; BY THIS OFFICE. ON FILE WITH CITY OF DOVER ENGINEERING OFFICE.
- SUBDIVISION PLAN ARNOLD C. RIGBY TRUST REVOCABLE LIVING TRUST, DOVER NECK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: JULY 31, 1996, REVISED THROUGH 9/12/96; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 48-51.
- BOUNDARY LINE ADJUSTMENT - CHARLES P. & SHEILA KAGELEIRY AND MARC & AIMEE NORMANDEAU, DOVER NECK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: JUNE 16, 2004; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 75-80.
- BOUNDARY LINE ADJUSTMENT - CHARLES & SHEILA KAGELEIRY AND RICHARD & JOAN VANLANDINGHAM, WATERLOO CIRCLE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: SEPTEMBER 30, 2008, REVISED THROUGH 11-20-08; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 96-34.

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	16°36'05"	175.00	50.71	50.53	N30°04'15"E

No.	Bearing	Distance
L1	S82°42'02"E	98.75'
L2	S22°32'57"W	97.12'
L3	S84°00'21"E	98.75'
L4	S36°41'19"W	36.15'
L5	S36°41'19"W	35.04'
L6	N65°11'28"W	96.75'
L7	S82°47'22"W	28.39'
L8	S84°57'55"W	35.67'
L9	N78°34'01"E	84.16'
L10	S84°05'38"E	95.04'
L11	N17°36'47"E	94.00'
L12	N08°32'31"E	56.24'

**M / 68**  
 GEMMA & JOHN FLEMING, CO-TRUSTEES  
 CLAIRE VIEL IRREVOCABLE TRUST  
 382 MIDDLE ROAD  
 DOVER, NH 03820  
 3708 / 270



PISCATAQUA RIVER  
 TIDAL FLOOD  
 EBB

"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."

**NOTES:**

- OWNER OF RECORD:
 

<b>M / 74B</b>	CHARLES P. KAGELEIRY SHEILA KAGELEIRY P.O. Box 186 DOVER, NEW HAMPSHIRE 03821-0186 S.C.R.D. VOL. 2522, PAGE 243 S.C.R.D. VOL. 3023, PAGE 745 S.C.R.D. VOL. 3711, PAGE 805	OWNER SIGNATURES
<b>M / 75</b>	MARC R. NORMANDEAU AIMEE M. NORMANDEAU 94 DOVER NECK ROAD DOVER, NEW HAMPSHIRE 03820 S.C.R.D. VOL. 1982, PAGE 432 S.C.R.D. VOL. 1982, PAGE 434 S.C.R.D. VOL. 3042, PAGE 743	OWNER SIGNATURES

- PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN, TRACT "A" 11,132 S.F. IS TO BE ADDED TO PARCEL M / 74B AND TRACT "B" 15,154 S.F. IS TO BE ADDED TO PARCEL M / 74B.
- PARCEL AREAS =
 

PARCEL	ORIGINAL PARCEL	NEW PARCEL
<b>M / 74B</b>	521,809 S.F. / 12.0 Ac.±	548,095 S.F. / 12.6 Ac.±
<b>M / 75</b>	52,734 S.F. / 1.21 Ac.	41,602 S.F. / 0.96 Ac.
<b>M / 75A</b>	55,191 S.F. / 1.27 Ac.	40,037 S.F. / 0.92 Ac.
- F.E.M.A. F.I.R.M. INFORMATION: COMMUNITY NUMBER 330145, PANEL 0340, SUFFIX D; MAP NUMBER 33017C0340D, EFFECTIVE DATE: MAY 17, 2005.
  - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD: SHADED ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED (THOSE AREAS DIRECTLY ADJACENT TO THE PISCATAQUA RIVER)
  - OTHER AREAS: UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN
- BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID NORTH, PER REFERENCE PLAN 1.
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- PER WETLAND REPORT PREPARED BY MICHAEL MARIANO, NH WETLAND SCIENTIST #183 AND NH SOIL SCIENTIST #076 OF HIGHLAND SOIL SERVICES, THERE ARE NO WETLANDS ON EITHER PARCEL M / 75 OR PARCEL M / 75A AS PER AUGUST 26, 2014 INSPECTION OF PROPERTY.
- PARCEL M / 74B IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE REFERENCE LINE.

- LEGEND**
- I.P.(fnd) - IRON PIPE (FOUND)
  - I.R.(fnd) - IRON ROD (FOUND)
  - G.B.(fnd) - GRANITE BOUND (FOUND)
  - I.R.(set) - IRON ROD W/ I.D. CAP (SET)
  - o - UTILITY POLE
  - S.F. - SQUARE FEET
  - Ac. - ACRE
  - (TYP.) - TYPICAL
  - ± - MORE OR LESS
  - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

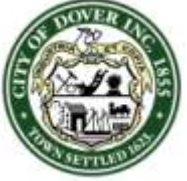
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
13-2027		LL ADJ	-	-
PROJECT NO	TYPE	FIELDBOOK & PAGES		

**LOT LINE ADJUSTMENT PLAN**  
 PREPARED FOR  
**CHARLES P. & SHEILA KAGELEIRY**  
 AND  
**MARC R. & AIMEE M. NORMANDEAU**  
 TAX MAP M, LOT Nos. 74B, 75 AND 75A  
**DOVER NECK ROAD**  
**CITY OF DOVER**  
**COUNTY OF STRAFFORD**  
**STATE OF NEW HAMPSHIRE**

DOVER PLANNING FILE No. P 14-\_\_\_\_  
 DRAWN BY: RJM FILE: VR CP\2027\13-2027  
 SCALE: 1" = 60' DATE: OCTOBER 23, 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-B

**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

**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.

The Planning Board reviewed this application on October 28, 2014, but took no action due to an issue with proper abutter notice.

### **PLANNING BOARD MEMBERS SHOULD BRING THE APPLICATION MATERIALS FOR THIS PROJECT FROM THE PREVIOUS MEETING**

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

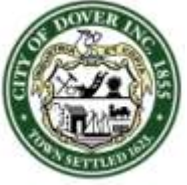
Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

### **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.
4. The applicant shall provide information on the proposed home and septic system locations.

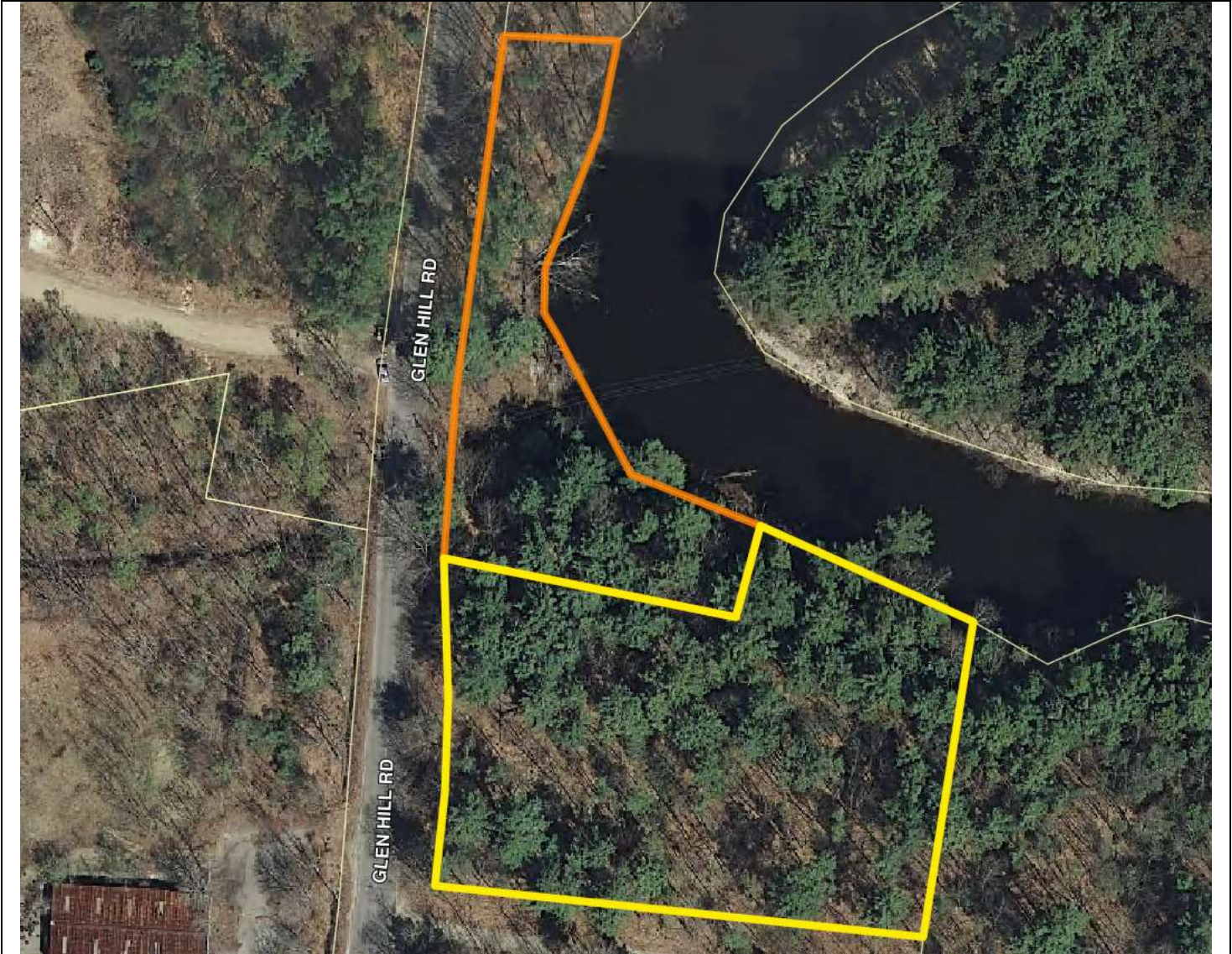


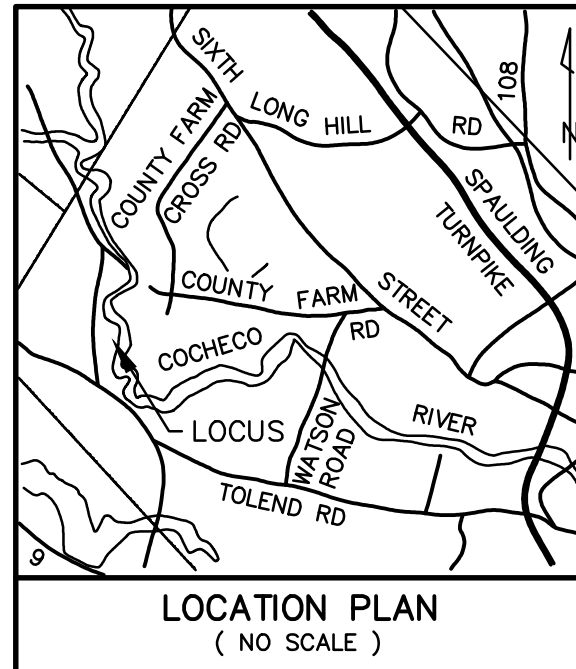
**CITY OF DOVER**

## 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





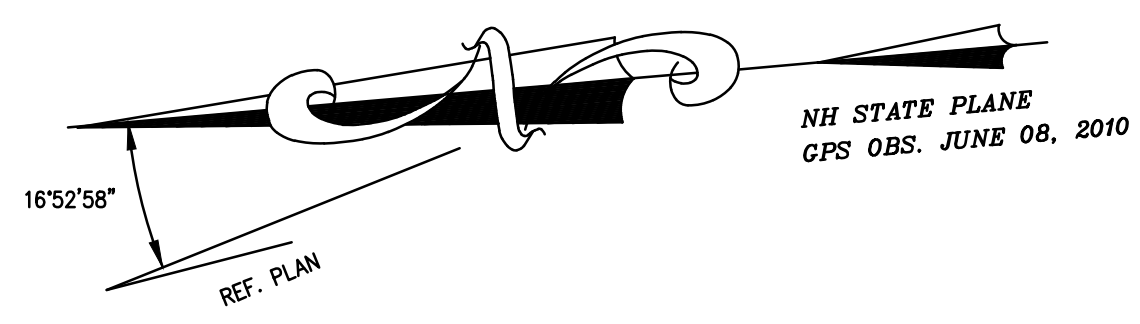
**REFERENCE PLANS:**

- 1.) PHASE I - LOT 1 THRU 14 ONLY - COCHECHO PINES, DOVER, N.H. SCALE: 1" = 100'; DATED: DEC. 1978; BY: FREDERICK E. DREW ASSOCIATES. RECORDED S.C.R.D. PLAN 19A-52.
- 2.) PHASE I - REVISED BOUNDARY PLAN LOTS 3,4,5 AND 6 - COCHECHO PINES, DOVER, N.H. SCALE: 1" = 100'; DATED: FEB. 1980; BY: FREDERICK E. DREW ASSOCIATES. RECORDED S.C.R.D. PLAN 22A-33.
- 3.) WALTER W. FISCHER - FINAL PLAN - COVERED BRIDGE LOTS, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: APRIL 1980; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. PLAN 20D-24.
- 4.) MITIGATION PLAN OF LAND - LAND OF THE CITY OF DOVER (TAX MAP C, LOTS 19, 20 & 22), GLEN HILL ROAD & TOLEND ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: NOVEMBER 21, 2011; BY: DOUCET SURVEY, INC. RECORDED S.C.R.D. PLAN 105-15.

**LEGEND**

- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
- I.R.(fnd) - IRON ROD (FOUND)
- I.P.(fnd) - IRON PIPE (FOUND)
- S.S.(fnd) - STEEL STAKE (FOUND)
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.P. - STRAFFORD COUNTY REGISTRY OF PROBATE
- INV. - INVERT
- - UTILITY POLE
- OHE - OVERHEAD ELECTRIC
- - - - - EDGE OF RIVER
- - - - - EDGE OF PAVEMENT

**c / 4**  
STRAFFORD COUNTY  
P.O. Box 799  
DOVER, NH 03821-0799



**c / 61**  
BRIAN LEE SOLLENBERGER  
TAMMY LYNN SOLLENBERGER  
109 GLEN HILL ROAD  
DOVER, NH 03820-5701  
3196 / 544

**c / 8**  
CITY OF DOVER  
288 CENTRAL AVENUE  
DOVER, NH 03820  
617 / 355

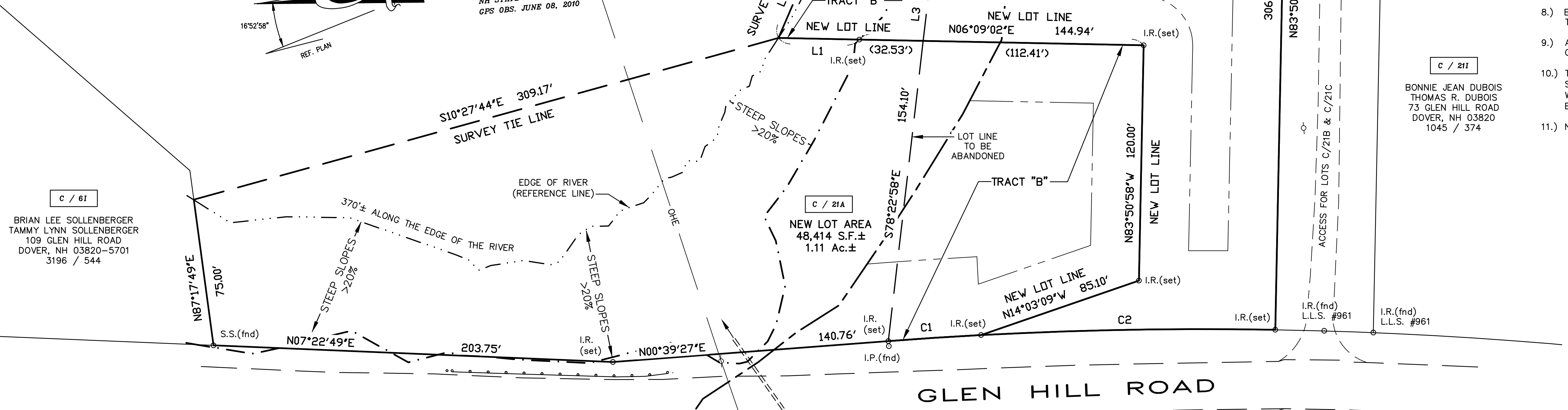
**c / 20**  
CITY OF DOVER  
288 CENTRAL AVENUE  
DOVER, NH 03820  
1146 / 70

**NOTES:**

- 1.) OWNER OF RECORD:
  - c / 21A** ESTATE OF JAMES A. FOX  
S.C.R.P. 2009-0120  
1211 DOLPHIN ROAD  
RIVIERA BEACH, FLORIDA 33404  
S.C.R.D. VOL. 1172 PAGE 177
  - c / 21H** ESTATE OF JAMES A. FOX  
S.C.R.P. 2009-0120  
1211 DOLPHIN ROAD  
RIVIERA BEACH, FLORIDA 33404  
S.C.R.D. VOL. 1043 PAGE 528
- 2.) **c / 21A** - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS R-40 (RURAL RESIDENTIAL DISTRICT).
- 4.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
  - MINIMUM LOT SIZE = 40,000 S.F.
  - MINIMUM FRONTAGE = 150 FEET
  - MAXIMUM LOT COVERAGE = 10 PERCENT
  - MINIMUM BUILDING SETBACKS, PRINCIPAL:
    - FRONT / ABUT A STREET = 40 FEET
    - SIDE = 25 FEET
    - REAR = 30 FEET
  - MAXIMUM BUILDING HEIGHT = 35 FEET
- 5.) PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN, TRACT "A" (16,777 S.F.) IS TO BE ADDED TO LOT C/21A, TRACT "B" (2,477 S.F.) IS TO BE ADDED TO LOT C/21H. LOTS ARE CURRENTLY UNDEVELOPED AND WILL BE SERVICED BY MUNICIPAL WATER SUPPLY AND SUBSURFACE DISPOSAL SYSTEMS.
- 6.) PARCEL AREAS = ORIGINAL PARCEL NEW PARCEL
 

<b>c / 21A</b>	34,108 S.F. / 0.78 Ac.	48,414 S.F. / 1.11 Ac.
<b>c / 21H</b>	63,482 S.F. / 1.46 Ac.	49,182 S.F. / 1.13 Ac.
- 7.) LOT TOTAL AREA EXCLUSIVE OF STEEP SLOPES
 

C/21A	48,414 S.F.	25,109 S.F.
C/21H	49,182 S.F.	40,155 S.F.
- 8.) BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON JUNE 08, 2010. VERTICAL DATUM IS NAVD88.
- 9.) A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- 10.) THE PARCELS ARE SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELAND WATER QUALITY PROTECTION ACT (SWQA). THOSE AREAS WITHIN 250 FEET OF THE REFERENCE LINE (EDGE OF RIVER AS LOCATED BY THIS OFFICE).
- 11.) NO WETLANDS WERE IDENTIFIED ON THE SUBJECT PARCELS.



**GLEN HILL ROAD**

WATER MAIN EXISTS ON WESTERLY SIDE OF ROAD CENTERLINE

TBM - MAG NAIL SET UP 3.0' IN U.P. ELEV. 153.96

TBM - MAG NAIL SET UP 3.0' IN U.P. ELEV. 153.78

15" CMP CULVERT 2010 LOCATION (COVERED NOW)  
INV. IN = 143.07  
INV. OUT = 140.03

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
14-2077	LL ADJ	14-07	34-49	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

No.	Bearing	Distance
L1	N06°09'02"E	41.25'
L2	S61°36'08"E	44.13'
L3	N78°22'58"W	34.80'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	01°16'47"	2122.00	47.40	47.40	N01°17'50"E
C2	04°03'01"	2122.00	150.00	149.97	N03°57'44"E

"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  
**THE ESTATE OF JAMES A. FOX**  
TAX MAP C, LOT Nos. 21A & 21H  
**GLEN HILL ROAD**  
CITY OF DOVER  
COUNTY OF STRAFFORD  
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-  
DRAWN BY: KJF FILE: VR CP\2077\14-2077  
SCALE: 1" = 30' DATE: OCTOBER 7, 2014

**McGeneaney 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 #P14-73

Application Type: Minor Subdivision  
Applicant(s): Noel Family Revocable Trust  
Owner(s): Noel Family Revocable Trust  
Location: 239 Long Hill Road (Assessor's Map A, Lot 18-1)

**INTENT:** To subdivide an existing lot on Long Hill Road into two lots. The lot sizes would be 2.02 and 1.878 acres. The new lot would have an on-site septic system and municipal water.

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

**AGENDA ITEM #:** 4-C

**ACREAGE:** 3.898 Acres

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

**EXISTING LAND USE:** Single family house

**PROPOSED LAND USE:** One additional single family house lot

**SURROUNDING LAND USE:** Single family residential and church

**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:**

- NH Department of Environmental Services Subdivision Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant proposes to subdivide an existing lot on Long Hill Road to create one additional lot.

**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 P14-73 to the title block.
4. 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.
5. The applicant shall revise the plat to add the requirement to install four wetland buffer signs equally spaced along the wetland buffer line on lot #2 per Chapter 170-27.1-D(1)(c).

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

6. All new houses shall be assessed the current impact fees in place at the time of building permit application.
7. All new houses 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 #P14-73

Application Type: Minor Subdivision  
Applicant(s): Noel Family Revocable Trust  
Owner(s): Noel Family Revocable Trust  
Location: 239 Long Hill Road (Assessor's Map A, Lot 18-1)

BELOW IS AN AERIAL VIEW OF 239 LONG HILL ROAD





City of Dover, New Hampshire
SUBDIVISION APPLICATION



Office Use Only Project #: R14-73 Date Received:
Amount Paid: \$296.00 Time Received:
CR# 11227

APPLICANT AND OWNER INFORMATION

Name of Applicant: Noel Family Revocable Trust Telephone #: (603) 767-0873
Address of Applicant: 239 Long Hill Road, Dover, NH 03820
Name of Property Owner (if different from applicant): SAME Telephone #:
Address of Property Owner:
E-Mail Address:

PROPERTY INFORMATION

Address of Property: 239 Long Hill Road
Assessor's Map # A Lot(s) # 18-1
Zoning District(s) R-40 Overlay District(s) Conservation District
Wetland Protection District
Size of Parcel: 3.898 acres Property Deed: Book 2069 Page: 3
Existing Use of Property: Residential

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): Minor (3 or fewer lots): XX Open Space:
Existing Number of Lots: 1 Proposed Number of Lots: 2
City Water? X Yes \_\_\_ No How far is city water from the property? at property
City Sewer? \_\_\_ Yes X No How far is city sewer from the property? greater than 1 mile
Highway Access (check where applicable): X City Street \_\_\_ State Highway
Estimated Length of Proposed Roads: N/A feet Public or Private Road?

WAIVER REQUESTS

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

**SURVEYOR INFORMATION**

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

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

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

**ENGINEER INFORMATION**

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

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

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

**SIGNATURES**

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

Signature of Property Owner: Harry Noel Date: 10-24-14

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

Signature of Agent: [Signature], PRESIDENT Date: 10/24/14

**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: Harry Noel Date: 10-24-14

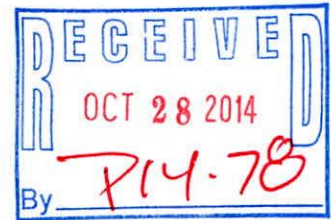
**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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: Harry Noel Date: 10-24-14

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

**Abutters List**  
Subdivision of Land  
**Noel Family Revocable Trust**  
Tax Map A, Lot 18-1  
239 Long Hill Road  
Dover, New Hampshire  
Job No. 14125  
Page 1 of 1



**Abutters:**

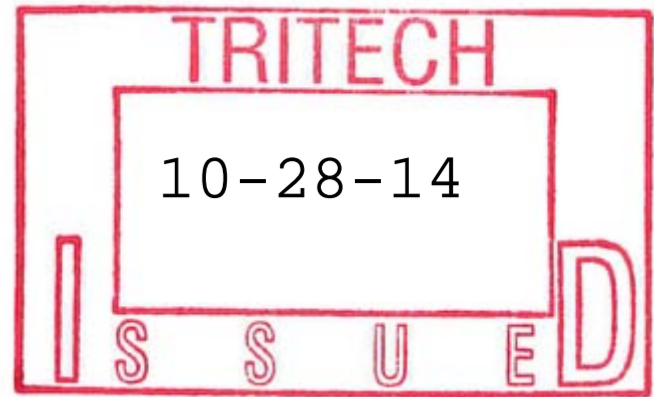
Map A, Lot 18	Anderson Family 2001 Trust David & Elaine Anderson, Trustees 251 Long Hill Road Dover, NH 03820
Map A, Lot 18-D	Greek Orthodox Church 93 Locust Street Dover, NH 03820
Map A, Lot 51-1	Christian Beliveau 288 Long Hill Road Dover, NH 03820
Map A, Lot 51-7	Steven Staples Deborah Brosnihan-Staples 256 Long Hill Road Dover, NH 03820
Map A, Lot 51-8	Christiana M. & Gavin J. Jackson 252 Long Hill Road Dover, NH 03820
Map A, Lot 51-9-1 Map A, Lot 51-9-OPN	Christine A. Estes 30 Labrador Lane Dover, NH 03820

**Owner/Applicant:**

Map A, Lot 18-1	Noel Family Revocable Trust Carol & Harvey Noel, Trustees 239 Long Hill Road Dover, NH 03820
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**Agent:**

Tritech Engineering Corporation  
755 Central Avenue  
Dover, NH 03820



**For  
REGULATORY REVIEW  
ONLY**  
**Not for Construction**

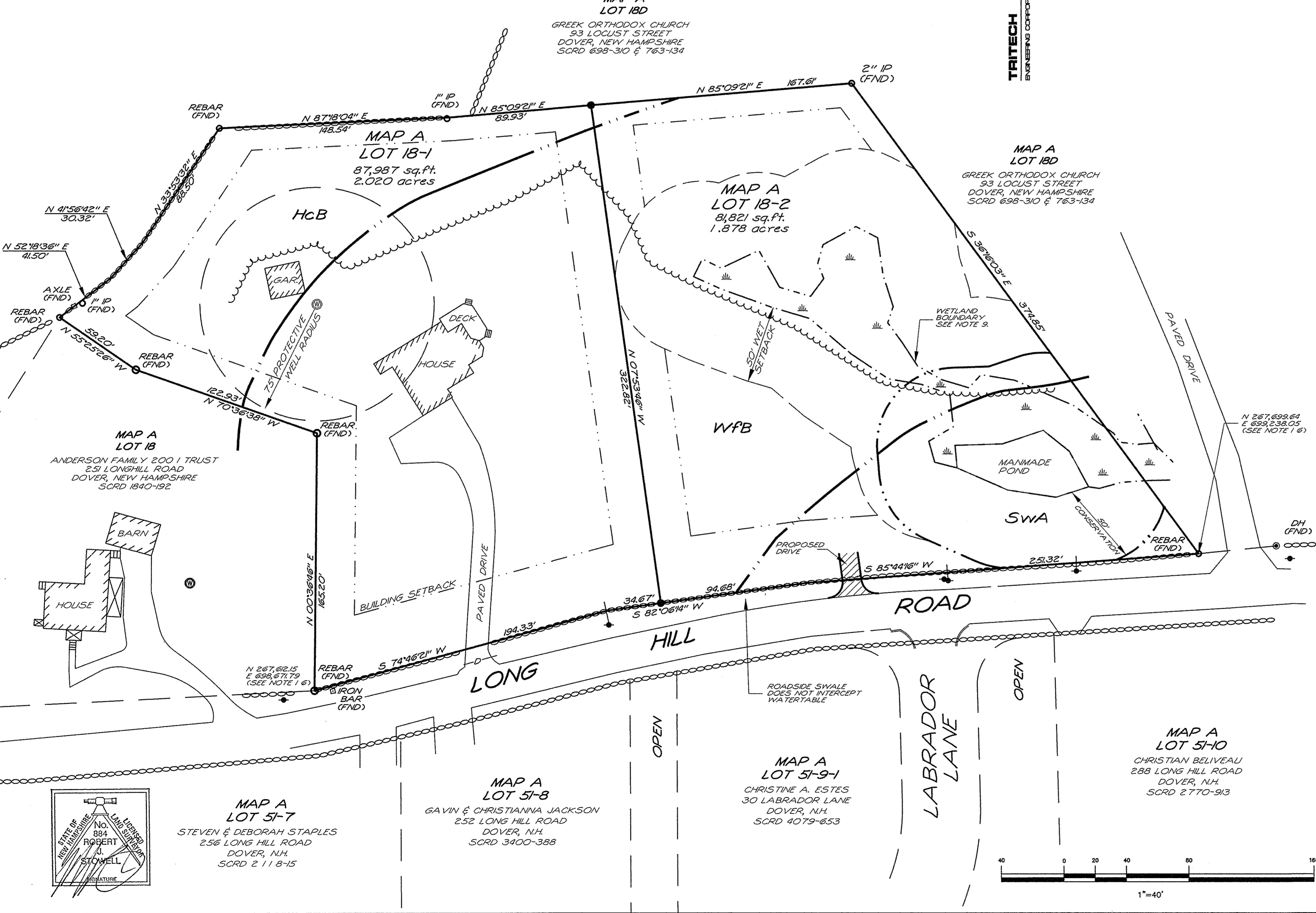
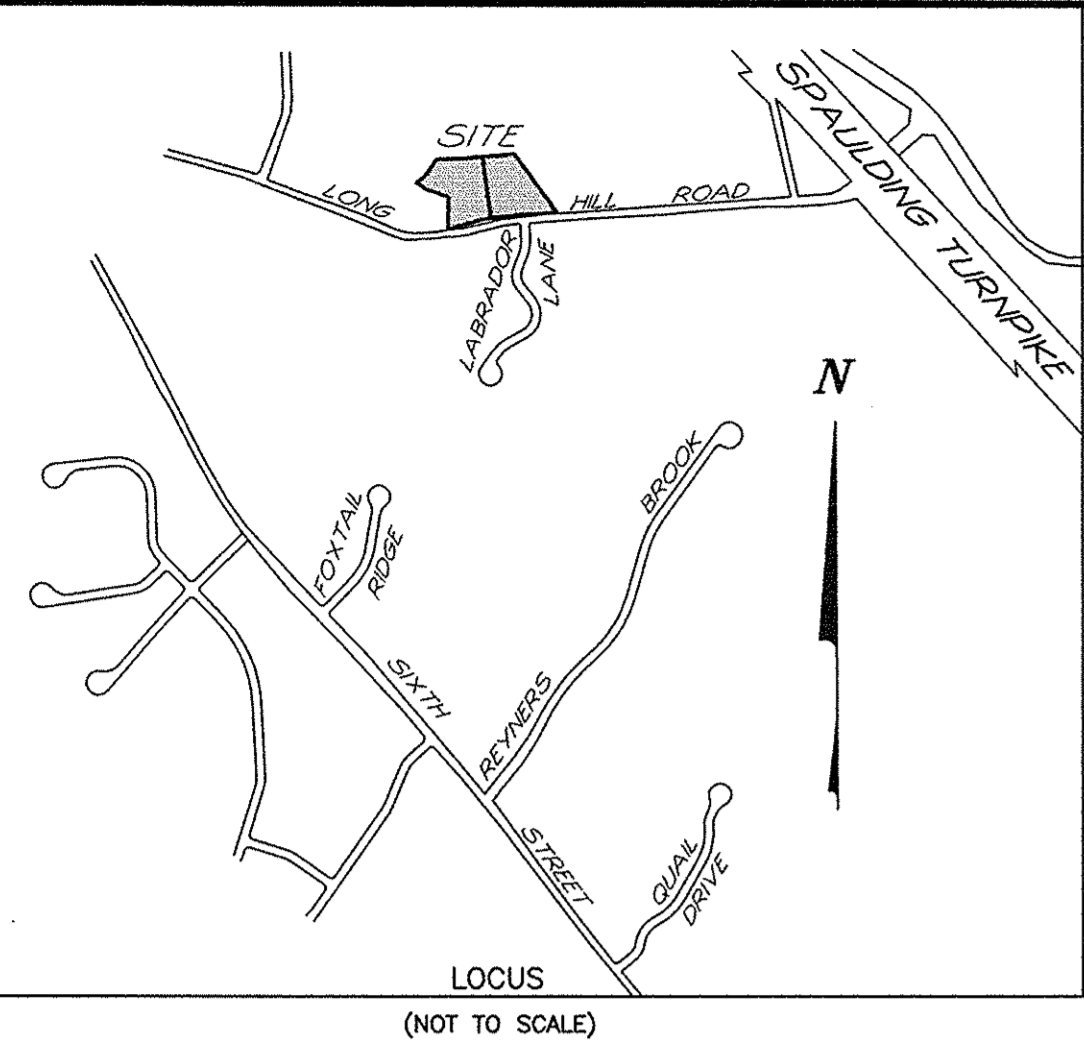
**N**

**TRITECH**  
ENGINEERING CORPORATION

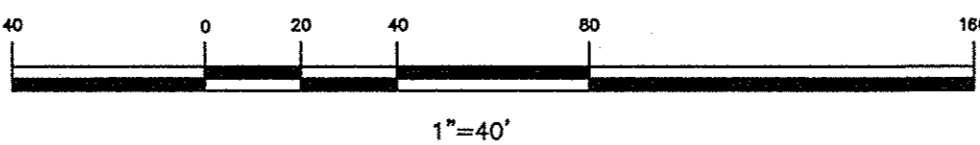
**NOTES**

- 1.) INTENT: TO SUBDIVIDE DOVER TAX MAP A LOT 18-1 INTO 2 LOTS.
- 2.) CURRENT OWNER: NOEL FAMILY REVOCABLE TRUST  
239 LONG HILL ROAD  
DOVER, N.H. 03820
- 3.) TOTAL AREA: 169,808 SQ.FT. = 3.898 ACRES
- 4.) TAX MAP A LOT 18-1
- 5.) PROJECT DEED REFERENCE: BOOK 2069 PAGE 3  
\* ALSO SEE QUITCLAIM DEED FROM HARVEY AND CAROL NOEL TO GREEK ORTHODOX CHURCH, DATED MARCH 2, 1995, RECORDED SCRD BOOK 1791 PAGE 754.
- 6.) PROJECT PLAN REFERENCE:  
BOUNDARY LINE ADJUSTMENT  
HARVEY & CAROL A. NOEL  
251 LONG HILL ROAD  
DOVER, NEW HAMPSHIRE  
TRITECH ENGINEERING CORPORATION  
MARCH 13, 1995 SCRD 45-76  
ADDITIONAL PLAN OF LOTS  
FOR JOE & FLORENCE PARKS  
"PARKWOOD"  
DOVER, NEW HAMPSHIRE  
BRUCE L. POHOPEK  
MAY 5, 1986 SCRD 28-67  
SUBDIVISION OF THE LAND OF  
GUIDO HAGGENMILLER  
DOVER, N.H.  
HOLDEN ENGINEERING  
6-11-86 SCRD 31A-1  
PROPOSED LIMITED SUBDIVISION  
GUIDO K. HAGGENMILLER  
DOVER, N.H.  
FREDERICK E. DREW  
NOV 1974 SCRD 21A-35
- 7.) ZONING: R-40  
MIN. LOT SIZE: 40,000 SQ.FT.  
MIN. FRONTAGE: 150 FT  
MIN. SETBACKS:  
FRONT: 40 FT  
SIDE: 25 FT  
REAR: 30 FT  
MAX. LOT COVERAGE: 10 %  
MAX. BLD HEIGHT: 35 FT  
IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN ONE ZONING  
OVERLAY DISTRICTS:  
- WETLANDS PROTECTION DISTRICT  
- CONSERVATION DISTRICT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 27,000, AND WAS ACCOMPLISHED USING A LIETZ SET3 TOTAL STATION, DURING THE MONTH OF OCTOBER, 1994.
- 9.) DURING THE MONTH OF OCTOBER, 2014 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #78, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
- 10.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0330D, MAP No. 33017C0310D, DATE: 5-17-2005).
- 11.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 12.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 13.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- 14.) BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1 AS APPLICABLE. THESE BUFFERS ARE CURRENTLY MAINTAINED AS LANDSCAPED AREAS, LAWNS AND FIELDS. THESE BUFFERS WILL CONTINUE TO BE MAINTAINED IN THIS MANNER.
- 15.) MAP A LOT 18-1 IS SERVICED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM AND INDIVIDUAL WELL. MAP A LOT 18-2 WILL BE SERVICED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM AND MUNICIPAL WATER.
- 16.) PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM. CITY OF DOVER GIS POINTS 361 AND 362 WERE OCCUPIED TO DETERMINE POSITION AND ORIENTATION.
- 17.) LOT AREA: MAP A LOT 18-2  
CONTIGUOUS NON-CONSERVATION UPLAND 57,580 SQ.FT.  
CONTIGUOUS NON-CONSERVATION WITHIN THE 50' BUFFER 26,600 SQ.FT.  
OUTSIDE WET BUFFER 30,985 SQ.FT.  
TOTAL 81,821 SQ.FT.  
COUNTABLE AREA  
16,000 SQ.FT.  
30,985 SQ.FT.  
46,985 SQ.FT.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



- LEGEND**
- REBAR SET WITH ID CAP TO BE SET
  - UTILITY POLE
  - ⊕ HYDRANT
  - ⊕ WATER GATE VALVE
  - W — WATER LINE
  - - - WETLAND BOUNDARY (SEE NOTE 9)
  - ~~~~ TREELINE



**TRITECH**  
ENGINEERING CORPORATION

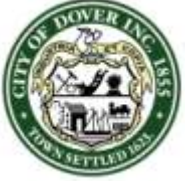
**NOEL FAMILY REVOCABLE TRUST**  
239 LONG HILL ROAD  
DOVER, NEW HAMPSHIRE  
OCTOBER 24, 2014  
JOB No. 14125  
SCALE: 1" = 40'

**SUBDIVISION PLAN**

**SHEET No. 0-1**

REVISIONS	DATE	DESCRIPTION

786 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03860  
TELEPHONE 603 742 8107  
FAX 603 742 8650



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-78

Application Type: Minor Lot Line Adjustment  
Applicant(s): Tolend Road Properties, LLC  
Owner(s): Tolend Road Properties, LLC  
Location: Stocklan Circle and Sandra's Run (Assessor's Map G, Lots 24J-111 and 24J-113)

**INTENT:** To adjust the lot lines between two existing lots, with no increase in the number of lots. 202 square feet is being transferred from lot 113 to lot 111.

**LOTS/UNITS PROPOSED:** None

**AGENDA ITEM #:** 4-D

**ACREAGE:** 0.27 Acres

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

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

**PROPOSED LAND USE:** Same

**SURROUNDING LAND USE:** Single family residential

**ZBA ACTION:** N/A

**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 wants 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 P14-78 to the title block.
4. The applicant shall revise the plat to add the requirement to install two wetland buffer signs equally spaced along the wetland buffer line on lot #111 per Chapter 170-27.1-D(1)(c).



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-78

Application Type: Minor Lot Line Adjustment  
Applicant(s): Tolend Road Properties, LLC  
Owner(s): Tolend Road Properties, LLC  
Location: Stocklan Circle and Sandra's Run (Assessor's Map G, Lots 24J-111 and 24J-113)

BELOW IS AN AERIAL VIEW OF STOCKLAN CIRCLE AND SANDRAS RUN





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

Revision Date: February 12, 2013

RECEIVED

NOV 03 2014

By \_\_\_\_\_

Office Use Only

Project #: 114-78

Amount Paid: 6449

Date Received: \_\_\_\_\_

Time Received: \_\_\_\_\_

### APPLICANT INFORMATION

Name of Applicant: TOLEND ROAD PROPERTIES, LLC Telephone # 427-5100

Address of Applicant: 273 CORPORATE DRIVE, STE 150 PORTSMOUTH, NH 03801

### FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1<sup>st</sup> Property Owner (if different from applicant): SAME Telephone # \_\_\_\_\_

Address of 1<sup>st</sup> Property Owner: \_\_\_\_\_

Address of Property: SANDRA'S RUN

Assessor's Map # G Lot(s) # 24J-113

Property Deed: Book 3440 Page: 278

Zoning District(s) R-20 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 5205.71 Size of Proposed Parcel (sq. ft.): 5408.09

### SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2<sup>nd</sup> Property Owner (if different from applicant): SAME Telephone # \_\_\_\_\_

Address of 2<sup>nd</sup> Property Owner: \_\_\_\_\_

Address of Property: STOCKLAN CIRCLE

Assessor's Map # G Lot(s) # 24J-111

Property Deed: Book 3440 Page: 278

Zoning District(s) R-20 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 6841.30 Size of Proposed Parcel (sq. ft.): 6638.92

[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, NH LLS  
MCENEANEY SURVEY ASSOCIATES, INC.

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: E. Maggi, Manager Date: 10/30/14
- ✓ Signature of Second Property Owner: E. Maggi, Manager Date: 10/30/14
- Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_
- ✓ Signature of Agent: E. Maggi, Manager Date: 10/30/14

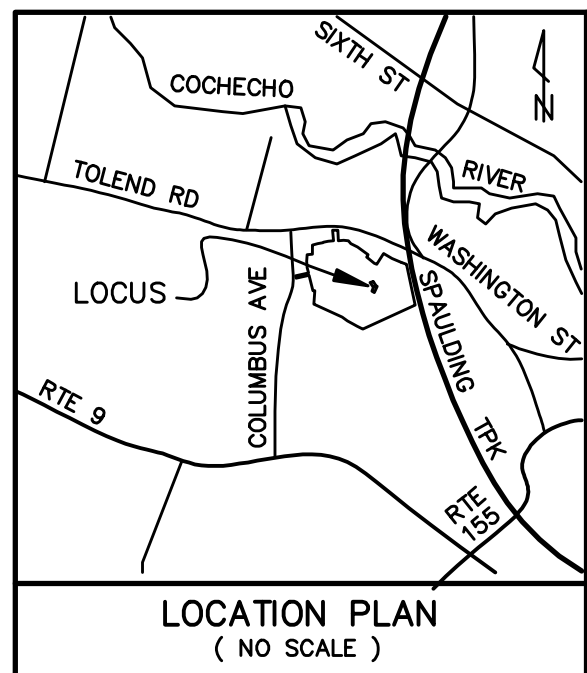
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

- ✓ Signature of Property Owner: E. Maggi, Manager Date: 10/30/14

74-78

UPDATED 10/31/14	ABUTTER / NOTIFICATION LIST	for TOLEND ROAD PROPERTIES	LOT LINE ADJUSTMENT				
TAX MAP/LOT NO.	OWNER'S NAME	OWNER'S NAME	ADDRESS	CITY	STATE	ZIP	DEED REF.
SURVEYOR	McEaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820	N/A
OWNER / APPLICANT							
G0024-J00113 (locus)	Tolend Road Properties, LLC		273 Corporate Drive, Ste. 150	Portsmouth	NH	03801	3440 / 278
G0024-J00111 (locus)							3440 / 278
G0024-J00110							3440 / 278
G0024-J00143							3440 / 278
G0024-J00156							3440 / 278
G0024-J00157							3440 / 278
G0024-J00158							3440 / 278
G0024-J00159							3440 / 278
G0024-J00160							3440 / 278
G0024-J00161							3440 / 278
G0024-J00162							3440 / 278
G0024-J00163							3440 / 278
G0024-J00164							3440 / 278
G0024-J00165							3440 / 278
ABUTTERS							
G0024-J00000	Wyndbrook at Dover	Homeowners Association	210 Commerce Way, Ste.150	Portsmouth	NH	03801	3723 / 224
G0024-J00112	Steven J. Uhlenhake		10 Sandra's Run	Dover	NH	03820	4200 / 782
G0024-J00115	Chester A. & Pauline R. Rock		2 Riverdale Drive	Orono	ME	04473	4050 / 396
G0024-J00116	David J. Witham		P.O. Box 7	Bar Harbor	ME	04609	3882 / 812
G0024-J00117	Kenneth E. & Marla D. Stout		8 Melody Terrace	Dover	NH	03820	3936 / 1020
G0024-J00118	Willis M. Lefavour	Kerstin Piel-Lefavour	10 Melody Terrace	Dover	NH	03820	3872 / 393
G0024-J00120	Robert B. & Alyssa G. Humphries		9 Melody Terrace	Dover	NH	03820	4157 / 456
G0024-J00121	Sonsy Realty Trust	Robert F. Battersby, Trustee	11 Melody Terrace	Dover	NH	03820	4181 / 185
G0024-J00122	Gregory J. & Linda L. Nestle		13 Melody Terrace	Dover	NH	03820	4134 / 430
G0024-J00123	Suhail & Nighat Khokhar		15 Melody Terrace	Dover	NH	03820	3986 / 590
G0024-J00124	Timothy & Valerie Woisin		17 Melody Terrace	Dover	NH	03820	4122 / 896
G0024-J00125	Stephen J. Logan		19 Melody Terrace	Dover	NH	03820	4083 / 51
G0024-J00137	Fnu Fendi	Suratni Sukini	26 Melody Terrace	Dover	NH	03820	4043 / 649
G0024-J00138	Marc E. Oullette		22 Melody Terrace	Dover	NH	03820	4090 / 104
G0024-J00139	Mark S. Moeller	Christine D. Diamont	20 Melody Terrace	Dover	NH	03820	4123 / 377
G0024-J00140	Ronald R. & Joan M. Marsh		18 Melody Terrace	Dover	NH	03820	4146 / 198
G0024-J00141	Michelle L. Diaz		16 Melody Terrace	Dover	NH	03820	4111 / 17
G0024-J00142	Venkata Ramana Reddy Dumpala	Yamini Dumpala	12 Melody Terrace	Dover	NH	03820	3950 / 366
G0024-J0014	Kevin C. & Ann H. Wilson		15 Sandra's Run	Dover	NH	03820	4220 / 747



**G/24J-148**  
 TOLEND ROAD PROPERTIES, LLC  
 273 CORPORATE DRIVE, SUITE 150  
 PORTSMOUTH, NH 03801  
 3038/029; 3440/278; 3440/282

**G/24J-144**  
 MICHELLE L. DIAZ  
 16 MELODY TERRACE  
 DOVER, NH 03820  
 4111/17

**G/24J-142**  
 VENKATA RAMANA REDDY DUMPALA  
 YAMINI DUMPALA  
 12 MELODY TERRACE  
 DOVER, NH 03820  
 3950/366

**G/24J-118**  
 STEVEN UHLENHAKE  
 10 SANDRA'S RUN  
 DOVER, NH 03820  
 4200/782

**G/24J-112**  
 STEVEN UHLENHAKE  
 10 SANDRA'S RUN  
 DOVER, NH 03820  
 4200/782

**G/24J-110**  
 TOLEND ROAD PROPERTIES, LLC  
 273 CORPORATE DRIVE, SUITE 150  
 PORTSMOUTH, NH 03801  
 3038/029; 3440/278; 3440/282

**G/24J-111**  
 TOLEND ROAD PROPERTIES, LLC  
 273 CORPORATE DRIVE, SUITE 150  
 PORTSMOUTH, NH 03801  
 3038/029; 3440/278; 3440/282

**G/24J-160**  
 TOLEND ROAD PROPERTIES, LLC  
 273 CORPORATE DRIVE, SUITE 150  
 PORTSMOUTH, NH 03801  
 3038/029; 3440/278; 3440/282

**G/24J-161**  
 TOLEND ROAD PROPERTIES, LLC  
 273 CORPORATE DRIVE, SUITE 150  
 PORTSMOUTH, NH 03801  
 3038/029; 3440/278; 3440/282

**G/24J-162**  
 TOLEND ROAD PROPERTIES, LLC  
 273 CORPORATE DRIVE, SUITE 150  
 PORTSMOUTH, NH 03801  
 3038/029; 3440/278; 3440/282

**REFERENCE PLAN:**  
 1.) WYNDBROOK AT DOVER AN OPEN SPACE SUBDIVISION TAX MAP G, LOT No. 24J, TOLAND ROAD & COLUMBUS AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 100'; DATED MARCH 8, 2005, REVISED THROUGH 8/25/05; BY McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 88-6 THROUGH 88-12.

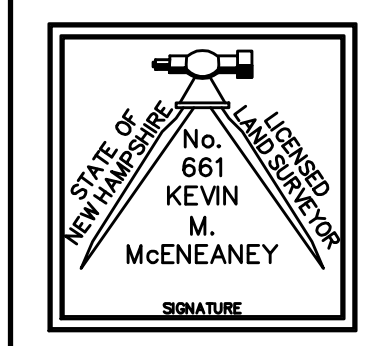
- NOTES:**
- OWNERS OF RECORD:  
**G/24J-111** TOLEND ROAD PROPERTIES, LLC  
 273 CORPORATE DRIVE, SUITE 150  
 PORTSMOUTH, NEW HAMPSHIRE 03801  
**G/24J-113** S.C.R.D. VOL. 3038 PAGE 029  
 S.C.R.D. VOL. 3440, PAGE 278  
 S.C.R.D. VOL. 3440, PAGE 282
  - G / 24J** - DENOTES TAX MAP AND PARCEL NUMBER.
  - ZONING DISTRICT: R-20
  - ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:  
 (IN EFFECT ON DATE OF SUBDIVISION APPROVAL)  
 FOR AN OPEN SPACE SUBDIVISION  
 "CLUSTER SUBDIVISION WITH LOT LINES"  
 MINIMUM LOT SIZE = N/A  
 MINIMUM FRONTAGE = N/A  
 MINIMUM YARDS:  
 - STREET SIDE = 15 FEET  
 - OTHER SIDES = 15 FEET  
 OTHER SETBACKS:  
 - PROJECT PARCEL ROAD FRONTAGE = 100 FEET  
 - PROJECT PARCEL OTHER SIDES = 40 FEET  
 - FROM EXISTING STRUCTURES = 75 FEET  
 - FROM JURISDICTIONAL WETLANDS = 50 FEET\*  
 \* UNLESS ALLOWED BY CONDITIONAL USE PERMIT
  - PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN. TRACT "A" 202 S.F. IS TO BE ADDED TO PARCEL G / 24J-113.
  - PARCEL AREAS =  

PARCEL	ORIGINAL PARCEL	NEW PARCEL
<b>G/24J-111</b>	6,841 S.F. / 0.16 Ac.	6,639 S.F. / 0.15 Ac.
<b>G/24J-113</b>	5,206 S.F. / 0.12 Ac.	5,408 S.F. / 0.12 Ac.
  - THE SUBJECT "PROJECT PARCEL" IS LOCATED WITHIN FEDERALLY DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C03100, EFFECTIVE DATE: MAY 17, 2005.
  - BASIS OF BEARING IS CITY OF DOVER G.I.S. GRID. COORDINATES SHOWN ARE CITY OF DOVER G.I.S. GRID.
  - A DIGITAL COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.

"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**  
 FOR  
**TOLEND ROAD PROPERTIES, LLC**  
 TAX MAP G, LOT Nos. 24J-111 & 24J-113  
**SANDRA'S RUN & STOCKLAN CIRCLE**  
 CITY of DOVER  
 COUNTY of STRAFFORD  
 STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-\_\_\_\_  
 DRAWN BY: **RJM** FILE: C:\VR CP\1456\11-13LLA  
 SCALE: 1" = 15' DATE: OCTOBER 30, 2014



**McEneaney**  
**Survey**  
**Associates, inc.**

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

SURVEYING - PLANNING - CONSULTING

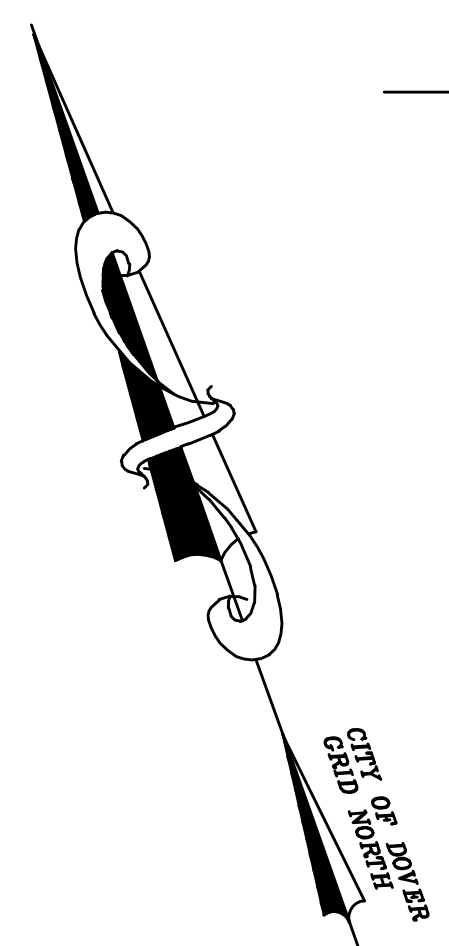
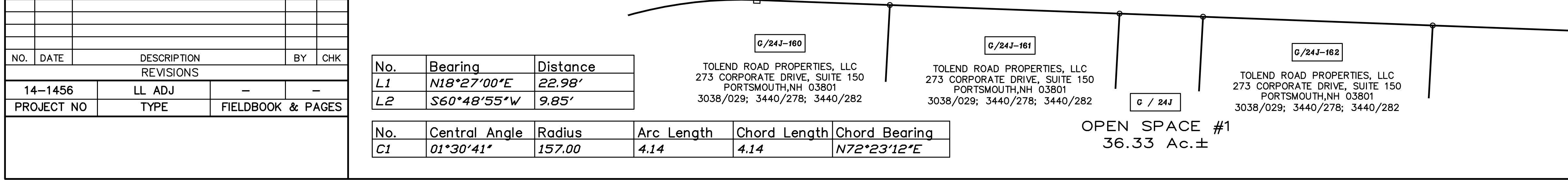
- LEGEND**
- EDGE OF WETLAND
  - WETLAND
  - WETLAND BUFFER LINE
  - EASEMENT LINE
  - S.F. - SQUARE FEET
  - Ac. - ACRE
  - (TYP.) - TYPICAL
  - ± - MORE OR LESS
  - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

- IRON ROD W/ CAP TO BE SET AT PROPERTY CORNERS
- GRANITE BOUND TO BE SET AT CURVE POINTS
- IRON ROD TO BE SET AT EASEMENT CORNERS

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
14-1456		LL ADJ	-	-
PROJECT NO		TYPE	FIELDBOOK & PAGES	

No.	Bearing	Distance
L1	N18°27'00"E	22.98'
L2	S60°48'55"W	9.85'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	01°30'41"	157.00	4.14	4.14	N72°23'12"E



OWNER SIGNATURE \_\_\_\_\_