



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue – Dover NH 03820
Meeting Date: **Tuesday, December 9, 2014**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 18, 2014 Regular Meeting Minutes.

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Margaret & William Green, Assessor's Map M, Lot 95B, zoned R-40, located at 124 Dover Neck Road. *(P14-67)
- B. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for Jessica Barnes/Honey Tree Learning Center LLC, (Owner: Temple Israel of Dover, Inc) Assessor's Map A, Lot 45A-2, zoned R-40, located at 36 Olive Meadow Lane. *(P14-81)
- C. Consideration and acceptance of a Minor Subdivision of land for Daniel Howard, Assessor's Map F, Lot 27A, zoned R-40, located at 177 Columbus Avenue. (1 new lot) *(P14-84)

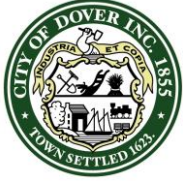
5. STAFF COMMENTS

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board. Persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm.

You may also view materials at www.dover.nh.gov, a map showing project locations can be found at <http://www.dover.nh.gov/government/city-operations/planning/index>. Follow us on Twitter [@DoverNHPlanning](https://twitter.com/DoverNHPlanning) and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



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DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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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), Gina Cruikshank (Alternate), Christopher Lawrence (Alternate), Maggie Fogarty (Alternate)

Members Not Present: Catherine Plante

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

The Chair began the meeting at 7:01 p.m.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- October 28, 2014 Regular Meeting Minutes.

Motion: K.Schuman made a motion to approve the October 28, 2014 Regular Meeting Minutes. Seconded by D.White. Vote: U/A

3. OLD BUSINESS

- A. 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)

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

C.Parker explained that this project has been approved for two Conditional Use Permits at the September 23, 2014. Since that time they worked together with the applicant and Engineering team to resolve the issues that were brought up about drainage and porous asphalt. This was a collaborative effort to work together. This project is a vast improvement of what they reviewed a year ago.

Jonathan Ring, Jones & Beach Engineering representing the applicant stated that Mark Phillips and Jessica Smith are present to answer any questions. He explained the revisions to the drainage design and waiver requests. He added that they provided information from UNH Storm Center and Jamie Houle.

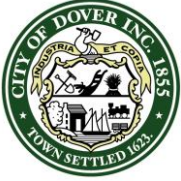
Public Hearing Open. Nobody Spoke. Public Hearing Closed.

C.Parker stated that the applicant is requesting three 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 the grade elevation between the parcels. Staff previously did not support this waiver for porous pavement due to the significant amount of impervious pavement proposed north of the sewer easement. Based upon revised drainage plans, staff now supports the waiver.

STAFF RECOMMENDATION:

Document Created by: Planning Secretary
Document Posted on: November 18, 2014

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner’s signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The approval includes the granting of the waivers requested for the reasons stated by the applicant and staff. The Board finds that the criteria of Chapter 149-19.A have been met.
4. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
5. The applicant shall have the Drainage Analysis reviewed and approved by the City Engineer.
6. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.
7. The applicant shall revise sheet C4, note #29 to add that the residence cannot be sold separately.
8. The lot line adjustment plan (P14-26) and subdivision plan (P14-30) associated with this property shall be signed and recorded.

Conditions to Be Met Prior to Any Construction Activity:

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

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

10. Any new building shall pay the current impact fees in place at the time of building permit application.
11. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

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

L.Skinner confirmed with C.Parker that since they are still putting porous asphalt on they would expect a qualified Engineer oversee that installation and guarantee that it was put in properly.

G.Green stated that he is concerned with parking, it could be a conflict.

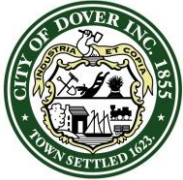
J.Ring stated that they have plenty of isles to get to the storage units.

C.Parker mentioned that previously they talked about a third party drainage review, but in speaking with D.White, City Engineer they felt that they would not need it because of the qualified individuals that worked on this plan and the information they provided.

D.Ciotti confirmed with D.White that the he is satisfied with the drainage.

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

- B. 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)



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

Chad Kageliery stated that the site walk was completed to address concerns and during that time period final design and drainage analysis have been submitted. He asked if he could address concerns with public comment.

G.Green confirmed with C.Kageliery that the 33 units is not an increase and it doesn't alter the ratio of commercial versus residential.

F.Torr added that the plan shows two street lights on the private road and he would like to see one on the corner going to the main entrance. He questioned the landscaping.

C.Kageliery agreed to place a street light at the main entrance. He added that part of the conditions of approval is that they need to provide a landscape plan. He mentioned that this is one piece to a bigger project and the request is for a through road and the 33 lot, single family development.

Motion: K.Schuman made the motion to reopen the public hearing. Seconded by D.White. Vote: U/A

Public Hearing Open

Marilyn Follansbee, 25 Dover Point Road asked the Board to retain the Thornwood Lane name and not change it to Pointe Place. People in the area know this project by Thornwood Lane. She added that she has contacted all of the City Councilors regarding the name change. She also expressed concern with traffic and asked if the residential units are for 55 and over.

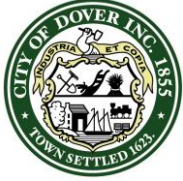
Kelly Nevins, 37 Applevale Drive expressed concern with the proposed relocation of the 100 foot wide PSNH easement. She feels that this will negatively impact her home value and asked if the Board could insist that the lines be buried underground. She showed pictures of her property and has recently found out that the height of a fence could be 8 ft. and that is preferred. She asked the Board to exhaust all the possibilities of having the power lines buried to retain the abutting homes values.

Robert Dinaburg, 54 Augusta Way stated that he is also the President of the Meadow Woods HOA. He questioned condition #5 and asked if that condition has to be done before it is approved.

Public Hearing Closed

C.Kageliery addressed K.Nevins statement and said that her house is approximately 180 ft. away from the actual power line. The back of her lot is 50 ft. away from the line which runs down the center. He added that he installed a 6 ft. fence to match her 6 ft. fence. If she is willing to install an 8 ft. fence he would do the same. In reference to Mrs. Follansbee's comments he stated that he is sticking to his plan to change it to Pointe Place in order to change the theme of that project.

C.Parker addressed R.Dinaburg's question and stated that condition #5 is a standard question that the applicant has not met yet, but is part of the condition of approval before the plan is signed. He added that a letter was received from PSNH noting that they have reviewed the plans and agrees to the relocation of the easement. He reiterated what G.Green and C.Kageliery alluded to earlier, in which this is a 100 acre lot with a lot of components. One of the conditions of approval as they develop the Developer's Agreement will have streetscape improvements and will be part of future programming. The Conditional Use Permit that was granted last year set the density and the percentages of commercial and residential, which has a 5 year window and will come in steps in the future.



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STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add the surveyor's signature to the surveyor's stamp on sheets 1-5.
4. The applicant shall revise the plan to add the Planning Board file number P14-56 to the title block.
5. The applicant shall have the Stormwater Management Maintenance approved by the Community Services Department.
6. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.
7. The conditions of approval for the Conditional Use Permit Concept Plan (P13-53) approved by the Planning Board on 12/17/13 shall be completed by the applicant. The Development Agreement required shall incorporate these proposed conditions, including the extension of a sidewalk to map K, map 19C or Dover Point Road, the requirement to build the roundabout prior to the City accepting the public street, phasing plan for walking trails, and the details for streetscape design.
8. The subdivision plan (P14-77) associated with this property shall be signed and recorded.
9. The applicant shall submit an application for a lot line adjustment plan with Dover Point Road 252 LLC, the owner of map K, lot 19-2, within sixty days
10. The applicant shall revise the plan to add an acceptable road name for the proposed private road.
11. The applicant shall have the Drainage Analysis reviewed and approved by the City Engineer.
12. The applicant shall revise the plan to incorporate all of the changes agreed to in the 11/17/14 letter from Altus Engineering to Dave White.
13. The applicant shall revise the plan to add a typical landscaping detail for each single family house to comply with Chapter 149-14.2-D(5)a.
14. The applicant shall revise the plan to add an additional light to the intersection of the new private road and the public road.
15. The applicant shall revise the plat to clarify that Thornwood Lane is intended to be public, but not yet accepted.

Conditions to Be Met Prior to Any Construction Activity:

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

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

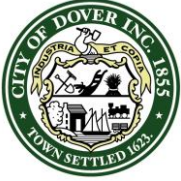
17. Any new building shall pay the current impact fees in place at the time of building permit application.
18. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.
19. The power lines shall be relocated to the new easement location.

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

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

D.Ciotti asked C.Parker to address the comment from M.Follansbee related to this project being 55 and over.

C.Parker stated that the 33 units need to abide by the RCM requirements for residential, so they have the age restricted built in. In 2005 the Concept Plan was approved and did have a congregate care component. In 2013, the approved



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Concept Plan did not include the congregate care; it included the homes in a relatively similar location that has been presented with this application.

G.Green clarified with C.Parker that the easement will begin at the northerly property line with the Applevale abutters and will be a 100 ft. into the property and the power lines themselves will be in the center of that easement.

F.Torr questioned whether they should have a notation of the power lines being moved.

C.Parker suggested that a condition of approval #19 be added. If they do not relocate the lines the plan would not be valid. The applicant would have to come back before the Board.

D.Ciotti asked about access to the construction of the residential units.

C.Parker stated that the Developer’s Agreement has a stipulation that all construction activity will come off Dover Point Road.

Motion: G.Green made the motion to approve subject to staff recommendations. Seconded by M.Fogarty.
Vote: U/A

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)

C.Parker explained that the applicant proposes to reconfigure the lot lines between two properties. These lots were created in 1994 and included in the packets is a resolution approved by the City Council regarding a sewer line and an extension.

Kevin McEneaney, McEneaney Survey Associates represented the applicants. This request is to add the rear portion of the two lots owned by the Normandeau’s to the Kageleiry lot. A plan was approved in 1994 for a prior owner and one of the conditions of approval was to extend the sewer line in the public right of way on Dover Neck Road. The Normandeau’s currently have a septic system in good condition and their request is that the Board requires them to have to tie into the sewer if the septic system fails in the future.

D.Ciotti clarified with K.McEneaney that the line runs into the vacant Normandeau lot. and when Waterloo Circle was put in several years, ago they extended the line.

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

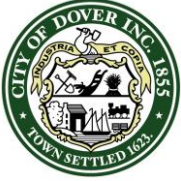
Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends 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.



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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.
5. Map M, Lot 75 shall tie into the municipal sewer if sold, if the septic fails or if a Building Permit is issued for Map M, Lot 75A, whichever is sooner.

L.Skinner questioned condition #5. How can you place the requirement on another applicant/owner?

C.Parker stated that you can do it because it ties back to the original subdivision approval that required it.

G.Green added that he is not comfortable with requiring sewer hookup especially if it is more than a 100 ft. from the City sewer line. Why do we need to do this for a lot line adjustment if there is a problem on the new lot?

C.Parker stated that if 75A is within 100 ft. they have to tie in and lot 75 as per the original agreement, has to tie into the line.

D.Ciotti stated that he is struggling with making somebody hook up when they have a perfect septic system. He added that he is not opposed to cover the basis and making the sewer line extend to lot 75. We could place a stipulation if the system fails or if the property is sold they must tie in.

T.Clark agrees with C.Parker based on the resolution in 1994.

D.Ciotti confirmed with K.McEneaney that the existing septic system is not on the property that is being exchanged. He added that he would have liked to see it located on the plan.

K.Schuman states that he doesn't read the resolution from 1994 as a condition of approval for a subdivision. It is permission to construct in the right-of-way. The right thing to do is to have lot 75A connect.

Discussion ensued regarding the sewer line, septic system and the addition of condition of approval #5.

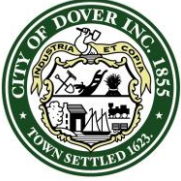
Motion: F.Torr made the motion to approve subject to staff recommendations. Seconded by T.Clark.
Vote: 8/1 - PASSES

- 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.Parker stated that the applicant proposes to reconfigure the lot lines between two existing lots of record. The request is to increase the lot in order to place a house on it in a legally conforming manner. This application was reviewed on October 28, 2014, but took no action due to an issue with proper abutter notice.

K.McEneaney stated that 16,000 sq. ft. will be added to lot 21A and 2500 sq. ft. will be added to lot 21H, which is increasing the buildable are for lot 21A. All of the buildable area will be outside the 100 ft. Conservation District and in addition they will add 74 ft. for frontage to lot 21A.

D.White suggested a shared driveway between the two lots. It appears on the plan that if you do a shared driveway it gives you more room to build on. He stated that he would like to add the condition to have water services in the same trench. A cross easement and also require a drainage easement across 21A.



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K..McEneaney stated that M.Garrepy is present and he prefers not to have a shared driveway.

M.Garrepy addressed the Board and states he has no issue with the shared water line or the easement across the lot for drainage. He added that he has a new plan submitted for the record that shows the septic system plans, the proposed house locations, septic fields and driveways. The new plan shows the separate driveways and how they work well on their own.

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

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends 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 P14-72 to the title block.
4. The applicant shall provide information on the proposed home and septic system locations.
5. The applicant shall revise the plat to indicate drainage easement on Map C, Lot 21A.
6. The applicant shall revise the plat to locate a common water line trench for both lots.

C.Parker and T.Clark agreed with D.White regarding the shared driveway and it should be a condition of approval.

L.Skinner confirmed with C.Parker that the frontage requirement is 150 ft. L.Skinner added that it appears that the frontage is exactly 150 ft. and then immediately the property line narrows down remarkably once they meet that requirement.

M.Garrepy stated that the shared driveway wouldn't work and he would have to change both locations.

D.White stated that after seeing the new plans he is comfortable with not requiring a shared driveway.

K.Schuman asked if it would be a preference to use the existing access for the abutting parcel.

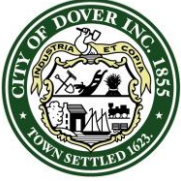
M.Garrepy stated that it is a preferred option to come off the shared access. He is currently in discussion with the three abutters.

C.Parker confirmed with M.Garrepy that if he were to be successful in negotiating the utilization of the existing shared access it would be just for his lot, not both lots.

Motion: K.Schuman made the motion to approve subject to staff recommendations. Seconded by F.Torr. Vote: U/A

- 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)

C.Parker stated that the applicant proposes to subdivide an existing lot to create one additional lot. He noted that it does meet the Subdivision and Zoning Regulations.



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Robert Stowell, Trittech Engineering stated that this property is opposite Labrador Lane. They have an existing home and this would create a new lot. They have a water line that the new lot will tie into and the existing home has a well and septic.

D.White confirmed with R.Stowell that they would utilize existing water service instead of cutting into the road.

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

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends 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.

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

- 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)

C.Parker stated that the applicant wants to reconfigure the lot lines between two existing lots with one having an existing home.

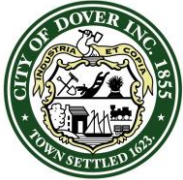
K.McEaney represented the applicant and stated that lot 113 located on Sandra’s Run has an existing home on it and a vacant lot 111 is on Stocklan Circle. They want to transfer 200 sq. ft. to increase the size of the land behind an existing deck on lot 113. Once you start developing the lots and building the style of house that a client wants, that changes the way the house is constructed.

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

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the lot line adjustment plat with the following conditions:



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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).

Motion: K.Schuman made the motion to approve subject to staff recommendations. Seconded by F.Torr. Vote: U/A

5. STAFF COMMENTS

C.Parker stated that the City Council approved the CIP and made some adjustments from recommendations and citizens concern. He added that the next meeting is December 9, 2014 and expects to give an overview of the sign ordinance changes and also bring forward an amendment for alternative treatment centers due to the State approving up to four medical marijuana dispensaries within this State. In January they are doing City wide amendments such as updating the flood plain maps and looking at groundwater protection adjustments based on the Willand Pond Well. Emerald Lane will also be on the agenda which encourages a recreation type feature. The developer is marketing 55 and over, but not requiring it. They have the peer review study completed and the drainage peer review is under way.

6. MEMBER COMMENTS

L.Skinner expressed concern with lot line adjustments and one that was approved tonight. The lot line adjustment on Glen Hill Road shows that the frontage was exactly the minimum allowable size and then immediately spreads out. It appears artificial and designed this way to meet the requirement. He asked for input on this subject at some point.

C.Parker stated that he is happy to talk with the Board regarding alternatives and meet with L.Skinner regarding why we have frontage requirements and how they are interpreted.

Discussion continued regarding carving a lot.

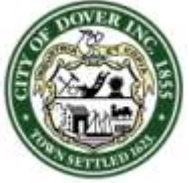
G.Green added that the Sign Committee had a final meeting and voted today. He stated that he will work on the final report before the next meeting.

G.Cruikshank stated that her final meeting is November 19, 2014 for the Land Use Steering Committee.

Discussion ensued regarding items for the next agenda.

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 9:00 p.m. Seconded by T.Clark Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-67

Application Type: Conditional Use Permit
Applicant: Margaret & William Green
Owner: Margaret & William Green
Location: 124 Dover Neck Road (Assessor's Map M, Lot 95B)

INTENT: To obtain a Conditional Use Permit to remove an existing house and septic tank within the Conservation District and build a new house and garage outside the Conservation District. Work in the district includes the repair of wood stairs and regrading the area of the house and septic removal.

LOTS/UNITS PROPOSED: One replacement house.

AGENDA ITEM #: 4-A

ACREAGE: 2.1 acres

ZONING DISTRICT: Rural Residential District - R-40

EXISTING LAND USE: Single family house

PROPOSED LAND USE: Single family house

SURROUNDING LAND USE: Single-family residential

ZBA ACTION: The Zoning Board of Adjustment approved a variance application on 11/20/14 for a reduced front setback.

ATTACHMENTS: Conditional use plan and application; Conservation Commission minutes; ZBA Letter of Decision

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- NHDES Wetlands Permit (Issued 11/20/14)

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has proposed to impact the Conservation District by removing an existing house and septic tank and rebuilding wood stairs.

The applicant appeared before the Conservation Commission on November 10, 2014. The Conservation Commission voted to endorse the application (see Conservation Commission minutes).

The applicant appeared before the Zoning Board of Adjustment on November 20, 2014. The ZBA approved the variance (see ZBA Letter of Decision).

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

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

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



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-67

Application Type: Conditional Use Permit
Applicant: Margaret & William Green
Owner: Margaret & William Green
Location: 124 Dover Neck Road (Assessor's Map M, Lot 95B)

BELOW IS AN AERIAL VIEW OF 124 DOVER NECK ROAD





City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>607</u>	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

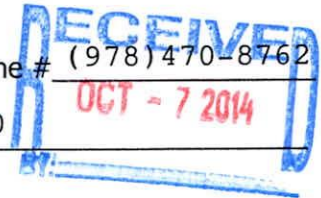
Name of Applicant: Margaret E. & William F. Green Telephone # (978) 470-8762

Address of Applicant: 21 Algonquin Ave., Andover, MA 01810

E-Mail Address: _____

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

Address of Property Owner: _____



PROPERTY INFORMATION

Assessor's Map # M Lot(s) # 95B

Address of Property: 124 Dover Neck Road, Dover, NH

Zoning District(s) R-40 Overlay District(s) _____

Existing Use of Property: See attached.

CONDITIONAL USE PERMIT INFORMATION

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

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

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

See Attached.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: The Applicants will be applying for the NHDES-SSB septic system construction approval, NHDES Wetlands Bureau Permit Approval, and possibly the NHDES Shoreland approval.

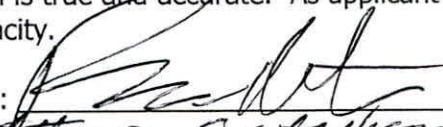
Name of Professional That Prepared Plans: Eric D. Weinrieb, P.E./ Altus Engineering, Inc

Address 133 Court Street, Portsmouth, NH 03801 Telephone #: (603) 433-2335

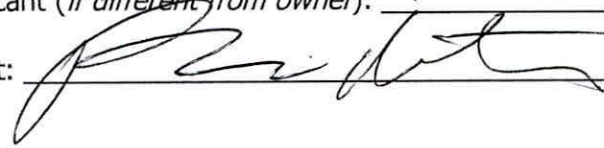
Professional License #: 7634 E-mail address: eric@altus-eng.com

SIGNATURES

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

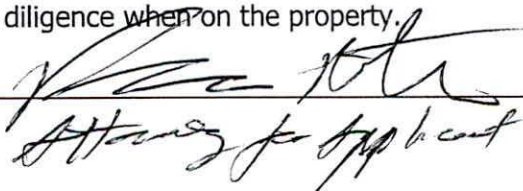
Signature of Property Owner:  Date: 10/7/14

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

Signature of Agent:  Date: 10/7/14

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 10/7/14
Attorney for Applicant



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
 Meeting Location: Second Floor Conference Room, City Hall, 288 Central Avenue
 Meeting Date: Monday, November 10, 2014
 Meeting Time: 5:30 pm

O'Neil: The company we use is very environmentally friendly.

Donovan made a motion to endorse the application, Epstein seconded. Vote: 5 in favor, with 1 abstention (Perron).

3. NEW BUSINESS

A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Margaret and William Green, Assessor's Map M, Lot 95B, zoned R-40, located at 124 Dover Neck Road.

FX Bruton and Cory Belden were present to explain the proposal to remove an existing house and septic tank within the Conservation District adjacent to the local Piscataqua River and build a new house and garage in a single structure outside the Conservation District. Work in the district includes the repair of wood stairs and re-grading the area of house and septic removal. There are five things going on in the Conservation District that involve removal. The house, well, septic tank, and two sheds are being removed and the areas regarding

Gagnon confirmed that it is not clear if there is an existing septic field.

Perron confirmed that the debris will be hauled off site.

Epstein confirmed that house was built in the 1930s.

Gagnon asked about the impervious surface calculation and the inclusion of patios.

Hunt: Where will the runoff be going in relation to the building?

Belden: There is some sheet flow into the building.

Gagnon: What type of septic system are you installing?

Belden: It will be a traditional stone and pipe system.

Bruton: DES approved the septic system permit.

Gagnon: Be aware of the impact of fertilizer and nitrogen has on Great Bay and the river. There is new technology for septic systems to remove nitrogen.

Bird asked Bruton to complete the variance application for front setback.

Bruton: I have filed a Zoning application because the measurement is from the private right of way. The variance will allow the house to be further from the river.

Donovan confirmed that the District Shoreland Permit has been applied for.

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

B. Review of Conservation Land Plan Received from Washington Highlands Homeowners Association/Morning Lane

Bird: We received by a conservation land plan that is 1 and 1/2 pages long from the HOA. We have been waiting for this for many months. I would suggest that we invite someone from the HOA to the December meeting to present the plan and answer questions.

Quisumbing-King: I have a question about paragraph #3. Are the owners content with keeping manicured lawns?

Perron: It looks like there has been some improvement with the lawns but we had concerns with mowing near the bridge and the brook.

There was a general discussion about the history of the subdivision and the deed issues.

Christopher G. Parker, AICP
Director
c.parker@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6097
www.dover.nh.gov

City of Dover, New Hampshire
Department of Planning & Community Development

**Zoning Board of Adjustment
NOTICE OF DECISION**

November 26, 2014

Margaret E. and William F. Green
21 Algonquin Avenue
Andover, MA 01810

Re: Z 14-23 124 Dover Neck Road (Tax Map M. Lot 95B)

Dear Mr. and Mrs. Green:

Please be advised that the Zoning Board of Adjustment at a public hearing held on November 20, 2014, voted **5-0** to **GRANT** your request for a variance from **Section 170-12.A** of the Zoning Ordinance and the R-40 District Table of Use and Dimensional Requirements to permit the construction of a single family dwelling to be located 23 ft. from the front lot line where a minimum setback of 40 ft. is required, per the plan submitted dated November 7, 2014, and per the landscaping improvements depicted thereon.

Please note that, per **Section 170-52.C.4.d** of the City of Dover Zoning Ordinance, if the variance is not acted upon within four (4) years of the date of approval, it shall be considered null and void.

If you have any questions, please do not hesitate to contact me by phone at (603) 516-6008 or by email at t.corwin@dover.nh.gov.

Sincerely,

Timothy J. Corwin
Assistant City Planner

Cc: Francis X. Bruton, Esquire (via e-mail)
Christopher G. Parker, AICP, Director of Planning and Community Development (via email)
Thomas L. Clark, Building Official (via e-mail)
Wil Corcoran, City Assessor (via e-mail)

MARGARET E. AND WILLIAM F. GREEN
124 Dover Neck Road
Map M, Lot 95B

APPLICATION FOR CONDITIONAL USE PERMIT

Introduction

The property subject to this application is located at 124 Dover Neck Road and is depicted on the City's Tax Maps at Map M, Lot 95B. The property is within the R-40 zoning district. The property is comprised of 2.1 acres +/-, with a significant portion of the property containing a steep slope conservation area. (See a copy of the attached plan prepared by Altus Engineering. The property abuts the Piscataqua River. A portion of the lot is within the tidal waters and encumbered by a 75' conservation easement from the tidal marsh. The existing structure sits within the 100' Tidal River Conservation District.

The parcel is unique given the Steep Slope Conservation District and 100' Tidal River Conservation District areas upon the parcel, and as to its access as it shares access with three other surrounding parcels which share the use of a 50' access right of way. The access easement area is owned together by the Applicants and the owners of the three other parcels. The access way is depicted on the Altus Plan.

The Applicants wish to raze the existing single story house, remove the existing septic system, and build a new three-bedroom house further away from the Piscataqua River. The Applicant will perform work within the Tidal River Conservation District which includes removal of the house, septic and collapsed structures with associated regrading and repair the rotted wood stairs. The foregoing work within the Conservation District requires a Conditional Use Permit pursuant to Section 170-27 (C) (2) of the Dover Zoning Ordinance.

The rotted wood stairs leading from the developed portion of the site down to the wetlands and waterfront will be reconstructed. Providing a designated stairway/access to the waterfront will minimize erosion and impacts to the vegetation on the steep slope due to pedestrian access.

The new septic system will meet current design standards and will replace an obsolete system that appears to have been constructed prior to NHDES-SSB regulations. The new system will be sited a minimum of 150-feet from the tidal marsh.

The house is sited on the property in order to satisfy all of the environmental constraints and the view easement. This location sites the house and the associated site improvements on the flattest portion of the site. Clustering all of the development in a small area minimizes the overall site work disturbances which minimizes the potential for erosion. It also keeps the steep slopes stabilized which also reduces the potential erosion.

The development proposal provides a significant environmental enhancement over the existing conditions. The septic system will be improved; the building will be replaced further

from the sensitive resource. Sheds and other out buildings will be removed from the resource area. The driveway will be relocated and the swale will be stabilized. The concentrated runoff along the existing driveway will be controlled with a stone lined swale and dissipated with a level spreader.

The runoff from the new driveway will be controlled with a mini-catch basin and cross culvert and a riprap and a riprap outlet structure to an area upslope of the steep bank to avoid erosive conditions on the slope. Stone drip edge will be installed along the building foundation to treat and dissipate roof runoff at the source.

The Applicants will prepare an erosion and sedimentation control plan and obtain all necessary state and federal approvals prior to the issuance of the Conditional Use Permit.

For the reasons set forth herein, the Applicants respectfully submit that the foregoing evidence supports a finding that the proposed use is essential to the productive use of the land not within the Conservation District; is located and to be constructed to minimize any detrimental impact of such use upon the surface waters and other environmentally sensitive areas, and that it is physically impossible to locate such use on land not in the Conservation District. As such the Applicants respectfully submit that the grant of the Conditional Use Permit is reasonable.

**ABUTTERS LIST
FOR
MARGARET E. AND WILLIAM F. GREEN.
124 Dover Neck Road
Dover, NH
Map M, Lot 95B**

October 7, 2014

MAP/LOT

NAME/ADDRESS

OWNERS/APPLICANTS:

MAP M/LOT 95B

MARGARET E. AND WILLIAM F. GREEN
21 ALGONQUIN AVE.
ANDOVER, MA 01810

ABUTTERS:

MAP M/ LOT 57

PUBLIC SERV. CO. OF NH
PO BOX 330
MANCHESTER, NH 03105-0330

MAP M/LOT 57A

CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

MAP M/ LOT 73

CAROL ANN WILLARD
JOHN H. WILLARD
116 DOVER NECK ROAD
DOVER, NH 03820

MAP M/ LOT 74

JOSEPH COULP
106 DOVER NECK ROAD
DOVER, NH 03820

MAP M/ LOT 74A

NOMITH RAMDEV
SANGEETHA RAMDEV
108 DOVER NECK ROAD
DOVER, NH 03820

MAP M/LOT 95

MICHAEL A. PACKARD
JENNIFER L. PACKARD
PO BOX 1547
PORTSMOUTH, NH 03802

MAP M/OT 95A

TRACI LYNCH
22 BARTLETT STREET
KINGSTON, NH 03848

**ABUTTERS LIST
FOR
MARGARET E. AND WILLIAM F. GREEN.
124 Dover Neck Road
Dover, NH
Map M, Lot 95B**

October 7, 2014

MAP M/LOT 95D

ROBERT WILLIAMS ALLEN & JANET KEISLING, TRUSTEE
ROBERT WILLIAMS ALLEN & JANET KEISLING,
REVOCABLE TRUST
6 JENNIFER RD.
NORWALK, CT 06850

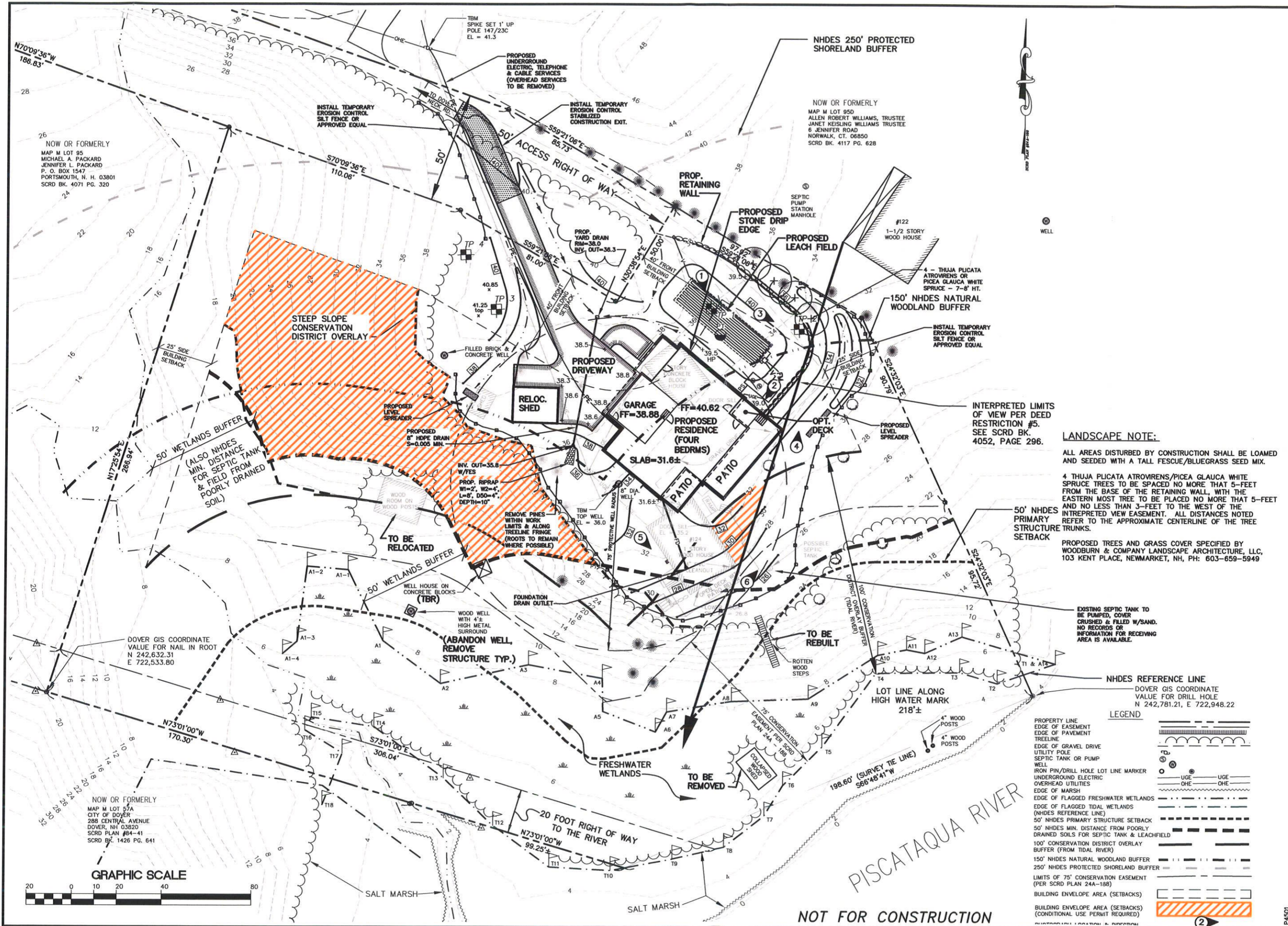
ENGINEERS/SURVEYORS/ATTORNEY:

ENGINEERS

ERIC D. WEINRIEB
ALTUS ENGINEERING, INC.
133 COURT STREET
PORTSMOUTH, NH 03801

ATTORNEY

FRANCIS X. BRUTON, III, ESQUIRE
BRUTON & BERUBE, PLLC
798 CENTRAL AVENUE
DOVER, NH 03820



CIVIL ENGINEER:
ALTUS
 ENGINEERING, INC.
 133 COURT STREET PORTSMOUTH, NH 03801
 (603) 433-2335 www.ALTUS-ENG.com

RECEIVED
 DEC - 1 2014
 By _____

ISSUED FOR: **APPROVAL**

ISSUE DATE: **NOVEMBER 7, 2014**

REVISIONS	NO. DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	10/07/14
1	ADD 4 TREES FOR ABUTTER EDW	EDW	11/07/14

LANDSCAPE NOTE:
 ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE LOAMED AND SEEDED WITH A TALL FESCUE/BLUEGRASS SEED MIX.
 4 THUJA PLICATA ATROVIRENS/PICEA GLAUCA WHITE SPRUCE TREES TO BE SPACED NO MORE THAN 5- FEET FROM THE BASE OF THE RETAINING WALL, WITH THE EASTERN MOST TREE TO BE PLACED NO MORE THAN 5- FEET AND NO LESS THAN 3- FEET TO THE WEST OF THE INTERPRETED VIEW EASEMENT. ALL DISTANCES NOTED REFER TO THE APPROXIMATE CENTERLINE OF THE TREE STRUCTURE TRUNKS.
 PROPOSED TREES AND GRASS COVER SPECIFIED BY WOODBURN & COMPANY LANDSCAPE ARCHITECTURE, LLC, 103 KENT PLACE, NEWMARKET, NH, PH: 603-659-5949

DRAWN BY: _____ RLH
 APPROVED BY: _____ EDW
 DRAWING FILE: 4501.DWG

SCALE:
 11"x17": 1"=40'
 22"x34": 1"=20'

OWNER/APPLICANT:
MARGARET E. & WILLIAM F. GREEN
 21 ALCONQUIN AVENUE
 ANDOVER, MA 01810

PROJECT:
RESIDENCE REDEVELOPMENT TAX MAP M LOT 95B
 124 DOVER NECK ROAD
 DOVER, NH

TITLE:
CONDITIONAL USE PLAN

SHEET NUMBER:
1 of 1

LEGEND

PROPERTY LINE	---
EDGE OF EASEMENT	---
EDGE OF PAVEMENT	---
TREELINE	---
EDGE OF GRAVEL DRIVE	---
UTILITY POLE	○
SEPTIC TANK OR PUMP	⊗
WELL	⊙
IRON PIN/DRILL HOLE LOT LINE MARKER	⊙
UNDERGROUND ELECTRIC	---
OVERHEAD UTILITIES	---
EDGE OF MARSH	---
EDGE OF FLAGGED FRESHWATER WETLANDS	---
EDGE OF FLAGGED TIDAL WETLANDS (NHDES REFERENCE LINE)	---
50' NHDES PRIMARY STRUCTURE SETBACK	---
50' NHDES MIN. DISTANCE FROM POORLY DRAINED SOILS FOR SEPTIC TANK & LEACHFIELD	---
100' CONSERVATION DISTRICT OVERLAY BUFFER (FROM TIDAL RIVER)	---
150' NHDES NATURAL WOODLAND BUFFER	---
250' NHDES PROTECTED SHORELAND BUFFER	---
LIMITS OF 75' CONSERVATION EASEMENT (PER SCR PLAN 24A-188)	---
BUILDING ENVELOPE AREA (SETBACKS)	---
BUILDING ENVELOPE AREA (SETBACKS) (CONDITIONAL USE PERMIT REQUIRED)	---



NOT FOR CONSTRUCTION

P4501



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-81

Application Type: Conditional Use Permit for Reduced Parking
Applicant(s): Jessica Barnes/Honey Tree Learning Center LLC
Owner(s): Temple Israel of Dover, Inc.
Location: 36 Olive Meadow Lane (Tax Map A, Lot 45A-2)

INTENT: To obtain a Conditional Use Permit per Chapter 170-44-I to allow for a reduction in the number of required parking spaces from 90 spaces to 70 spaces for a child care facility.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 25.1 Acres

ZONING DISTRICT: Rural Residential District - R-40

EXISTING LAND USE: Temple and child care facility

PROPOSED LAND USE: Temple and child care facility

SURROUNDING LAND USE: Single family homes

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit Application and attachments; TRC notes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit for reduced parking

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has applied for a Conditional Use Permit per Chapter 170-44-I, to reduce the number of parking spaces from 90 to 70.

The applicant has submitted a letter with the application that includes justification for the request. The Planning Department supports the reduction in spaces due to the fact that the temple parking demand is at different times than the day care parking demand.

The applicant appeared before the Technical Review Committee on 8/14/14 and 8/21/14 and received approval for the change of use for the day care center (see TRC Notes).

Consistency with Land Use Regulations

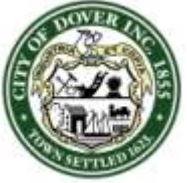
The Off-Street Parking and Loading ordinance provides for a Conditional Use Permit to allow a reduction in the number of required parking spaces provided the applicant submits an analysis justifying the request.

STAFF RECOMMENDATION:

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

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

1. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Stafford County Registry of Deeds.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-81

Application Type: Conditional Use Permit for Reduced Parking
Applicant(s): Jessica Barnes/Honey Tree Learning Center LLC
Owner(s): Temple Israel of Dover, Inc.
Location: 36 Olive Meadow Lane (Tax Map A, Lot 45A-2)

BELOW IS AN AERIAL VIEW OF 36 OLIVE MEADOW LANE





City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only Project #: 81 Date Received: _____
Amount Paid: _____ Time Received: _____

APPLICANT AND OWNER INFORMATION

Jessica Barnes/ 603-997-1949
Name of Applicant: Honey Tree Learning Center LLC Telephone # 603-312-7975

Address of Applicant: 36 Olive Meadow Lane, Dover, NH 03820

E-Mail Address: jesse@honeytreelearningcenter.com

Temple Israel
Name of Property Owner (if different from applicant): of Dover, Inc. Telephone # 603-742-3976

Address of Property Owner: 36 Olive Meadow Lane, Dover, NH 03820

PROPERTY INFORMATION

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

Address of Property: 36 Olive Meadow Lane

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

Existing Use of Property: Church and Child Care Facility

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Seeking Conditional Use Permit for reduced parking requirements per Chapter 170-44-I(2) of Zoning Ordinance and Chapter 149-14-D(4)(b) of the Site Review Regulations. See attached.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: N. H. child care program permit; currently approved for 51 children; seeking approval, pending Conditional Use Permit, for 84 children.


Name of Professional That Prepared Plans: _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

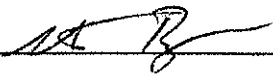
Signature of Property Owner:  Date: 11/20/2014

Signature of Applicant (if different from owner): Jessica Barnes Date: 11/19/14

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 11/20/2014

Description of Proposed Use or Activity that Requires Conditional Use Permit

Per the Parking Regulation Table located at P 149-18 under Site Review Regulations, Honey Tree Learning Center (“Honey Tree”) is considered a Child Care Facility and the Temple Israel of Dover (“Temple”) is considered a Church. Honey Tree is required to have one space per employee and one space per three children at maximum capacity. The Temple is required to have .25 parking spaces per seat. There are a total of seventy spaces on the property including fifty paved spaces and twenty gravel spaces. (See Attached Tax Map). By agreement between the Temple and Honey Tree, Honey Tree is currently using twenty-seven spaces (17 spaces for a maximum of 51 children plus 10 spaces for staff) and the Temple has agreed to use the remaining forty-three spaces ($43 \times 4 = 172$ seats). (See attached letter to Dover Planning Board dated August 6, 2014).

As part of the Child Care Program licensing process with the State of New Hampshire, Honey Tree must comply with all zoning regulations. Honey Tree, per the current agreement with the Temple and the City of Dover, is licensed to run a Child Care Program with a maximum of fifty-one children due to the parking regulation and zoning ordinance. (See attached Letters to the Planning Board, the Zoning Verification Form, and the N.H. Child Care Program License). Without this Conditional Use Permit, Honey Tree will only be allowed to continue to function at a maximum capacity of fifty-one students.

Honey Tree wishes to increase its maximum capacity to eighty-four children. Per Dover Zoning Ordinance §170-44 D, “where one building is used for more than (1) use, parking requirements shall be computed for each use as if it were a principal use.” As such, if Honey Tree were to operate with a maximum capacity of eighty-four children, twenty-eight spaces would be needed for the children pursuant to the Parking Regulation Table ($84 \text{ children} / 3 = 28$ spaces). Honey Tree anticipates that such additional capacity will require hiring two additional staff members bringing the total staff to twelve employees; thus, bringing the total required spaces to 40 (12 “staff spaces” + 28 “child spaces”). (See attached Chart). The Temple would also require at a minimum 43 spaces, but may require as many as 50 spaces. ($200 \text{ seats} / 4 = 50$

spaces). As such, per the above cited Zoning Ordinance section and the parking regulation table, the property would be required to have eighty-three to ninety total spaces.

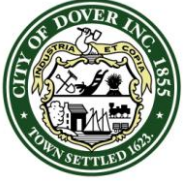
Pursuant to D.Z.O. §170-44-I(2) conditional use approval may be granted by the Planning Board to allow a decrease in the off-street parking requirements for a building serving more than one use. Currently, the property located at 36 Olive Meadow Lane serves two uses, one use each for the Temple and Honey Tree.

To obtain conditional use approval under D.Z.O.170-44-I(2) and Site Review Regulation 149-14-D(4)(b), Honey Tree must demonstrate that one or more such uses will generate a demand for parking spaces primarily during periods when the other use or uses are not in operation. Honey Tree's current hours of operation are Monday-Friday from 6:30 a.m. to 6:00 p.m. The Temple holds services starting at 7:00 p.m. on Friday evening and on Saturday mornings. They hold religious school activities on Sunday mornings. (See attached August 6, 2014 and August 5, 2014 letters to the Planning Board). As stated in the letters, the only use that the Temple makes of the property during the week is for administrative activities conducted by one person, four hours per day, Monday-Friday and one additional person comes in Thursday afternoon and most of Friday. Although the Parking Regulation Table does not require additional parking for employees of the Temple, Honey Tree is only required to have 40 spaces during the week which should leave ample parking for the Temple's use during the week. Beyond that, as stated in the August 5, 2014 letter, "none of these times or the number of people would impact the parking available for the use of Honey Tree or its customers."

The parking at 36 Olive Meadow Lane otherwise complies with all other zoning regulations. As required under D.Z.O. 170-44-I (2), parking spaces shall also conform with D.Z.O. 170-44.C and D.Z.O. 170-44.H. As shown by the attached plan, all parking continues to be located within a five hundred foot radius of the primary structure as required by D.Z.O. 170-44.C. D.Z.O. 170-44.H does not apply to the property given that the property is zoned in neither the CBD nor the CWD Zoning Districts. As required by Site Review Regulation 149-14-D(4)(b), the location of all shared parking spaces shall comply with §149-14 D(3). Given that the property is not zoned as CBD or CWD, that section does not apply. To the best of the

Applicant's knowledge, the parking is also in compliance with all other applicable zoning regulations.

In conclusion, Honey Tree respectfully requests the Dover Planning Board to grant this Conditional Use Permit to allow a decrease in the off-street parking requirements for the building located at 36 Olive Meadow Lane. Honey Tree requests that the required parking be reduced from 90 spaces to 70 spaces.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P14-54

Application Type: Change of Use – Child Care Facility
Applicant(s): Honey Tree Learning Center, LLC
Owner(s): Temple Israel of Dover, Inc.
Location: 36 Olive Meadow Lane (Assessor's Map A, Lot 45A-2)
Date: August 14, 2014

INTENT: Proposed child care facility utilizing 3,500 to 4,000 sq. ft. of an existing 10,406 sq. ft. building, with 27 designated parking spaces out of the existing 70 on-site parking spaces.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 25.1 acres

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Assembly Hall (Temple)

PROPOSED LAND USE: Child Care Facility and Assembly Hall (Temple)

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Tim Corwin (Planning Department)
Marn Speidel (Police Department)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Jessica Barnes

Planning Department Comments:

- Provide site plan showing location and size (sq. ft.) of outdoor recreation area and show location of any fencing; indicate the state requirements for outdoor recreation and how these are met
- Staff to provide TRC with information on any applicable restrictions on use of property

Police Department Comments:

- Provide site plan with a note prohibiting recreation on Olive Meadow Lane and Sixth Street
- Amend narrative and/or add note on site plan describing your security procedures in general, and more specifically the security of the child care portion from the church side of the building.
- Clarify or remove reference to 113 parking spaces in narrative
- Clarify route for school bus pick ups/drop-off and ensure adequate space for turnaround
- During special events, have a plan in advance to keep overflow parking on side of Olive Meadow Lane only

Fire/Inspections Comments: None

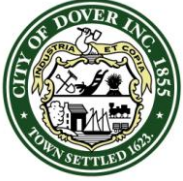
Economic Development Comments: None

Planning Board Comments:

- Amend project narrative to clarify state requirements for
 - Interior minimum per child area requirements and how these are met by the proposed use
 - Outdoor minimum per child area requirements and how these are met by the proposed use
 - How access between the temple use and child care facility is maintained in order to meet state requirements
- Provide site plan approved by or for approval by Inspection Services/Fire Department showing bus access, together with a letter from the Dover Schools bus service provider that they are willing and able to provide bus service directly to the facility
- Provide site plan showing parking reserved for child care facility and parking reserved for temple use, and table showing parking calculations for each
- Provide accurate floor plan and clearly show the following:
 - Space leased to meet minimum per child area requirements
 - Leased space to be shared with the Temple use
 - Space available to be leased and intended to be leased in the future.

Engineering Comments: None

The Committee requested that the applicant return for a second TRC meeting.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P14-54

Application Type: Change of Use – Child Care Facility
Applicant(s): Honey Tree Learning Center, LLC
Owner(s): Temple Israel of Dover, Inc.
Location: 36 Olive Meadow Lane (Assessor's Map A, Lot 45A-2)
Date: August 21, 2014

INTENT: Proposed child care facility utilizing 3,500 to 4,000 sq. ft. of an existing 10,406 sq. ft. building, with 27 designated parking spaces out of the existing 70 on-site parking spaces.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 25.1 acres

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Assembly Hall (Temple)

PROPOSED LAND USE: Child Care Facility and Assembly Hall (Temple)

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Chris Parker (Planning Department)
Tim Corwin (Planning Department)
Tom Clark (Inspection Services)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Jessica Barnes

Planning Department Comments:

- None

Police Department Comments:

- None

Fire/Inspections Comments:

- Provide two (2) ft. wide striped access to fire hydrant located behind the gravel parking area and install a “do not block” sign
- Coordinate with Inspection Services to confirm compliance with fire separation and sprinkling requirements

Economic Development Comments:

- None

Planning Board Comments:

- Does fence adjacent to driveway require bollards?

Engineering Comments: None

Motion by T.Clark to approve the site plan and to provide notification thereof to the Planning Board at its next regularly scheduled meeting. Seconded by D.Ciotti. U/A

Abutters List

Conditional Use Permit

Honey Tree Learning Center

Tax Map A, Lot 45A-2

36 Olive Meadow Lane

Dover, New Hampshire

Page 1 of 6

Owner: Map A Lot 45A-2

Temple Israel
36 Olive Meadow Lane
Dover, NH 03820

Applicant: Map A, Lot 45A-2

Jessica Barnes/ Honey Tree Learning Center
36 Olive Meadow Lane
Dover, NH 03820

Surveyor and/or Engineer

N/A

Conservation Easement Holder:
Map A, Lot 45A-2

Olive Meadow Homeowners' Association
Olive Meadow Lane
Dover, NH 03820

Map A, Lot 45

Jeffrey and Anne Bean
12 Olive Meadow Lane
Dover, NH 03820

Map A, Lot 45-A1

Justin Conway and Carrie Lover
519 Sixth Street
Dover, NH 03820

Map A, Lot 45A-9

William Fenniman Jr. and Donna Fenniman
11 Foxtail Ridge Road
Dover, NH 03820

Map A, Lot 45A-10

Edith Mitchell
9 Foxtail Ridge Road
Dover, NH 03820

Abutters List

Conditional Use Permit

Honey Tree Learning Center

Tax Map A, Lot 45A-2

36 Olive Meadow Lane

Dover, New Hampshire

Page 2 of 6

Map A, Lot 45A-11	Gregory and Noel Mourgenos 7 Foxtail Ridge Road Dover, NH 03820
Map A, Lot 45A-12	Robert and Marilyn Murphy 5 Foxtail Ridge Dover, NH 03820
Map A, Lot 45A-2-9	David and Linda Thompson 3 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-8	Albert and Kathleen Cintavey 5 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-7	Daniel and Mary Gorman 11 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-6	Raghbir and Kaur Parminder Singh 15 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-5	Lauren and Scott O'Neil 21 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-4	Jennifer Ford 25 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-3	Elizabeth and Kristopher Reischer 32 Olive Meadow Lane Dover, NH 03820

Abutters List

Conditional Use Permit

Honey Tree Learning Center

Tax Map A, Lot 45A-2

36 Olive Meadow Lane

Dover, New Hampshire

Page 3 of 6

Map A, Lot 45A-2-2	Tamera and Daehwan Kim 28 Olive Meadow Lane Dover, NH 03820
Map A, Lot 45A-2-1	Daniel Irish 22 Olive Meadow Lane Dover, NH 03820
Map A, Lot 46	Joseph Belanger 513 Sixth Street Dover, NH 03820
Map A, Lot 47A-1	Fred and Shasheen Conroy 505 Sixth Street Dover, NH 03820
Map A, Lot 47-3	Richard and Adele J. Marone 2 Reyners Brook Drive Dover, NH 03820
Map A, Lot 47-5	John J. Jr. and Nancy F. Sposato 4 Reyners Brook Drive Dover, NH 03820
Map A, Lot 47-7	Timothy and Carolyn Burns 6 Reyners Brook Drive Dover, NH 03820
Map A, Lot 47-9	David and Sandra Keeler 8 Reyners Brook Drive Dover, NH 03820

Abutters List

Conditional Use Permit

Honey Tree Learning Center

Tax Map A, Lot 45A-2

36 Olive Meadow Lane

Dover, New Hampshire

Page 4 of 6

Map A, Lot 47-11	Stephen and Jean Calculator 10 Reyners Brook Drive Dover, NH 03820
Map A, Lot 47-13	Antonio and Elizabeth Giannechini 12 Reyners Brook Drive Dover, NH 03820
Map A, Lot 47-15	Christopher and Judith Turner Revocable Trust 14 Reyners Brook Drive Dover, NH 03820
Map A, Lot 47-17	Eric Sweet and Kaitlyn Frederich 16 Reyners Brook Drive Dover, NH 03820
Map A, Lot 47-19	Robert and Deborah Ponchak 18 Reyners Brook Drive Dover, NH 03820
Map A, Lot 47-21	Rosemary A. Pixley Revocable Trust 20 Reyners Brook Drive Dover, NH 03820
Map A, Lot 47-23	James M. Mckenna 22 Reyners Brook Drive Dover, NH 03820

Abutters List

Conditional Use Permit

Honey Tree Learning Center

Tax Map A, Lot 45A-2

36 Olive Meadow Lane

Dover, New Hampshire

Page 5 of 6

Map A, Lot 47-29	Steven Brown Revocable Trust/Janet Campbell Revocable Trust 30 Reyners Brook Drive Dover, NH 03820
Map A, Lot 51-9	Christine Estes 240 Longhill Road Dover, NH 03820
Map A, Lot 51-9-4	Rebecca and Brian Hughes 26 Labrador Lane Dover, NH 03820
Map A, Lot 51-9-6	Shawn and Maranda Campbell 42 Labrador Lane Dover, NH 03820
Map A, Lot 51-10	Christian Beliveau 288 Longhill Road Dover, NH 03820
Map A, Lot 51-11	Paul and Cindy Tiemann 222 Longhill Road Dover, NH 03820
Map A, Lot 52	Roger and Heidi Corriveau 49 Sandy Lane Dover, NH 03820
Map A, Lot 52L	Deborah Garland 216 Longhill Road Dover, NH 03820

Abutters List

Conditional Use Permit

Honey Tree Learning Center

Tax Map A, Lot 45A-2

36 Olive Meadow Lane

Dover, New Hampshire

Page 6 of 6

Map B, Lot 2	Russell Rogers 512 Sixth Street Dover, NH 03820
Map B Lot 2B	Berch and Linda Willard 504 Sixth Street Dover, NH 03820
Map B, Lot 2C	Kenneth and Donna Durrell 508 Upper Sixth Street Dover, NH 03820
Map B, Lot 3	Todd and Denise Corley 518 Sixth Street Dover, NH 03820
Map B, Lot 4-1	Vadim and Mercy Marchak 18 Cherrywood Drive Dover, NH 03820
Map B Lot 4-69	Robert and Jo Ann Sudyam 11 Cherrywood Drive Dover, NH 03820



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-84

Application Type: Minor Subdivision
Applicant(s): Daniel Howard
Owner(s): Daniel Howard
Location: 177 Columbus Avenue (Assessor's Map F, Lot 27-A)

INTENT: To subdivide an existing lot on Columbus Avenue into two lots. The lot size for each lot would be 1.02 acres. Both lots would be served by an on-site septic system and municipal water.

LOTS/UNITS PROPOSED: One lot divided into two lots

AGENDA ITEM #: 4-C

ACREAGE: 2.04 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

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 Columbus Avenue 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 P14-84 to the title block.
4. The applicant shall revise the plat to add the 50-foot wetlands buffer.
5. The applicant shall revise the plat to require a shared driveway and show the access easement on lot 1 in favor of lot 2. An access easement deed shall be provided to the Planning Department for review.
6. The applicant shall revise the plat to show iron rods to be set at the new lots corners.
7. The applicant shall revise the plat to show the existing water line and add the proposed water service to the new lot.
8. The applicant shall revise the plat by removing the test pit logs and Planning Board signature block.
9. The applicant shall revise the plat to add common subdivision notes # 1, 3, 9, 11-13, 16, 19, and 23-25.
10. The applicant shall revise the plat to tie the survey into the Dover GIS system.
11. 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.
12. The applicant shall revise the plat to add the requirement to install three 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:

13. The new house shall be assessed the current impact fees in place at the time of building permit application.
14. The new house 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 #P14-84

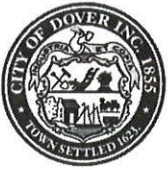
Application Type: Minor Subdivision
Applicant(s): Daniel Howard
Owner(s): Daniel Howard
Location: 177 Columbus Avenue (Assessor's Map F, Lot 27-A)

BELOW IS A STREET VIEW OF 177 COLUMBUS AVENUE



BELOW IS AN AERIAL VIEW OF 177 COLUMBUS AVENUE





City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]
RECEIVED
Planning Office

NOV 24 2014

Dover, New Hampshire

Office Use Only	Project #:	<u>84</u>	Date Received:	<u>NOV 24 2014</u>
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Daniel Howard Telephone # 603-370-7757

Address of Applicant: 177 Columbus Ave Dover NH 03820

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

Address of Property Owner: _____

E-Mail Address: dhoward2335@comcast.net

PROPERTY INFORMATION

Address of Property: 177 Columbus Ave Dover NH 03820

Assessor's Map # F0027 Lot(s) # A00000

Zoning District(s) R-40 Overlay District(s) _____

Size of Parcel: 2.04 Acres Property Deed: Book 2455 Page: 746

Existing Use of Property: Single Family

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 2

City Water? Yes ___ No How far is city water from the property? _____

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

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

Estimated Length of Proposed Roads: _____ 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.) Richard Parker. Edwards Survey and Design

Address 67 Dows Lane Seabrooke NH Telephone #: 603-474-0830

Professional License #: LLS 8 E-mail address: edwardssurveydesign@gmail.com

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner:  dotloop verified 11/24/14 1:29PM EST EXUH-GIPF-01HX-ZVJU Date: _____

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

Signature of Agent: *Nicholas Couturier* dotloop verified 11/24/14 1:29PM EST RNHK-DBCW-ATWS-VWGC Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  dotloop verified 11/24/14 1:29PM EST 81WM-OHOH-SOMI-YJPT Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner:  dotloop verified 11/24/14 1:29PM EST NQHP-IS1U-LVNP-NHHE Date: _____

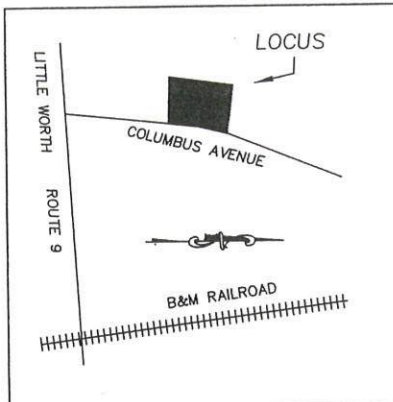
Signature of Applicant (if different from owner): _____ Date: _____

CERTIFICATION OF FEES

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

Signature of Property Owner:   _____ Date: _____

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



BASIS OF BOUNDARY
 "PROPOSED SUBDIVISION LAND OF ROSWELL & LILLIAN GAUNYA LITTLEWORTH ROAD & COLUMBUS AVENUE DOVER, NH"
 SCALE: 1"=40' DATE: JUNE 24, 1997
 BERRY SURVEY & ENGINEERING
 PLAN 50-46

RECORD OWNERS
 MAP F LOT 27A
 JEANNE M PUPOLO & DANIEL A HOWARD
 177 COLUMBUS AVENUE
 DOVER, NH 03820
 BK. 2455 PG. 0748

MAP F LOT 26
 N/F PUBLIC SERVICE CO. OF NH
 P.O. BOX 330
 MANCHESTER, NH 03105-033

ZONING DISTRICT
 ZONE R-40 RURAL RESIDENTIAL
 MINIMUM LOT SIZE 40,000 S.F.
 MAXIMUM LOT COVERAGE 10%
 FRONTAGE 150'
BUILDING SETBACKS
 FRONT 40'
 SIDE 25'
 REAR 30'

- NOTES:**
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY, APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - THE PROJECT PARCEL DOES NOT LIE IN A FEMA DESIGNATED FLOOD PLAIN. PER MAP 33017C03100 EFFECTIVE DATE MAY 17, 2005, PANEL 0310D. THE PARCEL IS LOCATED IN ZONE X, NOT A FLOOD ZONE.
 - TEST PIT AND PERCOLATION DATA WAS COMPLETED BY MICHAEL A. MARIANO CERTIFIED SOIL SCIENTIST NO. 076 ON OCTOBER 14, 2014.
 - WETLANDS WERE DELINEATED BY MICHAEL A. MARIANO CERTIFIED WETLAND SCIENTIST NO. 183 ON SEPTEMBER 24, 2014.
 - SITE ELEVATIONS ARE BASED ON USGS VERTICAL DATUM PROVIDED BY DOVER.

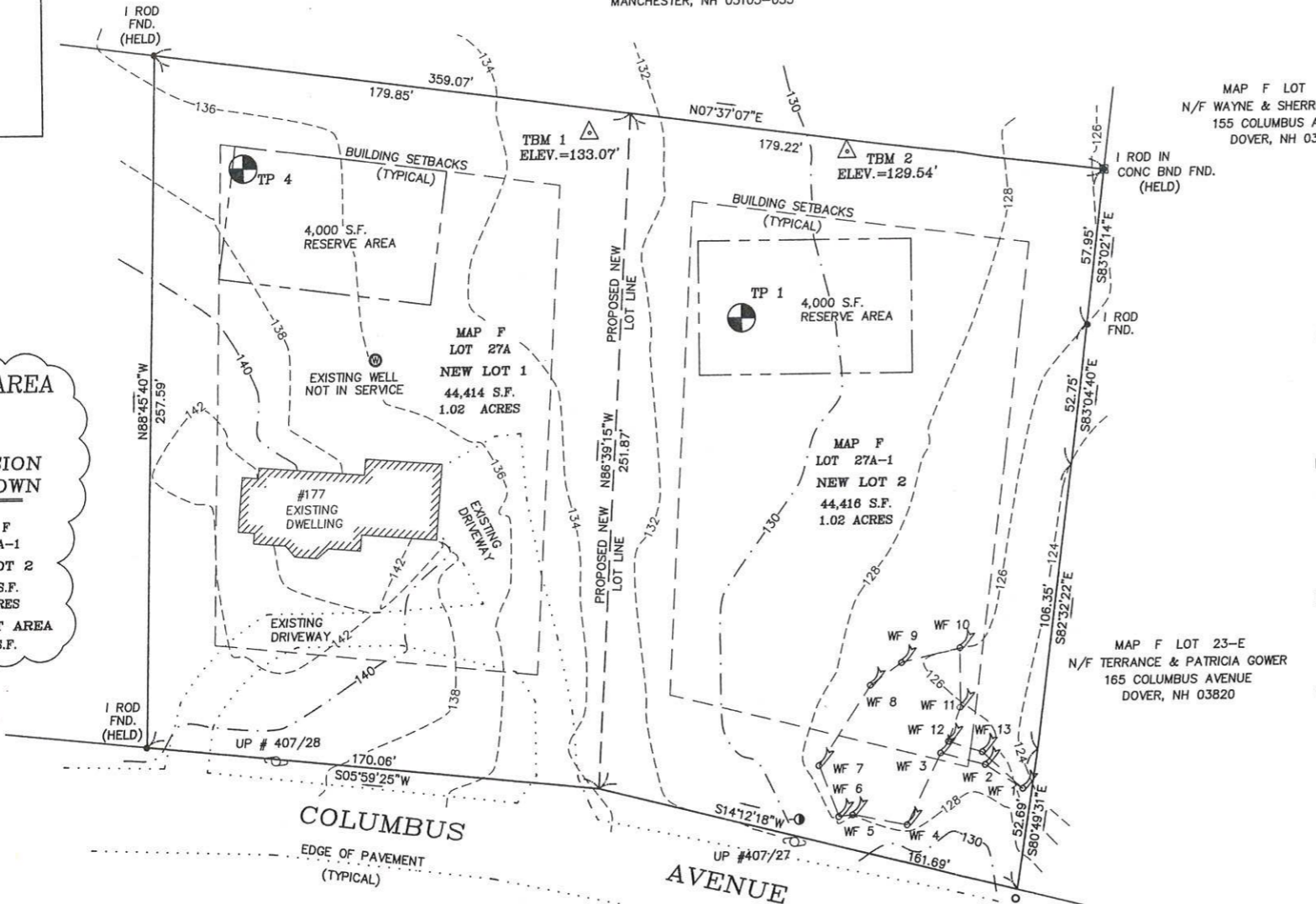
- PLAN REFERENCES**
- "PROPOSED SUBDIVISION LAND OF ROSWELL & LILLIAN GAUNYA LITTLEWORTH ROAD & COLUMBUS AVENUE DOVER, NH"
 SCALE: 1"=40' DATE: JUNE 24, 1997
 BERRY SURVEY & ENGINEERING
 PLAN 50-46
 - "SUBDIVISION OF LAND FOR DUANE KAY ON COLUMBUS AVENUE IN DOVER, NH"
 SCALE: 1"=50' DATE: JULY 7, 1994
 PREPARED BY BRUCE L. POHOPEK,
 LAND SURVEYOR, BARRINGTON, NH
 PLAN 41A-36
 - "REVISED SUBDIVISION OF LAND FOR DUANE KAY IN DOVER, NH"
 SCALE: 1"=30' DATE: DEC. 1, 1984
 PREPARED BY BRUCE L. POHOPEK,
 LAND SURVEYOR, BARRINGTON, NH
 PLAN 25-33

TOTAL PARCEL AREA
 88,830 S.F.
 2.04 ACRES

2 LOT SUBDIVISION AREA BREAK DOWN

MAP F LOT 27A	MAP F LOT 27A-1
NEW LOT 1	NEW LOT 2
44,414 S.F.	44,416 S.F.
1.02 ACRES	1.02 ACRES

LOT 2 WET AREA
 2,285 S.F.



TEST PIT#1
 EL. = 131.2'

SOIL HYDROLOGY GROUP: B
 PERCOLATION RATE: 10 MIN PER INCH
 ESHWT = 48"

0-14"	10 YR 4/3 FINE SANDY LOAM; WEAK FINE GRANULAR; MOIST FRIABLE
14-25"	10 YR 6/4 SANDY LOAM; WEAK MEDIUM GRANULAR; MOIST, FRIABLE
25-29"	10 YR 5/6 SANDY LOAM; WEAK MEDIUM GRANULAR; MOIST, FRIABLE
29-48"	10 YR 6/4 LOAMY SAND; COMMON RELICT MOTTLES IN 10 YR 5/6; MODERATE MEDIUM GRANULAR; MOIST, FRIABLE
48-66"	10 YR 6/4 GRAVELLY LOAMY SAND; FEW MEDIUM PROMINATE STRONG BROWN 7.5 YR 5/8 AND FAINT YELLOWISH BROWN 10 YR 5/6 MOTTLES; MODERATE MEDIUM GRANULAR; MOIST, FRIABLE

TEST PIT#4
 EL. = 137.2'

SOIL HYDROLOGY GROUP: B
 PERCOLATION RATE: 10 MIN PER INCH
 ESHWT = 48"

0-12"	10 YR 4/3 FINE SANDY LOAM; WEAK FINE GRANULAR; MOIST FRIABLE
12-18"	10 YR 5/6 FINE SANDY LOAM; WEAK MEDIUM GRANULAR; MOIST, FRIABLE
18-29"	10 YR 5/4 FINE SANDY LOAM; MODERATE MEDIUM GRANULAR; MOIST, FRIABLE
29-48"	10 YR 5/6 SANDY LOAM; MODERATE MEDIUM GRANULAR; MOIST, FRIABLE
48-72"	2.5 Y 5/4 LOAMY SAND; FEW COARSE PROMINENT STRONG BROWN (7.7 YR 5/8) AND YELLOWISH BROWN (10 YR 5/6) MOTTLES; MODERATE MEDIUM PLATY; MOIST, FRIABLE TO FIRM

CITY OF DOVER
 PLANNING BOARD APPROVAL

RECEIVED
 Planning Office
 NOV 24 2014
 Dover, New Hampshire

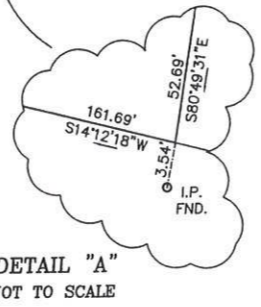
I CERTIFY:
 THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION
 THAT THIS ACTUAL PLAN WAS MADE ON THE GROUND IN OCTOBER & NOVEMBER 2014.
 THAT THIS PLAN CONFORMS TO THE REGISTER OF DEEDS.
 THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

UTILITIES NOTE:
 THE LOCATIONS OF THE UTILITIES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED TO EDWARDS SURVEY & DESIGN BY THE CLIENT, AND WHERE IT WAS POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD IN OCTOBER 2014. UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY.

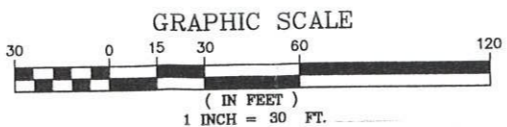
MAP G LOT 30-A
 N/F STACY STANLEY & JEREMY WRIGHT
 180 COLUMBUS AVENUE
 DOVER, NH 03820

MAP G LOT 30-A1
 N/F RYAN & KATHERINE ANTONIOLI
 174 COLUMBUS AVENUE
 DOVER, NH 03820

MAP G LOT 30-A2
 N/F ANNE MARIE DUDLEY
 168 COLUMBUS AVENUE
 DOVER, NH 03820



- LEGEND**
- I.P. IRON PIPE
 - I ROD IRON ROD
 - D.H. DRILL HOLE
 - S.B. STONE BOUND
 - FND. FOUND
 - HYDRANT
 - WATER SHUT OFF
 - SEWER MAN HOLE
 - OHW OVER HEAD WIRE
 - UTILITY POLE
 - EXISTING WELL
 - GUY WIRE



CERTIFIED SOIL SCIENTIST
 MICHAEL A. MARIANO
 No. 076
 11-24-14

CERTIFIED WETLAND SCIENTIST
 MICHAEL A. MARIANO
 No. 183
 11-24-14

LICENSED SEPTIC DESIGNER
 NEW HAMPSHIRE
 Designer of
 Subsurface Disposal Systems
 William J. Edwards
 No. 1848
 11/24/2014

LICENSED LAND SURVEYOR
 DATE 11/24/14

- ADDITIONAL ABUTTERS**
- MAP F LOT 23-B
 N/F DUANE KAY
 131 COLUMBUS AVENUE
 DOVER, NH 03820
 - MAP G LOT 30-B2
 N/F WAYNE CLOUGH
 160 COLUMBUS AVENUE
 DOVER, NH 03820
 - MAP G LOT 40
 N/F DAREL CLINTON TATE
 61 LITTLEWORTH ROAD
 DOVER, NH 03820
 - MAP G LOT 30
 N/F TRICKLING FALLS TRUST
 DONALD & MARIE ANDOLINA TRUSTEES
 59 LITTLEWORTH ROAD
 DOVER, NH 03820
 - MAP F LOT 27
 N/F DAVID L RAVELING
 16 FORD DRIVE
 BARRINGTON, NH 03825
 - MAP F LOT 26-A
 N/F LISA A NUGENT
 69 LITTLEWORTH ROAD
 DOVER, NH 03820

PLAN OF LAND
 IN
 DOVER, NH
 SHOWING
 A SUBDIVISION OF
 177 COLUMBUS AVENUE
 (ASSESSORS MAP F LOT 27)
 PREPARED FOR
 JEANNE M. PUPOLO &
 DANIEL A. HOWARD
 177 COLUMBUS AVENUE
 DOVER, NH 03820

Edwards Survey & Design
 Land Surveying & Septic Designs
 87 Dow's Lane Seabrook, NH 03874

SCALE: 1"=30' DRAWN BY: W.J.E.
 DATE: NOV. 24, 2014 CHKD BY: R.K.P.
 SHEET: 1 OF 1 JOB # 14-004

REV. NO.	DATE	DESCRIPTION	BY