



**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, January 13, 2015**  
Meeting Time: **7:00 pm**

### 1. ELECTION OF OFFICERS

### 2. CITIZENS' FORUM

### 3. APPROVAL OF THE PRIOR MINUTES

- December 9, 2014 Regular Meeting Minutes.

### 4. OLD BUSINESS

- A. Consideration and possible vote on 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)
- B. Consideration and possible vote 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 second & third floor with 18 single family townhouse units with associated parking) (P14-61)

### 5. NEW BUSINESS

- A. 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. \*(P14-74A)
- B. Consideration and acceptance of a Conditional Use Permit for Greg Vallee, Assessor's Map 8, Lot 46B, zoned R-20, located at 27 Wentworth Terrace. Proposal is to reconstruct 92 linear feet of a stone retaining wall in Conservation District adjacent to Piscataqua River. \*(P14-85)
- C. Consideration and acceptance of a Minor Subdivision of land for Richard and Abigail Lundborn, Assessor's Map G, Lot 12, zoned R-12, located at 340 Washington Street. (1 new lot) \*(P15-06)
- D. Consideration and acceptance of a Minor Subdivision of land for Jason Pohopek, (Owner: John Valyo), Assessor's Map A, Lot 28-20, zoned R-40, located at 20 Gladiola Lane & Sixth Street. (1 new unbuildable lot) \*(P15-07)
- E. Consideration and possible posting of an amendment to the Zoning Ordinance (Chapter 170) for Alternative Treatment Center Ordinance
- F. Discussion of Sign Ordinance Sub-committee Amendments – Chapter 170-32 and Chapter 170-6 (Definitions)
- G. Discussion of Off-Street Parking Amendments – Chapter 170-44
- H. Discussion of Other Land Use Amendments

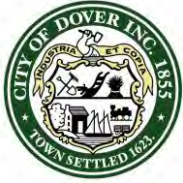
### 6. STAFF COMMENTS

### 7. MEMBER COMMENTS

### 8. ADJOURNMENT

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

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



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

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

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

**Members Not Present:** Gina Cruikshank (Alternate)

**Staff Present:** Christopher Parker, Planning Director, Tracy Smith (Recording Secretary), Jean Glidden (Office Manager)

The Chair called the meeting to order at 7:01 p.m.

### 1. CITIZENS' FORUM

*Citizens Forum Open. Nobody Spoke. Citizens Forum Closed*

### 2. APPROVAL OF THE PRIOR MINUTES

- November 18, 2014 Regular Meeting Minutes.

**Motion:** K.Schuman made a motion to approve the November 18, 2014 Regular Meeting Minutes. Seconded by W.Garrison. Vote: U/A

### 3. OLD BUSINESS - NONE

### 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)

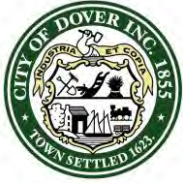
C.Parker stated the applicant has proposed to impact the Conservation District by removing an existing house and septic tank and rebuilding wood stairs. The applicant appeared before the Conservation Commission on November 10, 2014. The Conservation Commission voted to endorse the application (see Conservation 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).

The applicant was represented by Attorney F.X. Bruton. Eric Weinrieb, project engineer from Altus Engineering was also present. Mr. Bruton proceeded to explain the applicants' entire proposal.

Discussion ensued regarding the possibility for expansion on the right of way, which is shared with three other parcels. It was determined due to the sloping location of the parcel in the overlay district that it would be difficult to expand; therefore, highly unlikely.

**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.*



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

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

### STAFF RECOMMENDATION:

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

#### Condition to Be Met Prior to the Issuance of any Earth Disturbing Activities:

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

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

- 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.Parker explained that 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 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).

The applicant was represented by Attorney Jim Noucas. The President of the Temple Israel of Dover, Steven Brody, was also present. Mr. Noucas proceeded to explain the applicants’ entire proposal.

W.Garrison wanted to know what the typical staff level for the Temple is during the week. The Attorney responded that under the regulations, there is no requirement for staff parking. W.Garrison also wanted to know what is planned to accommodate weekday special events at the childcare facility for parking. Mr. Noucas responded that if the childcare facility was at maximum capacity, the ordinance allows for parking on side of the street. K.Schuman asked what the plan to accommodate for the Temple activities is. Mr. Brody explained that for special services, such as, Yom Kippur and Rosh Hashanah, the daycare would have “Teacher Education Days” to call off daycare, so that the Temple could have their necessary service. They will have a master calendar between the two businesses to avert that situation.

**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.*

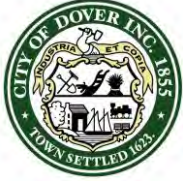
### STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the 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.

L.Skinner addressed traffic concerns and the effect it could have on the community. C.Parker stated that this could be addressed by having the formal agreement note the need to review and check on the traffic and parking on an annual basis. The applicant shall work with the city to address and resolve any upcoming issues.



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Discussion ensued regarding the agreement between the Learning Center and the Temple for special events. There was a concern addressed regarding the possibility of a future conflict between the two parties. C.Parker stated that the formal agreement shall note that the Board will periodically check on the status of the two parties. Should a conflict arise, the Board could make necessary adjustments and corrections as needed with the applicant. The following two conditions were added to address the concerns:

2. The agreement shall note the need to review and check on traffic and parking on an annual basis. If there are issues the applicant shall work with the City to address.
3. The agreement shall note that if there are parking traffic concerns for special events they shall be corrected.

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

- 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)

C.Parker stated that the applicant proposes to subdivide an existing lot on Columbus Avenue to create one additional lot.

A representative from Red Post Realty represented the applicant. The representative proceeded to explain the applicant's entire proposal.

**Motion:** W.Garrison 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 Minor Subdivision with the following conditions:

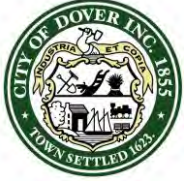
### **Conditions to Be Met Prior to Signing of Plans:**

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:**

Document Created by: Planning Secretary  
Document Posted on: December 17, 2014

2014.12.09\_PlanningBoard.Minutes  
Page 3 of 4



**CITY OF DOVER**

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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.

D.Ciotti questioned why there was a shared driveway. C.Parker stated that due to sight distance, it made sense to share a driveway. All parties are in agreement with the shared driveways.

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

### 5. STAFF COMMENTS

C.Parker welcomed Tracy Smith. C.Parker introduced a memo with proposed regulations for Alternative Treatment Centers for medical marijuana. The state is allowing four facilities. He is asking the Board to consider where this use could be located in Dover.

### 6. MEMBER COMMENTS

G.Green from the Sign Committee stated they may have had their last meeting because they did not schedule for the next meeting. They did approve the last document including the changes prepared by the staff to be brought to the Planning Board.

T.Clark from the Strafford Regional Planning Commission stated the commission has released draft regional master plan, and is currently in a 35 day public hearing and SRPC will share the results on their website to anyone interested. Public hearing will be held on January 7, 2015. Comments can be made by email, regular mail or fax. Copies are in the Planning Department.

K.Schuman stated the Parking Subcommittee next meeting is December 16, 2014 at 4:30 p.m. in Planning Department.

### 7. ADJOURNMENT

**Motion:** G.Green made a motion to adjourn at 7:38 p.m. Seconded by C.Plante. Vote: U/A



**CITY OF DOVER**

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

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

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

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

**AGENDA ITEM #:** 4-B

**ACREAGE:** 2.97 Acres

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

**EXISTING LAND USE:** Vacant

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

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

**ZBA ACTION:**

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

**ATTACHMENTS:** Revised Site Plan and material

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent by certified mail to all abutters for the 10/28/14 meeting

**PERMITS REQUIRED:**

- Conditional Use Permit for parking reduction

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

**Summary of Request and Background**

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

The applicant appeared before the Technical Review Committee on October 9, 2014. The Planning Board accepted the application on 10/28/14 and held a site walk on 11/15/14.

**Consistency with Land Use Regulations**

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

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board remove the application from the table and allow the applicant to present the revised plans and explain how the plan has changed since the site walk. The public hearing should be opened to allow for abutter input.

The Planning Department is not prepared to recommend a final decision at this point.



**CITY OF DOVER**

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

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

**INTENT:** To obtain a Conditional Use Permit per Chapter 170-44-I to allow for a reduction in the number of required parking spaces from 103 spaces to 86 spaces.

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

**AGENDA ITEM #:** 4-A

**ACREAGE:** 2.97 Acres

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

**EXISTING LAND USE:** Vacant

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

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

**ZBA ACTION:**

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

**ATTACHMENTS:** Revised Conditional Use Permit letter

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent by certified mail to all abutters for the 10/28/14 meeting

**PERMITS REQUIRED:**

- Conditional Use Permit for parking reduction

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

**Summary of Request and Background**

The applicant has applied for a Conditional Use Permit per Chapter 170-44-I, to reduce the number of parking spaces from 103 to 86.

The applicant appeared before the Technical Review Committee on October 9, 2014. The Planning Board accepted the application on 10/28/14 and held a site walk on 11/15/14.

**Consistency with Land Use Regulations**

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

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board remove the application from the table and allow the applicant to present the revised plans and explain how the plan has changed since the site walk. The public hearing should be opened to allow for abutter input.

The Planning Department is not prepared to recommend a final decision at this point.





**CITY OF DOVER**

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

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

**INTENT:** To adjust the lot lines between two existing lots on Dover Point Road. 0.33 acres would be transferred from lot 37 to lot 38.

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

**AGENDA ITEM #:** 5-A

**ACREAGE:** 2.97 Acres

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

**EXISTING LAND USE:** Vacant lot and 8-unit multi-family building

**SURROUNDING LAND USE:**

Single family houses, commercial and a cemetery

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

**ZBA ACTION:**

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

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

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** Conditional Use Permit for parking reduction

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

**Summary of Request and Background**

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

**Consistency with Land Use Regulations**

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

**STAFF RECOMMENDATION:**

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

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

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to correct the Planning File number P14-74-A in the title block.

### 35 Dover Point Road - LLA



**Property Information**

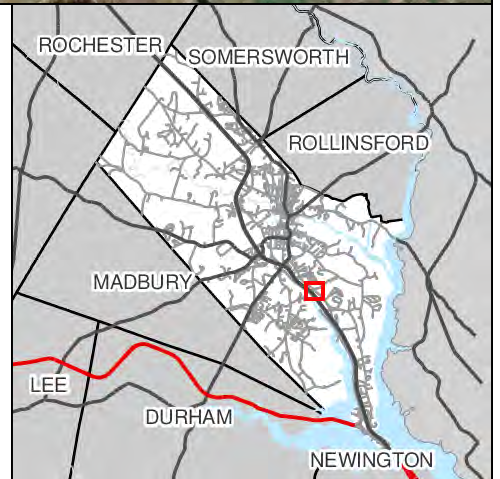
**Property ID** K0038-000000  
**Location** 1 8 SHEFFIELD DR  
**Owner** STF DEVELOPMENT CORP



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2014





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

[Revision Date: February 12, 2013]

Office Use Only	Project #:	<u>P14-74A</u>	Date Received:	<u>DEC 29 2014</u>
	Amount Paid:	<u>\$377.00</u>	Time Received:	<u>Dover, New Hampshire</u>

### APPLICANT INFORMATION

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

### FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1<sup>st</sup> Property Owner (if different from applicant): Same as applicant Telephone # Same  
 Address of 1<sup>st</sup> Property Owner: Same as applicant  
 Address of Property: \_\_\_\_\_  
 Assessor's Map # K Lot(s) # 38  
 Property Deed: Book 3771 Page: 979  
 Zoning District(s) R-12 Overlay District(s) \_\_\_\_\_  
 Size of Existing Parcel (sq. ft.): 41,062 sq. ft. Size of Proposed Parcel (sq. ft.): 55,455 sq. ft.

### SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2<sup>nd</sup> Property Owner (if different from applicant): Same as applicant Telephone # Same  
 Address of 2<sup>nd</sup> Property Owner: Same as applicant  
 Address of Property: \_\_\_\_\_  
 Assessor's Map # K Lot(s) # 37  
 Property Deed: Book 4197 Page: 156  
 Zoning District(s) R-12 Overlay District(s) \_\_\_\_\_  
 Size of Existing Parcel (sq. ft.): 88,714 sq. ft. Size of Proposed Parcel (sq. ft.): 74,367 sq. ft.


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


### SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth Berry, LLS, Berry Surveying & Engineering  
 Address 335 Second Crown Point Road, Barrington, NH, 03825 Telephone #: 603-332-2863  
 Professional License #: 805 E-mail address: kberry@berrysurveying.com

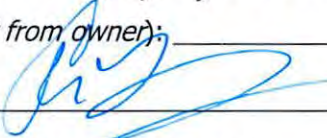
**SIGNATURES**

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:  x Date: 12/29/14

Signature of Second Property Owner:  x Date: 12-28-14

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

Signature of Agent:  Date: 12-29-14

**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:  Date: \_\_\_\_\_



## **BERRY SURVEYING & ENGINEERING**

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

12-29-14

### Abutters List

#### **Owner:**

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

STF Development Corporation  
242 Central Avenue  
Dover, NH 03820

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

STF Development Corporation  
242 Central Avenue  
Dover, NH 03820

#### **Abutters:**

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

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

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

Jback Realty LLC  
34 Dover Point Road  
Dover, NH 03820

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

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

RECEIVED  
Planning Office  
DEC 29 2014  
Dover, New Hampshire

**Tax Map K, Page 25A**

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

**Tax Map K, Page 26**

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

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

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

**Tax Map K, Page 35**

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

**Tax Map K, Page 36**

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

**Tax Map K, Page 39**

Roman Catholic Bishop  
577 Central Avenue  
Dover, NH 03820

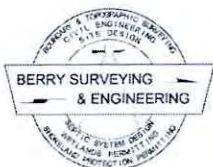


**BERRY SURVEYING & ENGINEERING**  
335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

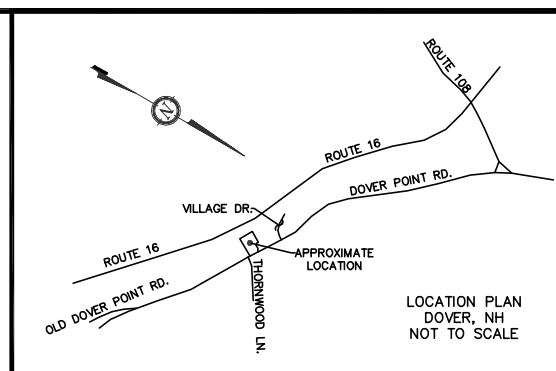
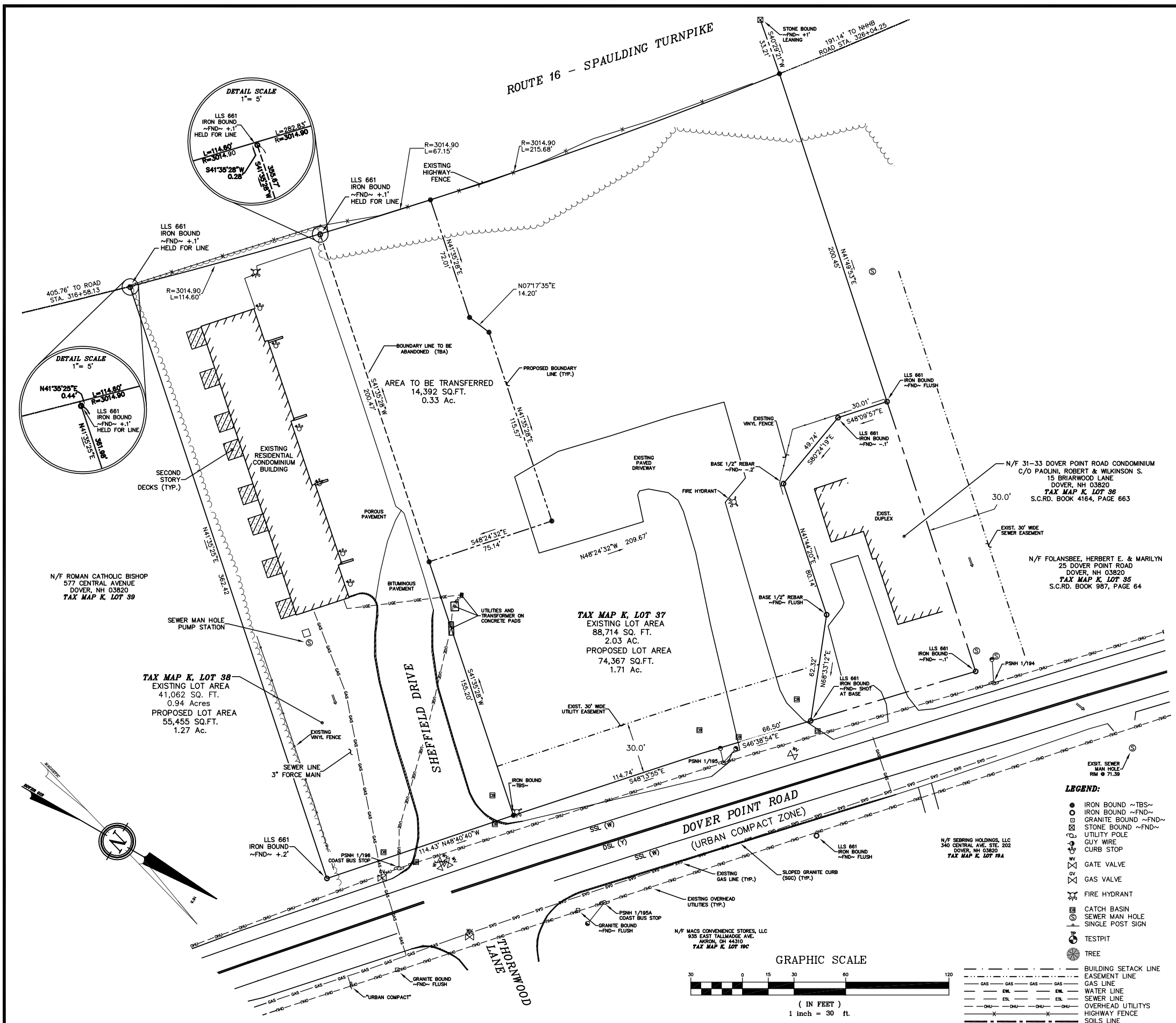
**Professionals:**

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

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



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



- NOTES:**
- OWNER: STF DEVELOPMENT CORP.  
242 CENTRAL AVE.  
DOVER, NH 03820
  - TAX MAP K, LOT 37 & 38
  - EXISTING LOT AREA: LOT 37: 88,714 Sq. Ft., 2.03 Ac.  
LOT 38: 41,062 Sq. Ft., 0.94 Ac.
  - S.C.R.D. LOT 37: BOOK 4197, PAGE 156  
LOT 38: BOOK 3771, PAGE 979
  - ZONING: R-12 (MEDIUM DENSITY RESIDENTIAL)  
SETBACKS:  
FRONT - 25.0'  
SIDE - 15.0'  
REAR - 30.0'  
MIN. LOT SIZE  
12,000 Sq. Ft.  
MIN. LOT FRONTAGE  
100'  
MAX. BLDG. HEIGHT  
35'  
MAX. LOT COVERAGE  
30%
  - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOODHAZARD REF.: FEMA COMMUNITY# - 330145, MAP# - 33017C0340D, DATED: MAY 17, 2005
  - VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.  
HORIZONTAL COORDINATES BASED ON DOVER GRID. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS
  - TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2014.
  - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2014, WITH AN ERROR OF CLOSURE OF 1 PART IN 30,000.
  - THIS SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
  - THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN LOT 37 & 38, MAKING LOT 38 LARGER AND 37 SMALLER.

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

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

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

DOVER PLANNING # 2014-74

REVISION	DATE	DESCRIPTION

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

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 {332-2863}

SCALE : 1 IN. EQUALS 30 FT.  
DATE : DECEMBER 29, 2014  
FILE NO. : DB 2014-047

STATE OF NEW HAMPSHIRE  
No. 805  
KENNETH A. BERRY  
LICENSED SURVEYOR  
SIGNATURE



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-85

Application Type: Conditional Use Permit  
Applicant: Greg Vallee  
Owner: Greg Vallee  
Location: 27 Wentworth Terrace. (Assessor's Map 8, Lot 46B)

**INTENT:** To obtain a Conditional Use Permit to replace an existing sea wall with a stone retaining wall, within the Conservation District adjacent to the tidal Piscataqua River. The retaining wall is 92 linear feet.

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

**AGENDA ITEM #:** 5-B

**ACREAGE:** 0.33 acres

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

**EXISTING LAND USE:** Single family house and garage

**PROPOSED LAND USE:** Single family house and garage

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

**ZBA ACTION:** None

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

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- City of Dover Conditional Use Permit
- NHDES Wetlands Permit

**WAIVERS REQUESTED:** None

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

The applicant has submitted a set of plans to impact the Conservation District by reconstructing a retaining wall.

The applicant appeared before the Conservation Commission on December 10, 2014. The Conservation Commission voted to endorse the application. the condition that the plan be amended to add a dewatering system, add a silt sock location, and add a notation requiring offset stakes be installed to delineate the existing stone wall face during construction(see Conservation Commission minutes).

The applicant submitted revised plans to incorporate the recommendations from the Conservation Commission.

### **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.
2. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands Permit.





# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	714-85	Date Received:	DEC - 8 2014
	Amount Paid:	\$310.00	Time Received:	

RECEIVED  
Planning Office  
Dover, New Hampshire

### APPLICANT AND OWNER INFORMATION

Name of Applicant: VALLEE, GREG Telephone # (603) 969-6359

Address of Applicant: 27 WENTWORTH TERRACE, DOVER, NH 03820

E-Mail Address: greg\_vallee@hotmail.com

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

Address of Property Owner:

### PROPERTY INFORMATION

Assessor's Map # 8046-B 8 Lot(s) # 44B

Address of Property: 27 WENTWORTH TERRACE, DOVER, NH 03820

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

Existing Use of Property: SINGLE FAMILY RESIDENTIAL HOME

### 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:

RECONSTRUCT 92 LF STONE RETAINING WALL ALONG THE TIDAL FLATS OF THE PISCATAQUA RIVER. 368 SF OF TIDAL TOP OF BANK DISTURBANCE IS PROPOSED. THE EXISTING STONE RETAINING WALL IS SUB-STANDARD, SETTLING, AND STARTING TO FALL INTO THE RIVER.

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

FILE NO. 2006-00388 - MODIFY EXISTING DOCK PERMIT.

Name of Professional That Prepared Plans: CHRIS ALBERT, JONES & BEACH ENGINEERS, INC.

Address PO BOX 219, STRATHAM, NH 03885 Telephone #: (603) 772-4746

Professional License #: 092 E-mail address: calbert@jonesandbeach.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.

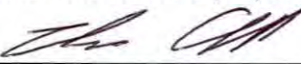
Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

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

Signature of Agent:  Date: 12/4/14

**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: 12/4/14

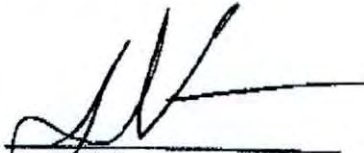


**Letter of Authorization**

I, Greg Vallee, 27 Wentworth Terrace, Dover, NH 03820, owner of property located in Dover NH, known as Tax Map \_\_\_\_, Lot \_\_\_\_, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on Wentworth Terrace in Dover, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
Witness

  
Greg Vallee

8/14/14  
Date

**ABUTTERS LIST  
FOR  
27 WENTWORTH TERRACE  
DOVER, NH  
JBE PROJECT No. 14155  
DECEMBER 3, 2014**

**OWNER OF RECORD:**

TAX MAP 8046-B  
GREG VALLEE  
27 WENTWORTH TERRACE  
DOVER, NH 03820  
BK 4052/PG 0073

**ABUTTERS:**

8041  
LISA L. WASZKIELEWICZ  
18 WENTWORTH TERRACE  
DOVER, NH 03820  
2238/100

8041-B (19 WENTWORTH TERRACE)  
BRYAN & ELLEN RANDOLPH TRUSTS 2013  
BRYAN & ELLEN RANDOLPH, TRUSTEES  
46 RIDGE ROAD  
CONCORD, NH 03301  
4152/774

8040-C (20 WENTWORTH TERRACE)  
20 WENTWORTH TERRACE TRUST  
KATHERINE KEHOE BATTLES, TRUSTEE  
27 BAYVIEW ROAD  
DURHAM, NH 03824  
3963/655

8040 (21 WENTWORTH TERRACE)  
GREAT BAY YACHT CLUB  
PO BOX 1644  
DOVER, NH 03820  
718/242

8040-A  
BARBARO SARAFINO ERNESTO  
& GINA J. ROGERS  
22 WENTWORTH TERRACE  
DOVER, NH 03820  
3554/39

8040-B  
RONALD L. & ROBIN K. HUTCHINS  
24 WENTWORTH TERRACE  
DOVER, NH 03820  
3130/423

8039-A (25 WENTWORTH TERRACE)  
ALEXIS MAKRIS  
11 WENTWORTH TERRACE  
DOVER, NH 03820  
3602/268

8046  
LOUISE KELLEY LIFE ESTATE &  
ELBERT W. KELLEY JR OR  
ERIN KELLEY, TRUSTEES  
31 WENTWORTH TERRACE  
DOVER, NH 03820  
4120/626

**ENGINEERS/SURVEYORS/WETLANDS:**

JONES & BEACH ENGINEERS, INC.  
ATTN: CHRISTOPHER ALBERT  
PO BOX 219  
STRATHAM, NH 03885



**Property Information**

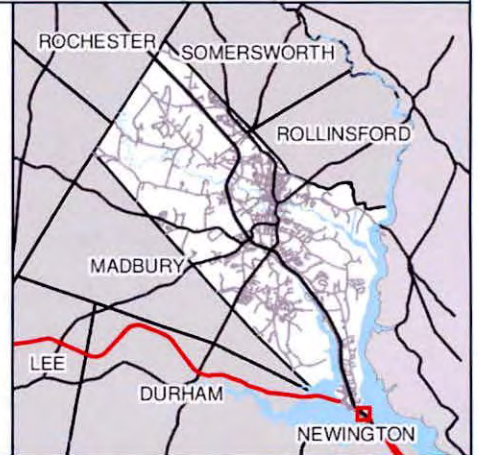
**Property ID** 08046-B00000  
**Location** 27 WENTWORTH TR  
**Owner** VALLEE GREGORY MICHAEL &  
VALLEE MONICA L

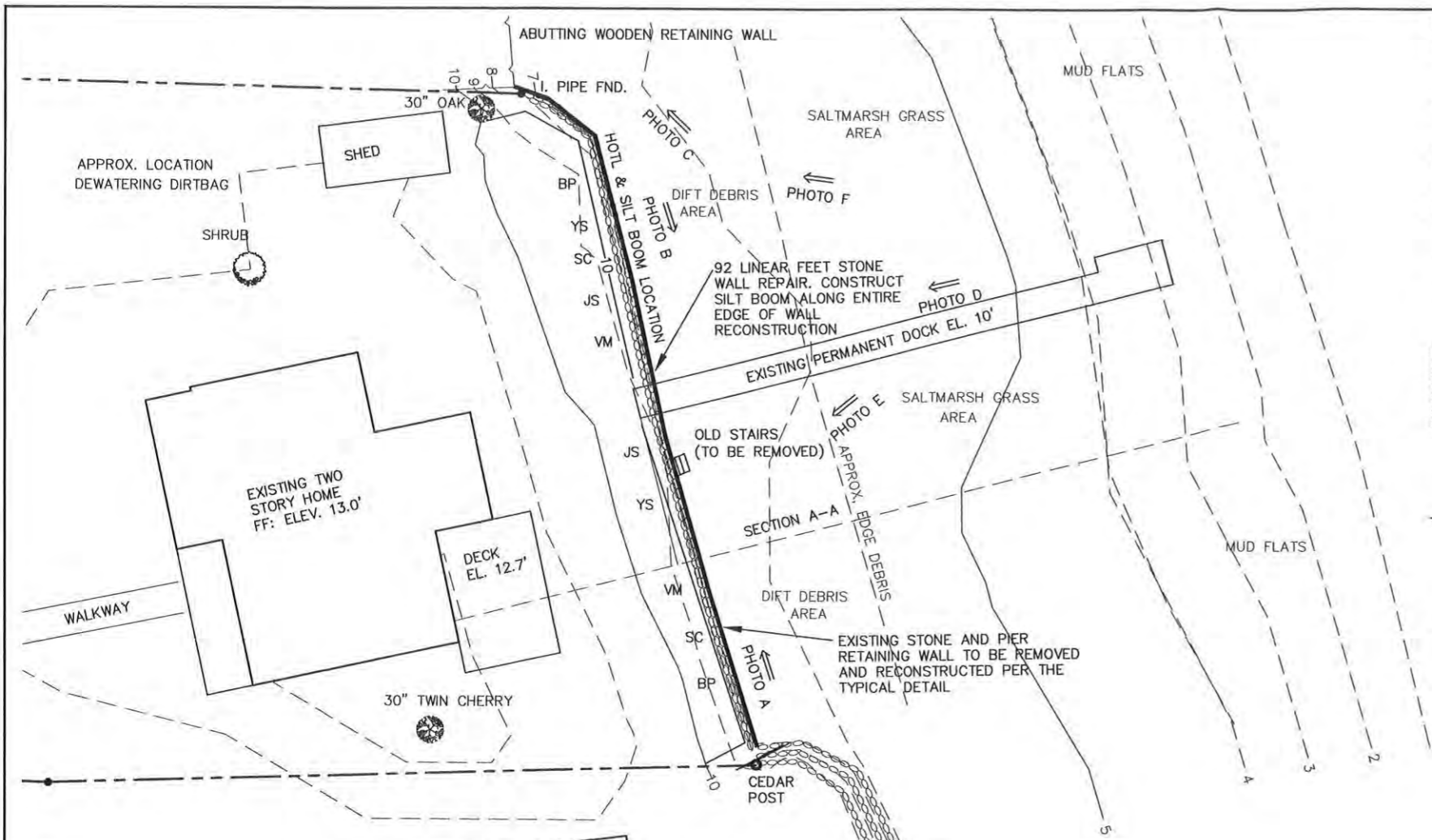


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2014





**NOTES:**

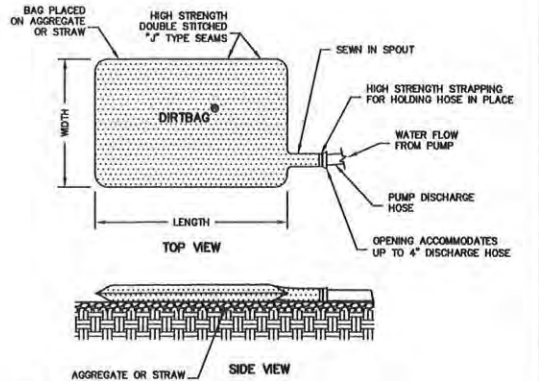
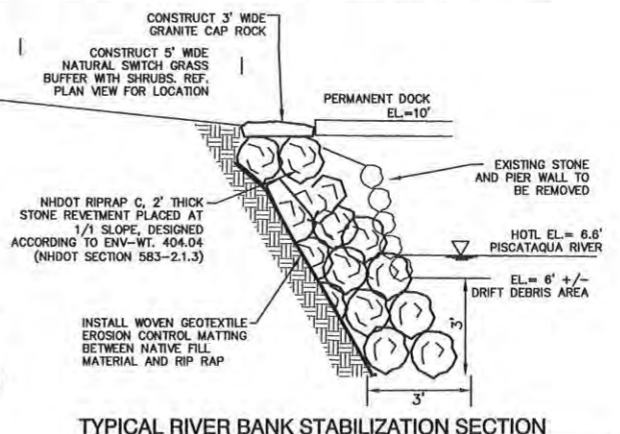
1. THE INTENT OF THIS PLAN IS TO DESIGN AND PERMIT A NEW RETAINING WALL ALONG THE PISCATAQUA RIVER FOR 27 WENTWORTH TERRACE ON DOVER POINT ROAD IN DOVER, NH. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES FROM DATA AS SHOWN ON DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
2. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233). 3.
3. PROJECT DATUM: ASSUMED HWM ELEVATION 6.6' BASED ON TIDAL INFORMATION FOR DOVER POINT.
4. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X OF THE FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33017C0405D, DATED MAY 17, 2005.
5. THE LIMITS OF THE PISCATAQUA HIGH WATER ELEVATION WAS DELINEATED BY CHRISTOPHER ALBERT ON AUGUST 29, 2014. THERE ARE NO JURISDICTIONAL WETLANDS ON THE SITE.
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL SURPLUS MATERIAL IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
7. SILT BOOM TO BE INSTALLED ALONG THE EDGE OF THE WORK AREA. WORK SHALL TAKE PLACE DURING LOW TIDE. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

**CONSERVATION COMMISSION CONDITIONS OF APPROVAL- DECEMBER 8, 2015:**

1. PRIOR TO THE START OF CONSTRUCTION 10' OFFSET STAKES TO BE SET IN THE DRIFT DEBRIS AREA TO ASSURE THAT THE NEW WALL WILL NOT ENCROACH INTO THE TIDAL ZONE. WORK TO BE VERIFIED BY THE ENGINEER.
2. SILT BOOM SHOWN ON THE PLAN VIEW DRAWING.
3. CONTRACTOR TO PROVIDE A DEWATERING PLAN. DEWATERING INTO A DIRTBAG PER DETAIL OR EQUIVALENT.

**SHRUB PLANTING SCHEDULE**

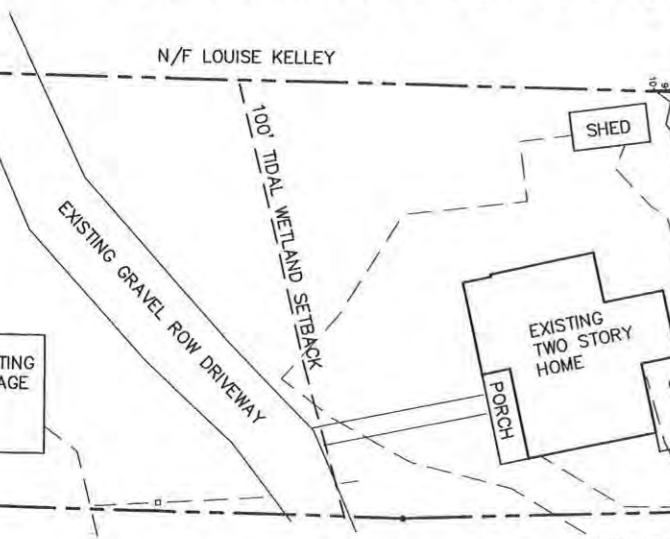
QTY	COMMON NAME	BOTANICAL NAME	MAX. SIZE HEIGHT	ABBREVIATION
2	BEACH PLUM	PRUNUS MARITIMA	5-6'	BP
2	JUNIFER	J. NICK'S COMPACT	4'	JS
2	YEW (SHORT)	TAXUS TAUNTONII	4'	YS
2	VIBURNUM	V. DENTATUM	3-5'	VM
2	SAND CHERRY	PRUNUS CISTERNA	6-8'	SC



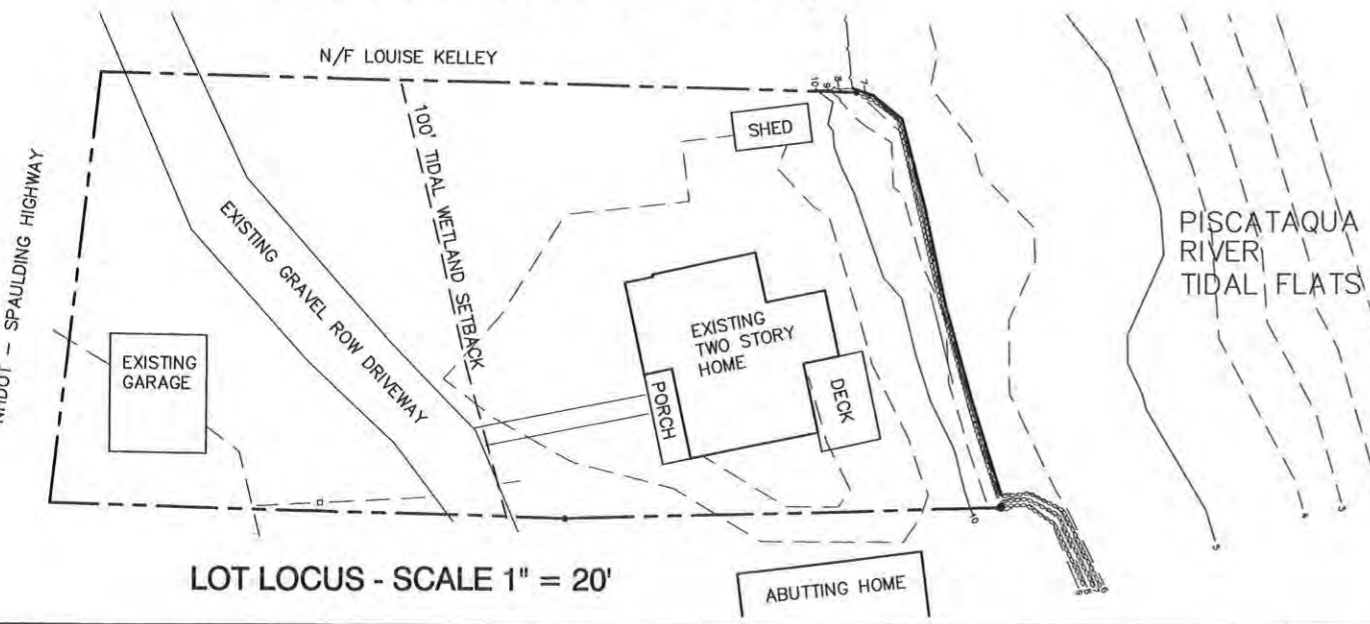
**NOTES:**

1. TO INSTALL DIRTBAG ON A SLOPE SO INCOMING WATER FLOWS DOWNHILL THROUGH DIRTBAG WITHOUT CREATING MORE EROSION. STRAP THE NECK OF DIRTBAG TIGHTLY TO THE DISCHARGE HOSE. TO INCREASE THE EFFICIENCY OF FILTRATION, PLACE THE BAG ON AN AGGREGATE OR HAYBALE BED TO MAXIMIZE WATER FLOW THROUGH THE SURFACE AREA OF THE BAG.
2. DIRTBAG IS FULL WHEN IT NO LONGER CAN EFFICIENTLY FILTER SEDIMENT OR ALLOW WATER TO PASS AT A REASONABLE RATE. FLOW RATES WILL VARY DEPENDING ON THE SIZE OF THE DIRTBAG, THE TYPE AND AMOUNT OF SEDIMENT DISCHARGED INTO THE DIRTBAG, THE TYPE OF GROUND, ROCK OR OTHER SUBSTANCE UNDER THE BAG AND THE DEGREE OF THE SLOPE ON WHICH THE BAG LIES. UNDER MOST CIRCUMSTANCES DIRTBAG WILL ACCOMMODATE FLOW RATES OF 1000 GALLONS PER MINUTE. USE OF EXCESSIVE FLOW RATES OR OVERFILLING DIRTBAG WITH SEDIMENT WILL CAUSE THE BAG TO RUPTURE OR FAILURE OF THE HOSE ATTACHMENT STRAPS.
3. DISPOSE DIRTBAG AS DIRECTED BY THE SITE ENGINEER. IF ALLOWED, DIRTBAG MAY BE CUT OPEN AND THE CONTENTS SEEDED AFTER REMOVING VISIBLE FABRIC. DIRTBAG IS STRONG ENOUGH TO BE LIFTED WITH OPTIONAL STRAPS IF IT MUST BE HAULED AWAY. OFF-SITE DISPOSAL MAY BE FACILITATED BY PLACING DIRTBAG IN THE BACK OF A DUMP TRUCK OR FLATBED PRIOR TO USE AND ALLOWING THE WATER TO DRAIN FROM THE BAG WHILE IN PLACE, THEREBY ELIMINATING THE NEED TO LIFT DIRTBAG.

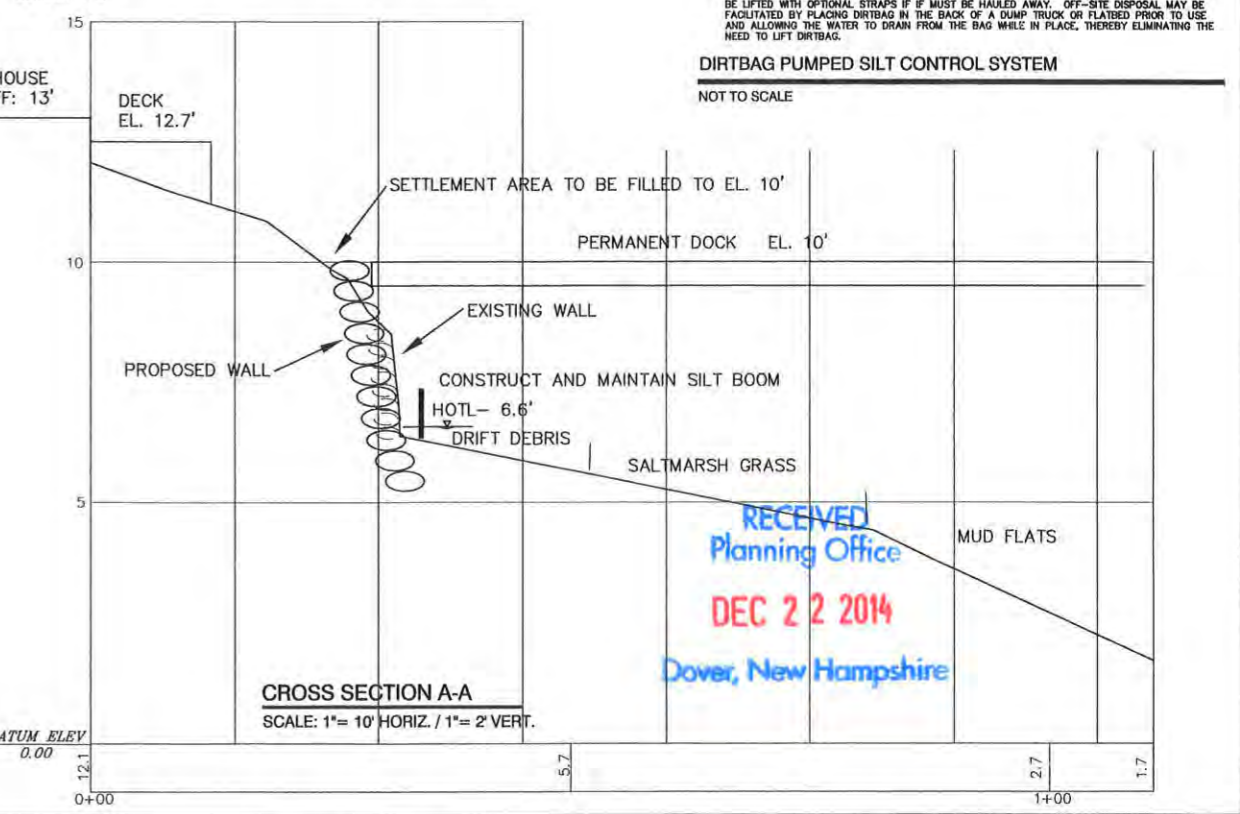
**RESTORATION PLAN - SCALE 1" = 10'**



**LOT LOCUS - SCALE 1" = 20'**



**CROSS SECTION A-A**



RECEIVED  
Planning Office  
DEC 22 2014  
Dover, New Hampshire

E:\CADD\MASTER STANDARD.dwg\JB-LAYOUTS.dwg 1/21/2013 10:31:07 AM EST

Design: CSA	Draft: CSA	Date: 09/22/14
Checked: CSA	Scale: 1" = 10'	Project No.: 14155
Drawing Name: 14155-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
1	12-21-14	REVISED PER DES AND DOVER CON-COM COMMENTS	CSA
0	10/13/14	ISSUED FOR REVIEW	CSA

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:	<b>RIVER BANK RESTORATION PLAN</b>
Project:	<b>GREG VALLEE 27 WENTWORTH TERRACE, DOVER, NH</b>
Owner of Record:	<b>GREG AND MONICA VALLEE 27 WENTWORTH TERRACE</b>

DRAWING No.	<b>C1</b>
SHEET 1 OF 1	JBE PROJECT NO. 14155



**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, December 8, 2014  
Meeting Time: 5:30 pm

### 3. NEW BUSINESS

- A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Greg Vallee, Assessor's Map 8, Lot 46B, zoned R-20, located at 27 Wentworth Terrace.

Chris Albert was present to explain the proposal to reconstruct 92 linear feet of a stone retaining wall along the Conservation District adjacent to the tidal Piscataqua River, with a permanent impact of 368 square feet. This is adjacent to the Kelley lot that the commission approved in March of 2014 for similar work. DES has requested additional information from us. Both projects will be constructed together. The rocks will be installed 3 feet below the substrate. The wood stairs will be removed. The stone wall will be 4 feet tall. We will install a silt boom. The project will take 3 to 4 days and will not be done during a moon tide.

Houle confirmed that the wall will not be moving closer to the river.

Houle: Can you stake out the location of existing wall so you don't move closer to the river?

Albert: I would suggest a ten foot offset as a reference.

Bird: I looked back at the conditions required for the Kelley project and they included a dewatering system and a planting plan for disturbed area.

Houle: Show silt sock on site plan.

*Houle made a motion to endorse the application, with the condition that the plan be amended to add a dewatering system, add a silt sock location, and add a notation requiring offset stakes be installed to delineate the existing stone wall face during construction, Epstein seconded. Vote: Unanimous.*

- B. NHDES Wetlands Permit for Susan von Hemert, Assessor's Map L, Lot 45-F, zoned R-20, located at 175 Spur Road. Proposal is to conduct work adjacent to the Bellamy River in a tidal wetland to construct a new fixed pier (160 sq. ft.), gangway (40 sq. ft.), and float (192 sq. ft.).

Susan von Hemert presented the proposal. We want a dock to access the river for kayaks.

Hunt: We need a better plan showing the location of the house, dock, wetlands and high tide line.

Joyce: It is hard to see where the dock sits on the shoreland. Who will be constructing the dock? Will it be constructed by barge?

Von Hemert: There is only one company that does dock construction by barge and they are very expensive. We would construct it from land using a crane.

Joyce: The plan was done by NH Soil Consultants, who no longer exist and were bought out by GZA. You should be able to get better plans from them or from the files up at DES Subsurface Bureau.

Houle: We have not seen docks approved by DES that propose using a crane, even if we endorse.

Hunt: The NH Natural Heritage Bureau reviewed the plan and recommended the use of a barge.

Von Hemert: The use of a barge disturbs the marsh grass at low tide.

Joyce: We need to see that the dock can be installed using a crane from the shore.

Hunt: We cannot take any action of this until you get us more detailed and readable plans. You can come back at our January meeting.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P15-06

Application Type: Minor Subdivision  
Applicant(s): Richard and Abigail Lundborn  
Owner(s): Richard and Abigail Lundborn  
Location: 340 Washington Street (Assessor's Map G, Lot 12)

**INTENT:** To subdivide an existing lot on Washington Street and Gina Way into two lots. The lot that would retain the existing house and driveway on Washington Street would be 0.69 acres. The second lot would be 0.82 acres and have a new driveway on Gina Way. Both lots would be served by municipal water and sewer.

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

**AGENDA ITEM #:** 5-C

**ACREAGE:** 1.51 Acres

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

**EXISTING LAND USE:** Single family house, barn and garage

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

**SURROUNDING LAND USE:** Single family residential

**ZBA ACTION:** Variances granted by Zoning Board of Adjustment on 12/8/14 for less than 100 feet of frontage and for less than 12,000 sq. ft. of contiguous non-wetland area

**ATTACHMENT:** Subdivision plan and application; ZBA Letter of Decision

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

### Summary of Request and Background

The applicant proposes to subdivide an existing lot on Washington Street and Gina Way 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 add the surveyor's stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File number P15-06 to the title block.
5. The applicant shall revise the plat to add the 50-foot wetlands buffer line on the proposed vacant lot.
6. The applicant shall revise the plat by correcting note #8-D to add the build to number instead of the front setback number.
7. The applicant shall revise the plat by adding the minimum building setback lines and the front build to line to the new lot.
8. The applicant shall prepare a sewer easement deed and provide it to the Planning Department for review.
9. The applicant shall revise the plat by deleting note #16.
10. The applicant shall prepare an easement to the City for the continuation of Gina Way. Said easement shall be reviewed as to form by the City Attorney.

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

11. The new house shall be assessed the current impact fees in place at the time of building permit application.
12. The new house shall be assessed the current water and sewer investment fees in place at the time of application for water and sewer service.

# 340 Washington Street - Subdivision



### Property Information

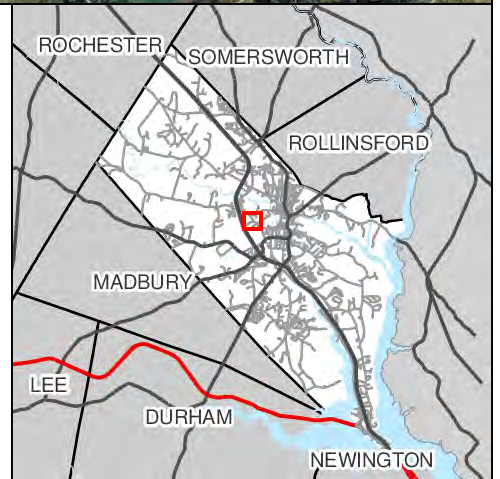
**Property ID** G0012-000000  
**Location** 340 WASHINGTON ST  
**Owner** LUNDBORN RICHARD R  
 LUNDBORN ABIGAIL P



### MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2014





City of Dover, New Hampshire
SUBDIVISION APPLICATION

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

Office Use Only Project #: RIS-06 Date Received: DEC 29 2014
Amount Paid: Time Received:
Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: RICHARD & ABIGAIL LUNDBORN Telephone # 603-740-0810

Address of Applicant: 340 WASHINGTON ST., DOVER, NH 03820

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

Address of Property Owner:

E-Mail Address: rrlundbo@myfairpoint.net

PROPERTY INFORMATION

Address of Property: 340 WASHINGTON ST., DOVER, NH 03820

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

Zoning District(s) R-12 Overlay District(s) WETLAND PROTECTION DISTRICT

Size of Parcel: 1.51 ACRE Property Deed: Book 2235 Page: 32

Existing Use of Property: SINGLE FAMILY RESIDENCE

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): Minor (3 or fewer lots): X 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? 50-FT +/-

City Sewer? X Yes No How far is city sewer from the property? IN EASEMENT ON PROPERTY

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

Estimated Length of Proposed Roads: 0 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.) STEVEN M. FERGUSON, NORWAY PLAINS ASSOC., INC.

Address P.O. BOX 249, ROCHESTER, NH 03866-0249 Telephone #: 603-335-3948

Professional License #: 819 E-mail address: sferguson@norwayplains.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:  Date: 12/29/2014

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

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

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 12/29/2014

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

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

Signature of Property Owner:  Date: 12/29/2014

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

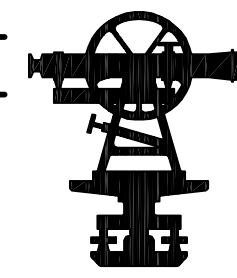
**CERTIFICATION OF FEES**

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.

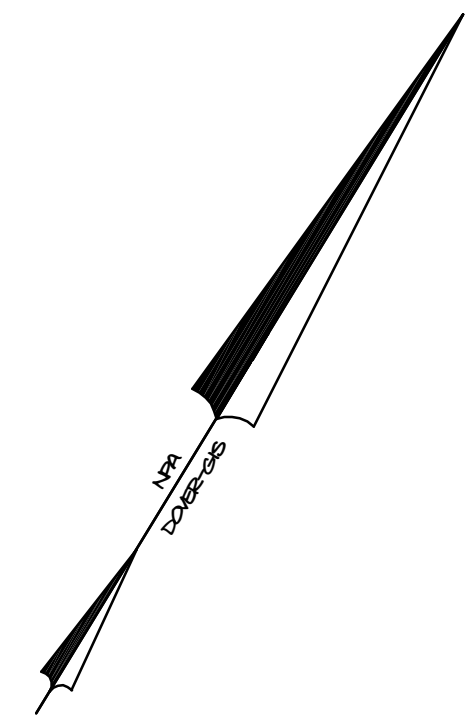
Signature of Property Owner:  Date: 12/29/2014

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





- LEGEND
- EXISTING
  - WATER GATE VALVE
  - WATER SHUTOFF
  - FIRE HYDRANT
  - CATCH BASIN
  - SEWER MANHOLE
  - UTILITY POLE
  - SIGN
  - WETLAND
  - MONUMENT
  - BOUND



N 89°56'30" E  
425.61' PROPERTY LINE

SETBACK LINE

EDGE OF WETLAND

WATERLINE

SEWER LINE

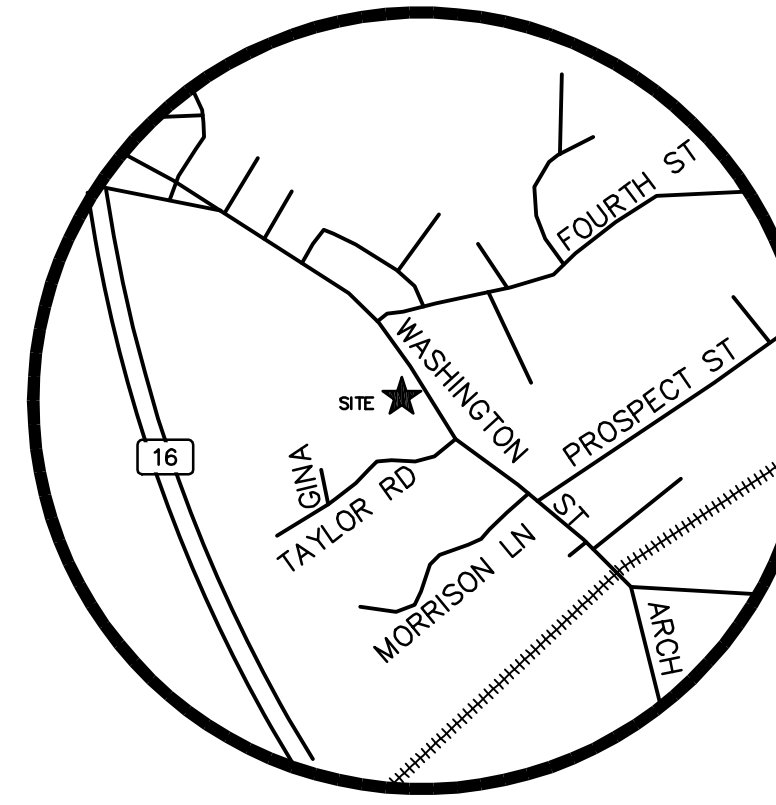
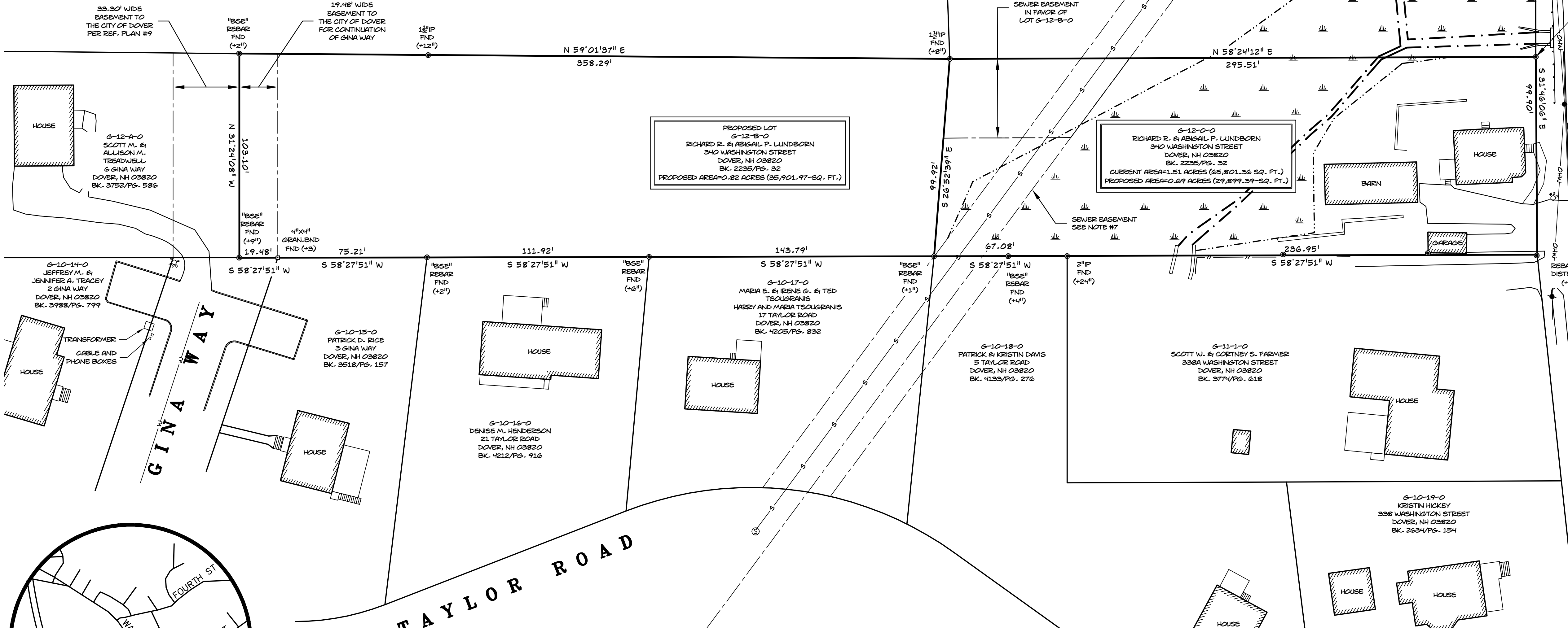
OWNERS' SIGNATURES:

SIGNATURE TAX MAP G LOT 12 DATE

REVISIONS:

- GENERAL NOTES:
- THE INTENT OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF LOT G-12-0-0.
  - OWNER(S) OF RECORD:  
RICHARD E. & ABIGAIL P. LUNDBORN  
340 WASHINGTON STREET  
DOVER, NH 03820  
BK. 2235/Pg. 32
  - THE PARCEL IS SHOWN AS LOT NO. 12, ON MAP G OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
  - THE SUBJECT PARCEL CONTAINS 1.51 ACRES OR 65,801.36 SQ. FT. AREA OF LAND.
  - TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 2235, PAGE NO. 32.
  - REFERENCE PLANS: ALL REFERENCE PLANS ARE LISTED BELOW ALONG THE BOTTOM EDGE OF THE PLAN BORDER.
  - THE CITY OF DOVER WAS GRANTED A SEWER EASEMENT PER S.C.R.D. BOOK 852, PAGE 124. SAID EASEMENT IS SHOWN HEREON BASED ON CITY OF DOVER ENGINEERING DEPARTMENT PLAN 68-10-3.
  - ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:  
A. ZONING DISTRICT: R-12  
B. MINIMUM LOT SIZE = 12,000-SF  
C. MINIMUM LOT FRONTAGE = 100-FT  
D. MINIMUM YARD SETBACKS ARE:  
FRONT = 25-FT  
SIDE = 15-FT  
REAR = 30-FT  
E. MAXIMUM LOT COVERAGE = 30%  
F. MAXIMUM BUILDING HEIGHT = 35-FT

- THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS:
- WETLAND PROTECTION DISTRICT
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0310D, EFFECTIVE DATE MAY 17, 2005).
  - WETLANDS WERE DELINEATED BY DAVID J. ALLAIN, CERTIFIED WETLAND SCIENTIST, CERTIFICATION NUMBER D16, IN ACCORDANCE WITH CHAPTER 170:27.1 OF THE ZONING ORDINANCE, ON SEPTEMBER 9, 2014.
  - TOPOGRAPHY DEPICTED IS BASED ON AN ASSUMED DATUM.
  - HORIZONTAL DATUM BASED ON CITY OF DOVER GIS SYSTEM PER REFERENCE PLAN #1.
  - ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - THE SUBDIVISION LOTS ARE PROPOSED TO BE SERVED BY MUNICIPAL WATER AND SEWER.
  - STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
  - THE PROPOSED USE OF THE SITE IS DUPLEX. THE PROPOSED LOT IS FOR THE PURPOSE OF CONSTRUCTING A HOME WITH IN-LAW SUITE.
  - VARIANCES GRANTED DECEMBER 18, 2014:  
A. A VARIANCE IS GRANTED TO ARTICLE 170-12(B) MEDIUM DENSITY RESIDENTIAL (R-12) DISTRICT TABLE FRONTAGE REQUIREMENT OF 100-FT.  
B. A VARIANCE IS GRANTED TO ARTICLE 170-12(B) MEDIUM DENSITY RESIDENTIAL (R-12) DISTRICT TABLE FOOTNOTE #3 REQUIRING 12,000-SF OF CONTIGUOUS NON-WETLAND AREA. 10,610-SF IS PROVIDED AND IS ALREADY DEVELOPED.



REFERENCE PLANS:

- "LOT LINE ADJUSTMENT PLAN PREPARED FOR DIANE DEWYNSGAERT & JOHN PENASKOVIC TAX MAP G, LOT NO. S 15 & 14A, WASHINGTON STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE". DRAWN BY MCNEANEY SURVEY ASSOCIATES, INC. DATED OCTOBER, 2007. NOT RECORDED.
- "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR J.B.-J. TRUST AND ATHENA M. NADEAU 1986 TRUST, WASHINGTON STREET, DOVER, NEW HAMPSHIRE. DRAWN BY MCNEANEY SURVEY ASSOCIATES, INC. DATED JUNE 30, 1994. S.C.R.D. PLAN 44-75.
- "MINOR SUBDIVISION OF LAND PREPARED FOR BELINDA A. ARNOLD, TAX MAP G, LOT NO. 11, 338 WASHINGTON STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE", DRAWN BY MCNEANEY SURVEY ASSOCIATES, INC. DATED JUNE 5, 2001. S.C.R.D. PLAN 62-34.
- "PLAN OF LAND IN DOVER, N.H. SHOWING A SUBDIVISION OF 336-338 WASHINGTON STREET (ASSESSORS MAP & LOTS 10 & 11) PREPARED FOR DUPRE CORPORATION". DRAWN BY MILLENIUM ENGINEERING, INC. DATED NOV. 26, 2001. S.C.R.D. PLAN 66-74.
- "PLAN OF LAND IN DOVER, N.H. SHOWING A LOT LINE REVISION AT LOTS 17 & 18 ON TAYLOR ROAD (ASSESSORS MAP & LOTS 10-17 & 10-18) PREPARED FOR DUPRE CORPORATION". DRAWN BY MILLENIUM ENGINEERING, INC. DATED JULY 8, 2003. S.C.R.D. PLAN 72-9.
- "SUBDIVISION PLAN PREPARED FOR SOPHIE DZUBA, TAX MAP 32, LOT NO. 15, WASHINGTON STREET & FOURTH STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE". DRAWN BY MCNEANEY SURVEY ASSOCIATES, INC. DATED OCTOBER 22, 2007. S.C.R.D. PLAN 92-70.
- "AS-BUILT SUBDIVISION PLAN FOR PEBBLE BEACH TRUST, TAYLOR ROAD & GINA WAY, DOVER, N.H., TAX MAP G, LOTS 10-1 THROUGH 10-19". DRAWN BY BERRY SURVEYING & ENGINEERING, DATED JANUARY 17, 2008, ON FILE IN THE CITY OF DOVER ENGINEERING DEPARTMENT, D13, 870.
- "PLAN OF LAND OF DAVID & SUSAN EISLER, 334 WASHINGTON STREET, (TAX MAP G, LOT 13), DOVER, NEW HAMPSHIRE", DRAWN BY DOUCET SURVEY, INC., DATED SEPTEMBER 15, 2008, S.C.R.D. PLAN 96-14
- "LAND OF GINA WAY DEVELOPMENT, LLC, GINA WAY, DOVER, N.H., TAX MAP G, LOT 12A", DRAWN BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 4, 2009, NOT RECORDED.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE STATE OF NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS AND THE ACCURACY SPECIFICATION AND POSITION TOLERANCE ARE IN ACCORDANCE WITH CLASS 1 SURVEYS.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:15,000.

STEVEN M. FERGUSON, LLS 819 DATE

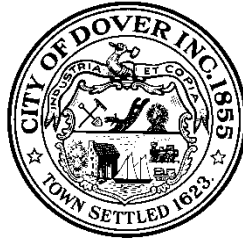
SUBDIVISION OF LAND  
340 WASHINGTON STREET  
DOVER, NEW HAMPSHIRE  
STRAFFORD COUNTY  
FOR  
RICHARD & ABIGAIL  
LUNDBORN  
NOVEMBER 2014



REVISION DATE 12/29/14

FILE NO. 513 DRAWN BY: RRL  
PLAN NO. C-#### CHK'D BY: SMF  
F.B. NO. ### SCRD NO: D-###  
DWC. NO. 04058/S-1

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**

December 23, 2014

***Via E-Mail (rrlundbo@myfairpoint.net)***

Richard Lundborn  
340 Washington Street  
Dover, NH 03820

**Re: Z 14-31 340 Washington Street (Tax Map G, Lot 12)**

Dear Mr. Lundborn:

Please be advised that the Zoning Board of Adjustment at a public hearing held on December 18, 2014, voted **5-0** to **GRANT** your request for a variance from Section 170-12.B of the Zoning Ordinance and the R-12 District Table of Use and Dimensional Requirements with respect to your proposed subdivision of the property into two (2) lots to allow (i) the proposed lot on Gina Way to have frontage of 19.5 ft. where minimum frontage of 100 ft. is required, and (ii) the proposed lot on Washington Street to have a contiguous non-wetland area of 10,610 s.f. where a minimum of 12,000 s.f. of contiguous non-wetland area is required, on condition that the easement for the future extension of Gina way be granted to the City, and subject to Planning Board approval of the plan submitted.

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,

A handwritten signature in black ink, appearing to read 'Timothy J. Corwin', is written over a horizontal line.

Timothy J. Corwin  
Assistant City Planner

Cc: Christopher G. Parker, AICP, Assistant City Manager (via email)  
Thomas L. Clark, Building Official (via e-mail)  
Wil Corcoran, City Assessor (via e-mail)



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P15-07

Application Type: Minor Subdivision  
Applicant(s): Jason Pohopek  
Owner(s): John Valyo  
Location: 20 Gladiola Lane and Sixth Street (Assessor's Map A, Lot 28-20)

**INTENT:** To subdivide an existing lot on Gladiola Way and Sixth Street into two lots. The lot that would retain the existing house and driveway on Gladiola Way would be 2.6 acres. The second lot would be 78.17 acres and have frontage on Sixth Street. The second lot is non-buildable and will be subject to a conservation easement. The existing house is served by an on-site septic system and well.

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

**AGENDA ITEM #:** 5-D

**ACREAGE:** 80.78 Acres

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

**EXISTING LAND USE:** Single family house

**PROPOSED LAND USE:** To divide lot off of house lot so that a conservation easement can be placed on the vacant lot

**SURROUNDING LAND USE:** Single family residential

**ZBA ACTION:** Variance granted by Zoning Board of Adjustment on 12/8/14 for creating lot with no frontage

**ATTACHMENT:** Subdivision plan and application; ZBA Letter of Decision

**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:**

- Waiver to requirement to provide topographic information
- Waiver to requirement for yield plan

**Summary of Request and Background**

The applicant proposes to subdivide an existing lot to create one additional lot that will be preserved by a conservation easement.

The larger lot being created is going to have a conservation easement placed on it by the Natural Resource Conservation Service. The owner plans to donate the lot to the City for the protection of the natural resources and for potential water supply.

**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.

**Waiver Requests**

The applicant is requesting two waivers. The Planning Department supports the topographic waiver because there is no development proposed on either lot. The yield plan waiver is also supported because the additional lot being created is not for development purposes, but for conservation purposes.

**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 P15-07 to the title block.
4. 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 155-51.A have been met.
5. The applicant shall revise the plat by adding the minimum building setback lines to the house lot.
6. The applicant shall revise the plat to add the map and lot numbers as required by the Assessing Department.
7. The applicant shall add a note providing information on the variance granted on 12/8/14, including the conditions imposed by the ZBA.
8. The applicant shall revise the plat to label the vacant lot as being unbuildable.
9. 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.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P15-07

Application Type: Minor Subdivision  
Applicant(s): Jason Pohopek  
Owner(s): John Valyo  
Location: 20 Gladiola Lane and Sixth Street (Assessor's Map A, Lot 28-20)

10. The applicant shall revise the plat to add the location of the existing well and septic system.
11. The applicant shall revise the plat to add common subdivision plan notes #8, 10, 13, 16, 25 and 26.

# 20 Gladiola Lane - Subdivision



**Property Information**

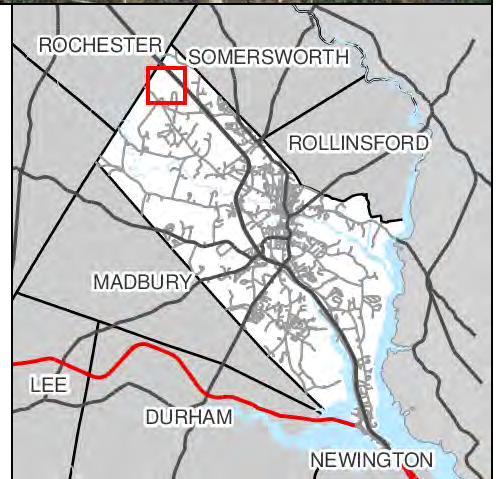
**Property ID** A0028-020000  
**Location** 20 GLADIOLA WY  
**Owner** VALYO JOHN A



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2014





# City of Dover, New Hampshire SUBDIVISION APPLICATION

RECEIVED  
Planning Office  
Revision Date: April 23, 2013]

Office Use Only	Project #: <u>P15-07</u>	Date Received: <u>DEC 29 2014</u>
	Amount Paid: _____	Time Received: <u>Dover, New Hampshire</u>

### APPLICANT AND OWNER INFORMATION

Name of Applicant: JASON B. POHOPEK Telephone # 603 842-2467  
 Address of Applicant: PO BOX 651, BARRINGTON, NH 03825  
 Name of Property Owner (if different from applicant): JOHN A. VALYO Telephone # 603 512-0946  
 Address of Property Owner: PO BOX 211, DOVER, NH 03820  
 E-Mail Address: johnvalyo@me.com

### PROPERTY INFORMATION

Address of Property: #20 GLADIOLA WAY, DOVER, NH  
 Assessor's Map # A Lot(s) # 28-20  
 Zoning District(s) R-40 Overlay District(s) \_\_\_\_\_  
 Size of Parcel: 80.77 ACRES Property Deed: Book 3879 Page: 137  
 Existing Use of Property: RESIDENTIAL

### 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? N/A  
 City Sewer? \_\_\_Yes  No How far is city sewer from the property? N/A  
 Highway Access (check where applicable):  City Street \_\_\_ State Highway  
 Estimated Length of Proposed Roads: 0 feet Public or Private Road? 0

### WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: ① 155-28 SECTION 8

Justification for waiver request(s) (attach additional sheets as needed): THE LOT IS CURRENTLY DEVELOPED WITH A HOUSE, WELL & SEPTIC. NO NEW BUILDING LOTS ARE PROPOSED.

② 155-22D - YEILD PLAN REQUIREMENT. NO NEW BUILDING LOTS ARE PROPOSED AS PART OF THIS SUBDIVISION

**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) JASON B. POHOPEK

Address PO BOX 651, BARRINGTON, NH 03825 Telephone #: 603 842-2467

Professional License #: NH LLS #941 E-mail address: j46p@yahoo.com

**ENGINEER INFORMATION**

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

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

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

**SIGNATURES**

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

Signature of Property Owner: [Signature] Date: 10/28/14

Signature of Applicant (if different from owner): J. B. P. Date: 12/28/2014

Signature of Agent: J. B. P. Date: 12/28/2014

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] Date: 12-28-14

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

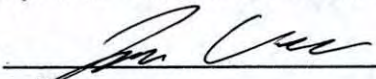
I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy,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

Signature of Property Owner: [Signature] Date: 12-28-14

Signature of Applicant (if different from owner): J. B. P. Date: 12/28/2014

**CERTIFICATION OF FEES**

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

Signature of Property Owner:  Date: 12-28-14

Signature of Applicant (if different from owner):  Date: 12/29/2014

# ABUTTER LIST

***THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS***

Pursuant to RSA 676:7, THE State Law of New Hampshire, the City of Dover is required to notify the applicant and every abutter of the public hearing by certified mail. The cost of the required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

“Abutter” is defined in Chapter 170, Dover Zoning Ordinance, as:

The owner of record of a parcel of land located in New Hampshire and adjoins or is directly within **two hundred (200) feet** (including land across the street or waterway) of the proposed site under consideration by the Board

**In the case of an abutting property bein under a condominium or other collective form of ownership**, the term “abutter” means the officers of the collective or association, as defined in RSA 356-B:3,XXIII. Additionally, the individual owners of units within the association, which are located within two hundred (200) feet of the common property line shall be notified only by first class mail.

**PLEASE NOTE: abutter ownership information for lots located in Dover, shall be obtained throught the City’s Tax Assessment Office.**

<b>Tax Map</b>	<b>Lot</b>	<b>Owner(s) of Record</b>	<b>Mailing Address</b>
A	28-20	John A. Valyo	PO Box 211, Dover, NH 03821
A	28	Gladiola Lane Development, LLC	686 Central Ave, Dover, NH 03820
A	28B	Christopher Morin	627 Sixth Street, Dover, NH 03820
B	8C	Karen Schaffer	127 High Street, Portsmouth, NH 03801-3708
B	8	Anna & Tony Provencher	628 Sixth Street, Dover, NH 03820
B	8R	Wayne & Andrea Arseneault	630 Sixth Street, Dover, NH 03820
A	27	Edith A. Holley, Trustee	235 Adams Street, Apt. 7E, Brooklyn, NY 11201-2877
A	26A	State of New Hampshire	JD Morton Building, Concord, NH 03301
A	34	State of New Hampshire	JD Morton Building, Concord, NH 03301
A	39-15	Robert & Sally McCrory	41 Fieldstone Drive, Dover, NH 03820-6106
A	39-16	Nancy & Richard Craig	47 Fieldstone Drive, Dover, NH 03820
A	39-17	Peter & Melissa Leblanc	53 Fieldstone Drive, Dover, NH 03820
A	39-18	Keith & Joanne Maden	55 Fieldstone Drive, Dover, NH 03820
A	39F	Randy Kilty	349 Long Hill Road, Dover, NH 03820
A	28-5	Ryan Thomas, Trustee	22 Gladiola Way, Dover, NH 03820-6115
A	28-8	Eric & Carla Pigman	30 Gladiola Way, Dover, NH 03820
A	28-9	James Brooks & Kristina Amey	32 Gladiola Way, Dover, NH 03820

Land Surveyor:

Jason B. Pohopek

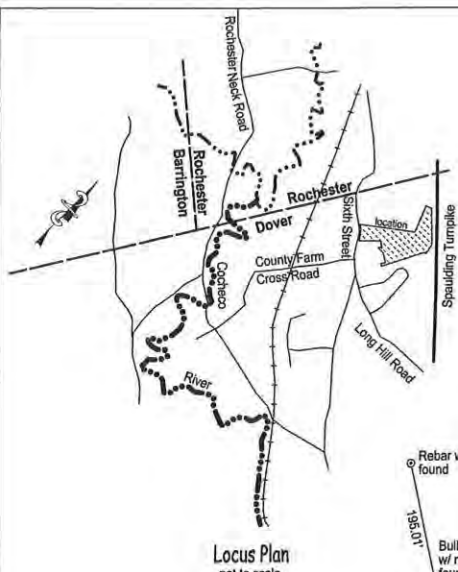
PO Box 651, Barrington, NH 03825

**Plan References:**

1. Municipal Tax Maps.
2. Plan entitled, "Long Meadow Subdivision Plan, Tax Map A Lot 28, Sixth Street, Dover, New Hampshire", prepared by McEaney Survey Associates, Inc. and Jones & Beach Engineers, Inc., dated 04/26/2006, recorded in the Strafford County Registry of Deeds Plan #93-39.
3. Plan entitled, "Conservation Easement Plan prepared for The Edith Holley Revocable Trust, Edith Holley, Trustee, located on Pickering Road, Rochester, Sixth Street, Dover, County of Strafford, State of New Hampshire", prepared by McEaney Survey Associates, Inc., dated July 21, 2006, recorded in the Strafford County Registry of Deeds Plan #87-85 through 87-98.
4. Plan entitled, "Subdivision of the land of Guido Haggemiller, Dover, NH", prepared by Holden Engineering & Surveying, Inc. dated 6/11/1986, recorded in the Strafford County Registry of Deeds.
5. Plan entitled, "Minor Subdivision, George N. & Vivian Tsimekles, Lot No. 3, Dover, New Hampshire", prepared by Robert W. McCrone, dated August 1985, recorded in the Strafford County Registry of Deeds Plan #26-64.
6. Plan entitled, "Limited Subdivision, George N. & Vivian Tsimekles, Lot No. 2, Dover, New Hampshire", prepared by Robert W. McCrone, dated June 1979, recorded in the Strafford County Registry of Deeds Plan #17B-85.
7. Plan entitled, "Limited Subdivision, George N. & Vivian Tsimekles, Lot No. 1, Dover, New Hampshire", prepared by Robert W. McCrone, dated June 1980, recorded in the Strafford County Registry of Deeds Plan #17C-122.

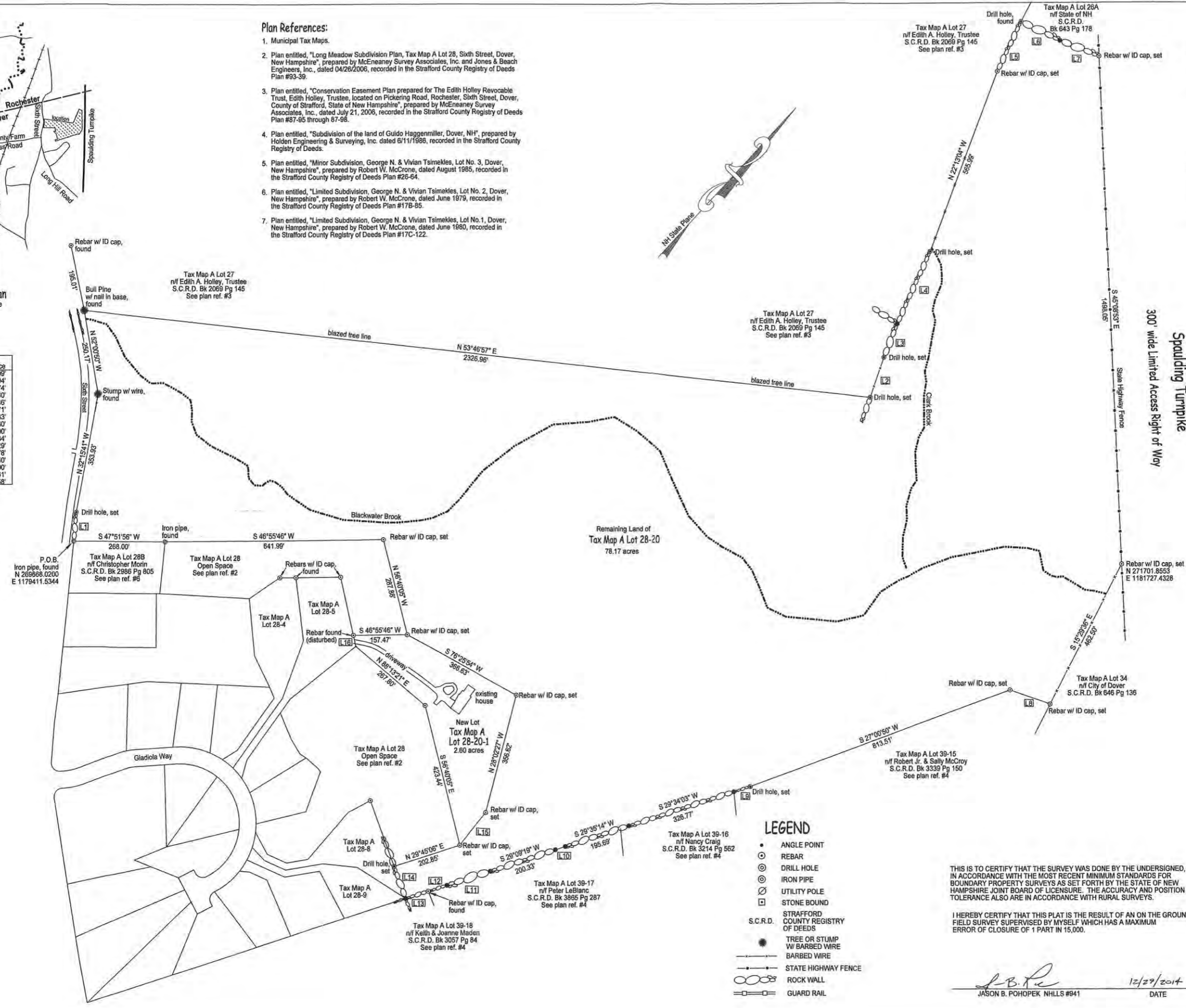
**Plan Notes:**

1. The intent of this plan is to subdivide the parcel of land identified as Tax Map A Lot 28-20, having a physical location of #20 Gladiola Way, Dover, NH, into two lots as shown on this plan.
2. Tax Map A Lot 28-20, Dover, NH  
OWNER OF RECORD: John A. Valyo  
S.C.R.D. Book 3879 Page 137  
subject to:  
S.C.R.D. Book 3717 Page 298  
S.C.R.D. Book 3774 Page 536
3. The total area of the parcel is 80.78 acres.
4. The horizontal datum is NH State Plane.
5. The locations of the Blackwater Brook and the Clark Brook shown on this plan were acquired from a scaled location of these features derived from various plans listed in the Plan References of this plan and were not actually located as part of this survey and therefore, should be considered approximate in location.
6. The subject parcel is located in the R-40 zoning district, within the City of Dover.



Id	Bearing	Distance
L1	N 37°38'21" W	84.99'
L2	N 23°56'51" W	125.04'
L3	N 21°01'14" W	105.74'
L4	N 18°10'06" W	234.80'
L5	N 17°00'08" W	162.46'
L6	N 73°23'41" E	127.71'
L7	N 68°34'51" E	123.33'
L8	S 66°39'14" W	125.30'
L9	S 29°34'03" W	50.00'
L10	S 29°08'20" W	31.34'
L11	S 29°18'17" W	134.29'
L12	S 30°02'43" W	57.78'
L13	S 30°02'43" W	59.40'
L14	N 62°20'54" W	100.00'
L15	N 04°37'05" W	122.81'
L16	N 65°00'52" W	33.58'

Locus Plan  
not to scale



**LEGEND**

- ANGLE POINT
- REBAR
- ⊙ DRILL HOLE
- ⊖ IRON PIPE
- ⊕ UTILITY POLE
- STONE BOUND
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TREE OR STUMP
- W BARBED WIRE
- STATE HIGHWAY FENCE
- ⊕ ROCK WALL
- GUARD RAIL

THIS IS TO CERTIFY THAT THE SURVEY WAS DONE BY THE UNDERSIGNED, IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR BOUNDARY PROPERTY SURVEYS AS SET FORTH BY THE STATE OF NEW HAMPSHIRE JOINT BOARD OF LICENSURE. THE ACCURACY AND POSITION TOLERANCE ALSO ARE IN ACCORDANCE WITH RURAL SURVEYS.

I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF AN ON THE GROUND FIELD SURVEY SUPERVISED BY MYSELF WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000.

*J.B.P.*  
JASON B. POHOPEK NHLS #941  
DATE: 12/29/2014

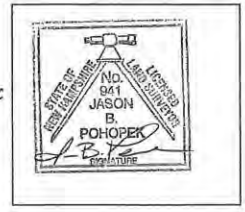
RECEIVED  
Planning Office  
DEC 29 2014  
Dover, New Hampshire

**Subdivision of Land**

PROPERTY OWNER  
**John A. Valyo**  
LOCATED ON  
**Sixth Street**  
City of Dover, County of Strafford  
State of New Hampshire  
DATE: DECEMBER 1, 2014 SCALE: 1" = 150'



PREPARED BY:  
JASON POHOPEK  
DESIGN & CONSTRUCTION, LLC  
PO Box 651  
Barrington, NH 03825  
603 842 2467



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



715-07  
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**

December 23, 2014

***Via E-Mail (j46p@yahoo.com)***

Jason Pohopek  
PO Box 651  
Barrington, NH 03825

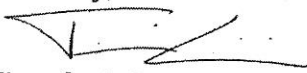
**Re: Z 14-30 20 Gladiola Way (Tax Map A. Lot 20)**

Dear Mr. Pohopek:

Please be advised that the Zoning Board of Adjustment at a public hearing held on December 18, 2014, voted **5-0** to **GRANT** your request for a variance from Section 170-12.B of the Zoning Ordinance and the R-40 District Table of Use and Dimensional Requirements to permit the proposed two (2) lot subdivision which will result in the creation of a 2.6 acre lot (containing the existing house) having 0 ft. of frontage where minimum frontage of 150 ft. is required, on condition that the plan submitted is approved by the Planning Board and the proposed 78.18 acre conservation lot is deeded to the City.

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: John Valyo, property owner (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)

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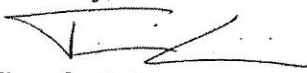
**Re: Z 14-30 20 Gladiola Way (Tax Map A. Lot 20)**

Dear Mr. Pohopek:

Please be advised that the Zoning Board of Adjustment at a public hearing held on December 18, 2014, voted **5-0** to **GRANT** your request for a variance from Section 170-12.B of the Zoning Ordinance and the R-40 District Table of Use and Dimensional Requirements to permit the proposed two (2) lot subdivision which will result in the creation of a 2.6 acre lot (containing the existing house) having 0 ft. of frontage where minimum frontage of 150 ft. is required, on condition that the plan submitted is approved by the Planning Board and the proposed 78.18 acre conservation lot is deeded to the City.

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