

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, 61 Locust Street
Meeting Date: **Tuesday, January 27, 2015**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 13, 2015 Regular Meeting Minutes.

3. 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)

4. NEW BUSINESS

- A. Public hearing on the Consolidated Plan process for FFY15-FFY19 and for the Action plan for FFY15. All persons wishing to speak on the next five (5) years Housing and Community Development needs of the City and the one year use of funds are urged to attend.
- B. Consideration and acceptance of a Minor Lot Line Adjustment for H53 Mast Road, LLC & City of Dover, Assessor's Map H, Lots 53 & 58, zoned I-4 & R-40, located on Mast Road. *(P15-01)
- C. Consideration and acceptance of a Minor Subdivision of land for H53 Mast Road, LLC, Assessor's Map H, Lot 53, zoned I-4 & R-40, located on Mast Road. (1 new lot) *(P15-02)
- D. Consideration and acceptance of a Site Plan Review for Summit Land Development (Owner: H53 Mast Road, LLC) Assessor's Map H, Lot 53, zoned I-4 & R-40, located on Mast Road. (Proposed roadway and infrastructure) *(P15-03)
- E. Consideration and acceptance of a Conditional Use Permit for H53 Mast Road, LLC, Assessor's Map H, Lot 53, zoned I-4 & R-40, located on Mast Road. (manufacturing use in secondary groundwater protection zone, impervious coverage greater than 20% and steep slope impacts) *(P15-08)
- F. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for H53 Mast Road, LLC Assessor's Map H, Lot 53, zoned I-4 & R-40, located on Mast Road. *(P15-09)
- G. Consideration and acceptance of a Site Plan Review for H53 Mast Road, LLC, Assessor's Map H, Lot 53, zoned I-4 & R-40, located on Mast Road. (Proposed 268,998 sq. ft. industrial warehousing/manufacturing building with 183 parking spaces) *(P15-04)

5. STAFF COMMENTS

6. MEMBER COMMENTS

7. ADJOURNMENT

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

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



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

Members Not Present: Gina Cruikshank (Alternate), William Garrison (Councilor)

Staff Present: Christopher Parker, Planning Director, Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:04 p.m.

1. ELECTION OF OFFICERS

Motion: F.Torr made a motion to nominate Dennis Ciotti as Planning Board Chair. Seconded by T.Clark.
Vote: U/A

Motion: L.Skinner made a motion to nominate K.Schuman as Planning Board Vice Chair. Seconded by T.Clark.
Vote: U/A

The Board voted by secret ballot. The votes were tallied and the results were announced by C.Parker. D.Ciotti was elected as Chair and K.Schuman was elected as Vice Chair.

2. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

3. APPROVAL OF THE PRIOR MINUTES

- December 9, 2014 Regular Meeting Minutes.

Motion: C.Plante made a motion to approve the December 9, 2014 Regular Meeting Minutes. Seconded by F.Torr.
Vote: U/A

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)

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.

- 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



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building with 10 residential units on second & third floor with 18 single family townhouse units with associated parking) (P14-61)

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.

Motion: K.Schuman made a motion to remove items 4 A & B from the table. Seconded by D.White. Vote: U/A

Christopher Berry, Berry Surveying & Engineering represented the applicants. He presented changes to the existing plans originally presented to the Board in October 2014. He stated the plans proposed in the video from the previous meeting were accurate. Further analysis was given regarding the costs and effects of storm water drainage. The plans have changed to having the units face Sheffield Drive instead of facing a courtyard that was initially proposed. The parking is better utilized this way. The units 1-10 are being moved forward. The garage units have also been moved to the front of the site. They are creating more green space in the center of the site with a rain garden and landscaping. The 6,000 sq. ft. commercial site has been moved forward with the side parking to remain the same. There is pedestrian access from the back and front of the site. The parking is to be a shared lot with mixed residential and commercial use. There is a current reduction of 17 spaces from the original plan. The 18 units will have the garage units, therefore this makes up the amount of spaces that are short. C.Berry stated the peak parking will not effect this site because during those events, the commercial space would be empty. A current map of the lot with the proposed changes was given, as well as, a revised drainage analysis and a traffic impact analysis to the Board members for review. Watercolors paintings were submitted as well to show the proposed landscaping.

C. Plante confirmed with C. Berry that the building will be at 25 ft. from Dover Point Road. The building will not be any closer to the street, and there would be enough landscaping to make the building visually appealing.

Discussion ensued on the ratio of parking and the percentages pertaining to the population, and how this could affect future businesses. C.Berry stated he could supply a parking analysis to determine the amount of parking needed during the day, and he clarified that the amount of parking they are requesting is the exact number of spaces the units would have in their garage. C.Berry further stated that in regards to future retail space, these businesses would need to submit their applications with the Zoning Board of Adjustment for review for that time. D.Thibodeaux clarified with C.Berry that these are one car garages.

Discussion ensued regarding the drainage and the possible impact for creating traffic and street problems. C.Berry stated that for storm system and for the storm wall drain systems, the City requires a detailed inspection before, as well as, post construction to ensure this is put together properly, which needs approval by the City Engineer.

D.Ciotti confirmed with C.Berry that the tenants would all use the one dumpster, which is picked up on a weekly basis.

Public Hearing Open.



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Marilyn Follansbee, 25 Dover Point Road objected to the plan stating residential zoning should not be allowed for business. There are openings in other locations in Dover for businesses. She further added her concern about the drainage stating Village Drive is next to her property, and when it rains there is a stream in front of her driveway. She added that people are stating they do not come out anymore because they feel they are not heard, and the issue has already been decided.

D.Ciotti tabled the public hearing.

C.Parker stated he wanted to encourage people to come and voice their concerns, and recommended the application be tabled to the next meeting.

Public Hearing Closed.

Motion: K.Schuman made a motion to table items 4 A & B. Seconded by D.White. Vote: U/A

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)

Christopher Berry, Berry Surveying & Engineering represented the applicants. He presented changes to the existing plans originally presented to the Board in October 2014. C.Berry stated the original plan was to keep the townhouses separate from the commercial building. Originally, this was done for banking reasons. The project has moved forward, and now the banking institutions want to see the structures that are to face Sheffield Drive be on one financial plan. The remaining site would have one financial plan also. This conforms to zoning and the structures if approved.

L.Skinner confirmed with C.Berry that the new lot line would run between the two buildings.

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

Public Hearing Open.

Marilyn Follansbee, 25 Dover Point Road, wanted to thank the Board for the work that they do realizing they cannot please everyone; however, she is not for businesses in residential zones.

Public Hearing Closed.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

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



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

- 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.Parker stated the application has received endorsement from the Conservation Commission to replace the 92 ft. wall.

Chris Albert from Jones & Beach Engineers represented the applicant. The project was reviewed by the Conservation Commission on December 8, 2014. The Commission had three comments on the revised plan. A dewatering system and a dewatering silt sock detail. The key component the Commission is requesting is the need for 10 ft. offset stakes in the tidal area to ensure the wall gets built. Currently, the wall has basketball size rocks with timbers settling into the water system. The high tide reaches the bases of the rocks. The proposed wall is to have larger 2 ½ ft. rocks for the base. Pictures were provided for the Board's review.

Motion: F.Torr 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 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.
3. The applicant shall provide the Community Service Department with a copy of the as-built after the work is completed. An as-built shall be posted prior to work beginning and returned after the submission of the as-built.

Motion: T.Clark made the motion to approve subject to staff recommendations. Seconded by CPlante. Vote: U/A

- 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)

Richard Lundborn presented his application to the Board stating they occupy the house on Washington Street. The lot goes back all the way to Gina Way. They want to build an additional home for their in-laws, and they would access the property via Gina Way. The property is landlocked for easement on Gina Way with roughly 33 1/3 ft. of frontage that is provided on Gina Way. He stated he is willing to complete the easement. The property has also been flagged for wetlands with a creek that runs along Washington Street. There are existing easements with a 19 1/2 ft. extension for Gina Way. There is also a 12 inch sewer main that cuts across the property on Washington Street. He added that they already have a sewer system on their property rather than the septic system used on Gina Way, and they want to tap into this sewer system for their addition.

L.Skinner confirmed with R.Lundborn where the lot line is, and the frontage is on Gina Way.



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D.Ciotti confirmed with R.Lundborn that they will use the back of the lot to attach the sewer line on Washington Street to the new lot.

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 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 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.

C.Plante stated her concern about the frontage being only 19 ½ ft. which is not close to the required 100 ft. C.Parker clarified that if Gina Way were to be built, there is an easement, and by extending Gina Way, this would give 103 ft. of frontage. Otherwise, the Planning Department would normally not support this. There is no need at this time to extend Gina Way.

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

- 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)

C.Parker stated the applicant is looking to subdivide an existing lot to create one lot with the house, and an additional lot as a conservation lot. The conservation lot would have the frontage.

J.Pohopek represented the owner. This is subdivision rounding 81 acre lot with a house that has a well. The owner wants to put a conservation easement, and to donate a large portion of the lot to the city. Due to lack of the frontage,



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they received a variance from the Zoning Board of Adjustment. The applicant would need a waiver request for the requirement for the existing conditions. J.Pohopek clarified that they are not creating new building lots, and no new buildings are proposed.

Motion: G.Green made a motion to accept the application. Seconded by D.White. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve 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.
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.

L.Skinner confirmed with T.Corwin that the condition of approval is based on transfer to city and establishing the conservation, and that there cannot be building on the lot.

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

- E. Consideration and possible posting of an amendment to the Zoning Ordinance (Chapter 170) for Alternative Treatment Center Ordinance

T.Corwin clarified that one of the four allowed Alternative Treatment Centers in the state will be in the seacoast area according to the Department of Health and Human Services. There was a background memo and a map given with possible locations provided for review. T.Corwin stated the locations have 90 days to submit where the plant will be located, and those responses would be determined in approximately six to eight weeks; therefore it is necessary to have a proposal prepared. He further stated that there are interested parties that are looking at Dover, and more facilities could be in the future.

The minimum criteria for the Alternative Treatment Center is that it cannot be located in residential areas by statute, or 1000 ft. near any school or drug free school zone. It cannot be within 2000 ft. of school property. The facility must be located in a permanent building, and open for business between the hours of 9 a.m.-2 p.m., Monday through Friday.



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The only property Dover has that fits that criteria is the B4, B5 or I2 districts. The recommended districts for the treatment center are B4 or I2. These are subject to approval by the Planning Board.

Discussion ensued regarding considering the treatment centers as clinics for medical use and locating these facilities near a hospital or a clinic; however, all the clinics are in residential zones.

C.Plante asked if the four facilities in the state will be used for both cultivating and dispensing. Discussion ensued regarding security issues involved with having both in one location. The agricultural component was considered for the industrial area, and the fact that the plant could be grown inside the facility. The fumes and odors have to be taken into consideration with the location. C.Parker stated we do not have a lot of property available for a huge manufacturing facility.

Discussion ensued regarding the possibility of locating the facility in the business district or hospital district, but according to the statute, the facility cannot be placed in either of these locations due to the nearness of the residential areas.

C.Plante asked if the Board could obtain the regulations to view. C.Parker stated a link could be established for review.

Discussion ensued regarding posting the amendment and how to respond if someone wants to submit an application in Dover. The Planning Department would let the applicant know that the substance is not currently permissible in the City, and are currently waiting for the certificate to be issued by the State. It is only legal when the certificate is issued. L.Skinner stated that by posting this amendment, the Board has more control. C.Parker confirmed that changes could be made after, and that the council has the opportunity to ratify the amendment.

Motion: T.Clark made a motion to approve the posting of the amendment. Seconded by L.Skinner. Vote U/A

F. Discussion of Sign Ordinance Sub-committee Amendments – Chapter 170-32 and Chapter 170-6 (Definitions)

G.Green gave the presentation, and distributed documents with the summary reviewing temporary signs and electronic message board technology, as well as reviewing what other cities were doing and their gateways to compare to our own in order to improve on our own. He also stated the Sub-committee obtained views and opinions from all sides of the community, public and business, as consideration to assist in the process.

Motion: G.Green made a motion to approve the minutes. Seconded by T.Clark. Vote U/A

G. Discussion of Off-Street Parking Amendments – Chapter 170-44

K.Schuman gave the overview of the Parking Regulations, stating it cannot be treated universally in all the zones, and the need for flexibility in individual areas. There has to be a review of the peer communities, as well as being open to allow the market influence. K.Schuman suggested to move from a minimum parking requirement to a maximum parking requirement. He further stated that each business has their own parking intensity and the turnover, as well as the hours needed for the spaces which needs to be considered.

Discussion ensued regarding the consideration of shared parking and how much parking is needed to accommodate businesses and customers.

Motion: L.Skinner made a motion to approve the Parking minutes from December 30, 2014. Seconded by C.Plante.



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Vote U/A

H. Discussion of Other Land Use Amendments

C.Parker gave an overview on the Heritage District suggesting the criteria that states single family homes have to meet an architectural design needs to be removed. The language will be revised. There would be a notice issued to everyone in the district and a public hearing would be held. C.Parker clarified the memo about extending the Heritage District up to Central Avenue and engulfing the Downtown Gateway District that Staff does not recommend this because of the various properties that would become non-conforming in doing this. He further stated the existing Heritage boundaries should be supported.

Discussion ensued regarding zoning amendments and site sub-division regulations to place a minimum on open space subdivision size lots. C.Parker stated a minor subdivision in R40 would be similar to R12 or R20; however, the case has to be made to do this first.

6. STAFF COMMENTS

C.Parker commented on the maps that were addressed in the previous meeting stating that the necessary changes have been made.

The Council Agenda has a project on Mast Road for a lot line adjustment, if anyone is interested in seeing this project. There are two wells in proximity to this project, and one is active. We will have our environmental consultant to review the applicant's drainage plan. This plan has had more people to review the drainage and impacts on this site to ensure that a 270,000 sq. ft. manufacture in Dover will not affect the well sites.

7. MEMBER COMMENTS

L.Skinner stated he felt the need to have individual workshops to review the information for both the Sign and Parking Amendments.

D.Ciotti received comments from the Board and it was determined with five in agreement to split the dates for the workshops. C.Parker suggested February 3, 2015 for the Signs and Land Use Amendment review and March 3, 2015 for the Parking Amendment review. The Board was in agreement.

8. ADJOURNMENT

Motion: C.Plante made a motion to adjourn at 10:17 p.m. Seconded by K.Schuman. Vote: U/A



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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 #: 3-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 October 28, 2014 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 October 28, 2014 and held a site walk on November 15, 2014.

The applicant has submitted a letter with the application that includes justification for the request. The Planning Department supports the reduction in spaces due to the mixed uses in the development and that there is one parking space in the garage of each townhouse units that is not counted in the total. The proposed number of spaces is consistent with the parking regulation amendments under consideration by the Planning Board.

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 approve the Conditional Use Permit with the following conditions:

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

1. The Site Plan (P14-61) for the property must be approved.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.



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PLANNING BOARD - STAFF MEMO FILE #P15-01

Application Type: Minor Lot Line Adjustment
Applicant(s): H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC and City of Dover
Location: Mast Road (Tax Map H, Lots 53 & 58)

INTENT: To adjust the lot lines between two existing lots on Mast Road. 0.7 acres would be transferred from lot 53 to lot 58 and 2.57 acres would be transferred from lot 58 to lot 53.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 97.77 Acres

ZONING DISTRICT: Assembly and Office District (I-4) and Rural Residential District (R-40)

EXISTING LAND USE: Gravel pit lot and Community Services Building and Recycling Center

SURROUNDING LAND USE:
Single family houses and retail commercial

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

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

The transfer of land with the City was approved by the City Council on January 14, 2015 per resolution #2015.01.14-006 (copy attached).

Consistency with Land Use Regulations

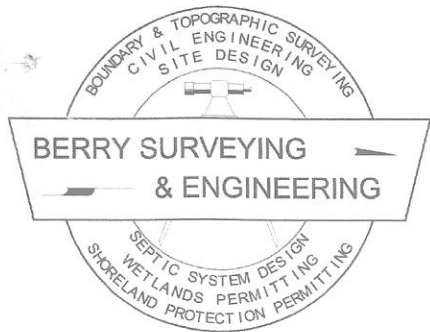
Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

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 P15-01 in the title block.



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Director Christopher Parker
 City of Dover Planning Department
 288 Central Ave
 Dover, NH 03820

RE: Conditional Use Application for Dover Point Road, Assessor's Map K Lots 37 and 38

Mr. Parker,

On behalf of STF Development Corporation, Berry Surveying & Engineering submits for Planning Board approval a Conditional Use Permit Application for the reduction of nine (4) off-street parking spaces at the proposed development at Assessor's Map K, Lots 37 & 38 on Dover Point Road. According to Dover regulations, this development requires a total of 103 parking spaces (19 office, 84 residential,) and as designed, we propose 86 parking spaces.

The mixed-use nature of the proposed project makes it an ideal candidate for shared parking, due to the varied peak times of the site's uses. The following image (Figure 1) from the Chicago Metropolitan Agency for Planning illustrates the potential reduction in parking requirements when sharing parking between uses with different peak times. Please note, this image does not represent an actual study performed in Dover – it is for illustrative purposes only.

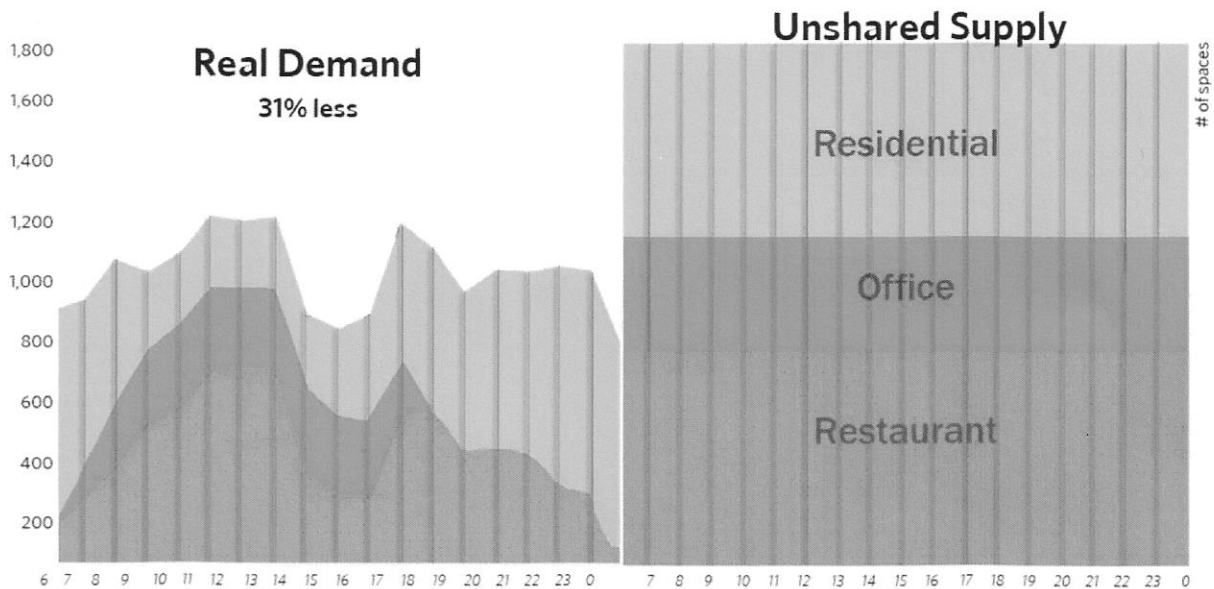


Figure 1: Demand for mixed use parking by time of day vs. traditional unshared parking requirements. (Chicago Metropolitan agency for Planning, 2012, page 22)

Parking Analysis

Although it is difficult to determine the exact ratio at which parking should be shared, it can be reasonably assumed that demand will be highest during weekdays when sharing uses between residential units and office space. With that in mind, the following ratios (Figure 2) were taken from the Minneapolis, Minnesota Planning Code and applied to the number of parking spaces required for the development on Dover Point Road.

	Weekdays			Weekends		
	1am-7am	7am-6pm	6pm-1am	1am-7am	7am-6pm	1am-6pm
Office	5%	100%	5%	0%	15%	0%
Residential	100%	60%	100%	100%	75%	95%

Figure 2: Percentage of parking required by time of day for mixed use. (Minneapolis, Minnesota Planning Code, Table 541-4)

Based on the requirement of 24 parking spaces for office use, and 84 parking spaces for residential use, Figure 3 shows the adjusted parking requirement when applied to the ratios in Figure 2.

	Weekdays			Weekends		
	1am-7am	7am-6pm	6pm-1am	1am-7am	7am-6pm	1am-6pm
Office	2	19	2	0	3	0
Residential	84	51	84	84	63	80
Total	86	70	86	84	66	80

Figure 3: Required parking based on shared parking calculations.

As suspected, weekdays represent the highest demand for parking in a mixed use development shared by office space and residential units, with mornings and evenings being the busiest at 86 required spaces.

Based on the information above, we respectfully request the approval of this Conditional Use Permit Application for the reduction of (17) off-street parking spaces.

Thank you for your time and attention to this matter and we look forward to working with you on this project.

Berry Surveying & Engineering

Christopher R. Berry SIT 567
Principal, President



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 #: 3-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 was supplied in the packets for the previous meeting

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the October 28, 2014 meeting

PERMITS REQUIRED:

- Conditional Use Permit for parking reduction

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

PLEASE BRING MATERIAL FOR THIS APPLICATION THAT WAS IN YOUR PACKET FOR THE JANUARY 13, 2015 MEETING

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 October 28, 2014 and held a site walk on November 15, 2014. The applicant provided an update on the plan changes at the January 13, 2015 meeting.

Consistency with Land Use Regulations

Chapter 149-4-A of the Site Review Regulations of the City Code provides for site review approval for the construction of new structures. This plan is consistent with those standards.

Waiver Requests

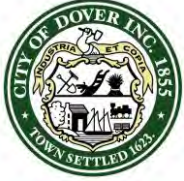
The applicant is requesting a waiver to the requirement that walkways be pervious and has submitted a revised letter dated September 29, 2014 that includes the justification for the request. The Planning Department supports the waiver for the reasons stated by the applicant.

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 approval includes the granting of the waiver requested for the reasons stated by the applicant. 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 lot line adjustment plan (P14-74A) associated with this property shall be signed and recorded.
6. The applicant shall revise the plan to change the parking requirement note on sheet #4 from "commercial" to "general office".
7. The applicant shall revise the plan to amend note #31 on sheet #4 to include the conditions of the variance.



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)

8. The applicant shall address all the items listed in the memo from the City Engineer dated January 13, 2015, to the satisfaction of the City Engineer.
9. The applicant shall revise the plan to add a sidewalk along the entire frontage of the property.
10. The applicant shall prepare all necessary cross-easement documents to address access, utilities and drainage that cross the two parcels. Said documents shall be reviewed for form by the City Attorney.
11. The applicant shall work with the Planning Director to calculate their fair share contribution to the signalization improvements of the Sheffield Drive, Dover Point Road, and Thornwood Lane intersection.

Conditions to Be Met Prior to Any Construction

Activity:

12. 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:

13. Any new building shall pay the current impact fees in place at the time of building permit application.
14. 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:

15. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
16. The applicant shall contribute a total of \$8,400 to the City of Dover for recreational facilities, in lieu of providing active open space area on-site.
17. The applicant shall contribute the agreed upon amount in condition #11 above to the City of Dover for their fair share contribution to the signalization improvements of the Sheffield Drive, Dover Point Road, and Thornwood Lane intersection.

P14-61



CITY OF DOVER INTEROFFICE MEMORANDUM

TO: *Planning*
FROM: *Engineering*
SUBJECT: *Sheffield Drive Propose Major Development*
DATE: *1/13/15*

We have reviewed the Sheffield Drive Proposed Site Plans and associated Drainage Analysis Sediment and Erosion Control Plan dated 12/23/14, for compliance with the Dover Site Review Regulations. Based on this review we have the following comments and concerns:

Site Plans:

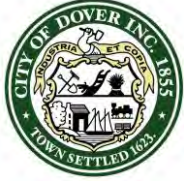
1. We recommend a sidewalk or provisions for a sidewalk connecting the site parking lot to Dover Point Road at the main driveway in anticipation of the future signalization and development that will occur across the street.
2. There seems to be a grade issue in the upper left of the parking lot. The parking lot is 68 and the lawn is 66.

Drainage:

1. The applicant is proposing to remove a series of four existing catchbasins with associated infiltration capabilities, and divert runoff across the proposed entrance and down along the side of Dover Point Road. This condition is not acceptable. Please provide a catchbasin at the north side of the entrance in, and a yard drain in the landscaped area to the north of this entrance to capture and convey runoff. This will more accurately mimic the existing conditions and prevent sheet flow across the proposed entrance. Please remove the curbbreak at the north side of the entrance drive.
2. The testpit data with depth to seasonal high ground water table was not apparent in the drainage study or site plans. Please provide additional information for review.
3. Please provide a clear detail of the infiltration system and header pipe, for example the detail currently shows a weir elevation C of 59.9 and a top of weir elevation H of 57.0. Also, one detail calls out 1' of stone below chambers. We recommend that the design engineer be present in the field during construction to ensure the system is installed per plan.
4. Please relocate PDMH #2 downstream further to eliminate a reverse flow condition.
5. We would recommend a headwall instead of a flared end section by the turnpike for improved grading and maintenance.
6. It is our understanding that DMH3 will be round vs the square one shown on the detail sheet. Please correct the detail.

Utilities Plans and other:

1. I am concerned that the little houses built for the backflow preventers will allow the waterline to freeze. These backflows should be inside the building and if there is a concern about them releasing water then that could be plumbed into the drainage or sewer. Please work with the building and plumbing inspector on this.
2. Sheet 7/11-the road detail calls for 1.5" mill but only 1" overlay. Please change the overlay to 1.5" to match the mill depth.
3. Sheet 8/11- spec stainless steel tapping sleeve and gate
4. Sheet 8/11-Use two 45 degree bends and no 90 degree bends on the water line.
5. Sheet 9/11- use more erosion control along Dover pt and Sheffield dr.
6. The applicant should work with the Post Office to determine how mail delivery is to be handled.
7. We recommend a note on the plans that no tenants move into the residence until the certificate of occupancy and if appropriate the letter of credit has been received.
8. All necessary cross-easements for utility, access, and drainage mitigation should be identified.
9. The owner should grant an easement area for the future signalized intersection equipment and sidewalk improvements. See attached sketch for approximate dimensions and area.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-01

Application Type: Minor Lot Line Adjustment
Applicant(s): H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC and City of Dover
Location: Mast Road (Tax Map H, Lots 53 & 58)

INTENT: To adjust the lot lines between two existing lots on Mast Road. 0.7 acres would be transferred from lot 53 to lot 58 and 2.57 acres would be transferred from lot 58 to lot 53.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 97.77 Acres

ZONING DISTRICT: Assembly and Office District (I-4) and Rural Residential District (R-40)

EXISTING LAND USE: Gravel pit lot and Community Services Building and Recycling Center

SURROUNDING LAND USE:
Single family houses and retail commercial

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

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

The transfer of land with the City was approved by the City Council on January 14, 2015 per resolution #2015.01.14-006 (copy attached).

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.

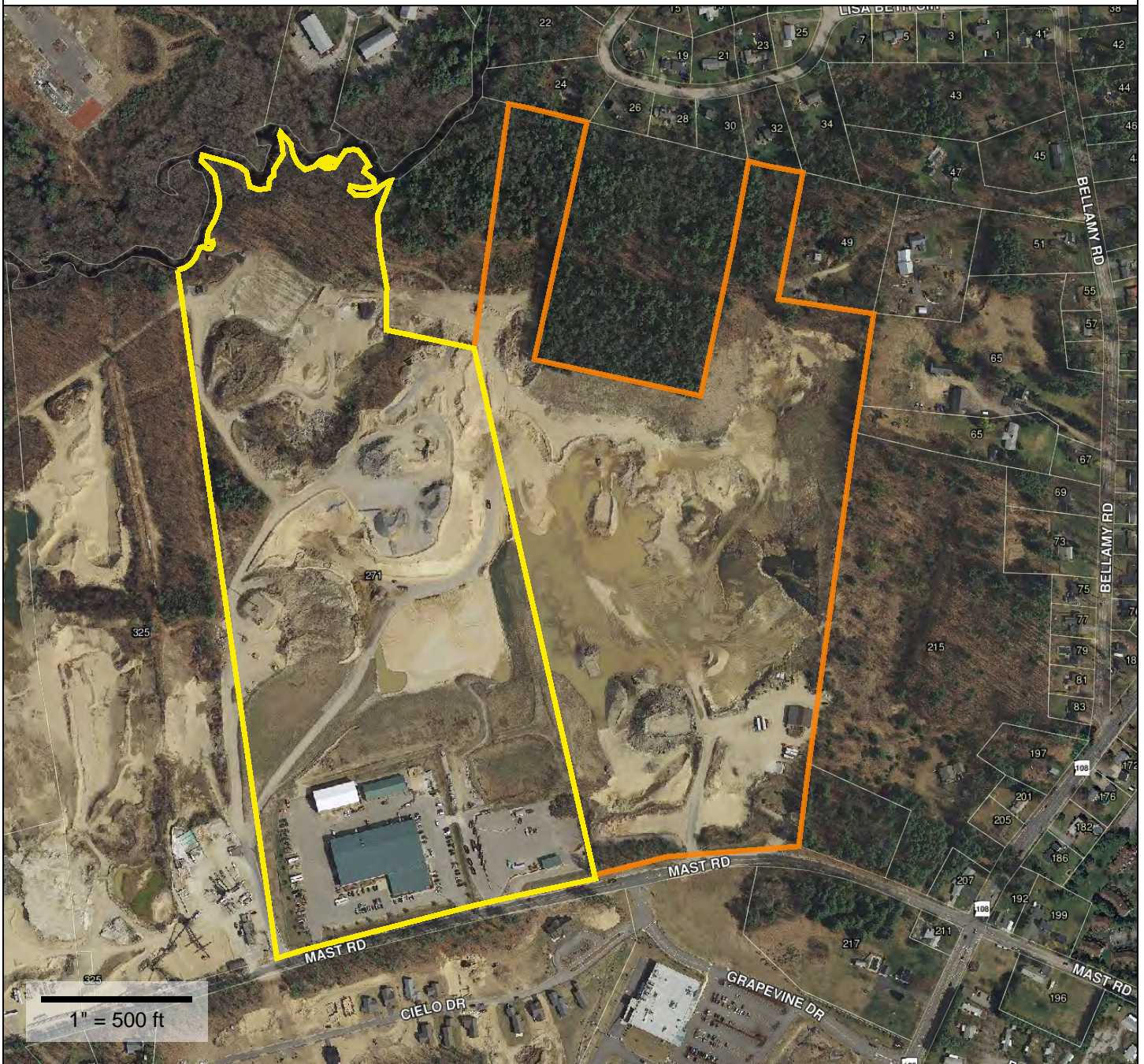
STAFF RECOMMENDATION:

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 P15-01 in the title block.

H53 Mast Road LLC/City of Dover LLA



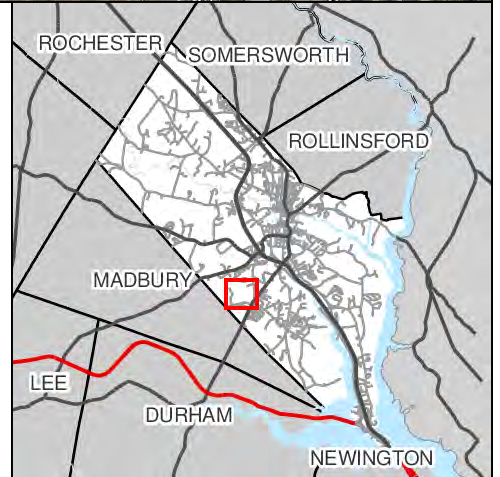
Property Information
Property ID H0058-000000
Location 271 MAST RD
Owner CITY OF DOVER



**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

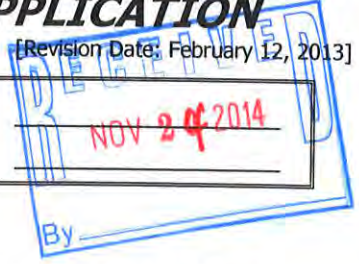




City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only Project #: P-15-01 Date Received: NOV 24 2014
Amount Paid: See Time Received:



APPLICANT INFORMATION

Name of Applicant: H53 MAST ROAD, LLC Telephone # 749-2800

Address of Applicant: c/o Summit Land Dev. 340 Central Ave, Ste 202 Dover NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner:

Address of Property: MAST ROAD

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

Property Deed: Book 4216 Page: 317

Zoning District(s) I-4, R-40 Overlay District(s)

Size of Existing Parcel (sq. ft.): 1,951,484 Size of Proposed Parcel (sq. ft.): 2,032,877

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): CITY OF DOVER Telephone #

Address of 2nd Property Owner: 288 CENTRAL AVE DOVER, NH 03820

Address of Property: MAST ROAD

Assessor's Map # H Lot(s) # 58

Property Deed: Book 648 Page: 271 + 272

Zoning District(s) I-4 Overlay District(s)

Size of Existing Parcel (sq. ft.): 2,307,358 Size of Proposed Parcel (sq. ft.): 2,225,965

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KEVIN MCEWEANEY MCEWEANEY SURVEY ASSOCIATES

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

Professional License #: NH LLS 6661 E-mail address: Kewine@surveynh.com

SIGNATURES

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

Signature of First Property Owner:  Date: 11/20/14

Signature of Second Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 11/20/14

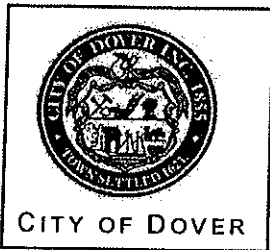
11/20/14

ABUTTERS LIST for LOT LINE ADJUSTMENT & SUBDIVISION APPLICATIONS

TAX MAP H/53 7 58

Parcel ID	Name 1	Name 2	Address	City/Town	State	Zip	Deed Ref
H0053-000000	H53 Mast Rd LLC	c/o Summit Land Development	340 Central Avenue	Dover	NH	03820	4216 / 317
H0004-000000	Heron Bay Partners LLC		242 Central Avenue	Dover	NH	03820	3561 / 656
H0004-001000	Scott A. Torr	Renee L. Torr	217 Durham Road	Dover	NH	03820	3314 / 816
H0004-002000	Robert H. Torr	Joanne A. Torr	215 Mast Road	Dover	NH	03820	2824 / 654
H0004-003000	Dover Fields Condominium	c/o VC Dover Investments LLC	48 Constitution Drive	Bedford	NH	03110	3496 / 733
H0005-A00000	Robert H. Torr		207 Durham Road	Dover	NH	03820	2040 / 497
H0044-L00000	Randy L. Johnson	Rosalie S. Johnson	28 Lisa Beth Circle	Dover	NH	03820	2202 / 171
H0044-M00000	Mark E. Geuther	Kristine L. Geuther	30 Lisa Beth Circle	Dover	NH	03820	2010 / 609
H0044-N00000	Diana MH Navez		26 Lisa Beth Circle	Dover	NH	03820	1137 / 649
H0044-R00000	Andrew Mastrobattista	Donna Ciotti	32 Lisa Beth Circle	Dover	NH	03820	1708 / 278
H0044-T00000	Mitchell E. Hale	Carol A. Hale	34 Lisa Beth Circle	Dover	NH	03820	1798 / 48
H0042-B00000	Freddy R. Wiedmann	Elizabeth A. Wiedmann	47 Bellamy Road	Dover	NH	03820	2780 / 846
H0044-X00000	Mary M. Gembinski	John Gembinski	940 Plum Tree Lane	Fenton	MI	48430	993 / 488
H0047-A00000	Dowaliby Family Revocable Trust	George and Frances Dowaliby Trustees	1 Cold Springs Road	Dover	NH	03820	2465 / 266
H0048-000000	Kevin J. Tully	Sharon E. Tully	49 Bellamy Road	Dover	NH	03820	3203 / 409
H0050-000000	Gary V. Bates	Kim T. Bates	52 Martel Road	Chichester	NH	03234	2557 / 210
H0050-A00000	Donald S. Chandler	Christine A. Chandler-Janus	65A Bellamy Road	Dover	NH	03820	1808 / 720
H0055-000000	Sandy F. Maclean	Karen M. Garrison	180 Piscataqua Road	Durham	NH	03824	3743 / 448
H0072-000000	David & Carolyn Dupont Trustees	Dupont Family Rev Living Trust	24 Lisa Beth Circle	Dover	NH	03820	3965 / 19
H0059-000000	Candia South Branch Brook Holdings LLC		P.O. Box 410	Candia	NH	03034	3923 / 904
H0041-T00000	MSM Brothers Inc.		510 Martha's Way	Dover	NH	03820	1602 / 365
H0041-S00000	Lilac Garden LLC						
H0035-D00000	Lilac Garden LLC		21 Continental Blvd, Suite 101	Merrimack	NH	03054	4250 / 467
Surveyor	McEaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820	

P15-01



CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.1.

Resolution Number: R – 2015.01.14 – 006
Resolution Re: Dover Lot Line Adjustment Request – H 53 Mast Road, LLC

WHEREAS H53 Mast Road, LLC is requesting that the current lot line establishing the boundary between Map H, Lot 58 (owned by the City of Dover) and Map H, Lot 53 (owned by H53 Mast Road, LLC) be modified; and

WHEREAS This request is being made to facilitate the establishment of a public right of way, to be used to create a new roadway allowing for the development of industrial uses on Map H, Lot 53; and

WHEREAS In consideration of this lot line adjustment H53 Mast Road, LLC has agreed to and shall perform gravel pit reclamation on Map H, Lots 56, 58 (City owned) and Lot 53.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL:

The City Manager is authorized to sign the paperwork necessary to accomplish the Lot Line Adjustment as described herein, conditioned upon H53 Mast Road, LLC obtaining all necessary local approvals (i.e. Dover Planning Board) for the lot line adjustment; and, if necessary, to record said paperwork in the Registry of Deeds.

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch Finance Director Sponsored by: Mayor Karen Weston By request

Approved as to Legal Form and Compliance: Anthony I. Blenkinsop General Legal Counsel

Recorded by: Karen Lavertu City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.1.

Resolution Number: R - 2015.01.14 - 006
Resolution Re: Dover Lot Line Adjustment Request - H 53 Mast Road, LLC

DOCUMENT HISTORY:

First Reading Date:	01/14/2015	Public Hearing Date:	N/A
Approved Date:	01/14/2015	Effective Date:	01/14/2015

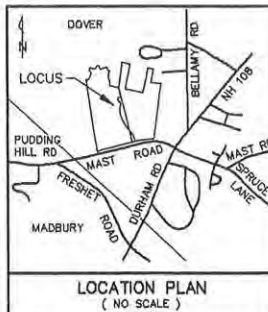
DOCUMENT ACTIONS:

Deputy Mayor Carrier moved for its adoption; seconded by Councilor Cheney.
Roll Call Vote: 8/0.

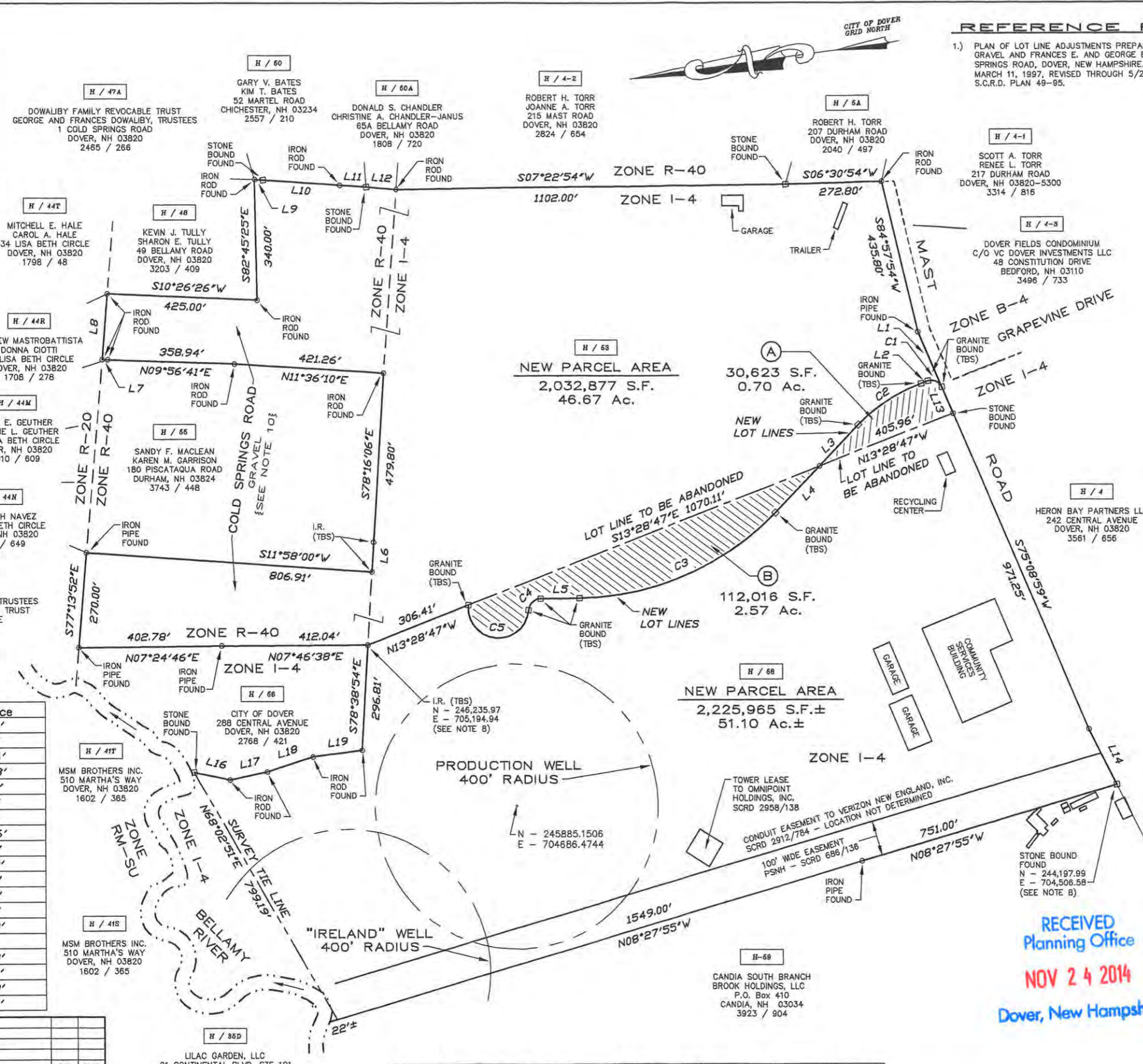
VOTING RECORD		
Date of Vote: 01/14/2015	YES	NO
Mayor, Karen Weston	X	
Deputy Mayor, Robert Carrier, At Large	X	
Councilor John O'Connor, Ward 1	X	
Councilor William Garrison, III, Ward 2	X	
Councilor Deborah Thibodeaux, Ward 3	X	
Councilor Dorothea Hooper, Ward 4	X	
Councilor Catherine Cheney, Ward 5	X	
Councilor Jason Gagnon, Ward 6	Absent	
Councilor, Anthony McManus, At Large	X	
Total Votes:	8	0
Resolution does pass.		

RESOLUTION BACKGROUND MATERIAL:

See Attachments to Resolution



- LEGEND**
- I.R.(TBS) ○ - IRON ROD W/ I.D. CAP (TO BE SET)
 - GRANITE □ - GRANITE BOUND (TO BE SET)
 - S.F. - SQUARE FEET
 - Ac. - ACRE
 - (TYP.) - TYPICAL
 - ± - MORE OR LESS
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS



REFERENCE PLANS:

1.) PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR MAST ROAD SAND AND GRAVEL AND FRANCES E. AND GEORGE E. DOWALIBY, MAST ROAD & COLD SPRINGS ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MARCH 11, 1997, REVISED THROUGH 5/2/97; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 49-95.

- NOTES:**
- OWNER OF RECORD:
 - H / 53: H53 MAST ROAD LLC, P.O. Box 863, FRANCONIA, NEW HAMPSHIRE 03580, S.C.R.D. VOL. 4216, PAGE 0317. OWNER SIGNATURE
 - H / 68: CITY OF DOVER, 288 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOL. 648, PAGE 271. OWNER SIGNATURE
 - H / 53 - DENOTES TAX MAP AND PARCEL NUMBER.
 - THE SUBJECT PARCELS ARE LOCATED WITHIN THE ASSEMBLY AND OFFICE (I-4) ZONING DISTRICT AND THE RURAL RESIDENTIAL (R-40) ZONING DISTRICT AS SHOWN.
 - DIMENSIONAL REGULATIONS:

	ZONING DISTRICT	
MINIMUM LOT SIZE:	I-4	R-40
MINIMUM LOT COVERAGE:	33 PERCENT	40,000 S.F.
MINIMUM FRONTAGE:	400 FEET	10 PERCENT
BUILDING SETBACKS:		150 FEET
FRONT	75 FEET	40 FEET
SIDE	75 FEET	25 FEET
REAR	75 FEET	30 FEET
MAXIMUM BUILDING HEIGHT:	40 FEET	35 FEET
 - PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN, TRACT "A" 30,623 S.F. IS TO BE ADDED TO PARCEL H / 58 AND TRACT "B" 112,016 S.F. IS TO BE ADDED TO PARCEL H / 53.
 - PARCEL AREAS =

PARCEL	ORIGINAL PARCEL	NEW PARCEL
H / 58	1,951,484 S.F. / 44.80 Ac.	2,032,877 S.F. / 46.67 Ac.
H / 68	2,307,358 S.F. / 52.97 Ac.±	2,225,965 S.F. / 51.10 Ac.±
 - F.E.M.A. F.I.R.M. INFORMATION: COMMUNITY NUMBER 330145, PANEL 0320, SUFFIX D; MAP NUMBER 33017C0320D, EFFECTIVE DATE: MAY 17, 2005.
 - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD:
 - ZONE AE - BASE FLOOD ELEVATIONS DETERMINED (THOSE AREAS DIRECTLY ADJACENT TO THE BELLAMY RIVER, ELEVATION 88±)
 - OTHER AREAS:
 - UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN
 - BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID NORTH, PER REFERENCE PLAN 1.
 - A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
 - PARCEL H / 53 IS SUBJECT TO:
 - THE RIGHTS OF OTHERS, IF ANY, TO USE THE COLD SPRINGS ROAD SO-CALLED.
 - THE RESERVATION INCLUDED IN THE DEED FROM CHARLES T. DRISCOLL AND SHIRLEY T. DRISCOLL TO ALBERT P. MARCOTTE AND SYLVIA P. MARCOTTE DATED JULY 12, 1971 AND RECORDED AT BOOK 889, PAGE 13 OF THE RIGHT TO USE AS NOW PRACTICED, IN COMMON WITH OTHERS, THE PASSWAY WHICH PROVIDES AN ENTRANCE TO THE HOME NOW OR FORMERLY OF ROBERT C. STAPLES FROM THE COLD SPRINGS ROAD, SO-CALLED, TO THE EXTENT THE SAME MAY EXIST.

No.	Bearing	Distance
L1	S75°12'54"W	168.41'
L2	N12°07'41"W	20.69'
L3	N38°19'13"W	160.46'
L4	N38°19'13"W	182.28'
L5	N07°22'54"E	110.36'
L6	S78°31'06"E	84.40'
L7	N09°56'57"E	15.02'
L8	S77°18'05"E	185.86'
L9	S12°01'58"W	23.72'
L10	S11°56'31"W	216.19'
L11	S11°53'16"W	74.68'
L12	S12°40'53"W	85.45'
L13	S75°12'54"W	80.99'
L14	S71°21'30"W	174.19'
L15	RESERVED	
L16	S20°04'42"W	102.90'
L17	S03°55'18"E	108.00'
L18	S10°05'18"E	135.00'
L19	S00°24'42"W	140.00'

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
14-2058		LL ADJ	14-08	
PROJECT NO		TYPE	FIELDBOOK & PAGES	

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	87°20'36"	30.00	45.73	41.43	N31°32'37"E
C2	26°11'32"	470.00	214.86	212.99	N25°13'27"W
C3	45°42'07"	780.00	622.17	605.80	N15°28'09"W
C4	85°13'11"	35.00	52.06	47.39	N35°13'41"W
C5	181°43'58"	85.00	269.60	169.98	S13°01'42"W

RECEIVED
Planning Office
NOV 24 2014
Dover, New Hampshire

PLAN OF LOT LINE ADJUSTMENTS
PREPARED FOR
H53 MAST ROAD LLC
AND
THE CITY OF DOVER
TAX MAP H, LOT Nos. 53 & 58
MAST ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-
DRAWN BY: RJM FILE: VR CP2058\14-2058 LLADJ
SCALE: 1" = 150' DATE: NOVEMBER 14, 2014

Mogneaney Survey Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING PLANNING - CONSULTING

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



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-02

Application Type: Minor Subdivision
Applicant(s): H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC
Location: Mast Road (Tax Map H, Lot 53)

INTENT: To subdivide a lot on Mast Road into two lots and a new right-of-way for a city street. Lot #1 would be 35.88 acres. Lot #2 would be 8.33 acres. The area of the city right-of-way would be 2.46 acres.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE: 46.67 Acres

ZONING DISTRICT: Assembly and Office District (I-4) and Rural Residential District (R-40)

EXISTING LAND USE: Gravel pit

SURROUNDING LAND USE:
Single family houses and retail commercial

ZBA ACTION: None

ATTACHMENT: Subdivision plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver for a road length greater than 1,000 feet

Summary of Request and Background

The applicant proposes to subdivide a lot into two new lots and a right-of-way for a new city street.

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 a waiver to allow a dead-end street to be longer than 1,000 feet and has submitted a letter dated January 16, 2015 that includes the justification for the request. The Planning Department supports the waiver for the reasons stated by the applicant.

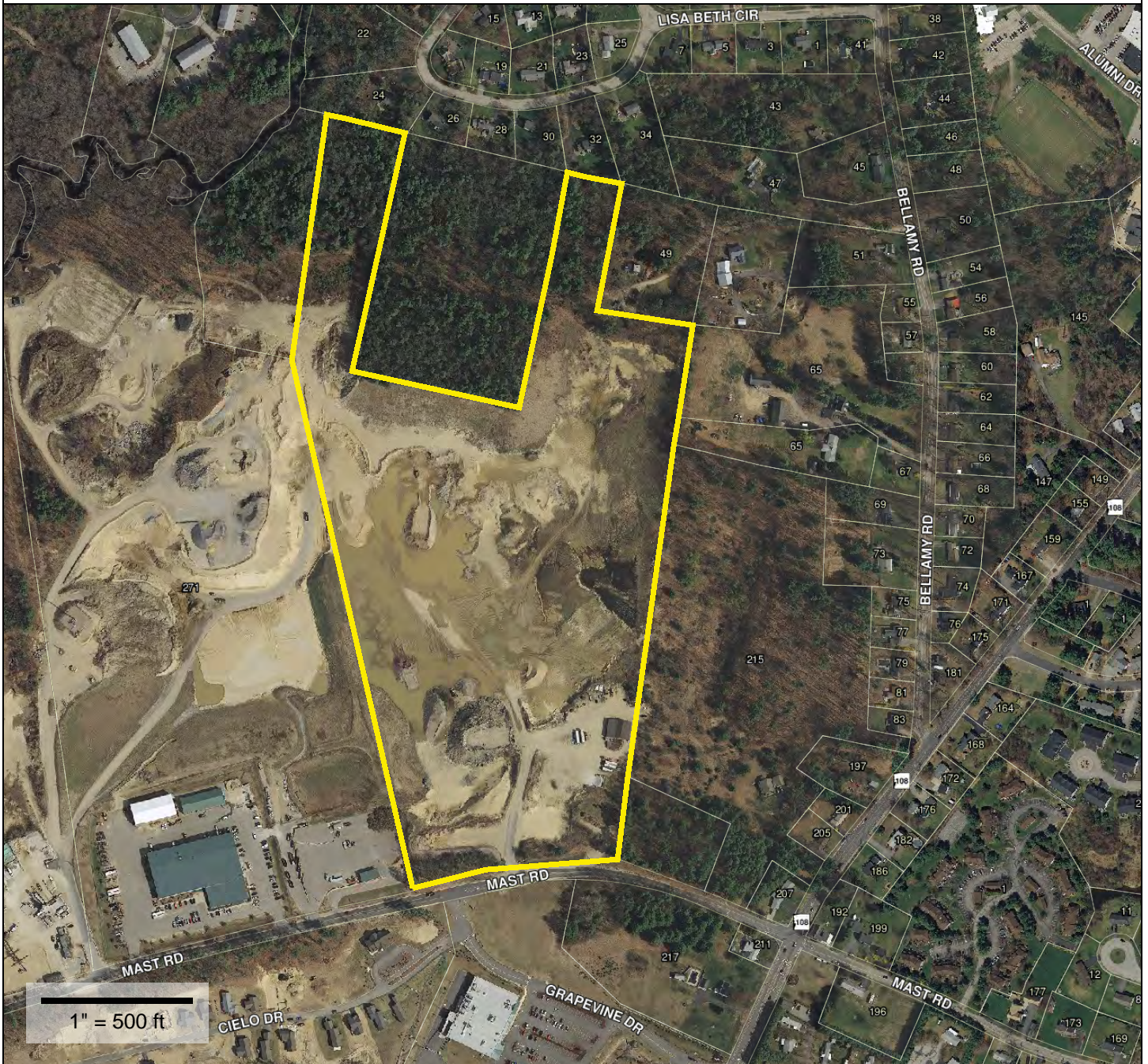
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve 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 P15-02 to the title block.
4. The lot line adjustment plan (P15-01) associated with this property shall be signed and recorded.
5. The approval includes the granting of the waiver requested for the reasons stated by the applicant. The Board finds that the criteria of Chapter 155-51.A have been met.

H53 Mast Road LLC Subdivision



Property Information

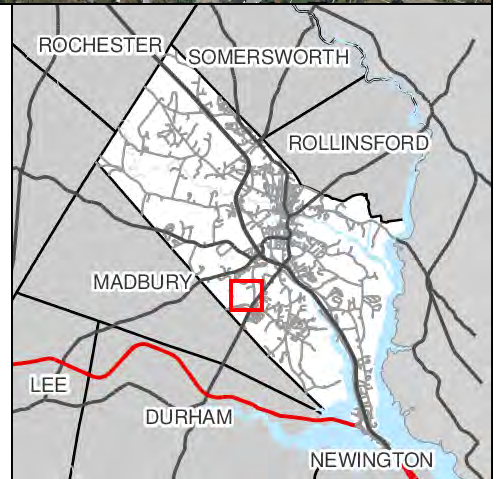
Property ID H0053-000000
Location MAST RD
Owner H53 MAST RD LLC



**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]

Office Use Only	Project #:	<u>PS-02</u>	Date Received:	<u>NOV 24 2014</u>
	Amount Paid:	_____	Time Received:	<u>Dover, New Hampshire</u>

APPLICANT AND OWNER INFORMATION

Name of Applicant: H53 MAST ROAD, LLC Telephone # 749-2800

Address of Applicant: c/o Summit Land Development 346 Central Ave. Ste 202
DOVER NH 03820

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

Address of Property Owner: _____

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: MAST ROAD

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

Zoning District(s) I-4, R-40 Overlay District(s) _____

Size of Parcel: 2,032,877 Property Deed: Book 4216 Page: 317

Existing Use of Property: _____

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? AT PROPERTY

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

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

Estimated Length of Proposed Roads: 1500 feet Public or Private Road? PUBLIC

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE

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

SURVEYOR INFORMATION

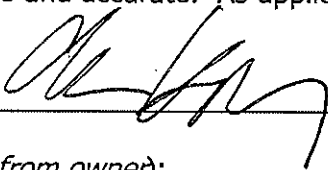
Name of Surveyor and Company (Licensed in N.H.) KEVIN MCEWEAWEY
MCENEANEY SURVEY ASSOCIATES
 Address 24 CHESTNUT ST. DOVER NH 03820 Telephone #: 742-0911
 Professional License #: 6661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) N/A
 Address _____ Telephone #: _____
 Professional License #: _____ E-mail address: _____

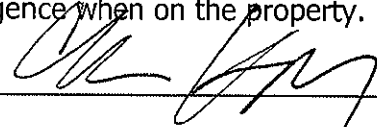
SIGNATURES

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:  Date: 11/25/14
 Signature of Applicant (if different from owner): _____ Date: _____
 Signature of Agent: _____ Date: _____

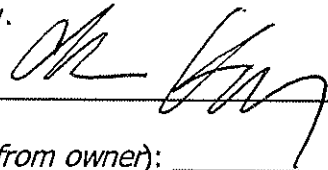
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 11/24/14

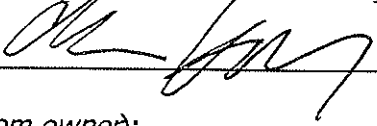
AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 11/24/14
 Signature of Applicant (if different from owner): _____ Date: _____

CERTIFICATION OF FEES

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

Signature of Property Owner:  Date: 11/20/14

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



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

WAIVER REQUESTS Dover Code - Subdivision of Land and Site Review Regulations

January 16, 2015

Stonewall Kitchen Site Plans And Stonewall Drive Right of Way Plans

Waiver request #1: Dover Code/ Subdivision of Land / Article VII General Requirements and Design Standards / Chapter 155-33 Street Design

- J. *Dead-end STREETS (CUL-DE-SAC). Unless topography indicates a need for a greater length, said STREETS shall not exceed one thousand (1,000) feet in length and shall terminate in a CUL-DE-SAC. The exact form of the CUL-DE-SAC shall be aesthetically pleasing as well as functional. The RIGHT -OF-WAY limits at the CUL-DE-SAC shall be as necessary to ensure adequate properly within which to properly maintain the area. The exact configuration and dimension of the CUL-DE-SAC shall be approved by the PLANNING BOARD. Temporary dead-end STREETS, such as in phased construction, may require temporary turnaround facilities. Hammer head designed dead end STREETS are not acceptable for public roadways.*

The applicant proposes to construct a 1400 linear foot cul-de-sac, measured from Mast Road to beginning of the cul-de-sac. The proposed roadway will service an industrial corridor and it is the intent that the roadway will be conveyed to the City of Dover for ownership after the project is completed and the roadway is accepted by the City. The road has been designed to meet City design requirements and has been reviewed by the City of Dover Engineering Department.

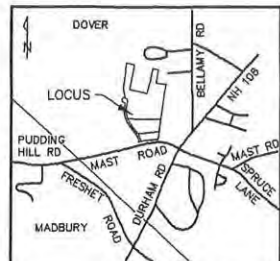
Waiver Request #2: Dover Code / Site Review Regulations / Article IV Site Design and Development Design / Chapter 149-14 Site Development Design Criteria

- (f) *Where a proposed parking area exceeds three quarters (3/4) of an acre, the applicant shall document that they have investigated utilization of pervious materials to implement the parking area. The applicant shall supply the documentation to the City Engineer to review and approve prior to TRC. Said documentation shall include, design conditions and other such variables to show that the use of pervious materials is prohibitive.*

The project is located within the Secondary Groundwater Protection District Overlay and it is essential to protect the aquifer from contamination. The City's stormwater manager and stormwater consultants recommend that no stormwater runoff from the parking and loading areas be allowed to infiltrate into the groundwater. Therefore, pervious pavement is not recommended in this project application. All stormwater from parking and roadway areas will be conveyed through treatment practices and to an outlet structure located outside of the aquifer protection area watershed.

Eric D. Weinrieb, P.E.
Altus Engineering, Inc.

1/16/15
Date



LOCATION PLAN
(NO SCALE)

DOVER
LOCUS
BELLAMY RD
MAST RD
FRESHET RD
MADBURY RD
DISHAM RD
DUPONT LANE

H / 47A
DOWALBY FAMILY REVOCABLE TRUST
GEORGE AND FRANCES DOWALBY, TRUSTEES
1 COLD SPRINGS ROAD
DOVER, NH 03820
2465 / 266

H / 60
GARY V. BATES
KIM T. BATES
52 MARTEL ROAD
CHICHESTER, NH 03234
2557 / 210

H / 60A
DONALD S. CHANDLER
CHRISTINE A. CHANDLER-JANUS
65A BELLAMY ROAD
DOVER, NH 03820
1808 / 720

H / 4-2
ROBERT H. TORR
JOANNE A. TORR
215 MAST ROAD
DOVER, NH 03820
2824 / 654

H / 6A
ROBERT H. TORR
207 DURHAM ROAD
DOVER, NH 03820
2040 / 497

H / 4-1
SCOTT A. TORR
RENEE L. TORR
217 DURHAM ROAD
DOVER, NH 03820-5300
3314 / 816

H / 4-3
DOVER FIELDS CONDOMINIUM
C/O VC DOVER INVESTMENTS LLC
48 CONSTITUTION DRIVE
BEDFORD, NH 03110
3496 / 733

H / 4
HERON BAY PARTNERS LLC
222 CENTRAL AVENUE
DOVER, NH 03820
3561 / 856

H / 44T
MITCHELL E. HALE
CAROL A. HALE
34 LISA BETH CIRCLE
DOVER, NH 03820
1798 / 48

H / 44R
ANDREW MASTROBATTISTA
DONNA CIOTTI
32 LISA BETH CIRCLE
DOVER, NH 03820
1708 / 278

H / 44M
MARK E. GEUTHER
KRISTINE L. GEUTHER
30 LISA BETH CIRCLE
DOVER, NH 03820
2010 / 609

H / 66
SANDY F. MACLEAN
KAREN M. GARRISON
180 PISCATAQUA ROAD
DURHAM, NH 03824
3743 / 448

H / 44N
DIANA MH NAVEZ
26 LISA BETH CIRCLE
DOVER, NH 03820
1137 / 649

H / 72
DAVID & CAROLYN DUPONT, TRUSTEES
DUPONT FAMILY REV LIVING TRUST
24 LISA BETH CIRCLE
DOVER, NH 03820
3965 / 19

H / 68
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
2768 / 421

H / 68-1
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
648 / 271
648 / 272

H / 68
CITY OF DOVER
288 CENTRAL AVENUE
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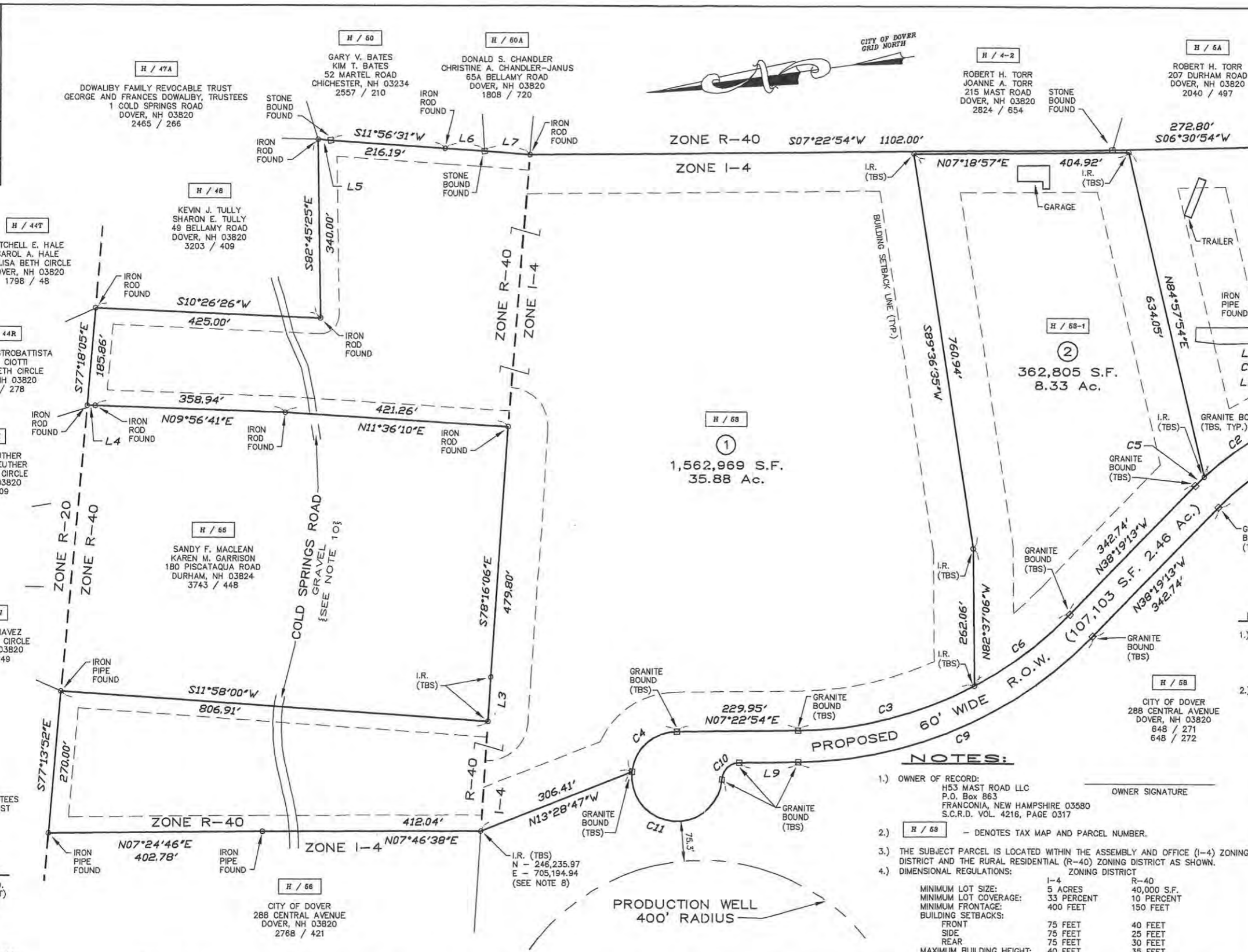
H / 68
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
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DOVER, NH 03820
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648 / 272

H / 68
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
648 / 271
648 / 272



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	82°54'24"	30.00	43.41	39.72	N53°34'54"W
C2	23°38'31"	530.00	218.69	217.15	N23°56'57"W
C3	27°33'52"	720.00	346.38	343.05	N06°24'02"W
C4	83°29'13"	85.00	123.86	113.19	N34°21'42"W
C5	02°33'00"	530.00	23.59	23.59	N37°02'43"W
C6	18°08'15"	720.00	227.92	226.97	N29°15'05"W
C7	87°20'36"	30.00	45.73	41.43	N31°32'37"E
C8	26°11'32"	470.00	214.86	212.99	N25°13'27"W
C9	45°42'07"	780.00	622.17	605.80	N15°28'09"W
C10	85°13'11"	35.00	52.06	47.39	N35°13'41"W
C11	181°43'58"	85.00	269.60	169.98	S13°01'42"W

LEGEND
I.R.(TBS) ○ - IRON ROD W/ I.D. CAP (TO BE SET)
GRANITE BOUND (TBS) □ - GRANITE BOUND (TO BE SET)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- - - UTILITY POLE

NO.	DATE	DESCRIPTION	BY	CHK
14-2058		SUBDIVISION		
PROJECT NO		TYPE		FIELDBOOK & PAGES

NO.	DATE	DESCRIPTION	BY	CHK
14-2058		SUBDIVISION		
PROJECT NO		TYPE		FIELDBOOK & PAGES

REFERENCE PLANS:

- 1.) PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR MAST ROAD SAND AND GRAVEL AND FRANCES E. AND GEORGE E. DOWALBY, MAST ROAD & COLD SPRINGS ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MARCH 11, 1997, REVISED THROUGH 5/2/97; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 49-95.
- 2.) PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR H53 MAST ROAD LLC AND THE CITY OF DOVER, TAX MAP H, LOT Nos. 53 & 58, MAST ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 150'; DATED: NOVEMBER 14, 2014; BY THIS OFFICE.

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

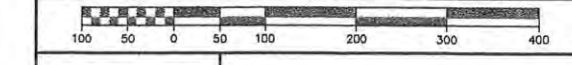
NOTES:

- 1.) OWNER OF RECORD: H53 MAST ROAD LLC, P.O. Box 863, FRANCONIA, NEW HAMPSHIRE 03580, S.C.R.D. VOL. 4216, PAGE 0317. OWNER SIGNATURE: _____
- 2.) H / 68 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE SUBJECT PARCEL IS LOCATED WITHIN THE ASSEMBLY AND OFFICE (I-4) ZONING DISTRICT AND THE RURAL RESIDENTIAL (R-40) ZONING DISTRICT AS SHOWN.
- 4.) DIMENSIONAL REGULATIONS: ZONING DISTRICT

	I-4	R-40
MINIMUM LOT SIZE:	5 ACRES	40,000 S.F.
MINIMUM LOT COVERAGE:	33 PERCENT	10 PERCENT
MINIMUM FRONTAGE:	400 FEET	150 FEET
BUILDING SETBACKS:		
FRONT	75 FEET	40 FEET
SIDE	75 FEET	25 FEET
REAR	75 FEET	30 FEET
MAXIMUM BUILDING HEIGHT:	40 FEET	35 FEET
- 5.) PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN.
- 6.) THE SUBJECT PARCEL CONTAINS 2,032,877 S.F. OR 46.67 AC. OF LAND.
- 7.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOOD; SOURCE: FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145, PANEL 0320, SUFFIX D; MAP NUMBER 33017C0320D, EFFECTIVE DATE: MAY 17, 2005.
- 8.) BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID NORTH, PER REFERENCE PLAN 1.
- 9.) A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- 10.) PARCEL H / 53 IS SUBJECT TO:
 - THE RIGHTS OF OTHERS, IF ANY, TO USE THE COLD SPRINGS ROAD SO-CALLED.
 - THE RESERVATION INCLUDED IN THE DEED FROM CHARLES T. DRISCOLL AND SHIRLEY T. DRISCOLL TO ALBERT P. MARCOTTE AND SYLVIA P. MARCOTTE DATED JULY 12, 1971 AND RECORDED AT BOOK 889, PAGE 13 OF THE RIGHT TO USE AS NOW PRACTICED, IN COMMON WITH OTHERS, THE PASSWAY WHICH PROVIDES AN ENTRANCE TO THE HOME NOW OR FORMERLY OF ROBERT C. STAPLES FROM THE COLD SPRINGS ROAD, SO-CALLED, TO THE EXTENT THE SAME MAY EXIST.

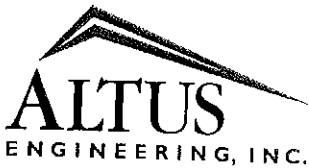
SUBDIVISION OF LAND
PREPARED FOR
H53 MAST ROAD LLC
TAX MAP H, LOT No. 53
MAST ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-
DRAWN BY: RJM FILE: VR CP_2028\14-2058 SUBD
SCALE: 1" = 100' DATE: NOVEMBER 17, 2014



McNeaney Survey Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

NOV 24 2014
Dover, New Hampshire



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

WAIVER REQUESTS Dover Code - Subdivision of Land and Site Review Regulations

January 16, 2015

Stonewall Kitchen Site Plans And Stonewall Drive Right of Way Plans

Waiver request #1: Dover Code/ Subdivision of Land / Article VII General Requirements and Design Standards / Chapter 155-33 Street Design

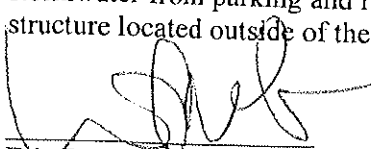
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Waiver Request #2: Dover Code / Site Review Regulations / Article IV Site Design and Development Design / Chapter 149-14 Site Development Design Criteria

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Eric D. Weinrieb, P.E.
Altus Engineering, Inc.

Date 1/16/15



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

RECEIVED
Planning Office

JAN 20 2015

Dover, New Hampshire

January 16, 2015

Christopher G. Parker, AICP
Director of Planning
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169

**RE: Planning Board Application P15-03
Stonewall Kitchen and Stonewall Drive
Altus Prj No. 4597/4599**

Dear Mr. Parker,

Altus Engineering is pleased to submit the revised plans for the Stonewall Kitchen Site Review and Stonewall Drive Right of Way Plans. We are submitting for (4) full size (24"x 36") and eleven (11) half size (12" x 18") copies of each plan sets. In addition to the plans, we have also included fifteen (15) copies of the waiver requests and Stormwater Management / BMP Facilities Inspection and Maintenance Manual. Under Separate applications are the minor lot line adjustment (P15-01) and minor subdivision application (P15-02) for this project site.

The requested Waivers are:

1. Dead end (cul-de-sac) street over 1000 ft in length, and
2. Requirement to use pervious pavement for the parking lot and driveway areas located in the Secondary Groundwater Protection District Overlay.

Conditional Use Permits requested for this project include:

1. P15-08 - Conditional Use Permit for manufacturing use in secondary groundwater protection zone, impervious coverage greater than 20% and steep slope impacts.
2. P15-09 - Conditional Use Permit for reduced parking per Chapter 170-44-I.

We have taken proactive and collaborative approach for the design of this project. Altus and Summit Land Development have had pre-application meetings with the City of Dover Planning Department, Engineering Department, Conservation Commission, NHDES Alteration of Terrain Bureau, and the City's stormwater manager and consultants (Emery and Garrett) to develop a consensus on the design, in particular, the management of stormwater due the project's location in the Secondary Groundwater Protection District Overlay. We appreciate the City's willingness to meet and discuss the project. On January 8, 2015 we met with the Technical Review Committee and received a list of comments from the various representatives on the Committee. The following are Altus' responses for addressing the comments on this submittal:

Dover Technical Review Committee Comments:

Planning Department Comments:

P15-03

Cover Sheet:

- **Add Dover Planning Board File P15-03**
Response: Planning Board File No. P15-03 added to cover sheets and title block.
- **In title, replace "Site Review Plans" with "Right-of-Way Plans"**
Response: Revision made.
- **Correct Parcel ID to read "Assessor's Parcels H-53 and H-58"**
Response: Revision made.
- **Remove Lot Line Adjustment Plan from index and set**
Response: Lot Line Adj plan remove from plan set.
- **In index, rename "Overall Site Plan" to "Overall Right-of-Way Plan"**
Response: Revision made on Cover Sht and on Sht C-1.

Sheet C-1:

- **Right-of-way requires waiver from 1000 ft. maximum dead end street length (155-33.J)**
Response: Waiver request has been prepared and is submitted with this application.

Other:

- **Consider eliminating redundant roadway utility sheets**
Response: Utility sheets separated because there are too many plan notes if they are combined with grading and drainage plans.

P15-04

- **Impact fees and water and sewer investment fees will be assessed**
Response: Noted.
- **Provide traffic impact analysis**
Response: TEPP, LLC has been retained to conduct the Traffic Impact Analysis. Additional information will be submitted under separate cover.
- **Provide neighborhood plan**
Response: Neighborhood Plan added to plans, Sht. N-1.
- **Provide streetscape plan**
Response: A landscape plan has been provided for the Stonewall Kitchen site, which shows the proposed landscaping along the roadway. There has not been a streetscape plan prepared for the Stonewall Drive industrial corridor. Additional direction may be needed if the landscape plan does not satisfy the intent of the comment.
- **Provide building architectural plan**
Response: Architectural renderings have been included in plan set.
- **Provide floor plans**
Response: The tenant is still working out the interior footprint and plans are not currently available.
- **Conservation Commission review required per Groundwater Protection requirements and for Conservation District impacts**
Response: Conservation Commission has reviewed the project and met to discuss project on January 12, 2015. ~~No additional changes to the plans~~ **All swales made impervious lined.**
- **Compliance with 170-28.3.G (Development Review Model) required prior to issuance of building permit**
Response: This will be completed prior to the building permit.

- **CUP required for reduced parking per 149-14.D(4)(a)**
Response: CUP on agenda for January 27 Planning Board Meeting
- **Address approved gravel pit reclamation plan for subject property (P13-09)**
Response: Note added to Lot Plan (C-4) and notes on Sht D-1 for Gravel Pit Reclamation.
- **Plan should reference agreement and include site plan re: remediation of damage to Lot H-56 (owned by the City of Dover); a bond will be required to ensure that this work is completed**
Response: Note added to Site Plan, Sht C-2B.

Cover Sheet:

- **Add Dover Planning Board File P15-04**
Response: Planning Board File No. P15-04 has been added to the cover sheet and title block.
- **Remove “(connecting to Mast Road)” from title**
Response: Text removed.
- **Correct Parcel ID number**
Response: Site Lot is H-53, City Parcel is H-58 (H-56 not part of application)

Existing Conditions Plan:

- No changes Made to Existing Conditions Plan for this submittal.
- **Show zoning boundaries including Conservation District areas**
Response: Zoning Boundaries added Lot Plan, Sht. C-5.
- **Use post-lot line adjustment and subdivision property boundaries**
Response: Lot lines adjustment application has been submitted for approval. Lot lines will be revised on Final Approval Plans after approval.
- **Note 6: Add reference to Groundwater Protection Zone and Conservation District**
Response: Zoning Boundaries, GWPZ, and Conservation Districts added to Lot Plan, Sht. C-5.
- **Add note re: wetland delineation**
Response: Wetlands Delineation noted on Site Soils Plan. There are no wetlands on site.

Sheet C-1:

- **Waiver required from 149-14.D(5)(f) which requires an investigation into the use of pervious materials for parking lot**
Response: Altus has prepared a waiver request with this submittal
- **Add sheet showing improvements in context of full site**
Response: Altus has added a Lot Plan to sheet set.
- **Provide dumpster and loading area screening per 149-15.A**
Response: Dumpster screen added to plans
- **Add Common Site Plan Notes 13, 14, 15, 17-20, 22, 24, 26, 28, 30 and 31**
Response: Plan Notes added to Site Plan (Notes 26-38)
- **Add note re: development agreement**
Response: Note added indicating City and Developer have Development agreement.
- **Note 1: clarify whether the plan is being submitted for approval of all development phases and how many phases are planned**
Response: Plan is being submitted for approval of all phases of the project.
- **Note 5 indicates the lot area is 35.0 acres conflicting with Note 3 which gives a lot area of 35.88 acres**
Response: Note revised to 35.88 acres.
- **Note 5 indicates a provided parking setback of 37 ft; the site plan shows a setback of 39 ft.**
Response: Note revised to 39'.

- Note 5: remove “(75 ft. if building is 150 ft. or more from a residential district)” language from the max. building height
Response: Note revised.
- Note 5: provide correct impervious calculation (includes paved areas)
Response: Note revised
- Note 6 provides parking calculations for “manufacturing”; any office portion? Clarify note 1 which indicates the building is commercial and industrial.
Response: Note 1 revised to be Industrial only. Building use will be warehouse and manufacturing. There is not a parking ratio for warehouses provided in the Zoning Regs 149-14D. CUP requested for reduced parking lot spaces
- Note 6: replace waiver reference with required CUP
Response: Note revised
- Note 7: remove the word “potentially”
Response: Note revised
- Depict impacted Conservation District/ steep slope areas
Response: Conservation Districts have been added to new Lot Plan sheet, Sht. C-5.
- Remove business sign
Response: Business sign removed.

Sheet L-1:

- If site plan is for approval of all phases, plan should show entire project
Response: Proposed Landscaping has been revised to include full build-out for parking lot. No proposed planting is proposed for rear or north side of building, where existing tree buffers exist.
- Along the “future phase” parking lot, demonstrate compliance with 149-14.G(2)(a) (perimeter landscaping)
Response: Proposed Landscaping has been revised to include a buffer for the full build-out for parking lot.

Lighting Plan:

- Provide photometric report
Response: Site lighting plan has been revised and the photometric grid has been included on the plan.
- Provide lighting to the rear of the future expansion building and temporary lighting to the rear of the Phase 1 building
Response: Site lighting plan has been revised to show Phase 1 and build-out lighting conditions.

Police Department Comments:

P15-03

- What type of street light is proposed for cul-de-sac? Can you include it on the site lighting plan?
Response: Site lighting plan is for the site development only. The street light will be a Std City street light, as approved by the City.
- How far does the sidewalk extend along Stonewall Drive? Hard to determine between the two matching sheets.
Response: Sidewalk ends at the first driveway to Stonewall Kitchen. The second drive is a gated drive for truck loading
- Provide contribution toward, or arrange for upgrade, of Durham/Mast intersection to create dedicated left turn lane for Route 108N. At the traffic signal, incorporate a flashing yellow arrow for permissive mode left turns on the Route 108 approaches.
Response: TEPP, LLC has been retained to conduct the Traffic Impact Analysis and will address project related impacts at the intersection

P15-04

- “Site Lighting Plan” sheet, light type A4 is shown in key but doesn’t appear on the plan.
Response: Lighting Plan has been revised. There are two Type A4 lights shown in the Parking lot Island on the south side of the building.

Fire/Inspections Comments:

P15-04

- Gravel access drive around building could impact calculations for fire code – consider paving it
Response: Reference to a “gravel” drive has been removed from the plans. Applicant’s preference is to construct a gravel drive. However, if required by the City, the drive will be paved.
- May need more than one fire department connections in building
Response: Phase 1 plans are for a 75,000 sf building and a single 8” will be adequate. Building expansions may require an additional connection. Mechanical designs are not completed.

Planning Department Comments:

P15-04

- Reclamation of land needs to be addressed
Response: Gravel Pit Reclamation noted on Sht C-4 and Sht D-1
- Intersection concerns for large trucks
Response: TEPP, LLC has been retained to conduct the Traffic Impact Analysis and will address large truck turns at the intersections.

Engineering Comments:

Roadway Plan:

1. The roadway design calls for 4 ½” of base pavement, this should be installed in two lifts.
Response: The roadway section consists of a 3” binder coarse and 1.5” wearing coarse. Each will be constructed in a single lift for 2 total lifts.
2. Diamond cuts for trench patching is not required.
Response: Plans revised
3. Will there be a curb cut at the location of the future driveway for lot 2? If so will there be sidewalk tip-downs and how will runoff stay on the pavement and not discharge down the 3:1 side slope?
Response: There will not be a tip-down or curb cut for a future driveway at lot 2. At this time, there are no known proposed tenants. Thus, the location of the driveway cannot be determined. The driveway will be cut at the time of development.
4. Please provide a long term operation and maintenance plan for both onsite and offsite stormwater practices.
Response: Revised O&M Plan is enclosed to indicate the required reporting date of December 15 and to indicate that the owner will be required to maintain the roadway and stormwater facilities until the ownership is transferred to the City
5. DMH8 has no hydraulic drop and the outlet pipe to the raingarden is very flat. The pipe will be fully inundated in the 2-year storm event.
Response: The road profile has been raised slightly to allow a hydraulic drop and increase the pipe slope to the raingarden.
6. The raingarden detail calls for shrubs, and the Landscape Plan calls for a seed mix. Please clarify which is to be used.
Response: The raingarden will be a wetlands seed mix. Detail has been revised.

7. Show location of raingarden underdrains on the site plans.
Response: Underdrain added to plans.
8. Sheet U-1& U-2 of the roadway plans call out a 4" separation between edge of pavement and sewer force main, this should be 4'.
Response: Plans revised.
9. Specify a stainless steel tapping sleeve for the water connection in Mast Road.
Response: Plans revised.
10. Show all sideline water gates next to the main line. The gates should be attached either with an anchor tee or foster adaptors.
Response: Plans revised to show water gates next to mains. Detail revised to show anchor tee or Foster Adaptor.
11. Show one more 45 before the hydrant so the main doesn't point directly at the pump station.
Response: Water main alignment revised.
12. Use a foster adaptor to connect the last gate to the hyd tee.
Response: Foster adaptor added to connect to hydrant tee.
13. Show a water service to the pump station.
Response: 3/4" copper service shown to pump station.
14. The 6" sewer service should not go into SMH 1 but into the main.
Response: Plans revised to show sewer connections into main and not manholes.
15. The gas main should parallel the water main at the culdesac instead of crossing it twice.
Response: Gas alignment revised to not cross water main.
16. No steps should be installed in catch basins, only in manholes.
Response: Plans revised.
17. Remove the wording for '2 courses (minimum) of brick' from details.
Response: Plans revised.
18. Correct the hydrant detail to show an anchor tee.
Response: Hydrant detail revised.
19. Show the pump station footprint on Sheet U-2.
Response: Pump Station footprint added to plans.
20. Pump station details have not been included or reviewed; the pump station design shall be approved by the City.
Response: Altus is currently working on the Sewer Pump Station design. The design will be a Gorman Rupp Pump Station, similar to the pump station located at Watson Road. Altus met with Water Industries Jan 8 to discuss the pump and force main sizing. Pump Station plans will be completed and submitted to the City for review and to NHDES Wastewater Bureau for a Sewer Connection Permit.
21. Note to have the contractor submit the pavement design for the city to review and approve.
Response: Note added to plans. Typical Section Note 8.

Sitework Plan:

1. C-1-why is the sidewalk 4.5 ft wide on the driveway?
Response: 4.5' sidewalk provided on site only. 5 ft provided on roadway
2. Should the business sign be shown on the plan...question for planning.
Response: Business sign removed.
3. The back gate should have a knox box for fire access.
Response: Knox box requirement added to notes for back gate.
4. C2A-the rim of cbP9 (102.3) is very close to the grade by the driveway (102.5). Should there be a greater difference in case of flooding?
Response: 101.8 is the peak elevation of the 50 year storm using a conservative infiltration rate of 10 in/hr. The catch basin has been moved and the grate set at 102.0

5. Please provide detail of compacted gravel and/or rip-rap adjacent to the edge of pavement along the back of the loading docks where the pavement is flush.
Response: Extension of crushed gravel for shoulder treatment added to the Heavy Duty Pavement Section detail, Sht D-6.
6. Should the gate be after the DMH downstream of the WQU so the WQU could catch the material and remove the liquid from there?
Response: Gate Valve kept before WQU to isolate potential contaminates from a spill in ditch.
7. Do you need DMH P7?
Response: With the addition of the WQU, DMH P7 is no longer needed. It has been removed.
8. Line all swales.
Response: All swales have been indicated to be impervious lined.
9. We recommend that the design engineer be present during the installation of the WQU to confirm construction meets all design requirements.
Response: Altus has added a note that the design engineer shall be present at the installation of the WQU.
10. Vegetated Swales shall have sod bottoms.
Response: All swales will be impervious lined swales, with a 12" impervious clay line, covers with a 6" loam, with seed, mulch and fertilizer.
11. Please revise grading at the entrance of the proposed building. It currently calls for a 2.5% slope which exceeds the ADA cross slope requirements and exceeds the 1.5% max slope requirements as shown on the detail of Curb Ramp (Type A).
Response: Grading has been revised. SW shown at 1.5% cross slope. Entrance to building has 2.8% longitudinal slope.
12. I am still concerned about the lack of cover over the drain line under the pond (1.5ft) and the possibility of it 'floating' if the pond is full. I see two anchors have been installed but I think at least one at every bell may be warranted.
Response: Pipe anchors have been added at 20' o.c. through the pond area, where cover is less than 3'.
13. What is the pipe size between DMH 6 and 8?
Response: Pipe size of 24" HDPE has been added to notes.
14. A valve has been requested to be installed just below DMH6 to stop any spill at that DMH. Could you please investigate a means to plug that downstream line if required?
Response: A 24" gate valve has been added to the plans.
15. C-4- why do you cross the sewer with the gas main? Maybe move the gas main down to parallel the water 6-8 ft off.
Response: Utilities have been relocated as suggested.
16. Do not locate a clean out in the sewer service with in the flood elevation of the pond.
Response: Cleanout and wye have been moved out of pond and closer to property line.
17. Lights should be installed on all four sides of the building for security.
Response: Lighting plan has been revised to include lighting on all sides and show lighting for build out condition.
18. Please provide a long term operation and maintenance plan for both onsite and offsite stormwater practices. This should include a 'no salt policy' and how to contain a hazard spill on the pavement that gets into the drainage system.
Response: The stormwater maintenance plan from the NHDES Alteration of Terrain Permit application has been amended to reflect the TRC comments. A copy of the manual is enclosed.
19. Add a note requiring sign bollards for the Accessible Parking Space signage.
Response: Sign bollards added to sign notes.

Please feel free to contact us at any time during your review of the drainage analysis if you have any questions or need additional information.

Sincerely,

Altus Engineering, Inc.



Cory D. Belden, PE
Project Manager

*Encl: Four (4) Full Size (24" x 36") Plans for Stonewall Kitchen (P15-04) and Stonewall Drive (P15-03)
Eleven (11) Half Size (12"x18") Plans for Stonewall Kitchen (P15-04) and Stonewall Drive (P15-03)
Two (2) Copies of the Wavier Requests
Two (2) Copies of the Stormwater Management / BMP Facilities Inspection and Maintenance Manual*

*Copy: Chad Kageleiry, Summit Land Development
Dave White, City Engineer*

File: 4597_Response to comments_011615



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-03

Application Type: Site Plan for City Street
Applicant(s): H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC
Location: Mast Road (Tax Map H, Lot 53)

INTENT: Site plan to build a city street off of Mast Road with associated utilities and drainage improvements. The road is approximately 1,400 feet long and 28 feet wide.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

ACREAGE: 38.34 Acres

ZONING DISTRICT: Assembly and Office District (I-4) and Rural Residential District (R-40)

EXISTING LAND USE: Gravel pit

SURROUNDING LAND USE:
Single family houses and retail commercial

ZBA ACTION: None

ATTACHMENT: Site plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permits for manufacturing use in secondary groundwater protection zone, impervious coverage greater than 20% and steep slope impacts
- NH Department of Environmental Services Alteration of Terrain Permit
- Conditional Use Permit for reduced parking spaces per Chapter 170-44-I

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to build a new city street with associated utilities and drainage improvements.

The applicant appeared before the Technical Review Committee on January 8, 2015 (see TRC Minutes attached).

The City Engineer submitted a memo dated January 20, 2015 to the Planning Department summarizing his review of the site plans and recommending approval with conditions.

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. 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 site 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 plan submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The subdivision plan (P15-02) associated with this property shall be signed and recorded.
4. 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.

Conditions to Be Met Prior to Any Construction Activity:

5. 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 Certificate of Occupancy:

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



City of Dover, New Hampshire SITE REVIEW APPLICATION

RECEIVED
Planning Office
[Revised and Updated 12/29/2013]

Office Use Only	Project #:	<u>P15-03</u>	Date Received:	<u>DEC 18 2014</u>
	Amount Paid:	<u>\$4022.00</u> <u>ct # 0124</u>	Time Received:	<u>Dover, New Hampshire</u>

APPLICANT AND OWNER INFORMATION

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

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

E-Mail Address: Chad@Summitlanddev.com

Name of Property Owner (if different from applicant): H53 Mast Road, LLC Telephone # (603) 749-2800

Address of Property Owner: (same)

PROPERTY INFORMATION

Address of Property: Mast Road (across from Grapevine Drive)

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

Zoning District(s) I-4 & R-40 Overlay District(s) _____

Size of Parcel: _____ sq. ft. 46.67 ac. Property Deed: Book Vol 4216 Page: 317

Existing Use of Property: Gravel Pit

SITE PLAN INFORMATION

Describe Proposed Use: New Public Roadway - Stonewall Drive

Area of Parcel to be Developed: 5.75 Acres (250,000 SF) sq. ft.

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

Number of Parking Spaces: Existing 0 Proposed 0

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

Number of Employees Total: N/A In Maximum Shift: _____

Disposition of Parcel: _____ Building Setbacks: _____

Building Footprint N/A sq. ft. Front Yard _____ ft.

Total Building Area _____ sq. ft. Rear Yard _____ ft.

Signature of Agent: S Bla Date: 12/12/14

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 12/18/14

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 12/18/14

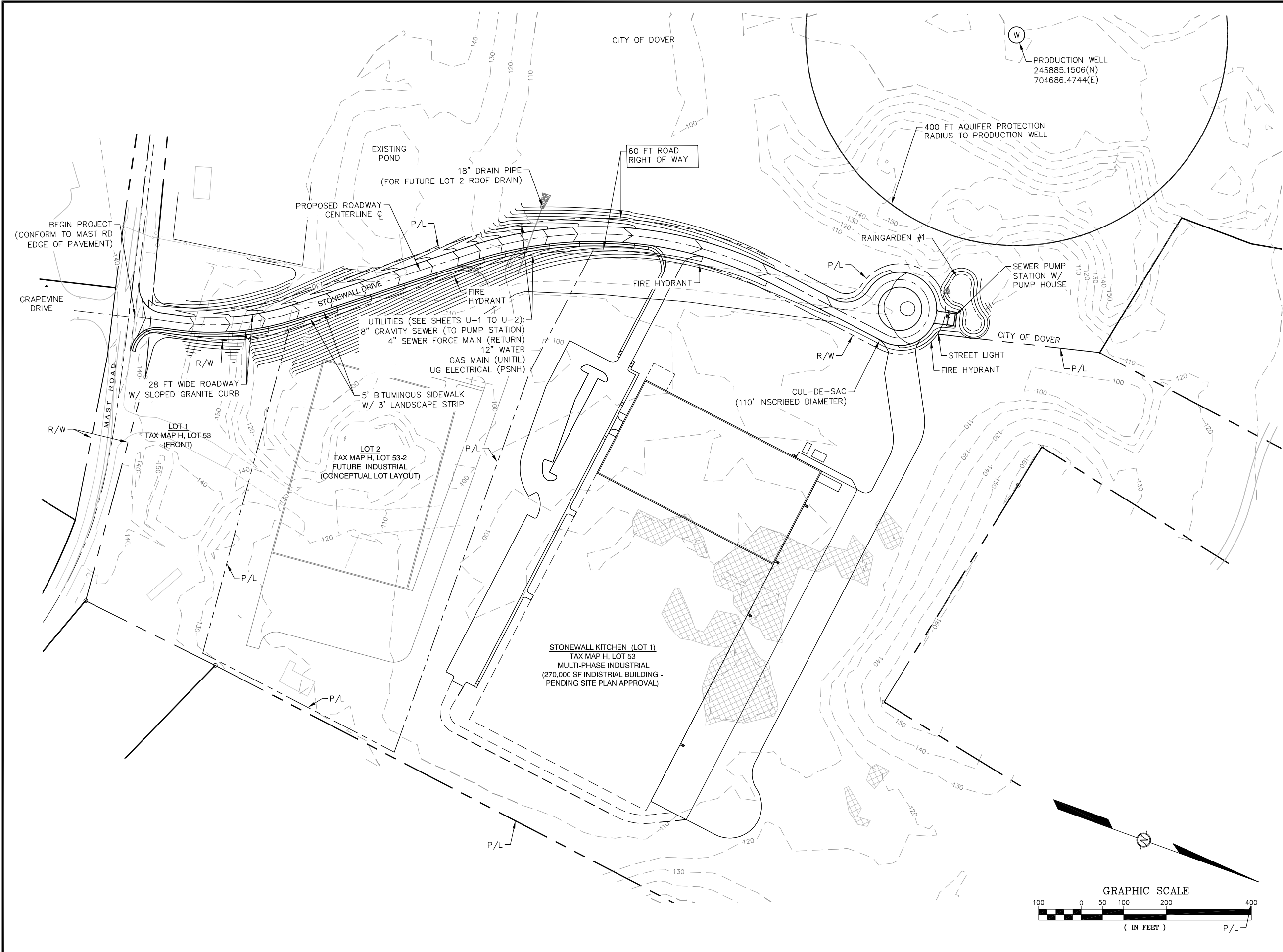
Signature of Applicant (if different from owner): _____ Date: _____

CERTIFICATION OF FEES

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

Signature of Property Owner: [Signature] Date: 12/18/14

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



NOT FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JANUARY 16, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	PB APPROVAL	CDB	12/17/14
1	AOT SUBMITTAL	CDB	12/30/14
2	PER TRC COMMENTS	CDB	01/16/15

DRAWN BY: CDB

APPROVED BY: EDW

DRAWING FILE: 4597-ROAD-DESIGN

SCALE:
22"x38" - 1" = 100'

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND
DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:

STONEWALL DRIVE
RIGHT OF WAY PLANS
(FILE NO. P15-03)

TAX MAP H, LOTS 53 & 58
MAST ROAD
DOVER, NH

OVERALL
RIGHT OF WAY PLAN

SHEET NUMBER:

C-1

P15-03



CITY OF DOVER INTEROFFICE MEMORANDUM

TO: *CHRIS PARKER-Planning*
FROM: *DAVE WHITE, PE-CITY Engineer*
SUBJECT: *Stonewall Kitchen – Site and Roadway Review*
DATE: *1/20/15*

I have reviewed the Stonewall Kitchen - Stonewall Drive Site plans, and Roadway and Infrastructure plans dated 1/16/15, for compliance with the Dover Site Review Regulations and would like the following conditions added to the planning board approval:

1. Within the O&M plan include a plan of the site and a checklist for maintenance inspection.
2. The plans for the sewer pumpstation need to be submitted to the City Engineer for review and approval prior to issuance of a building permit.

I also support the waiver for the proposed roadway length and not requiring the porous pavement.
I am comfortable with the drainage as designed on the project site and roadway.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-08

Application Type: Conditional Use Permit
Applicant(s): H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC and City of Dover
Location: Mast Road (Tax Map H, Lots 53 & 58)

INTENT: To obtain a Conditional Use Permit for a manufacturing use and impervious coverage of 30% in a Secondary Groundwater Protection zone and for impacts to 20% slopes within a Conservation District, associated with a proposed manufacturing building, parking lots and the construction of a city street.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-E

ACREAGE: 46.67 Acres

ZONING DISTRICT: Assembly and Office District (I-4) and Rural Residential District (R-40)

EXISTING LAND USE: Gravel pit

SURROUNDING LAND USE:
Single family houses and retail commercial

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permits for manufacturing use in secondary groundwater protection zone, impervious coverage greater than 20% and steep slope impacts

WAIVERS REQUESTED:

- Waiver for a road length greater than 1,000 feet
- Waiver for not investigating use of porous pavement for a parking lot

Summary of Request and Background

The applicant is required to obtain a conditional use permit for the proposed development within the Secondary Groundwater Protection zone and 20% slope Conservation District.

Consistency with Land Use Regulations

The Groundwater Protection ordinance provides for Conditional Use Permits to allow certain uses in the Secondary Groundwater Protection Zones and for impervious coverage greater than 20% if expert technical information is submitted to document that the requested relief is consistent with the stated purpose and intent of the chapter.

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

STAFF RECOMMENDATION:

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

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

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

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

2. The applicant shall prepare the Development Review Model required by Chapter 170-28.3-G and submit it to the City Engineer for review and approval.



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

RECEIVED
Planning Office

Office Use Only Project #: RK08 Date Received: JAN 07 2015
Amount Paid: Time Received:
Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: H53 Mast Road, LLC Telephone # 603.749.2800

Address of Applicant: 340 Central Avenue, Suite 202, Dover, NH 03824

E-Mail Address: Chad@Summitlanddev.com

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

Address of Property Owner:

PROPERTY INFORMATION

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

Address of Property: Off Mast Road (Stonewall Drive)

Zoning District(s) I-4 & R-40 Overlay District(s) Conservation & Secondary Groundwater Protection

Existing Use of Property: Active gravel pit

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Construction of 275,000 Sf warehouse/manufacturing building in the Groundwater Protection District
The project will disturb more than 2,000 Sf of slope in excess of 20%, most of which is already disturbed from the active mining operation. The total building and pavement lot coverage is 30.9% where 20% maximum is allowed.

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

NHDES Alteration of Terrain Permit - Pending. NHDES Discharge Permit - to be submitted

Name of Professional That Prepared Plans: Altus Engineering, Inc. (Eric Weinrieb, PE)

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.

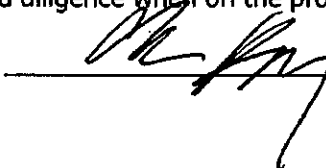
Signature of Property Owner:  Date: 1/5/15

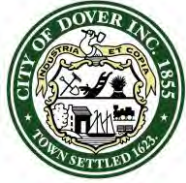
Signature of Applicant (if different from owner): _____ Date: _____

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: 1/5/15



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, January 12, 2015
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Marcia Gasses (Vice Chair), Kevin Perron, Kristopher Houle, Richard Erickson, Michael Joyce, Nicole Andrews (Alternate), Tristan Donovan (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chad Kageleiry, Eric Weinrieb, Dean Peschel

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

Hunt: Since we have a regular member absent tonight I will have Andrews sit as a voting member.

1. ANNUAL NOMINATIONS AND ELECTION OF OFFICERS FOR 2015

Hunt: It is time to elect officers for this year. If you have any interest in being an officer, please indicate so now. I would be willing to serve as chair and Gasses and Houle have indicated that they would agree to serve in their current positions.

Perron moved to elect the same slate of officers – Hunt as Chair, Gasses as Vice Chair and Houle as Secretary, Erickson seconded. Vote: Unanimous.

2. APPROVAL OF THE PRIOR MEETING MINUTES

Houle moved to approve the December 8, 2014 minutes, Erickson seconded. Vote: Unanimous.

3. OLD BUSINESS

- A. 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.).

Bird: I had e-mailed the applicant last week and she indicated that an engineer had been hired to prepare more complete plans. I have not heard anything more so we will put them on the February agenda.

4. NEW BUSINESS

- A. City of Dover Conditional Use Permit for Summit Land Development (Owner: H53 Mast Road, LLC), Assessor's Map H, Lot 53, zoned I-4 & R-40, located on Mast Road. Proposal is for 268,998 sq. ft. manufacturing/warehouse building with 183 parking spaces. Groundwater Protection Ordinance requires CUP for proposed use in a Secondary Groundwater Protection Zone and for impervious coverage greater than 20%. Conservation District Ordinance requires CUP for impacts to 20% slopes.

Weinrieb and Kageleiry were present to explain the plans.

Weinrieb: The first phase of the building is about 74,000 sq. ft., with the maximum size of about 269,000 sq. ft. We had meetings with Ridge Mauck of DES and Dean Peschel on the Alteration of Terrain permit



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, January 12, 2015
Meeting Time: 5:30 pm

issues. We are creating an impervious liner under the truck loading area that will collect the water into a treated area. The treatment swales will also be lined.

Gasses: Is DES concerned about the rate of runoff at the discharge point?

Weinrieb: We are recharging the entire roof runoff. We have agreed to put no salt on both the road and parking lots. Emery and Garrett, the city consultant, preferred no salt. We will use sand instead with a heavy maintenance plan.

Houle: Heavy sand presents its own problems in terms of clogging catch basins.

Weinrieb: The bio retention basins will handle the runoff. We have valve systems in the drainage systems to allow the drainage to be shutoff if there was any contamination on the site.

Houle: What about the requirement for porous pavement?

Weinrieb: We are asking for a waiver to that requirement. You do not want to have contaminants running directly into the soil.

Houle: You could place a liner underneath the porous pavement.

Kageleiry: There are a number of ways the site could be designed to meet the requirements, but we worked with the city to come up with this design.

Houle: There is a likelihood that the sand will clog up the drainage system.

Weinrieb: I would rather deal with sand than salt.

Kageleiry: I will have a maintenance program that will include sweeping of sand on a regular basis.

Weinrieb: The catch basins are raised above the ground elevation to filter out the sand.

Gasses: Porous pavement would only work for the car side. What is the liner made out of?

Weinrieb: It will be a 6 inch clay soil barrier.

Houle: By lining the porous pavement you could collect the water in one place and still have the benefit of the filtering.

Hunt: The real question is does the proposed design meet the standards? I would like to invite Peschel to provide his input.

Peschel: The design has to meet the wellhead requirements and the AOT standards. This is a very important resource area for the city. This area is already being challenged environmentally. The Griffin well may be shut down in the near future. The city hired Emery and Garrett to study the area and find a new well location. One concern is the impacts of blasting that is needed to put in the building. Nitrates are a byproduct of blasting and a plan will be developed to address these concerns. The rock created by the blasting will be placed under the buildings to encapsulate it. It will be up to the Planning Board to decide on the wavier for porous pavement.

Hunt: You are at 30% impervious cover where the ordinance requires 20%

Weinrieb: If we were not creating a second lot for future development, we would not need the CUP.

Houle confirmed that the groundwater elevation is 96 feet and that the detention basin at the bottom of the road will be lined because it would not have 4 feet of separation from the water table.

There was a long discussion on the operation and maintenance plan and how the city makes sure the annual reports are filed.

Hunt: The maintenance problem could be seasonal in nature.

Houle: I don't see how the peak flow from the parking lots will be handled if the basins are all lined.

Hunt asked about the impacts on steep slopes.

Weinrieb: The slopes are not natural. It is an existing gravel pit.

Gasses confirmed that the road will be owned and maintained by the city.



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, January 12, 2015
Meeting Time: 5:30 pm

Kageleiry: All storm water will end up in the basin near the river, including the city street and private parking lots.

Hunt: Slopes in the pit are greater than 20% but they are not natural.

Joyce: Is there any area that could run onto the site?

Weinrieb: All exposed areas up gradient will be vegetated.

Bird: The ordinance requires conditional use permits for the manufacturing use, impervious coverage above 20% and the steep slope impacts. The Conservation Commission is required to provide recommendations to the Planning Board.

Gasses: Would the Planning Board do a site walk?

Bird: I know the applicant is asking for approval due to time constraints, so I doubt one would be held.

Donovan: I am concerned about long term maintenance. A design that requires less maintenance is better. I would like to see some porous pavement.

Gasses: It is our job to make a recommendation to the Planning Board with any comments we have.

Houle: I agree, but the applicant has not documented that the design is the least impacting.

Hunt: I would like the Commission to come up with a list of recommendations with any concerns.

Gasses: We reviewed the application and can include a list of concerns.

Kageleiry: Many of the design features include changes directly from the city's consultant.

Houle: I am concerned about maintenance and the request for a waiver to porous pavement.

Joyce: is there any chance of contamination from any of the processes inside the building?

Weinrieb: No, it is a sealed building with no toxic material being used.

Hunt: I am still looking for a list of concerns.

Weinrieb: Emery and Garrett and Peschel have been involved right from the start.

Erickson: How is the alternative design suggested less impacting?

Houle: With the design I am suggesting, the swales along the building could go away. Peak flow could be controlled and less maintenance is required.

Gasses: I would like the motion to include a statement that although the design may be viable, we offer these concerns.

Houle moved to provide the following list of recommendations and request that the Planning Board consider the following items:

- 1. Include the consideration of a lined permeable pavement system in lieu of impervious pavement in order to reduce site impacts on the south side of the building;*
- 2. Reduce maintenance in regards to sediment;*
- 3. Add peak flow control of proposed drainage design.*

Joyce seconded the motion.

Gasses: I have no problem with the list, but there needs to be some statement that the proposed design is viable even though we have concerns.

Houle: I would say the design may be viable, not is viable. I do not think we have enough information to say that it is viable.

Hunt: You can propose an amendment to the motion.

Gasses moved to amend the motion to add a statement at the beginning that says: The Conservation Commission believes the design may be viable, however we wish... Joyce seconded the motion. Vote on amendment: passes 7-0.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

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Hunt: So the amended motion now reads as follows:

The Conservation Commission believes the design may be viable, however we wish to provide the following list of recommendations and request that the Planning Board consider the following items:

- 1. Include the consideration of a lined permeable pavement system in lieu of impervious pavement in order to reduce site impacts on the south side of the building;*
- 2. Reduce maintenance in regards to sediment;*
- 3. Add peak flow control of proposed drainage design.*

Vote on main motion as amended: passes 7-0.

5. REPORT FROM THE CHAIR

A. Review of Correspondence Received From NH Department of Environmental Services

Bird reviewed the following letters from DES Wetlands Bureau:

1. Shoreland Permit for West Environmental on Glen Hill Road – Request for more information.
2. Approval of Wetlands Permit for dock for David Lemieux off Spur Road
3. Approval of Shoreland Permit for Jamieson Duston on Saddle Trail Drive
4. Wetlands Permit for Greg Vallee at 27 Wentworth Terrace – Request for more information

6. OTHER BUSINESS:

Bird will prepare meeting schedule and distribute to members.

7. ADJOURNMENT

Gasses motioned to adjourn at 7:25 pm, Andrews seconded. Vote: Unanimous

P15-08

Memorandum

RECEIVED
Planning Office

JAN 22 2015

Dover, New Hampshire

January 21, 2015

To: Chris Parker, Dover Planning Department

From: Dean Peschel, Peschel Consulting LLC *DP*

Re: Summary of Aquifer Protection Considerations for the Stonewall Kitchen Project

The Pudding Hill aquifer located off Mast Road has provided drinking water to Dover residents and businesses for more than forty years. The Griffin and Ireland wells represent more than 25% of the city's available water supply. This important water resource requires special consideration to protect the water quality and quantity to insure its continued use as a water supply.

Summit Development proposes to construct a large food processing facility on Mast Road on land adjacent to the Ireland well and the site of a new well currently being developed and permitted. The Stonewall Kitchen facility will provide new jobs and be a significant addition to the city's tax base. The challenge is to construct and operate the new facility in a manner that will not adversely impact this important city water resource.

City staff have met with the developer and his engineer numerous times for more than a year reviewing and modifying plans to insure that the city's water supply is protected. Emery and Garrett Groundwater Inc (EGGI) the city's groundwater experts working on developing the new well were engaged to review and comment on the development plans on behalf of the city. EGGI made numerous suggestions which have been incorporated into the development plans. The suggestions include elements to be implemented during the construction of the project as well as during operation of the facility.

Blasting bedrock is proposed to prepare the site for construction. A blasting plan has been developed that restricts blasting to periods of dry weather, the placement of the blasted rock will be under the building slab, and temporarily covered until construction of the foundation is completed. Inspections will be conducted regularly to make sure the blasting plan is being implemented. Groundwater monitoring will be conducted at six strategically located monitoring wells. Water quality monitoring will begin prior to the start of construction to provide a baseline of current water quality conditions. Monitoring will be conducted periodically during the blasting and the construction

process. Monitoring will continue indefinitely once the facility becomes operational.

Special care has been taken in the design to direct storm water runoff from access ways and parking areas out of the aquifer recharge area while collecting and infiltrating roof runoff into basins for aquifer recharge. Drainage ditches designed to convey surface water runoff from the access ways and parking areas will have impervious liners. Drainage structures will have deep sumps to capture sediment and have oil water separators to trap petroleum residue from the storm water. The storm water system also has provisions to contain an accidental spill within the drainage system allowing clean up and preventing a release to the environment.

Sand will be used to treat winter icing conditions on the access roads, parking lots, and sidewalks as salt and other deicing chemicals are prohibited. A detailed storm water operation and maintenance plan will be submitted for review and approval. The plan will include scheduled inspection and repair of the storm water system, and a schedule of structural and non structural best management practices to maintain the optimal operation of the storm water facilities as designed.

Careful consideration to the protection of the aquifer has been incorporated into the design and operation of the proposed Stonewall Kitchen project. Provided that all the elements of the plans are executed during construction and the operation of the facility follows the best management practices articulated in an approved Operation and Maintenance Plan, the facility should have minimal impact on the Pudding hill aquifer and city's wells.



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

January 6, 2014

Steve Bird, City Planner
288 Central Avenue
Dover, New Hampshire 03820

RECEIVED
Planning Office

JAN 07 2015

Dover, New Hampshire

Re: *Stonewall Kitchen Industrial Development*
Tax Map H, Lot 53
Dover, New Hampshire
P-4597

Dear Mr. Bird:

On behalf of the land owner, H53 Mast Road, LLC and applicant, Chad Kageleiry,, Altus Engineering, Inc. (Altus) is pleased to submit the attached package for a Conditional Use Permit. We respectfully request that we are placed on the January 12th Conservation Commission meeting agenda to present the merits of the application.

Summit Land Development (Chad Kageleiry) is proposing to construct a 275,000 square foot manufacturing/warehouse facility for Stonewall Kitchen in the former Martel Gravel pit off Mast Road, adjacent to the City of Dover Public Works facility. The building will be serviced with a new public roadway, municipal sanitary pump station, natural gas, and municipal water supply.

The project requires a Conditional Use Permit for three items:

- manufacturing use in the Secondary Groundwater Recharge Protection Overlay District;
- overall lot impervious will exceed the 20%;
- Disturbance to areas greater than 2,000 square feet in excess of 20% slope.

The manufacturing use is categorized as a clean food production facility. There will be no exterior storage of materials or products. All of the waste from the production will be discharged into the sanitary waste stream and directly into the sanitary collection system outside the groundwater recharge area.

Currently, all of the runoff from the active gravel pit infiltrates into the ground recharging the aquifer. Significant gravel deposit remains in portions of the site which lends itself to promoting infiltration. Altus met with both NHDES and City of Dover staff to discuss the stormwater management design in advance of completing the final design computations. The design approach provides for infiltrating 100-percent of the building rooftop in a 50-year storm event. This approach will exceed the State infiltration design requirements and exceeds the intent of the Zoning Ordinance in regards to recharging the aquifer. All of the paved surfaces including the new roadway will be designed to treat the stormwater then discharge it outside of the aquifer to reduce the potential for contamination of the aquifer.

Steve Bird, City Planner

January 6, 2014

Page 2

Since the site is an active gravel pit, many portions of the site slopes exceed 20%. The development will impact more than the maximum of 2,000 square feet of site disturbance with a 20% slope or greater. It is our opinion that this regulation does not apply to active gravel pits. The areas where we are proposing to disturb with slopes in excess of 20% area are not naturally occurring. In fact, the design is intended to permanently stabilize all of the slopes with vegetation in accordance with NHDES guidelines and regulations.

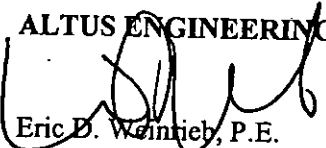
Enclosed are the following documents for the Commission's consideration:

- Application Form – (8 copies);
- Plan sets - 8 full sized (24 x 36), sheets C-1, C-2a and C-2b ;

.As always, Altus looks forward to working with the City of Dover. Please call or email me directly should you have any questions or require additional information.

Sincerely,

ALTUS ENGINEERING, INC.


Eric D. Weinlieb, P.E.
President

Wde/4576.002.sva.cvr.ltr.doc

Enclosures

Ecopy (w/ plans and application):

Chad Kageleiry



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-09

Application Type: Conditional Use Permit for Reduced Parking
Applicant(s): H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC and City of Dover
Location: Mast Road (Tax Map H, Lots 53 & 58)

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 396 spaces to 183 spaces for a proposed manufacturing, office and warehouse building.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-F

ACREAGE: 35.88 Acres

ZONING DISTRICT: Assembly and Office District (I-4) and Rural Residential District (R-40)

EXISTING LAND USE: Gravel pit

SURROUNDING LAND USE:
Single family houses and retail commercial

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permits for manufacturing use in secondary groundwater protection zone, impervious coverage greater than 20% and steep slope impacts

WAIVERS REQUESTED:

- Waiver for a road length greater than 1,000 feet
- Waiver for not investigating use of porous pavement for a parking lot

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 396 to 183.

The applicant has submitted a letter dated January 21, 2015 with the application that includes justification for the request. The Planning Department supports the reduction in spaces due to the limited number of employees proposed in each phase of the development. Also due to the property being located near a municipal water supply, the reduction in parking required will allow for less pavement. The proposed number of spaces is consistent with the parking regulation amendments under consideration by the Planning Board.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

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

1. The Site Plan (P15-04) for the property must be approved.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

RECEIVED
[Revision Planning Office 2014]

Office Use Only Project #: 15-09 Date Received: 1/12/2015
Amount Paid: \$230 Time Received: 1/12/2015
Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: H53 Mast Rd LLC Telephone # 603 749-2800
Address of Applicant: 340 Central Ave # 202 Dover.
E-Mail Address: Chad@summitlanddev.com
Name of Property Owner (if different from applicant): Same Telephone #
Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 53
Address of Property: Mast Road
Zoning District(s) I-4/R-40 Overlay District(s) Groundwater/Conservation
Existing Use of Property: former gravel pit

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:

Reduction in parking for manufacturing, office and
Warehousing uses. Total required 396 to provide
183. See Narrative

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

Name of Professional That Prepared Plans: Eric Wenzel - Atlas Engineering Inc.

Address 133 Court St. Portsmouth Telephone #: 603 433-2335

Professional License #: 7634 E-mail address: Eric@Atlas-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: 1/12/15

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: 1/12/15



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

**CONDITIONAL USE PERMIT
(Planning Board File No. P15-09)**

**for
Stonewall Kitchen Site Plans (File No. P15-04)
Assessor's Map H, Lot 53**

January 20, 2015

The Applicant, Summit Land Development, requests a Conditional Use Permit for reduced parking on the Stonewall Kitchen Site Application (File No. P15-04).

Dover Code References:

1. Dover Code / Site Review Regulations / Chapter 149-14-D Parking
2. Dover Code/ Zoning / Article XI Off-Street Parking and Loading / Chapter 170-44-I Conditional Use Approval

Needs Analysis:

Based on the City of Dover Parking Regulations, the proposed 275,000 sf building would require up to 550 parking spaces, utilizing a the parking requirement of 1 parking space per 500 sf for manufacturing facilities. The proposed building will be a combination of warehouse and manufacturing usage. Warehousing is not clearly identified as a usage in the parking regulations, so 1 space for 500 sf was used as the base requirement for the entire building.

The following table shows the phased parking requirements provided by the tenant:

Stonewall Drive, Dover, NH Projections					
	Phase 1	Phase 2		Phase 3	
Production Staff 1st shift		20	21	21	42
Production Staff 2nd shift			21	21	21
Warehouse Staff (RCH) 1st shift	14	89	89	103	115
Warehouse Staff (RCH) 2nd shift	11	11			
Total Parking Needs (* See Note)	14	109	110	124	157

Note: 2nd Shift staffing needs not included in Total Parking requirement.

The applicant proposes to construct 183 parking spaces for the Build-Out condition (including 6 handicap accessible parking spaces). This provides one parking space for each staff personnel and 20 additional spaces for visitors and overlaps in shift changes.

Eric D. Weinreb, P.E.
Altus Engineering, Inc.

1/20/15
Date



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-04

Application Type: Site Plan for Industrial Building
Applicant(s): H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC
Location: Mast Road (Tax Map H, Lot 53)

INTENT: Site plan for a proposed 268,998 sq. ft. industrial warehousing/manufacturing building for Stonewall Kitchen, with 183 parking spaces, in a minimum of two phases.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-G

ACREAGE: 35.88 Acres

ZONING DISTRICT: Assembly and Office District (I-4) and Rural Residential District (R-40)

EXISTING LAND USE: Gravel pit

SURROUNDING LAND USE:
Single family houses and retail commercial

ZBA ACTION: None

ATTACHMENT: Site plan and application; TRC minutes, City Engineer memo

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permits for manufacturing use in secondary groundwater protection zone, impervious coverage greater than 20% and steep slope impacts
- NH Department of Environmental Services Alteration of Terrain Permit
- Conditional Use Permit for reduced parking spaces per Chapter 170-44-I

WAIVERS REQUESTED:

- Waiver for not investigating use of porous pavement for a parking lot

Summary of Request and Background

The applicant proposes to build a new industrial building with associated parking, utilities and drainage improvements.

The applicant appeared before the Technical Review Committee on January 8, 2015 (see TRC Minutes attached).

The City Engineer submitted a memo dated January 20, 2015 to the Planning Department summarizing his review of the site plans and recommending approval with conditions.

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. The site is located primarily in the Assembly and Office District (I-4), which encourages large industrial users to expand the economic base of the city. This plan is consistent with those regulations.

Waiver Requests

The applicant is requesting a waiver to allow for the use of non-pervious pavement and has submitted a letter dated January 16, 2015 that includes the justification for the request. The Planning Department supports the waiver for the reasons stated by the applicant.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the site 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 plan submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The subdivision plan (P15-02) associated with this property shall be signed and recorded.
4. 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.
5. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
6. The approval includes the granting of the waiver requested for the reasons stated by the applicant. The Board finds that the criteria of Chapter 149-19.A have been met.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-04

Application Type: Site Plan for Industrial Building
Applicant(s): H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC
Location: Mast Road (Tax Map H, Lot 53)

7. The applicant shall add a note to the plan that states that the reclamation plan of record is being superseded by the approval of this site plan. The existing bond will remain in force until replaced by the security listed in condition #15 below.
8. The applicant shall revise note #6 on sheet C-1 to correct the parking requirements to match the numbers used in the Conditional Use Permit (P15-09).
9. The applicant shall provide a Traffic Impact Analysis and agree to implement any recommendations for off-site transportation improvements. Improvements will be tied to the phases of development. Engineered plans for the proposed transportation improvements will be prepared for review and approval by the City Engineer and added to the plan set.
10. The applicant shall prepare a developer's agreement that addresses, at a minimum, the prohibition of the use of salt for roadway and pavement maintenance, the requirement for a blasting plan, groundwater monitoring plan, gravel pit reclamation requirements, the remediation of damage to Map H, Lot 56, and off-site transportation improvements.
15. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Conditions to Be Met Prior to Any Construction Activity:

11. 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:

12. Any new building shall pay the current impact fees in place at the time of building permit application.
13. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.
14. The applicant shall prepare a sewer pump station design and submit it to the City Engineer for review and approval.

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



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Review Date: April 23, 2013]

Office Use Only	Project #:	<u>PS-04</u>	Date Received:	<u>RECEIVED Planning Office</u>
	Amount Paid:	<u>\$20,334.00</u>	Time Received:	<u>DEC 18 2014</u>

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: H53 Mast Road, LLC Telephone # 603.749.2800

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

E-Mail Address: Chad@summitlanddev.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: Mast Road (Stonewall Drive)

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

Zoning District(s) I-4 & R-40 Overlay District(s) Conservation and Secondary Groundwater Protection

Size of Parcel: 2,032,877* sq. ft. 44.67* ac. Property Deed: Book 4216 Page: 0317*

* area of parcel after lot line adjustment prior to subdivision Original parcel prior to subdivision

Existing Use of Property: Gravel pit

SITE PLAN INFORMATION

Describe Proposed Use: 268,998 SF Industrial warehousing - manufacturing building

Area of Parcel to be Developed: 780,500 +/- sq. ft.

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

Number of Parking Spaces: Existing 0 Proposed 183

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint 268,998 sq. ft.

Front Yard 75 req'd; 234.8+ provided ft.

Total Building Area 268,998 sq. ft.

Rear Yard 75 req'd; 129.75 provided ft.

Paved Area 188,175 +/- sq. ft.

Side Yard: Right 75' req'd; 113.12 provided ft.
Left 75' req'd; 303.6 provided ft.

City Water? Yes No How far is city water from the property? in proposed street

City Sewer? Yes No How far is city sewer from the property? in proposed street

BUILDING INFORMATION

Type of Building to be Built: Steel

Height of Building: 40-feet Finished Floor Elevation: 107.00

Number of Seats (where applicable) NA

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: Section 149-14.D(1) parking requirements

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

The tenant for the large warehousing/manufacturing facility does not have the need for 1 parking stall for every 500 Sf of gross floor area. The require only 180 parking stalls for the build out. If additional parking is required at a later date, there is adequate space on-site to expand the lot.

SURVEYOR INFORMATION

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

Address 24 Chestnut Street Telephone #: 603.742.0911

Professional License #: 661 E-mail address: Kevin@surveyNH.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Eric Weinrieb - Altus Engineering, Inc.

Address 133 Court Street 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.

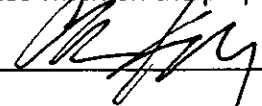
Signature of Property Owner:  Date: 12/18/14

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 12/18/14

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

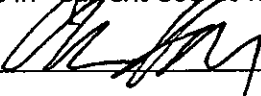
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

Signature of Property Owner:  Date: 12/18/14

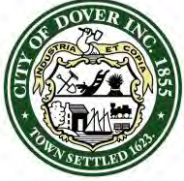
Signature of Applicant (if different from owner): _____ Date: _____

CERTIFICATION OF FEES

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

Signature of Property Owner:  Date: 12/18/14

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



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-03 & 04

Application Type: Site Plan Review
 Applicant(s): Summit Land Development/H53 Mast Road, LLC
 Owner(s): H53 Mast Road, LLC
 Location: Mast Road (Tax Map H, Lot 53)
 Date: January 8, 2015

INTENT: Site Plan Review to construct a 268,998 s.f. industrial warehousing/manufacturing building with 183 parking spaces, road, and infrastructure

UNITS PROPOSED: n/a

AGENDA ITEM #: 1

ACRES: 35.88 acres (proposed Lot H-53)

ZONING DISTRICT: I-4 and R-40

EXISTING LAND USE: vacant gravel pit

SURROUNDING LAND USE: gravel pits, municipal facilities, commercial, residential

ZBA ACTION: None

PERMITS REQUIRED:

- CUP for reduced parking
- CUPs for manufacturing use and for impervious coverage in excess of 20% in the Groundwater Protection Zone
- CUP for Conservation District/steep slope impacts

WAIVERS REQUESTED: 149-14.D.1 parking requirements (CUP required)

ATTENDANCE:

Members:

Christopher Parker (Planning)
 Steve Bird (Planning)
 Dave White (Engineering)
 Sgt. Marn Speidel (Police)
 Tom Clark (Inspection Services)
 Dennis Ciotti – Planning Board

Others:

Gretchen Young (Engineering)
 Rebecca Jalbert (Inspection Services)
 Chad Kageleiry
 Eric Weinrieb
 Cory Belden
 Tom Severino

No audio recorder was available for this meeting.

Approval of Prior Meeting Minutes of November 20, 2014

White made a motion to approve the minutes, Bird seconded. Vote: Unanimous

Planning Comments:

P15-03

Cover Sheet:

- Add Dover Planning Board File P15-03
- In title, replace “Site Review Plans” with “Right-of-Way Plans”
- Correct Parcel ID to read “Assessor’s Parcels H-53 and H-58”
- Remove Lot Line Adjustment Plan from index and set
- In index, rename “Overall Site Plan” to “Overall Right-of-Way Plan”

Sheet C-1:

- Right-of-way requires waiver from 1000 ft. maximum dead end street length (155-33.J)

Other:

- Consider eliminating redundant roadway utility sheets

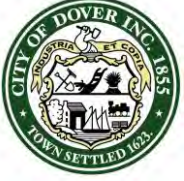
P15-04

- Impact fees and water and sewer investment fees will be assessed
- Provide traffic impact analysis
- Provide neighborhood plan
- Provide streetscape plan
- Provide building architectural plan
- Provide floor plans
- Conservation Commission review required per Groundwater Protection requirements and for Conservation District impacts
- Compliance with 170-28.3.G (Development Review Model) required prior to issuance of building permit
- CUP required for reduced parking per 149-14.D(4)(a)
- Address approved gravel pit reclamation plan for subject property (P13-09)
- Plan should reference agreement and include site plan re: remediation of damage to Lot H-56 (owned by the City of Dover); a bond will be required to ensure that this work is completed

Cover Sheet:

- Add Dover Planning Board File P15-04
- Remove “(connecting to Mast Road)” from title
- Correct Parcel ID number

Existing Conditions Plan:



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-03 & 04

Application Type: Site Plan Review
Applicant(s): Summit Land Development/H53 Mast Road, LLC
Owner(s): H53 Mast Road, LLC
Location: Mast Road (Tax Map H, Lot 53)
Date: January 8, 2015

- Show zoning boundaries including Conservation District areas
- Use post-lot line adjustment and subdivision property boundaries
- Note 6: Add reference to Groundwater Protection Zone and Conservation District
- Add note re: wetland delineation

Sheet C-1:

- Waiver required from 149-14.D(5)(f) which requires an investigation into the use of pervious materials for parking lot
- Add sheet showing improvements in context of full site
- Depict fire lane
- Provide dumpster and loading area screening per 149-15.A
- Add Common Site Plan Notes 13, 14, 15, 17-20, 22, 24, 26, 28, 30 and 31
- Add note re: development agreement
- Note 1: clarify whether the plan is being submitted for approval of all development phases and how many phases are planned
- Note 5 indicates the lot area is 35.0 acres conflicting with Note 3 which gives a lot area of 35.88 acres
- Note 5 indicates a provided parking setback of 37 ft; the site plan shows a setback of 39 ft.
- Note 5: remove "(75 ft. if building is 150 ft. or more from a residential district)" language from the max. building height
- Note 5: provide correct impervious calculation (includes paved areas)
- Note 6 provides parking calculations for "manufacturing"; any office portion? Clarify note 1 which indicates the building is commercial and industrial.
- Note 6: replace waiver reference with required CUP
- Note 7: remove the word "potentially"
- Depict impacted Conservation District/steep slope areas

- Remove business sign
- Sheet L-1:

- If site plan is for approval of all phases, plan should show entire project
- Along the "future phase" parking lot, demonstrate compliance with 149-14.G(2)(a) (perimeter landscaping)

Lighting Plan:

- Provide photometric report
- Provide lighting to the rear of the future expansion building and temporary lighting to the rear of the Phase 1 building

Police Department Comments:

P15-03

- What type of street light is proposed for cul-de-sac? Can you include it on the site lighting plan?
- How far does the sidewalk extend along Stonewall Drive? Hard to determine between the two matching sheets.
- Provide contribution toward, or arrange for upgrade, of Durham/Mast intersection to create dedicated left turn lane for Route 108N. At the traffic signal, incorporate a flashing yellow arrow for permissive mode left turns on the Route 108 approaches.

P15-04

- "Site Lighting Plan" sheet, light type A4 is shown in key but doesn't appear on the plan.

Fire/Inspections Comments:

P15-04

- Gravel access drive around building could impact calculations for fire code – consider paving it
- May need more than one fire department connections in building

Engineering Comments: (see attached memo)

Planning Board Comments:

P15-04

- Reclamation of land needs to be addressed
- Intersection concerns for large trucks

Adjournment: Clark made a motion to adjourn, White seconded.

Vote: Unanimous

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TRC\Notes\2015.01.08_Summit Land Development P15-03 & 04.docx

NOT FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JANUARY 16, 2015

NO.	DESCRIPTION	BY	DATE
0	PB SUBMISSION	EDW	12/17/14
1	PER TRC COMMENTS	EDW	01/16/15

DRAWN BY: _____ EBS
APPROVED BY: _____ EDW
DRAWING FILE: 4597-SITE-DESIGN.dwg

SCALE: 24"x36" 1" = 50'
12"x18" 1" = 100'

OWNER/APPLICANT:

H53 MAST ROAD, LLC
c/o SUMMIT LAND DEVELOPMENT

340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
STONEWALL KITCHEN
PROPOSED INDUSTRIAL
DEVELOPMENT
(FILE NO. P15-04)

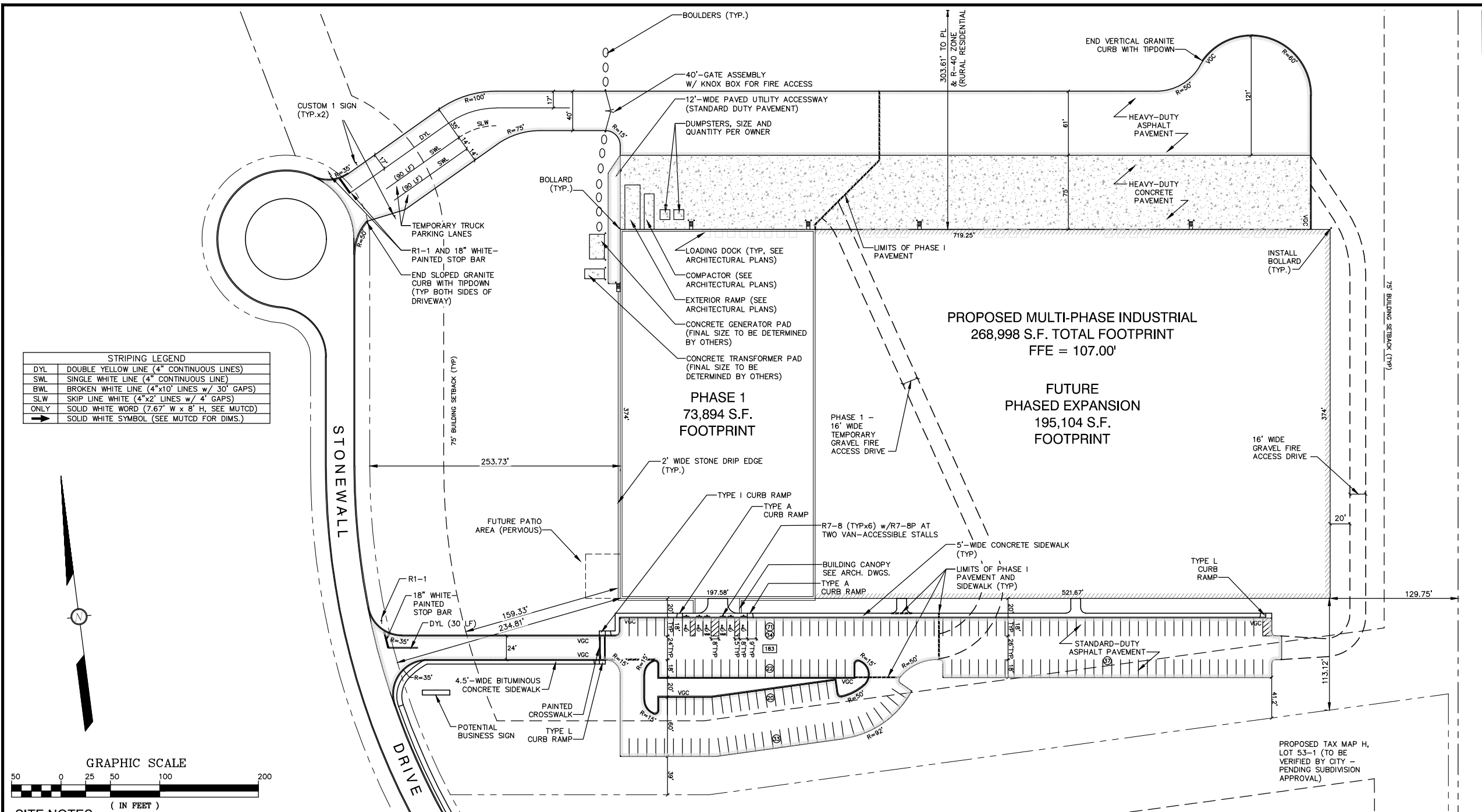
TAX MAP H, LOT 53
STONEWALL DRIVE
DOVER, NH

TITLE:

SITE PLAN

SHEET NUMBER:

C-1



SITE NOTES

- DESIGN INTENT - THE INTENT OF THIS PLAN SUBMITTAL IS TO PROVIDE THE NECESSARY INFORMATION TO GAIN PLANNING BOARD APPROVAL FOR THE INITIAL PHASE OF THE PROPOSED INDUSTRIAL DEVELOPMENT AND TO DEPICT THE DEVELOPMENT OF THE PROJECT SITE TO INCLUDE ±268,998 SF OF COMMERCIAL/INDUSTRIAL BUILDING FOOTPRINT SPREAD OVER MULTIPLE PHASES TOGETHER WITH ASSOCIATED PARKING, ACCESSWAYS, UTILITIES AND OTHER IMPROVEMENTS. THIS PLAN SET IS INTENDED TO BE SUPPLEMENTED PRIOR TO CONSTRUCTION. THIS PLAN SET PROVIDES DETAILED INFORMATION FOR THE SITE IMPROVEMENTS CONSTRUCTION.
 - DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS. SEE PROJECT MANUAL APPENDICES FOR COPY OF PERMITS.
 - PROJECT PARCEL:
TAX MAP H LOT 53 (TO BE VERIFIED BY CITY - PENDING SUBDIVISION APPROVAL)
±1,562,969 S.F. (±35.88 AC.) (PENDING SUBDIVISION APPROVAL)
 - ZONE: I-4 (INDUSTRIAL - ASSEMBLY AND OFFICE)
& R-40 (RURAL RESIDENTIAL)
SECONDARY GROUNDWATER PROTECTION DISTRICT OVERLAY
CONSERVATION DISTRICT OVERLAY
 - DIMENSIONAL REQUIREMENTS (ZONE I-4) PROVIDED
- | MIN. LOT AREA: | 217,800 S.F. (5 ACRES) | 35.0 AC. |
|-----------------------|------------------------|----------|
| MIN. STREET FRONTAGE: | 400' | 600' |
| FRONT SETBACK: | 75' | 238' |
| SIDE SETBACK: | 75' | 110' |
| REAR SETBACK: | 75' | 129' |
- PARKING REQUIREMENTS:
MANUFACTURING: 1 SPACE / 500 S.F. GFA
PHASE I = 73,894 S.F. / 500 = 148 SPACES REQUIRED
PHASE I = 56 SPACES PROVIDED
FUTURE PHASES = 195,104 S.F. / 500 = 390 SPACES REQUIRED
TOTAL = 538 SPACES REQUIRED
FUTURE PHASES = 127 SPACES PROVIDED
TOTAL = 183 SPACES PROVIDED **WAIVER OF SEC. 149-14.D(1) REQUIRED** (DEFICIENT 355 SPACES)
HANDICAPPED PARKING STALLS REQUIRED: 6
HANDICAPPED PARKING STALLS PROVIDED: 6
 - CONDITIONAL USE PERMIT POTENTIALLY REQUIRED UNDER ZONING CHAPTER 170-28.3.D(3) FOR MANUFACTURING USE IN THE SECONDARY GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - CONSERVATION DISTRICT REGULATIONS APPLICABLE TO AREAS WITH SLOPES IN EXCESS OF 20% OVER A CONTIGUOUS AREA OF 2,000 S.F. OR MORE. CONDITIONAL USE PERMIT REQUIRED.
 - NO WETLANDS WERE OBSERVED IN THE "ACTIVE PIT" PORTIONS OF THE PROJECT SITE PER HIGHLAND SOIL SERVICES SOIL REPORT DATED MAY 19, 2014.
 - ALL CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN THE CITY OF DOVER & MEET THE MINIMUM STANDARDS OF NHDOT'S "STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION", LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
 - ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
 - BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
 - SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN OTHER AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.
 - PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.
 - PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
 - 6" BOLLARDS SHALL BE INSTALLED AT ALL BUILDING CORNERS WHERE PAVEMENT IS PROPOSED AND AT OTHER LOCATIONS SHOWN ON THE PLAN. SEE BOLLARD DETAIL AND ARCHITECTURAL PLANS.
 - CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
 - UNLESS OTHERWISE NOTED, ALL CURBING SHALL BE NEW VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
 - THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
 - CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
 - A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE DEVELOPER, DESIGN ENGINEER, EARTHWORK CONTRACTOR, AND THE CITY ENGINEER PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 - CONTRACTOR SHALL MAINTAIN RECORD INFORMATION AND PROVIDE RECORD DRAWINGS TO THE OWNER.
 - PARCEL IS WITHIN DOVER AQUIFER SECONDARY GROUNDWATER RECHARGE PROTECTION OVERLAY DISTRICT. THE USE OF SALTING PAVED SURFACES & WALKWAYS SHALL BE LIMITED. SANDING SHALL BE THE PRIMARY AGENT USED TO CONTROL ICING CONDITIONS. CALCIUM CHLORIDE SHALL BE USED IN REDUCED QUANTITIES AND SHALL BE APPLIED ONLY WHEN NECESSARY.
 - THE GRAVEL FIRE ACCESS DRIVE SHALL BE MAINTAINED YEAR ROUND.
 - SEE SHEET C-4 FOR LEGEND.

P-4597





CITY OF DOVER

DOVER PLANNING BOARD - AGENDA

Meeting Type: Workshop
Meeting Location: City Hall Council Chambers, 288 Central Avenue
Meeting Date: **Tuesday, February 3, 2015**
Meeting Time: **7:00 pm**

PRESENTATION AND DISCUSSION REGARDING:

1. Presentation of proposed Land Use Master Plan Chapter – Steve Whitman of Jeffrey H. Taylor & Associates, Jerry Reese - Steering Committee Chair and Steve Bird - City Planner.
2. Proposed Sign Ordinance Amendments.

The public is welcome to attend.