

**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: City Hall, Council Chambers  
Meeting Date: **Tuesday, April 28, 2015**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- April 14, 2015 Regular Meeting Minutes.

### 3. OLD BUSINESS

- A. Update on a Conditional Use Permit for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. Proposal is to build a subdivision road and associated utilities that will impact 4,900 sq. ft. of the 50-foot wetlands buffer. \*(P14-57)
- B. Update on an Open Space Subdivision for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. (49 lots) \*(P14-58)

### 4. NEW BUSINESS

- A. 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) \*(P15-02A)
- B. Consideration and acceptance of an amended Conditional Use Permit for H53 Mast Road, LLC, Assessor's Map H, Lot 53, zoned I-4 & R-40, located on Mast Road. (Impervious coverage greater than 20% - increasing from 30.9% to 33.9%) \*(P15-08A)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for 150 Venture Drive, LLC, Assessor's Map D, Lots 9A & 11A. \*(P15-21)
- D. Discussion and possible posting of Zoning Amendments.

### 5. STAFF COMMENTS

### 6. MEMBER COMMENTS

### 7. ADJOURNMENT

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

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



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – City Hall, 288 Central Avenue  
Meeting Date: **Tuesday, April 14, 2015**  
Meeting Time: **7:00 pm**

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

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

**Staff Present:** Christopher Parker, Assistant City Manager, Steve Bird, City Planner, Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:03 p.m.

### 1. CITIZENS' FORUM

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

### 2. APPROVAL OF THE PRIOR MINUTES

- March 24, 2015 Regular Meeting Minutes.

**Motion:** K.Schuman made a motion to approve the March 24, 2015 Regular Meeting Minutes. Seconded by F.Torr.  
Vote: U/A

### 3. OLD BUSINESS

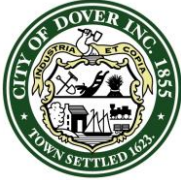
NONE.

### 4. NEW BUSINESS

- A. Preliminary public hearing per Chapter 155-22-C-1, for consideration and possible vote on an Open Space Subdivision of land for MCL Builders and Developers, LLC (Owners: Mace Family Revocable Trust) Assessor's Map I, Lots 6-C, zoned R-12, located at 46 Back River Road (7 lots) \*(P15-05)

C.Parker gave an overview of the case stating the criteria does not meet the mandatory Open Space Subdivision requirement which is why it has been brought before the Planning Board for review, adding that the Board has up to 30 days to make decision.

Bob Stowell of Tritech Engineering Corporation, represented the applicant He addressed the options for a Conventional Subdivision or an Open Space Subdivision, adding that the Open Space Subdivision plan is the preferred option. He displayed plans for the Board showing the seven lots, adding lot #7 does not meet the build to requirement. He stated the applicant received a variance from the Zoning Board of Adjustment to develop a Conventional Space Subdivision which would have a private road that would be maintained through a Home Owner Association. He addressed the Open Space Subdivision plan with the option to keep the barn with a narrow right of way, adding that the applicant would like to keep the barn and it has been well maintained. He further stated the environmental aspects consisting of less pavement for a private road and the applicant would stipulate no tree removal along the Bellamy River. He addressed the minimum requirement of five acres needed for the Open Space Subdivision, adding the additional 25,000 sq. ft. open space provided by the Bellamy River and the Conservation District to provide this concept.



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## DOVER PLANNING BOARD – MINUTES

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C.Parker confirmed with B.Stowell that the right of way on the Open Space Subdivision plan is 30-35 ft. C.Parker stated the requirement is 50 ft. for six or more lots and the waiver requirement would follow standards for private road, adding the applicant would need to amend this by asking for two waivers instead of one due to the right of way.

Discussion ensued regarding the open space public access locations consisting of Picnic Rock, a river walk along the Bellamy River, and the easement behind lots #5 and #6 and parking to be located behind the barn. Discussion continued with the preservation of the barn and the historic research necessary to maintain it. D.Ciotti stated the Board could stipulate this as a condition.

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

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

### **STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board hold a preliminary public hearing and then make a determination as to whether the applicant can process the application as an open space subdivision or if a conventional subdivision would be preferred.

Discussion ensued regarding the setbacks, the size of the buffers and the need for a waiver for the buffer. Discussion continued with the layout design and the need for the application to go before the Technical Review Committee.

**Motion:** F.Torr made a motion to approve the recommendation for open space subdivision. Seconded by T.Clark. Vote: U/A

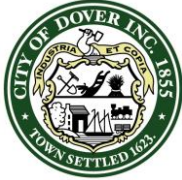
- B. Consideration and acceptance of a Conditional Use Permit for Bradford Dawn Real Estate, LLC (Owner: Mark Phillips), Assessor's Map D, Lot 16-F, zoned B-4, located at 383 Sixth Street. Proposal is to build a restaurant and office building, parking lots, drainage and site grading that will impact the 50-foot wetlands buffer (1,600 sq. ft. - temporary). \*(P15-15)
- C. Consideration and acceptance of a Site Plan Review for Bradford Dawn Real Estate, LLC and Craig Jewett (Owner: Mark Phillips), Assessor's Map D-1, Lot 16-F, zoned B-4, located at 385 Sixth Street. Proposed 7,800 sq. ft. of restaurant and general office space, with 38 parking spaces and utilities. \*(P15-12)

C.Parker gave the overview of the case stating the application has been to the Technical Review Committee twice and the applicant has addressed the concerns regarding the application.

Jonathan Ring of Jones and Beach Engineers, Inc., represented the applicant and introduced Mark Phillips, the owner, and Craig Jewett of Bradford Dawn Real Estate, LLC. J.Ring presented the information regarding the development of the site, adding all the Technical Review Committee and Planning Staff comments have been addressed.

T.Clark stated the need for access for the Fire Department turning apparatus and other modifications which needs to be on the plan set. J.Ring stated they would install a sign for the fire lane and the paint will be removed in the back.

**Motion:** F.Torr made a motion to accept the applications for items 4.B and 4.C. Seconded by L.Skinner. Vote: U/A



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Meeting Type: Regular Meeting  
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Meeting Date: **Tuesday, April 14, 2015**  
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*Public Hearing Open. Nobody Spoke. Public Hearing Closed.*

### **STAFF RECOMMENDATION (P15-15):**

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 wetlands and wetland buffers shall be marked in the field prior to any earth disturbance activities.
2. The erosion and sediment control features shall be installed prior to any earth disturbance activities.

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

### **STAFF RECOMMENDATION (P15-12):**

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 applicant shall revise the plan to add a note that the sewer service connections between the schedule 40 PVC pipe and the SDR 35 PVC pipe shall be made using a solid sleeve gasket connection, no glued joint are permitted outside of the building.
4. The applicant shall revise the plan to add a note that the water thrust blocks shall be a minimum of 2' x 2' x 3' precast concrete blocks.
5. The applicant shall revise the drainage plan and utility plan to show the two "exiting" outlets from off-site areas in a lighter pen weight or remove them all together.
6. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.
7. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
8. 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.

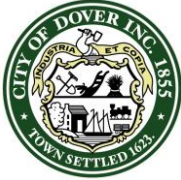
#### **Conditions to Be Met Prior to Any Construction Activity:**

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

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

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

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



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

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

D. Discussion and possible posting of Zoning Amendments.

CParker gave an overview and review from the last meeting. He stated that a clean copy will be distributed to the Board members once the amendments are posted.

S.Bird addressed the changes for the Zoning amendments as listed on the document distributed to the Board members, as well as the new table for the Heritage District and the Groundwater Protection Zone map.

Discussion ensued regarding the Groundwater Protection Zone map designed by Dean Peschel and the need to contact him to determine if the map consists of the new well on Mast Road and if the secondary groundwater is expanding.

C.Plante asked about the build to and setbacks for the St. Charles development pertaining to the changes. C.Parker stated for new subdivisions the average setback shall be the build to line, and the existing structures shall have a 25 ft. setback in the R-12 District.

C.Parker confirmed the tables will indicate language that will be stricken for the review of the Ordinance Committee and the City Council.

Discussion ensued regarding changing the building maximum story level to five in the Central Business District where the standard is typically two to four stories and currently there is no height restriction. Discussion continued with how the buildings are measured and the building code restrictions mandated by the building department.

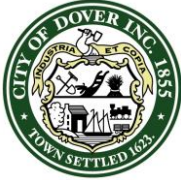
D.Ciotti asked if item E under the Alternative Treatment Center was changed from reviewed to approved. S.Bird stated he will verify this with T.Corwin.

Discussion ensued regarding possibly changing the excavation review from one to two years. C.Parker stated a concern with changing to more than two years, especially if there is a change in pit operators. Discussion continued regarding the possibility of an operator change and stipulating a change requiring review for change of operator.

S.Bird stated the plan is to do a City wide mailing for all the amendments in May, and having the hearings in June. These will be mailed out to all the property owners.

**Motion:** D.White made a motion to post as amended by the Planning Staff. Exceptions noted by the Planning Staff are 5, 14, and 20, and the ones already posted. Seconded by F.Torr. Vote: U/A

C.Parker stated the Board could still make changes to the amendment after posting. He added once these are posted they are in effect, and those who bring in applications will be notified of the changes posted. He stated the mailing is established with an overview of each amendment for every property owner to let them know of the hearing. He clarified the process for public consideration for the amendments. He further stated the Planning Staff will come back with the corrections to 5, 14, and 20 to post all at once. He asked the Board members to consider a Workshop meeting for May 12, 2015.



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E. Discussion and possible posting of Site Review Amendments.

C.Parker stated this public notice is different than the City wide mailing. The public is notified on the City's website and the bulletin boards in City Hall and the library, and an advertisement in Foster's newspaper.

**Motion:** K.Schuman made a motion to post the Site Review amendment. Seconded by B.Garrison. Vote U/A

### 5. STAFF COMMENTS

C.Parker gave information regarding the three lot merger forms for 7 South, LLC, adding these do not require a public hearing but a public notice. D.Ciotti read the lot merger information to the Board members. C.Parker stated the property owner is taking the four lots and merging them to one lot to make them conforming. L.Skinner addressed the traffic access in that area as problematic.

**Motion:** C.Plante made a motion to accept and approve the lot merger. Seconded by K.Schuman. The lot merger was approved by the Board with a show of hands. Vote U/A

C.Parker stated the City Council approved in the budget an additional position in the Planning Department for a full-time Assistant City Planner. He added the Planning Department will be hiring two people because T.Corwin, Assistant City Planner, has submitted his resignation.

There was an obituary notice in the paper for Jeff Taylor who will be missed by the Planning community.

The Transportation Chapter Master Plan has received five bids. The Planning Staff will work with a purchasing agent to set up interviews and go to City Council with the project costs. Also, there have been inquiries from people to be on the sub-committee.

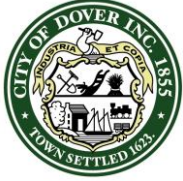
### 6. MEMBER COMMENTS

F.Torr stated he noticed the excess material of one project in one area is used to help another project in another area. Crushed ledge was brought it from Stonewall Kitchen to assist another site project used on Dover Point Road.

D.Ciotti stated the Silver Street construction is progressing ahead of schedule.

### 7. ADJOURNMENT

**Motion:** K.Schuman made a motion to adjourn at 9:11 p.m. Seconded by C.Plante. Vote: U/A



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-57

Application Type: Conditional Use Permit for Wetland Buffer Impact  
Applicant(s): Changing Places, LLC  
Owner(s): Jeffrey & Darlene White  
Location: Emerald Lane (Assessor's Map F, Lot 15)

**INTENT:** To obtain a Conditional Use Permit for an encroachment within the 50-foot wetlands buffer for the construction of a subdivision road and associated utilities. The total buffer impact is 4,900 square feet.

**LOTS/UNITS PROPOSED:** 49 lots

**AGENDA ITEM #:** 3-A

**ACREAGE:** 73.822 Acres

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

**EXISTING LAND USE:** Vacant lot

**PROPOSED LAND USE:** 49 single family lots in an Open Space Subdivision

**SURROUNDING LAND USE:** Single family residential

**ZBA ACTION:** None

**ATTACHMENTS:** Revised Conditional Use Permit Application and Conservation Commission minutes

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- Conditional Use Permit for wetland buffer impact

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is requesting to impact the 50-foot wetlands buffer to construct a subdivision road and associated utilities.

The applicant appeared before the Conservation Commission on October 14, 2014 and November 10, 2014 (minutes enclosed). The Conservation Commission voted to endorse the application on November 10, 2014.

**Consistency with Land Use Regulations**

The Wetlands Protection Ordinance provides for Conditional Use Permits to allow impacts to the 50 foot wetlands buffer if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The application meets those standards.

**STAFF RECOMMENDATION:**

The Planning Department recommends that the Planning Board allow the applicant provide an update on the status of the plans and the drainage analysis, reopen the public hearing and then table the application.

APR 20 2015

Dover, New Hampshire



# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: February 19, 2014]

Office Use Only	Project #:	<u>P14-57</u>	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Changing Places, LLC Telephone # (603) 749-3800

Address of Applicant: 42J Dover Point Road, Dover, NH 03820

E-Mail Address: changingplacesllc@gmail.com

Name of Property Owner (if different from applicant): Jeffrey & Darlene White Telephone # (603) 749-7528

Address of Property Owner: 32 Piscataqua Road, Dover, NH 03820

### PROPERTY INFORMATION

Assessor's Map # F Lot(s) # 15

Address of Property: Emerald Lane

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

Existing Use of Property: Vacant Land

### 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:

Construction of a roadway and associated utilities within the Wetlands Protection District.  
The construction is limited to a 4,900 square foot Wetlands Buffer Impact and does not include  
any Wetlands Impact.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE

Robert J. Stowell

Name of Professional That Prepared Plans: Tritech Engineering Corp.

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


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

**SIGNATURES**

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

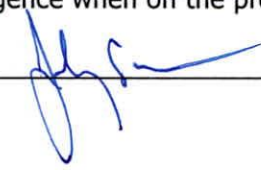
Signature of Property Owner:  Date: 8-27-14

Signature of Applicant (if different from owner):  Date: 8-27-14

Signature of Agent:  PRESIDENT Date: 08/28/2014

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

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



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

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

**MEMBERS PRESENT:** Bill Hunt (Chair), Kevin Perron, Cora Quisumbing-King, Richard Erickson, Isaac Epstein (Alternate), Tristan Donovan (Alternate)

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

**OTHERS PRESENT:** City Councilor Jason Gagnon, Robert Stowell, Doug Larosa, John O'Neil, Scott O'Neil, FX Bruton, Cory Belden, Bill Green

The meeting was convened by Hunt at 5:30 PM.

### 1. APPROVAL OF THE PRIOR MEETING MINUTES

*Epstein moved to approve the October 14, 2014 minutes, Erickson seconded. Vote: Five in favor, one abstention (Epstein).*

### 2. OLD BUSINESS

- A. City of Dover Conditional Use Permit for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. Proposal is to build a subdivision road and associated utilities that will impact 7,000 sq. ft. of the 50-foot wetlands buffer.

Stowell and Larosa were present to review the proposal. A map of lots 22 and 23 was distributed that shows the grading around the houses.

Stowell: A homeowners association will maintain the lots including landscaping and mowing.

Wetland buffer signs will be installed. The same impact area was approved 9 years ago and the impact area was 26,000 square feet. We have reduced the buffer impact to 4,900 square feet on an 80 acre parcel, with no wetland impact. Drainage will be directed to bioretention areas.

Hunt: What will happen with the slope next to the guardrail?

Larosa: An erosion blanket will be installed to control soils and grass will be planted.

Donovan: Did you review the values of the wetland functions?

Larosa: Yes we had a wetland scientist do a wetland function and value report.

Stowell: The AOT permit has been filed and the Planning Department will do a peer review of the drainage study.

Hunt: How would the wetland buffer signs be maintained?

Stowell: It could be added to the operation and maintenance plan and become the responsibility of the HOA.

Gagnon: I have a concern about trees that are close to the houses being a safety issue.

Stowell: Dead and diseased trees can be removed by right.

Perron: Would one of the lots near the cul-de-sac be lost?

Stowell: No the lots remain.

Quisumbing-King: Were the questions that Gasses had at the last meeting answered?

Donovan: I think the questions regarding minimization were addressed by the reduction in buffer impacts and the function and value report.

Perron: Did you bring pictures of the drainage devices?

Larosa showed the detail sheets of the house drip edge.

O'Neil: We will have a landscape company doing all the yard maintenance.

Perron: What about fertilizer use?



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
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Meeting Date: Monday, November 10, 2014  
Meeting Time: 5:30 pm

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

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

### 3. NEW BUSINESS

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

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

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

Perron confirmed that the debris will be hauled off site.

Epstein confirmed that house was built in the 1930's or 1940's.

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

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

Belden: There is some sheet flow into the buffer.

Gagnon: What type of septic system are you installing?

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

Bruton: DES approved the septic system permit today.

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

Bird asked Bruton to comment on the variance application for front setback.

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

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

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

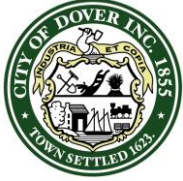
- B. Review of Conservation Land Plan Received from Washington Highlands Homeowners Association/Morrison Lane

Bird: We received by mail a conservation land plan that is 1 and ½ pages long from the HOA. We have been waiting for this for many months. I would suggest that we invite someone from the HOA to the December meeting to present the plan and answer questions.

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

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

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



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P14-58

Application Type: Open Space Subdivision  
Applicant(s): Changing Places, LLC  
Owner(s): Jeffrey & Darlene White  
Location: Emerald Lane (Assessor's Map F, Lot 15)

**INTENT:** To subdivide an existing lot on Emerald Lane into forty-nine lots. This is proposed as an Open Space Subdivision, with 44.531 acres being preserved as open space. All the lots would be served by municipal water and sewer.

**LOTS/UNITS PROPOSED:** 49 lots

**AGENDA ITEM #:** 3-B

**ACREAGE:** 73.822 Acres

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

**EXISTING LAND USE:** Vacant lot

**PROPOSED LAND USE:** 49 single family lots in an Open Space Subdivision

**SURROUNDING LAND USE:** Single family residential

**ZBA ACTION:** None

**ATTACHMENTS:** Major Subdivision Plan, letter dated April 13, 2015 from Tritech Engineering Corporation, Peer review of traffic assessment prepared by Sebago Technics dated November 5, 2014

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- Conditional Use Permit for wetland buffer impact

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is requesting a 49 lot Open Space Subdivision.

This parcel was previously approved for a 37 lot subdivision in 2005, but it was never built and the subdivision expired.

The applicant appeared before the Technical Review Committee on September 11, 2014. The Planning Board voted to accept the application on October 14, 2014 and held a site walk on October 18, 2014.

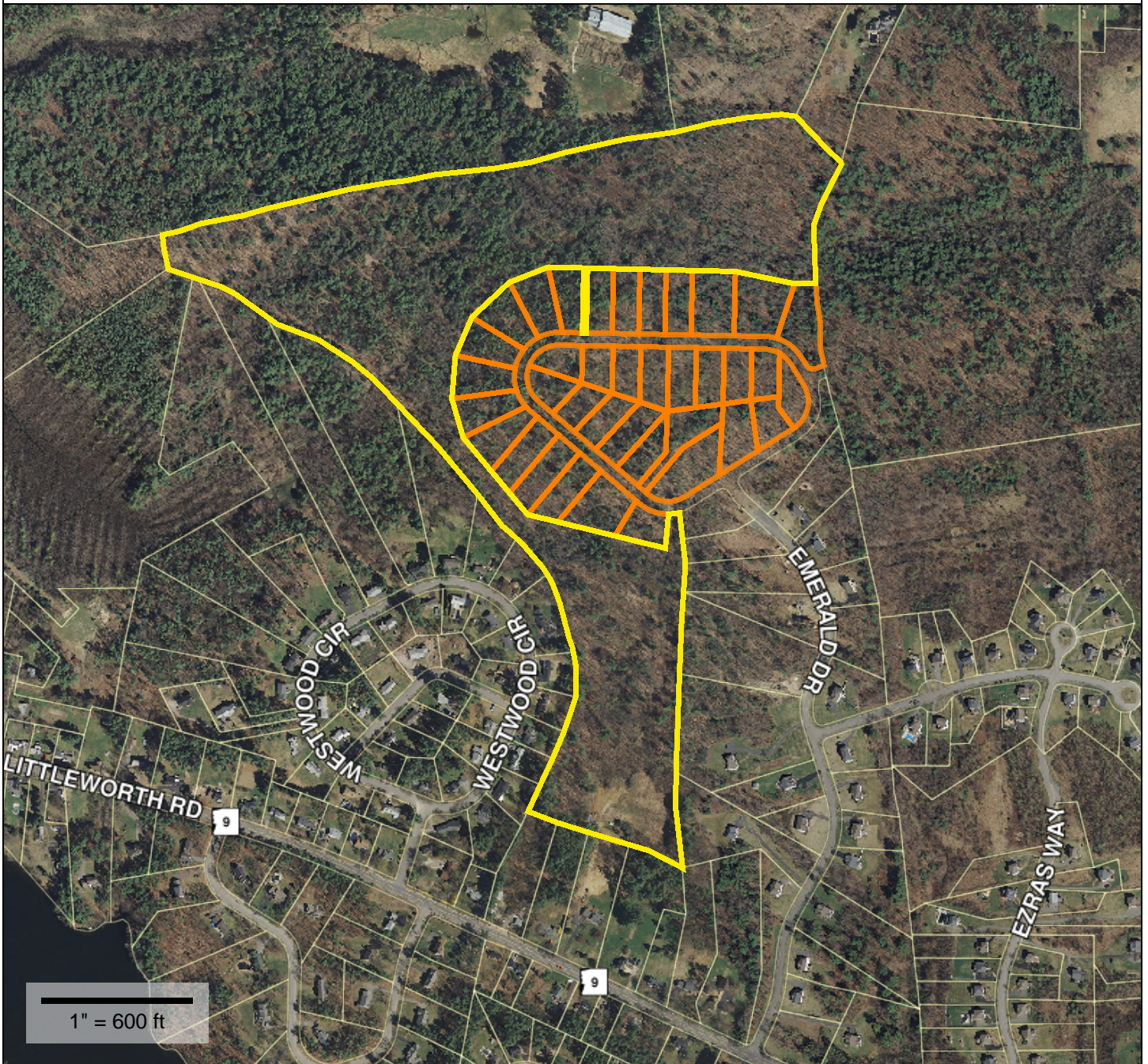
**Consistency with Land Use Regulations**

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. The plan is consistent with the purpose of the R-40 District, which allows for single family neighborhoods in an Open Space subdivision.

**STAFF RECOMMENDATION:**

The Planning Department recommends that the Planning Board allow the applicant provide an update on the status of the plans and the drainage analysis, reopen the public hearing and table the application.

# Indian Ridge



**Property Information**

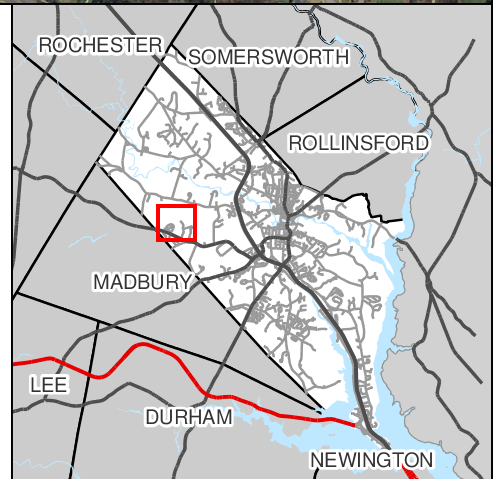
**Property ID** F0015-000000  
**Location** LITTLEWORTH RD  
**Owner** WHITE JEFFREY S &  
 WHITE DARLENE KAY



**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, 2015



April 13, 2015

RECEIVED  
Planning Office

APR 13 2015

Dover, New Hampshire

Christopher G. Parker, AICP  
Director of Planning and Community Development  
City of Dover, Planning Department  
288 Central Avenue  
Dover, New Hampshire 03820

**Subject: *Open Space Subdivision of Land – P14-58***  
**INDIAN RIDGE**  
Dover Tax Map F Lot 15  
Emerald Lane  
Dover, New Hampshire  
Job No. 04200

Dear Christopher:

Enclosed please find the following:

- One (1) full-size copies of Subdivision and Construction Plan set.
- Fourteen (14) half-size copies of the Subdivision and Construction Plan set.

We look forward updating the Planning Board at their April 28, 2015 meeting.

## **A. Technical Review Committee Meeting – September 11, 2014**

### **Planning Department Comments:**

1. *Impact fees and water and sewer investment fees will be assessed.*
  - The Applicant is aware of this requirement.
2. *Need lot line adjustment application for the two existing lots on Emerald Lane, with Emerald Woods Development LLC as the co-applicant/owner.*
  - The configuration was achieved by approval in 2004. See plan reference 78-7 at the Strafford County Registry of Deeds.
3. *Need existing conditions plan with all required features.*
  - EX-1, EX-2, EX-3, and EX-4 have been added to the plan set.
4. *Provide traffic impact analysis.*
  - The Traffic Impact Analysis was provided on October 13, 2014 and a peer review has been completed.
5. *Provide fiscal impact analysis.*
  - The Fiscal Impact Analysis was provided on October 13, 2014.
6. *Provide location map.*
  - A Location Plan has been added to the applicable plans.
7. *Revise neighborhood plan to add existing houses.*
  - Sheet T-2 has been revised as requested.

8. *Provide map/plan showing comparison of prior wetland delineation with current wetland delineation.*
  - This plan was provided on October 6, 2014.
9. *Need NHDES Alteration of Terrain Permit.*
  - The NHDES Alteration of Terrain Permit is pending.
10. *Consider holding neighborhood meeting.*
  - The Applicant was unable to hold a neighborhood meeting.

#### **S-1**

1. *Provide 25 ft. trail easement.*
  - The plan has been revised to include this trail easement.
2. *Add note that there shall be no further subdivision of the lot nor any increase in density.*
  - This note has been added to Sheet S-1.
3. *Provide engineer or surveyor stamp.*
  - Professional stamps will be provided on the final plans.
4. *Add note re: presence of Wetland Protection District.*
  - This has been added to Note 7.
5. *Note 7: add 100 ft. setback from existing structures requirement – confirm compliance.*
  - This has been added to Note 7.
6. *Add Common Site Plan Notes 9, 12, 16, and 24.*
  - These notes have been added to the plan.
7. *Label the areas of open spaces.*
  - The open space has been labeled as Lot 15-OPN on the applicable plans.
8. *Provide note regarding intended ownership of Viridian Lane.*
  - The road name is proposed to be Emerald Lane and is proposed to be a public roadway.
9. *Confirm status of Emerald Lane ownership.*
  - Emerald Lane to Suzanna's Lane has been accepted as a City street, the rest has not.
10. *Identify the owners of the following abutting lots: F-22A-12, F-22A-13, and F-22A-4.*
  - These owners have been added to the plans.
11. *Amend titles of Sheet S-1 through S-5 to distinguish purpose of each.*
  - The plan titles have been revised:  
Sheet S-1 is the Overall Plan  
Sheets S-2 & S-3 have the Open Space Math  
Sheets S-4 & S-5 have the Subdivision Lots & Math

#### **S-2**

1. *Remove stormwater easements from open space calculations.*
  - The stormwater easement is no longer in the Open Space.
2. *Confirm that the two existing lots on Emerald Lane will continue to meet the minimum R-40 District dimensional requirements.*
  - The configuration was achieved by approval in 2004. See plan reference 78-7 at the Strafford County Registry of Deeds.

#### **S-4**

1. *Show road width, curbing and sidewalks.*
  - All proposed infrastructure is shown on the Construction Drawings.
2. *Confirm that areas of Lots 27, 28, 29, and 30 outside of the conservation district meet the min. 20,000 s.f. lot size requirement.*
  - These lots have been reviewed and they each contain 20,000 sq. ft. outside of the Conservation District.

3. *Show shared driveway easements.*
  - These plans have been revised to include these easements.
4. *Remove "boundary line to be abandoned" label and line.*
  - This has been removed.
5. *Consider 100 ft. setback from existing structures requirement as it relates to proposed structures for the two existing Emerald Lane lots.*
  - 100 feet from any existing is less restrictive than the setbacks already depicted on the plans.

#### **S-5**

1. *Show road width, curbing and sidewalks.*
  - All proposed infrastructure is shown on the Construction Drawings.

#### **C-1**

1. *CUP required for driveway in buffer on Lot 22.*
  - The Conservation Commission has endorsed the CUP for the road construction and limited lot development on Lot 23.
2. *CUP required for any grading required in the buffer for the proposed homes.*
  - Impact to the wetlands buffer is not necessary for lot development.
3. *Consider shared driveway for Lots 12 & 14.*
  - The Applicant prefers separate driveways.
4. *Add street trees.*
  - Street trees have been added to Sheet SP-1.
5. *Provide topo source.*
  - Sheet EX-4 identifies the source of the topography.

#### **C-2**

1. *Consider adding a legend.*
  - A legend has been added to the applicable plans.

#### **Police Department Comments**

1. *No parking signs on one side of street.*
  - No Parking signs have been added to sidewalk side of the new Emerald Lane.

#### **Engineering Comments**

1. *Will meet with Engineer to review comments.*
  - We have met with Engineering and continue to work out specifics.
2. *Put drainage and grading on one sheet.*
  - The plans have been revised.
3. *Provide pdf of plan.*
  - A PDF has been provided.
4. *Remove pavement from existing cul-de-sac.*
  - The plans have been revised.
5. *Examine extending sewer to Tolend Road.*
  - This was reviewed as part of 2005 approval.
6. *Add easement to loop water to Westwood Circle.*
  - The Applicant does not control any property on Westwood Circle and it is not reasonable to require the Applicant to provide an easement.

**Fire/Inspections Department Comments**

1. *Change road name to Emerald.*
  - The road name has been revised.
2. *Will review hydrant locations.*
  - Additional hydrants have been added to the plans.

**Economic Development – none**

**Planning Board Comments**

1. *Consider the impact on existing neighborhood.*
  - The Applicant feels that this project fits well with the Emerald Woods Subdivision and has no interaction with other developments.
2. *Specify constructions hours.*
  - Construction will take place during normally accepted work hours.

Please advise should you have any questions.

Very truly yours,  
**TRITECH ENGINEERING CORP.**



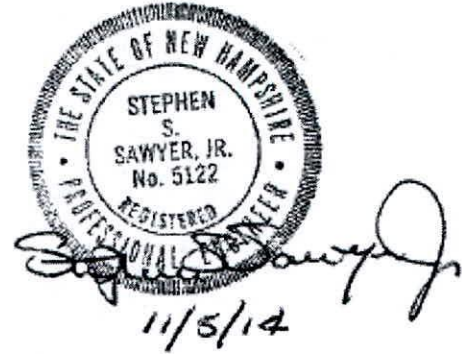
Robert J. Stowell, P.E., L.L.S.  
President

RJS/nas  
Enclosures

## Memorandum

**Project:** 14436  
**To:** Christopher G. Parker, Planning Director  
**From:** Stephen S. Sawyer, PE  
**Date:** November 5, 2014  
**Subject:** Traffic Peer Review – Emerald Woods Phase III

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Per your request, I have completed a Peer Review of the Traffic Assessment by Trittech Engineering Corp, dated October 6, 2014, for Phase III of the Emerald Woods residential subdivision off Littleworth Road in Dover. My review has been performed in accordance with the City of Dover's Traffic Impact Assessment and Analysis Standards provided by your office.

My comments are as follows:

1. The Site Description appears fine.
2. The Roadway Description appears fine.
3. Sight Distance is discussed by the Applicant, but the AASHTO reference cited is Stopping Sight Distance and not Intersection Sight Distance. Stopping Sight Distance is a determinant for the vertical geometry of roadway design; but when there are intersections included in a Project, Intersection Sight Distance must also be considered, and this is usually a larger value.

There is no specific indication in the material that we were provided on how the new intersection would be controlled from a traffic perspective, i.e. which movements would have stop control and which would be free flowing, if any. If the Applicant is proposing a three-way stop (which we believe to be the safest option) then Intersection Sight Distance is not as major a concern as long as all approaching vehicles have adequate Stopping Sight Distance, which may be how the Applicant is planning to accommodate this situation. If so, then it appears that according to their Traffic Assessment the proper amount of Sight Distance is provided. However, it was not possible with the information we were provided to check the Applicant's calculations.

4. Trip Generation. The Applicant used the 9<sup>th</sup> Edition of ITE's Trip Generation Manual, as per the City's ordinance. However, this proposed project represents Phase 3 of a larger residential subdivision. It appears from the drawings provided that Phases 1 and 2 consist of approximately

24 lots, bringing the total lots for the three phases of this development to 73. It is our opinion that the Traffic Impact Assessment should consider the entire project – not just Phase 3 alone. As such, trip generation for this development using the 9<sup>th</sup> Edition of ITE’s Trip Generation Manual would be as follows:

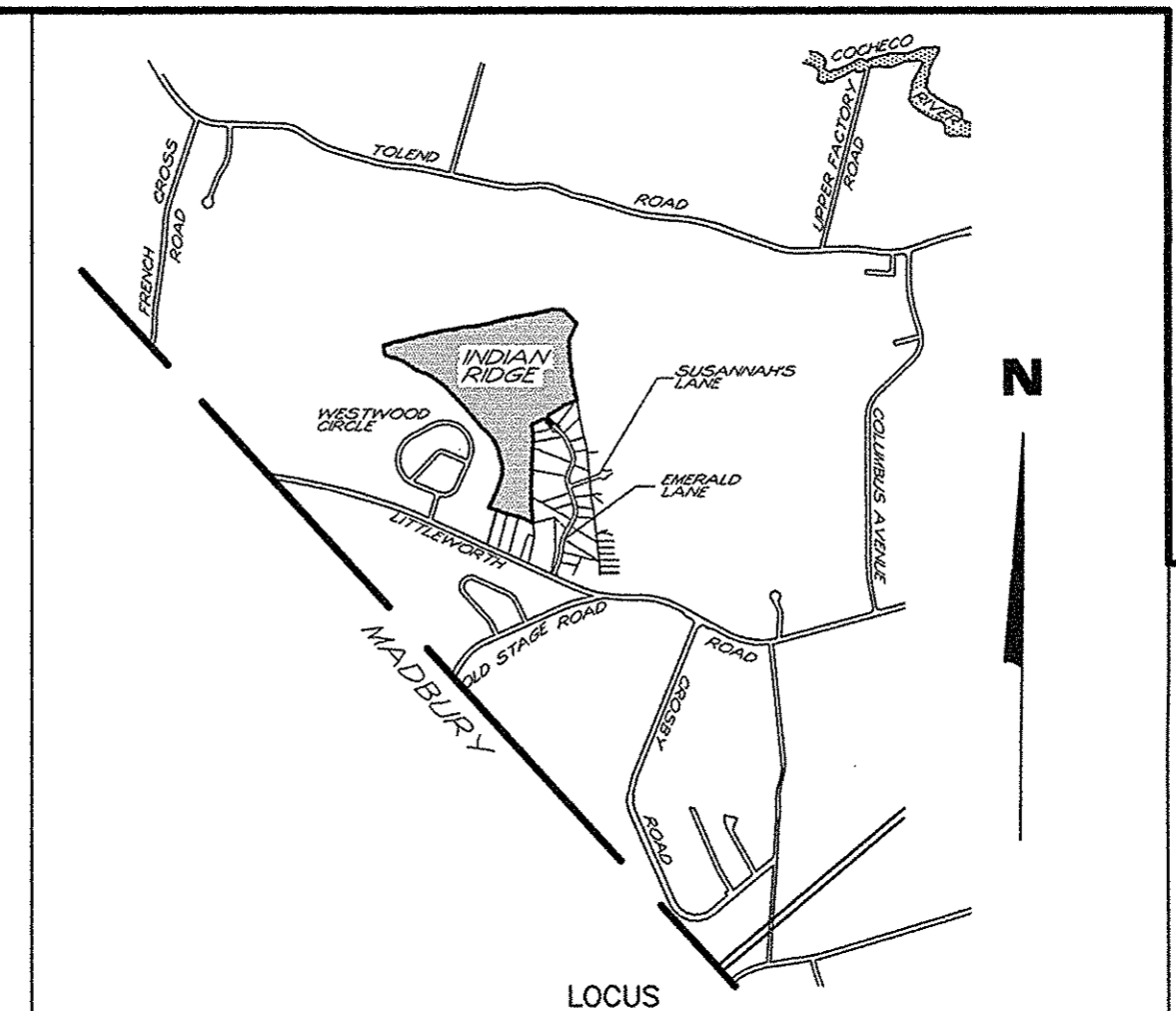
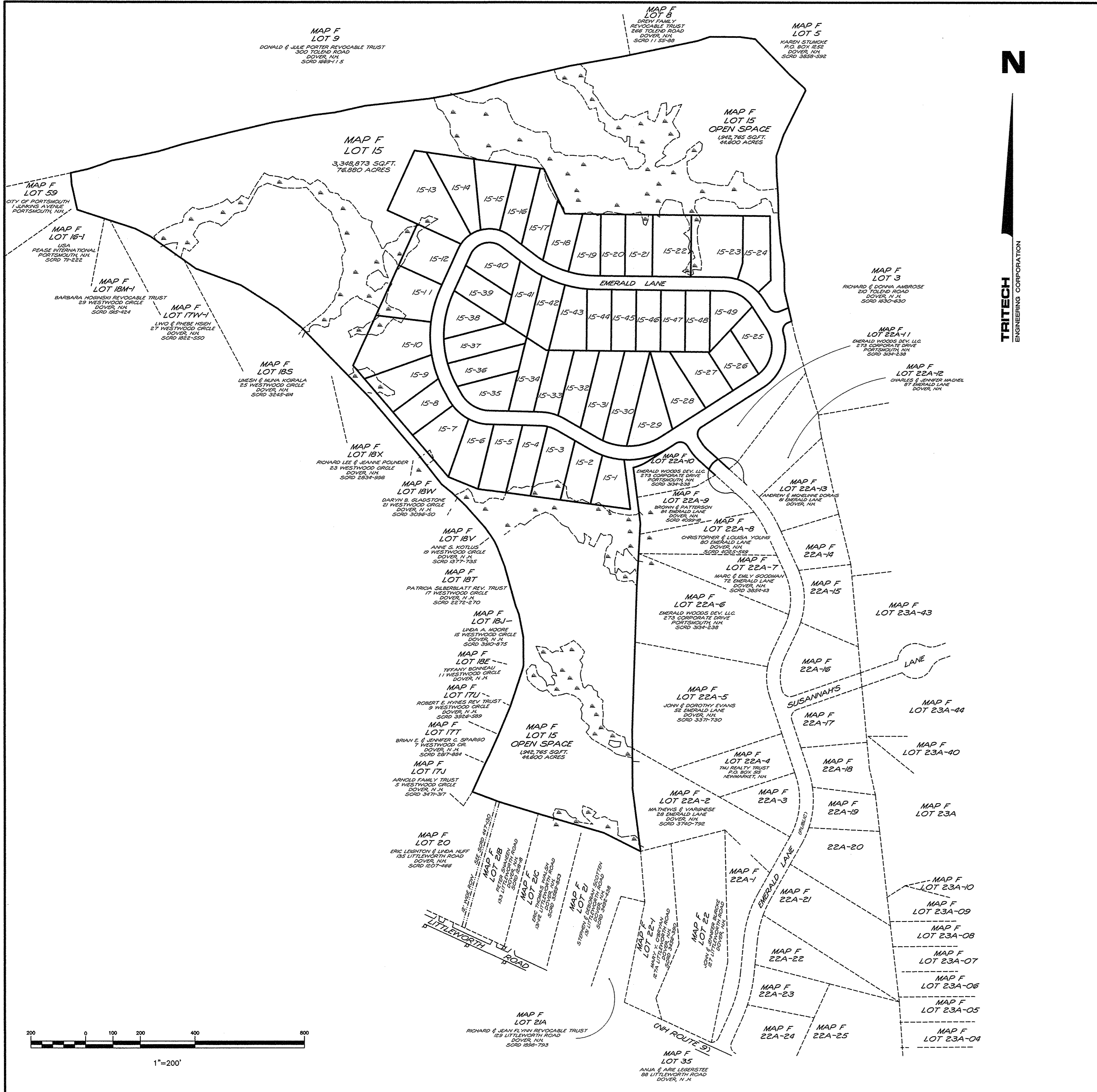
Weekday - Daily	$\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.72$	786 one way trips
Weekday AM Peak Hour of Adj. Street 7:00 – 9:00AM	$T = 0.70(X) + 9.74$	61 one way trips
Weekday PM Peak Hour of Adj. Street 4:00 – 6:00PM	$\text{Ln}(T) = 0.90 \text{Ln}(X) + 0.51$	79 one way trips
AM Peak Hour of Generator	$T = 0.70(X) + 12.12$	63 one way trips
PM Peak Hour of Generator	$\text{Ln}(T) = 0.88 \text{Ln}(X) + 0.62$	81 one way trips
Saturday – Daily	$\text{Ln}(T) = 0.93(X) + 2.64$	758 one way trips
Saturday Peak Hour of Generator	$T = 0.89(X) + 8.77$	74 one way trips
Sunday – Daily	$T = 8.63(X) - 0.63$	629 one way trips
Sunday Peak Hour of Generator	$\text{Ln}(T) = 0.91 \text{Ln}(X) + 0.31$	68 one way trips

An additional point of question in our minds on the topic of trip generation is the connection of Emerald Lane with Susannah’s Crossing, which serves an abutting residential subdivision of about 22 lots. If half of these lots used Emerald Lane for access to Littleworth Road, then an additional 15 trips might be generated in the PM peak hour of this generator, bringing the total to 96, which is still below the City’s peak hour threshold warranting an “Advanced Traffic Analysis”.

Our conclusion on this point, then, is that the current proposal for Emerald Woods will not trip any threshold warranting an Advanced Traffic Analysis. However, the Applicant should keep this in mind moving forward, since it appears like there may be a possibility in the future of a Phase 4 of this Project.

5. Trip Distribution. The Applicant has provided a breakdown of entering and exiting trips from the proposed new dwelling units in accordance with ITE’s Trip Generation Manual guidance.
6. Public Transit. This has been adequately addressed by the Applicant.
7. The Applicant has stamped and signed the Traffic Assessment as per the City’s ordinances.

Let me know if you have any questions or require further input from our office with regard to this Peer Review.



LOCUS (NOT TO SCALE)

**NOTES**

- INTENT TO SUBDIVIDE DOVER TAX MAP F LOT 15 INTO 49 OPEN SPACE LOTS. (SINGLE FAMILY RESIDENTIAL)
- CURRENT OWNER OF RECORD: JEFFREY & DARLENE WHITE  
32 PISCATAQUA ROAD  
DOVER, NEW HAMPSHIRE
- TOTAL LOT AREA: 3,348,873 SQ.FT. - 76,880 ACRES
- TAX MAP F LOT 15.
- PROJECT DEED REFERENCE: BOOK 3885 PAGE 584
- PROJECT PLAN REFERENCE: SUBDIVISION PLAN EMERALD WOODS LITTLEWORTH ROAD DOVER, N.H. TRI TECH ENGINEERING INC. DEC. 10, 2004 SCRD: #78-7
- ZONING: R-40  
MIN. LOT SIZE: 40,000 SQ.FT.  
MIN. FRONTAGE: 150 FT  
MIN. SETBACKS:  
FRONT: 40 FT  
SIDE: 25 FT  
REAR: 15 FT
- BASIS OF POSITION, DIRECTION & VERTICAL DATUM: DOVER GIS SYSTEM.
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 31,000. AND WAS ACCOMPLISHED USING A SOKKIA SET3100 TOTAL STATION, DURING THE MONTH OF JANUARY, 2008.
- DURING JANUARY 2010, APRIL 2011, JULY 2012 AND APRIL 2013, HIGHLAND SOILS CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
- THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS WITH SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD. FIRM PANEL NO. 33017C 0310D, MAY 17, 2005.
- SEE SHEET T-1 FOR A COMPLETE LIST OF PLANS WHICH ARE TO BE CONSIDERED AS PART OF THIS APPROVAL.
- BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1 AS APPLICABLE.
- OPEN SPACE LOT MAP F LOT 15 AND THE NEWLY CREATED EMERALD LANE RIGHT-OF-WAY SHALL BE OWNED IN COMMON BY THE INDIAN RIDGE HOMEOWNERS ASSOCIATION.
- DENSITY CALCULATION:  
LOTS FROM YIELD PLAN = 49 LOTS  
TOTAL UNITS ALLOWED = 49 UNITS  
TOTAL UNITS REQUESTED = 49 UNITS  
OPEN SPACE REQUIRED: 49 x 20,000 SQ.FT. = 980,000 SQ.FT. = 22.50 ACRES. (11.25 AC UPLAND REQUIRED)  
TOTAL OPEN SPACE PROVIDED: 1,942,785 SQ.FT. = 44.600 ACRES (33.90 AC UPLAND PROVIDED)
- NHDES ALTERATION AND TERRAIN PERMIT NO. PENDING
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- LOTS TO BE SERVICED BY CITY SEWER AND MUNICIPAL WATER, ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- THERE WILL BE NO FURTHER SUBDIVISION OR INCREASE OF DENSITY OF THE PROPOSED LOTS.

SIGNATURE \_\_\_\_\_

APPLICANT: CHANGING PLACES, LLC  
42 J DOVER POINT OFFICE PARK  
DOVER, NEW HAMPSHIRE

PLAN OF LAND IN DOVER, NEW HAMPSHIRE FOR SAMUEL F. ROPER, JR. CAROLYN R. ROPER LITTLEWORTH ROAD AND RTS 9 & 4 CIVIL CONSULTANTS OCT 24, 1979 SCRD 20-116

PLAN OF ALTERNATIVE DESIGN SUBDIVISION LITTLEWORTH RD. DOVER, N.H. FOR EZRA GREEN'S FARM LLC. NORWAY PLAINS ASSOCIATES, INC. MARCH 2000 SCRD 59-49

PLAN OF SUBDIVISION FOR ELLIOTT BERKOWITZ TOLAND ROAD DOVER, NEW HAMPSHIRE K.E. MOORE & B.G. STAPLES OCT. 1986 SCRD 30-62

PLAN OF LAND IN DOVER, NEW HAMPSHIRE FOR SAMUEL F. ROPER, JR. CAROLYN R. ROPER LITTLEWORTH ROAD AND RTS 9 & 4 CIVIL CONSULTANTS JAN 23, 1980 SCRD 19A-82

SUBDIVISION OF LAND FOR CAROLYN R. ROPER LITTLEWORTH RD., DOVER, N.H. WILLIAM T. WORMELL 10-21-80 SCRD 47-52

F.A. PROJ No 109  
NH DOT 1937

OPEN SPACE SUBDIVISION R-40  
MIN. LOT SIZE: 20,000 SQ.FT.  
MIN. FRONTAGE: 40 FT  
MIN. SETBACKS:  
FRONT: 20 FT  
SIDE: 20 FT  
REAR: 20 FT  
EXTERNAL BOUNDARIES: 50 FT  
EXISTING BUILDINGS: 100 FT

IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN SEVERAL ZONING OVERLAY DISTRICTS:  
- CONSERVATION DISTRICT  
- WETLANDS PROTECTION DISTRICT  
- WELL HEAD PROTECTION DISTRICT

SCALE: 1" = 200'

DATE: 10-8-14  
REVISIONS PER TRC COMMENTS  
4-13-15  
REVISIONS PER REVIEW COMMENTS

OVERALL SUBDIVISION PLAN  
**INDIAN RIDGE**  
EMERALD LANE  
DOVER, NEW HAMPSHIRE  
AUGUST 28, 2014  
JOB No. 04200  
SCALE: 1" = 200'

REVISIONS

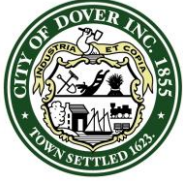
DESCRIPTION:

TRITECH ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 9800

SHEET NO. **9-1**

1"=200'



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P15-02-A

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. Lot #1 would be 32.74 acres. Lot #2 would be 11.47 acres.

**UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-A

**ACREAGE:** 46.67 Acres

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

**EXISTING LAND USE:** Industrial building under construction

**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:**

- Conditional Use Permit for impervious coverage greater than 20% in secondary groundwater protection zone

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

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

This subdivision would supersede the previous subdivision approved by the Planning Board on February 10, 2015.

**Consistency with Land Use Regulations**

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

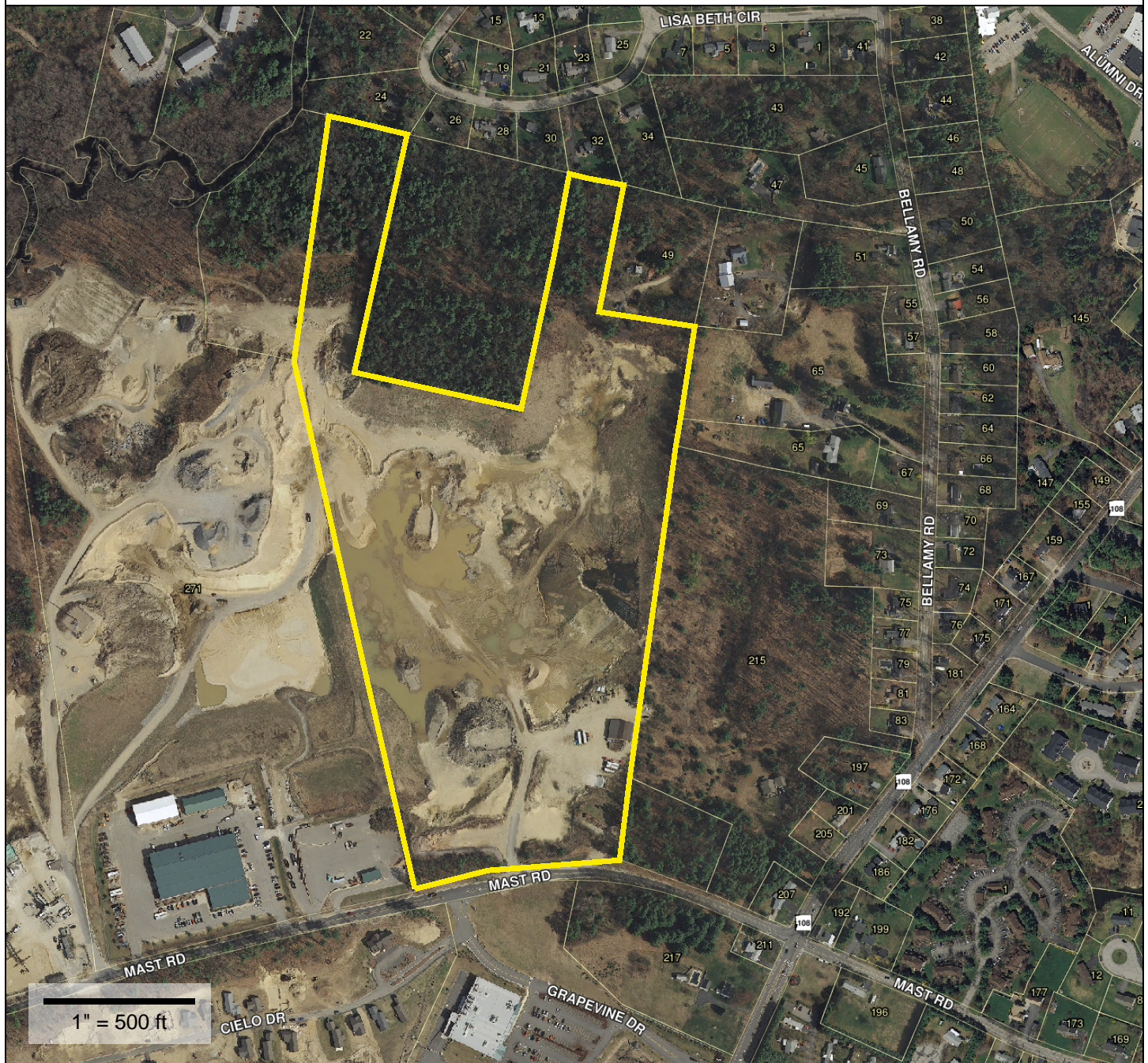
**STAFF RECOMMENDATION:**

The Planning Department recommends 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.

# H53 Mast Road LLC Subdivision



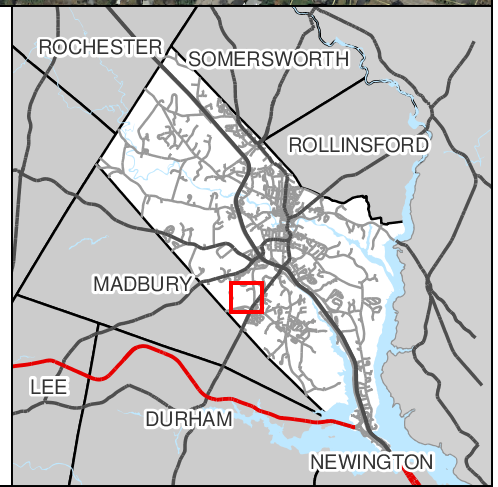
**Property Information**  
**Property ID** H0053-000000  
**Location** MAST RD  
**Owner** H53 MAST RD LLC



**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: April 23, 2013

Planning Office

Office Use Only Project #: P15-02A Date Received:
Amount Paid: \$231.00 Time Received: APR 13 2015

De# 0146

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

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

Address of Applicant: 340 Central Avenue 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 # H Lot(s) # 53

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

Size of Parcel: 46.67 AC Property Deed: Book 4216 Page: 317

Existing Use of Property: VACANT

SUBDIVISION INFORMATION

(AMENDED)

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

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

City Water? [checked] Yes \_\_\_ No How far is city water from the property?

City Sewer? [checked] Yes \_\_\_ No How far is city sewer from the property?

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

Estimated Length of Proposed Roads: \_\_\_ feet Public or Private Road?

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.) McEneaney Survey Associates Inc.

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 742-0911

Professional License #: Kevin McEneaney E-mail address: Kevin@surveynh.com  
NH LLS 6616

ENGINEER INFORMATION

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

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

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

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 4/14/15

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: [Signature] Date: 4/14/15

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

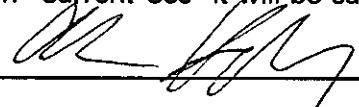
Signature of Property Owner: [Signature] Date: 4/14/15

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

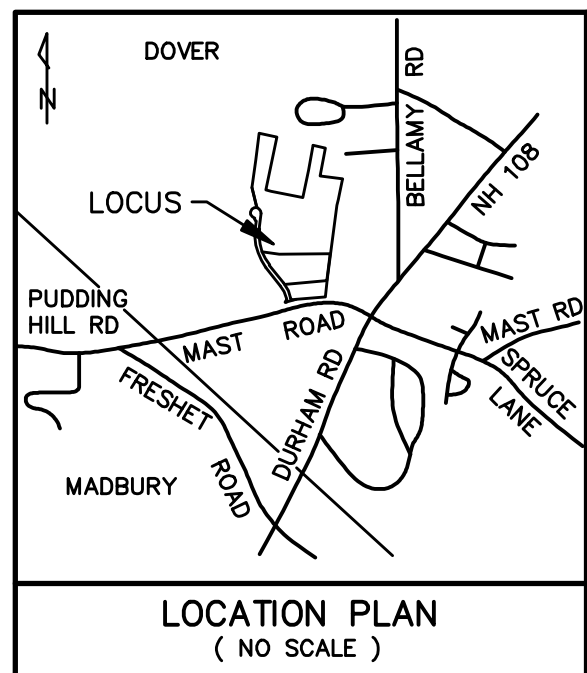
**CERTIFICATION OF FEES**

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,

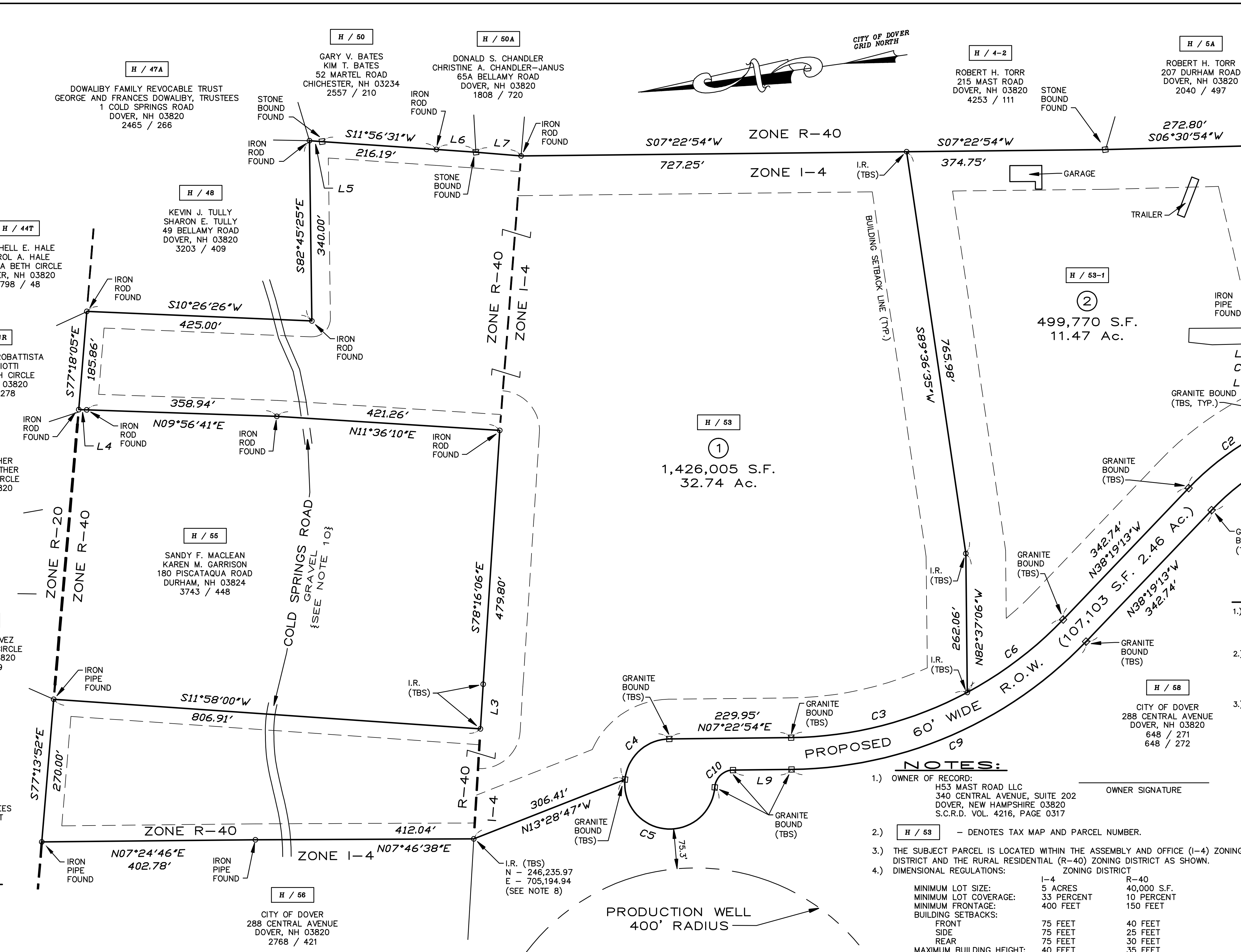
Signature of Property Owner:  Date: 4/19/15

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



LOCATION PLAN  
(NO SCALE)

NO.	DATE	DESCRIPTION	BY	CHK
14-2058		SUBDIVISION	14-08	
PROJECT NO		TYPE	FIELDBOOK & PAGES	



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing	No.	Bearing	Distance
C1	82°54'24"	30.00	43.41	39.72	N53°34'54"W	L1	S84°57'55"W	53.74'
C2	26°11'32"	530.00	242.28	240.18	N25°13'27"W	L2	N12°07'41"W	6.45'
C3	27°33'52"	720.00	346.38	343.05	N06°24'02"W	L3	S78°31'06"E	84.40'
C4	83°29'13"	85.00	123.86	113.19	N34°21'42"W	L4	N09°56'57"E	15.02'
C5	181°43'58"	85.00	269.60	169.98	S13°01'42"W	L5	S12°01'58"W	23.72'
C6	18°08'15"	720.00	227.92	226.97	N29°15'05"W	L6	S11°53'16"W	74.68'
C7	87°20'36"	30.00	45.73	41.43	N31°32'37"E	L7	S12°40'53"W	85.45'
C8	26°11'32"	470.00	214.86	212.99	N25°13'27"W	L8	N12°07'41"W	20.69'
C9	45°42'07"	780.00	622.17	605.80	N15°28'09"W	L9	N07°22'54"E	110.36'
C10	85°13'11"	35.00	52.06	47.39	N35°13'41"W			

**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, REVISED THROUGH 2/23/15; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 109-9.
- 3.) 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. SCALE: 1" = 150'; DATED: NOVEMBER 17, 2014, REVISED THROUGH 2/23/15; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 109-8.

"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, 340 CENTRAL AVENUE, SUITE 202, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOL. 4216, PAGE 0317. OWNER SIGNATURE: \_\_\_\_\_
- 2.) H / 58 - 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, THIS PLAN WILL SUPERCEDE REFERENCE PLAN No. 3.
- 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 3301700320D, 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.

**AMENDED 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 15-02A
DRAWN BY: <b>RJM</b>	FILE: VR CP\2058\14-2058 AMEND SUBD
SCALE: 1" = 100'	DATE: APRIL 2, 2015

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

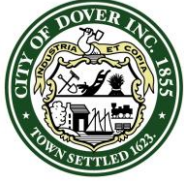
4/10/15	ABUTTERS LIST for Conditional Use	& Amended Subdivision	H53 Mast Road, LLC	Tax Map H, Lot 53			
Parcel ID	Name 1	Name 2	Address	City/Town	State	Zip	Deed Ref
H0053-000000	OWNER /APPLICANT H53 Mast Road, LLC	c/o Summit Land Development	340 Central Avenue, Ste. 202	Dover	NH	03821	4216 / 317
H004-000000	ABUTTERS Heron Bay Partners, LLC		242 Central Avenue	Dover	NH	03820	3561 / 656
H004-001000	Scott A. Torr	Renee L. Torr	217 Durham Road	Dover	NH	03820	3314 / 816
H004-002000	Robert H. Torr	Joanne A. Torr	215 Mast Road	Dover	NH	03820	2824 / 654
H004-003000	Dover Fields Conominium	c/o VC Dover Investments, LLC	48 Constitution Drive	Bedford	NH	03110	3496 / 733
H005-A00000	Robert H. Torr		207 Durham Road	Dover	NH	03820	2040 / 497
H0044-L00000	Randy L. Hohanson	Rosalie S. Hohanson	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 & 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	2743 / 448
H0072-000000	David & Carlyn 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							
H0035-D00000	Lilac Garden, LLC		21 Continental Blvd., Ste 101	Merrimack	NH	03054	4520 / 467
	SURVEYOR McEaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820	

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APR 13 2015

Dover, New Hampshire

P15-02A  
P15-08A



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P15-08-A

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 amend a Conditional Use Permit for impervious coverage of 33.9% in a Secondary Groundwater Protection zone, associated with a proposed manufacturing building and parking lots.

A Conditional Use Permit was approved by the Planning Board on February 10, 2015 for a lot coverage of 30.9%

**UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-B

**ACREAGE:** 46.67 Acres

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

**EXISTING LAND USE:** Industrial building under construction

**SURROUNDING LAND USE:**  
Single family houses and retail commercial

**ZBA ACTION:** None

**ATTACHMENTS:** Conditional Use Permit application and letter from Altus Engineering dated April 2, 2015

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

- Conditional Use Permit for impervious coverage greater than 20% in secondary groundwater protection zone

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant has applied to amend a conditional use permit for the proposed development within the Secondary Groundwater Protection District. The applicant prepared a letter dated April 2, 2015 explaining the need for the amended CUP.

The applicant appeared before the Conservation Commission on April 13, 2015 and the Conservation Commission voted to endorse the application (see attached minutes).

**Consistency with Land Use Regulations**

The Groundwater Protection ordinance provides for Conditional Use Permits to allow 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. 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 a revised Development Review Model required by Chapter 170-28.3-G and submit it to the City Engineer for review and approval.



Civil  
Site Planning  
Environmental  
Engineering

133 Court Street  
Portsmouth, NH  
03801-4413

April 2, 2015

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APR 06 2015

Dover, New Hampshire

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

**Re: Application to Amend Conditional Use Permit P15-08  
for Stonewall Kitchen Industrial Development  
Tax Map H, Lot 53, Dover, New Hampshire  
P-4597**

Dear Mr. Bird:

At the February 10, 2015 City of Dover Planning Board meeting, the Board voted to approve a Conditional Use Permit (CUP), File No. P15-08, for the site located at Tax Map H, Lot 53, also referred to as the Stonewall Kitchen Industrial Development. The CUP application approved three items:

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

The land owner, H53 Mast Road, LLC and applicant, Chad Kageleiry, is requesting an amendment to the CUP Item No.2 "Overall lot impervious will exceed 20%", due to a proposed lot line adjustment. CUP Items No. 1 and No. 3 are not impacted by the lot line adjustment, as the project design does not change.

The applicant proposes a lot line adjustment to merge the portion of Lot 1 (Tax Map H, Lot 53) that is located adjacent to Mast Road with Lot 2 (Tax Map H, Lot 53-1) as shown in the attached approved "Subdivision of Land" (P15-02) and the "Proposed Lot Layout" plans. The proposed Lot 1 will be reduced in size from 35.88 acres to 32.47 acres and the new Lot 2 will increase from 8.33 acres to 11.47 acres. By reducing the size of the Stonewall Kitchen Site (Lot 1), the overall lot impervious area will increase from 30.9% (as approved) to 33.9%. There Stonewall Kitchen Site Plans have been approved by the Planning Board (P15-04) and there are no proposed design changes as a result of the proposed lot line adjustment.

As indicated in the original application, Altus worked with both NHDES and City of Dover staff to develop the stormwater management design. The project has been approved by NHDES Alteration of Terrain Bureau. The design approach provides for infiltrating 100-percent of the building rooftop in a 50-year storm event, which 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, have been designed to treat the stormwater prior to discharging it outside of the aquifer to reduce the potential for contamination of the aquifer.

Steve Bird, City Planner  
April 2, 2015  
Page 2

Enclosed are the following documents (15 copies) for the Conservation Commission and Planning Board's consideration:

- CUP Application to Amend Existing CUP (P15-08)
- Original CUP Application and City of Dover Notice of Determination (P15-08)
- Approved Subdivision of Land for Tax Map H53, Lot 53 (P15-02)
- Proposed Lot Layout Plan (color)
- Revised Plan Sheet C-1 (with updated lot areas and impervious lot cover calculations)

Altus thanks you for your time and consideration in this project. Please call or email me directly should you have any questions or require additional information.

Sincerely,

**ALTUS ENGINEERING, INC.**



Cory D. Belden, P.E.

Wde/4597conditional use crv ltr- Amendment LLA

Enclosures

Ecody (w/ plans and application):

Chad Kageleiry



**City of Dover, New Hampshire**  
**CONDITIONAL USE PERMIT APPLICATION**  
 (Amendment to CUP, File No. P15-08) [Revision Date: Feb 19, 2014]

Office Use Only	Project #:	<u>P15-08A</u>	Date Received:	<u>APR 06 2015</u>
	Amount Paid:	_____	Time Received:	<u>Dover, New Hampshire</u>

**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 (new 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):**

- |                                                            |                                                         |                                            |
|------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------|
| <input checked="" type="checkbox"/> Conservation District  | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> I-1 District Uses |
| <input checked="" type="checkbox"/> Groundwater Protection | <input type="checkbox"/> Off-Street Parking and Loading |                                            |
| <input type="checkbox"/> Wetland Protection District       | <input type="checkbox"/> Central Business District      |                                            |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:  
 This CUP Application is to Amend the Existing CUP (File No. P15-08) due to a proposed lot line adjustment.  
 Due to the lot line adjustment, the lot size will for the parcel (H-53) will decrease in size, which will increase the previously approved impervious area of 30.9% to 33.9%. No design changes are proposed.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status:  
 NHDES Alteration of Terrain Permit has been approved, Permit # AOT-0866.

Name of Professional That Prepared Plans: Altus Engineering, Inc (Cory Belden, PE)

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

Professional License #: 14239 E-mail address: cory@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: \_\_\_\_\_

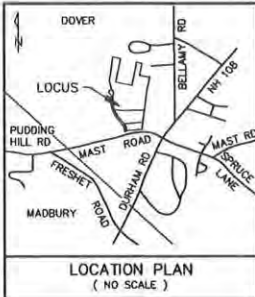
Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent:  Date: 4/2/15

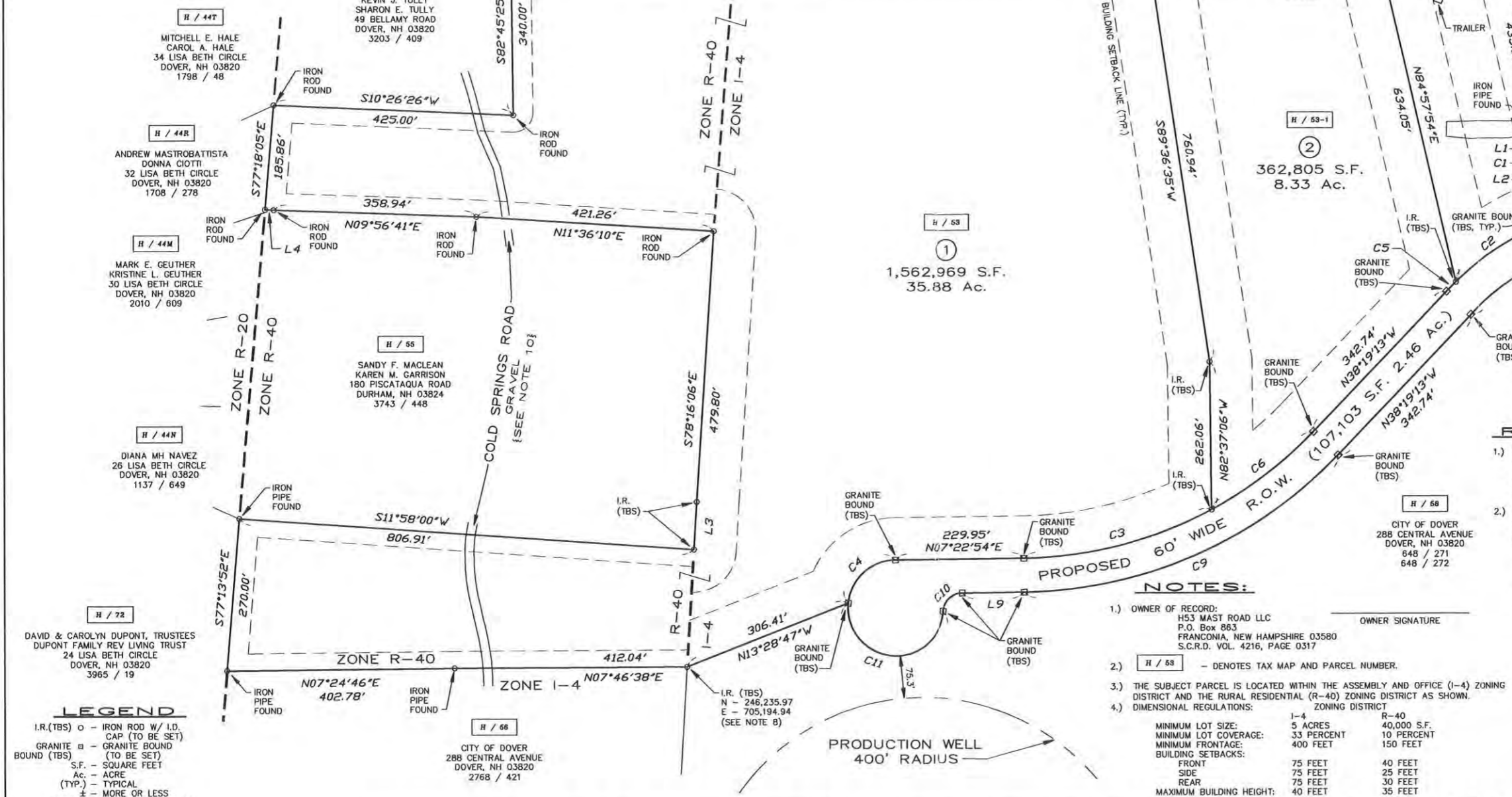
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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: 4/2/15



LOCATION PLAN  
(NO SCALE)



**LEGEND**

I.R.(TBS) ○ - IRON ROD W/ I.D. CAP (TO BE SET)  
 GRANITE □ - GRANITE BOUND (TO BE SET)  
 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	14-08	
PROJECT NO		TYPE	FIELDBOOK & PAGES	

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

No.	Bearing	Distance
L1	S84°57'55"W	53.74'
L2	N12°07'41"W	6.45'
L3	S78°31'06"E	84.40'
L4	N09°56'57"E	15.02'
L5	S12°01'58"W	23.72'
L6	S11°53'16"W	74.68'
L7	S12°40'53"W	85.45'
L8	N12°07'41"W	20.69'
L9	N07°22'54"E	110.36'

**NOTES:**

- OWNER OF RECORD: H53 MAST ROAD LLC, P.O. Box 883, FRANCONIA, NEW HAMPSHIRE 03580, S.C.R.D. VOL. 4216, PAGE 0317
- H / 53 - DENOTES TAX MAP AND PARCEL NUMBER.
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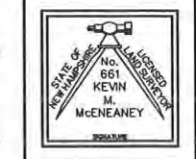
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- PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR H53 MAST ROAD LLC AND THE CITY OF DOVER, TAX MAP H, LOT Nos. 53 & 58, MAST ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 150'; DATED: NOVEMBER 14, 2014; BY THIS OFFICE.

"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."

**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**

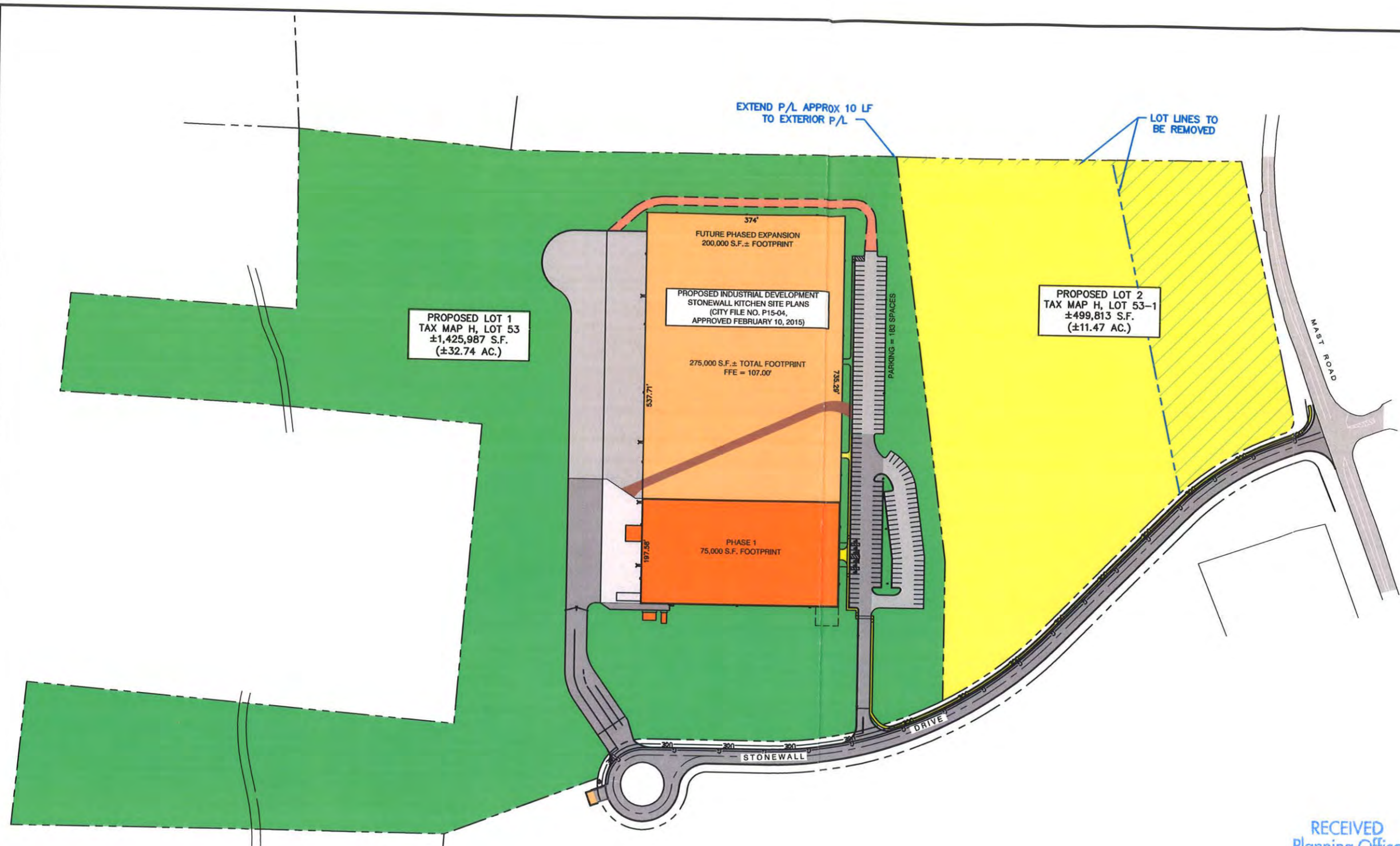
DOVER PLANNING FILE No. P 14-  
 DRAWN BY: R/JM FILE: VR CP\2028\14-2058 SUBD  
 SCALE: 1" = 100' DATE: NOVEMBER 17, 2014



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

SURVEYING - PLANNING - CONSULTING

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 APR 06 2015  
 Dover, New Hampshire



PROPOSED LOT 1  
TAX MAP H, LOT 53  
±1,425,987 S.F.  
(±32.74 AC.)

374'  
FUTURE PHASED EXPANSION  
200,000 S.F. ± FOOTPRINT

PROPOSED INDUSTRIAL DEVELOPMENT  
STONEWALL KITCHEN SITE PLANS  
(CITY FILE NO. P15-04,  
APPROVED FEBRUARY 10, 2015)

275,000 S.F. ± TOTAL FOOTPRINT  
FFE = 107.00'

735.28'  
PARKING = 183 SPACES

537.71'

197.52'

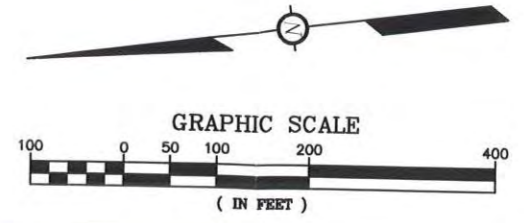
PHASE 1  
75,000 S.F. FOOTPRINT

PROPOSED LOT 2  
TAX MAP H, LOT 53-1  
±499,813 S.F.  
(±11.47 AC.)

**LEGEND**

- PROPOSED LOT 1 (TAX MAP H, LOT 53)
- PROPOSED LOT 2 (TAX MAP H, LOT 53-1)
- AREA TO BE CONVERTED FROM LOT 1 TO LOT 2

RECEIVED  
Planning Office  
APR 06 2015  
Dover, New Hampshire



NOT FOR CONSTRUCTION

ISSUED FOR:  
**CONDITIONAL USE PERMIT**

ISSUE DATE:  
**APRIL 2, 2015**

REVISIONS

NO.	DESCRIPTION	DATE
1	INITIAL RELEASE	FOR 01.02.15

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

SCALE: 22"x34" 1" = 100'  
11"x17" 1" = 200'

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:  
**PROPOSED LOT  
LAYOUT PLAN**

SHEET NUMBER:  
**PL-1**

STRIPING LEGEND	
DYL	DOUBLE YELLOW LINE (4" CONTINUOUS LINES)
SWL	SINGLE WHITE LINE (4" CONTINUOUS LINE)
BWL	BROKEN WHITE LINE (4"x10' LINES w/ 30' GAPS)
SLW	SKIP LINE WHITE (4"x2' LINES w/ 4' GAPS)
ONLY	SOLID WHITE WORD (7.67" W x 8" H, SEE MUTCD)
→	SOLID WHITE SYMBOL (SEE MUTCD FOR DIMS.)

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APR 06 2015  
Dover, New Hampshire

**SITE NOTES (continued)**

- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. SEE LIGHTING PLAN FOR DETAILS.
- TOPOGRAPHIC SURVEY PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC. ON JULY 9, 2014.
- THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODES.
- SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- THE SUBJECT PARCEL WILL BE SERVED BY MUNICIPAL WATER AND SEWER, CONSTRUCTED FOR STONEWALL DRIVE (FILE NO. P15-03).
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE SITE IS INDUSTRIAL (I-4 ZONING DISTRICT), WHICH INCLUDES: MANUFACTURING, WAREHOUSING, AND OFFICES.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- THE RECLAMATION PLAN OF RECORD FOR THE ACTIVE GRAVEL PIT ON LOT H-53 IS SUPERSEDED BY THE APPROVAL OF THIS SITE PLAN. THE EXISTING BOND WILL REMAIN FORCE UNTIL REPLACED BY THE SECURITY PROVIDED UNDER THIS APPROVED WORK.

**SITE NOTES**

- DESIGN INTENT - THE INTENT OF THIS PLAN SUBMITTAL IS TO PROVIDE THE NECESSARY INFORMATION TO GAIN PLANNING BOARD APPROVAL FOR THE ENTIRE INDUSTRIAL DEVELOPMENT AND TO DEPICT THE DEVELOPMENT OF THE PROJECT SITE TO INCLUDE ±275,000 SF OF 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: (PENDING LOT LINE ADJUSTMENT APPROVAL)  
TAX MAP H, LOT 53  
±1,425,987 S.F. (±32.74 AC.)
- ZONE: I-4 (INDUSTRIAL - ASSEMBLY AND OFFICE) & R-40 (RURAL RESIDENTIAL)  
SECONDARY GROUNDWATER PROTECTION DISTRICT OVERLAY CONSERVATION DISTRICT OVERLAY
- DIMENSIONAL REQUIREMENTS (ZONE I-4)

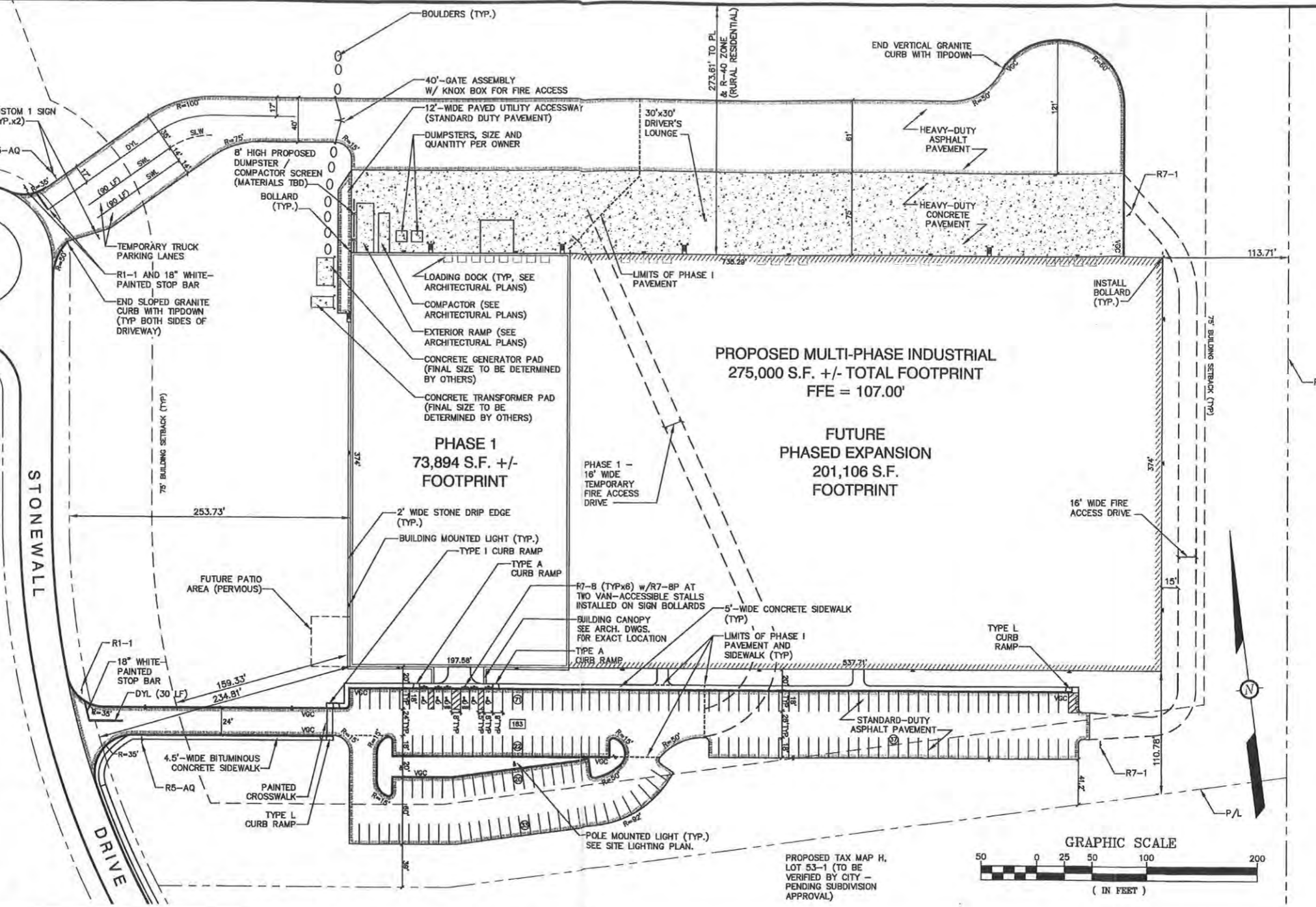
MAX. BUILDING HEIGHT:	40'	40'
MAX. LOT COVERAGE (BUILDING):	33% (20% MAX. IMPERVIOUS IN GROUNDWATER PROTECTION OVERLAY DIST. W/OUT CONDITIONAL USE PERMIT)	19.3%
TOTAL IMPERVIOUS COVERAGE	20%	33.9%

<b>6. PARKING REQUIREMENTS:</b>		
OFFICE:	1 SPACE / 325 S.F. (10,000 S.F.)	
MANUFACTURING:	1 SPACE / 500 S.F. GFA (45,000 S.F.)	
WAREHOUSE:	1 SPACE / 800 S.F. (220,000 S.F.)	
TOTAL REQUIRED =	396 PARKING SPACES	
TOTAL PARKING SPACES PROVIDED BASED ON STAFFING NEEDS =	157	
TOTAL PARKING SPACES PROVIDED =	183	
**CONDITIONAL USE PERMIT OF SEC. 149-14.D(1) APPROVED BY DOVER PLANNING BOARD 02/10/15, (P15-09)**		
HANDICAPPED PARKING STALLS REQUIRED:	6	
HANDICAPPED PARKING STALLS PROVIDED:	6	

- CONDITIONAL USE PERMIT 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 ASHTO 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 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 FIRE ACCESS DRIVE SHALL BE MAINTAINED YEAR ROUND.
- THE CITY OF DOVER AND SUMMIT LAND DEVELOPMENT HAVE ENTERED INTO A DEVELOPER AGREEMENT.
- SEE SHEET C-4 FOR LEGEND.



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



Owner's signature: \_\_\_\_\_  
Date: \_\_\_\_\_

NOT FOR CONSTRUCTION  
ISSUED FOR:  
PLANNING BOARD APPROVAL  
ISSUE DATE:  
APRIL 2, 2015

REVISIONS NO.	DESCRIPTION	BY	DATE
0	PER SUBMISSION	EDW	12/17/14
1	PER TRC COMMENTS	EDW	01/16/15
2	CONDITIONS OF APPROVAL	EDW	02/20/15
3	LOT LINE ADJUSTMENT	EDW	04/02/15

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

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

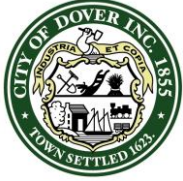
OWNER/APPLICANT:  
H53 MAST ROAD, LLC  
c/o SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

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



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P15-21

Application Type: Minor Lot Line Adjustment  
Applicant(s): 150 Venture Drive, LLC  
Owner(s): 150 Venture Drive, LLC  
Location: Venture Drive and Sandy Lane (Assessor's Map D, Lots 9A & 11A)

**INTENT:** To readjust the lot line between two existing lots, with no increase in the number of lots. 1.38 acres is being transferred from lot D-11A to lot D-9A. This will add the existing driveway to the lot containing the building.

**LOTS/UNITS PROPOSED:** None

**AGENDA ITEM #:** 4-C

**ACREAGE:** 21.09 Acres

**ZONING DISTRICT:** Assembly and Office District (I-4)

**EXISTING LAND USE:** One lot containing a printing facility and one vacant lot

**PROPOSED LAND USE:** Same

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

**ZBA ACTION:** N/A

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

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

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

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

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

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

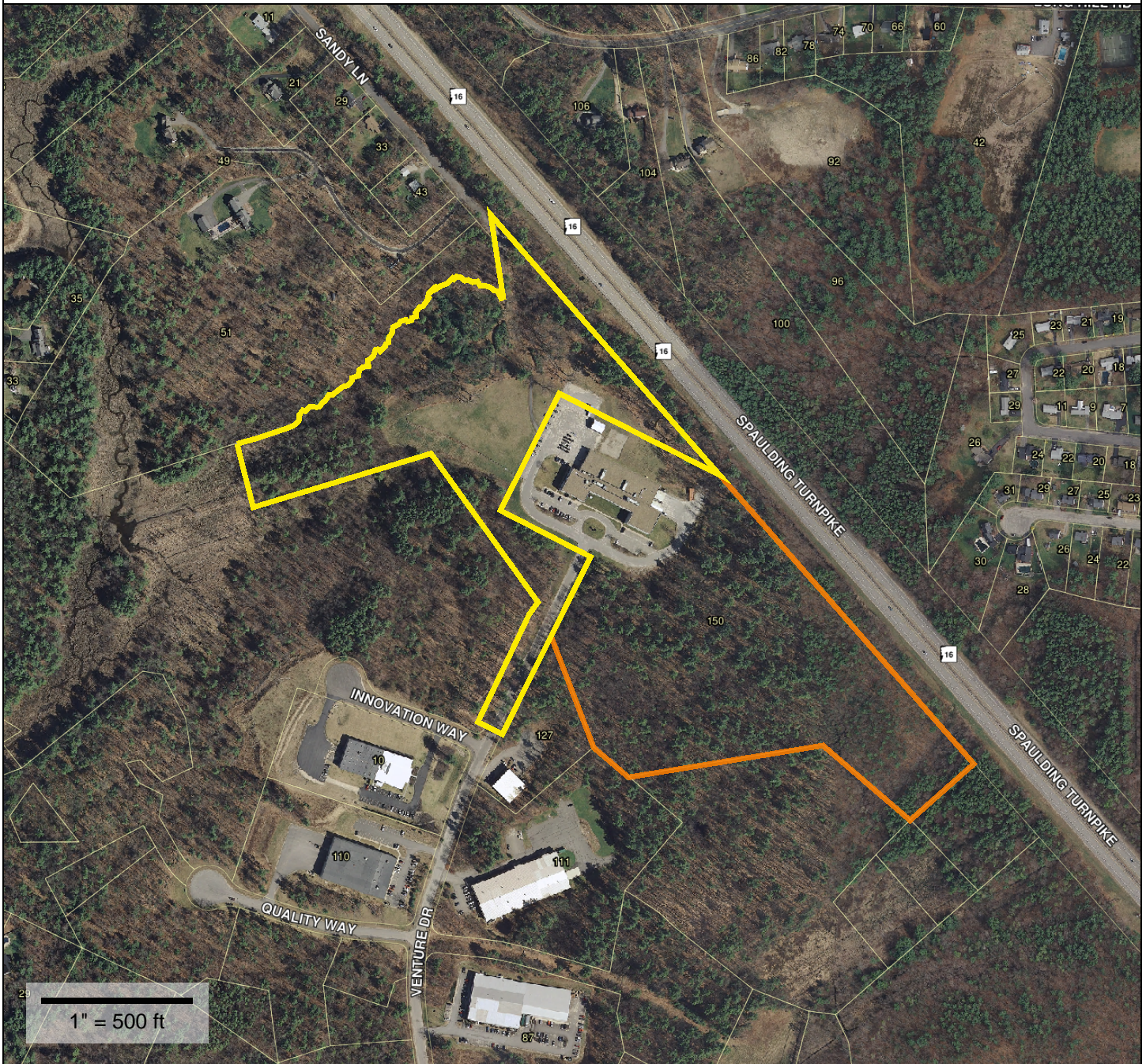
### **STAFF RECOMMENDATION:**

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

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

1. The owners' 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 add the Planning File number P15-21 to the title block.
4. The applicant shall revise the plat to add the existing conservation easement area and add a book and page reference for the conservation easement deed.

# 150 Venture Drive LLC LLA



**Property Information**

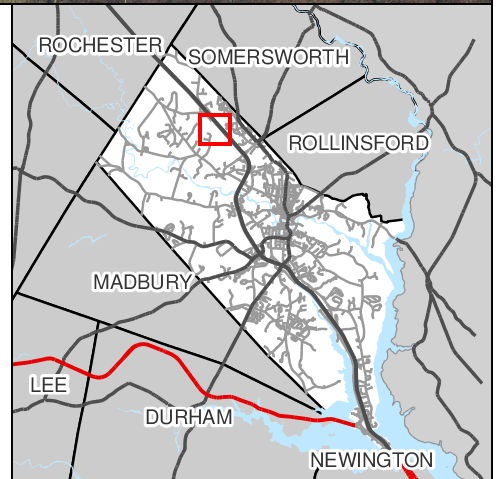
**Property ID** D0011-A00000  
**Location** SANDY LN  
**Owner** 150 VENTURE DRIVE LLC



**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, 2015





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

[Revision Date: February 12, 2013]

Office Use Only	Project #:	<u>P15-21</u>	Date Received:	<u>APR 13 2015</u>
	Amount Paid:	<u>\$361.00</u>	Time Received:	<u>Dover, New Hampshire</u>

*ck# 519*

### APPLICANT INFORMATION

Name of Applicant: 150 Venture Drive, LLC Telephone # 978-5505

Address of Applicant: 192 Dover Point Rd. Dover NH 03820

### FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

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

Address of Property: VENTURE DRIVE & SANDY LANE

Assessor's Map # D Lot(s) # 9A

Property Deed: Book 3851 Page: 308

Zoning District(s) I-4 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 5.46 AC Size of Proposed Parcel (sq. ft.): 7.03 AC

### SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

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

Address of Property: VENTURE DRIVE & SANDY LANE

Assessor's Map # D Lot(s) # 11A

Property Deed: Book 3851 Page: 304

Zoning District(s) I-4 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 15.44 AC Size of Proposed Parcel (sq. ft.): 14.06 AC

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

### SURVEYOR INFORMATION

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

Address 24 Chestnut Street Dover NH 03820 Telephone #: 742-0911

Professional License #: Kevin McEneaney E-mail address: Kevin@surveynh.com  
LS # 661

**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: Patricia D. Foster by Wayne H Date: 4/10/15

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

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

Signature of Agent: Wayne H Date: 4/10/15

**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.

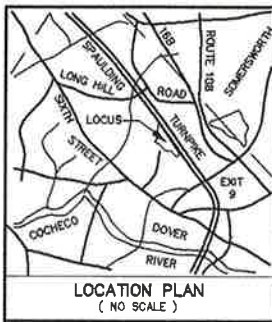
Signature of Property Owner: Patricia D. Foster by Wayne H Date: 4/10/15

4/9/15

ABUTTERS LIST for LOT LINE ADJUSTMENT 150 Venture Drive, LLC

TAX MAP D, Lot 11A & 9A

Parcel ID	Name 1	Name 2	Address	City/Town	State	Zip	Deed Ref
	OWNER /APPLICANT						
D0011-A00000	150 Venture Drive, LLC		192 Dover Point Road	Dover	NH	03821	3851 / 304
D0009-A00000	150 Venture Drive, LLC		192 Dover Point Road	Dover	NH	03821	3851 / 308
	ABUTTERS						
D0011-000000	APW Properties, LLC		9 Capitol Street	Concord	NH	03301	3984 / 847
D0011-000009	Heine USA		10 Innovation Way	Dover	NH	03820	3410 / 510
D0011-001000	Dover Industrial Development Authority		288 Central Avenue	Dover	NH	03821	1559 / 394
D0011-003000	Three Fifty Six Trust	Henry T. Cowles III, Trustee	111 Venture Drive	Dover	NH	03820	2426 / 275
A0052-000000	Roger D. & Heidi J. Corriveau		49 Sandy Lane	Dover	NH	03820	3734 / 904
A0052-000001	Mark E. Johnstone 2014 Trust	Mark E. Johnstone, Trustee	51 Sandy Lane	Dover	NH	03820	4252 / 470
A0052-C00000	Inas & Mohamed Hassan Abdrabo NH DOT	John O. Morton Building	43 Sandy Lane Hazen Drive	Dover Concord	NH NH	03820 03301	2984 / 977
	SURVEYOR						
	McEneaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820	



**A / 68-06**  
LYNN M. LOW  
SCOTT J. LOW  
106 LONG HILL ROAD  
DOVER, NH 03820  
2198 / 708

**A / 68-04**  
MARK T. SOPER  
JOANNE SOPER  
3328 S. HILTON LANE  
BARTONVILLE, IL 60607-9456  
2134 / 510

**A / 68-08**  
LEIGH E. MACDONALD  
100 LONG HILL ROAD  
DOVER, NH 03820  
2012 / 321

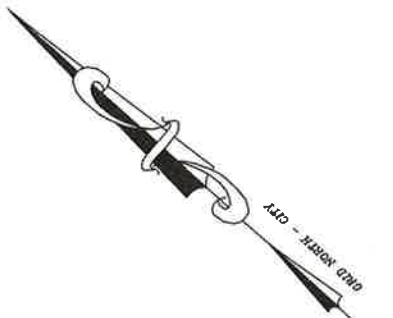
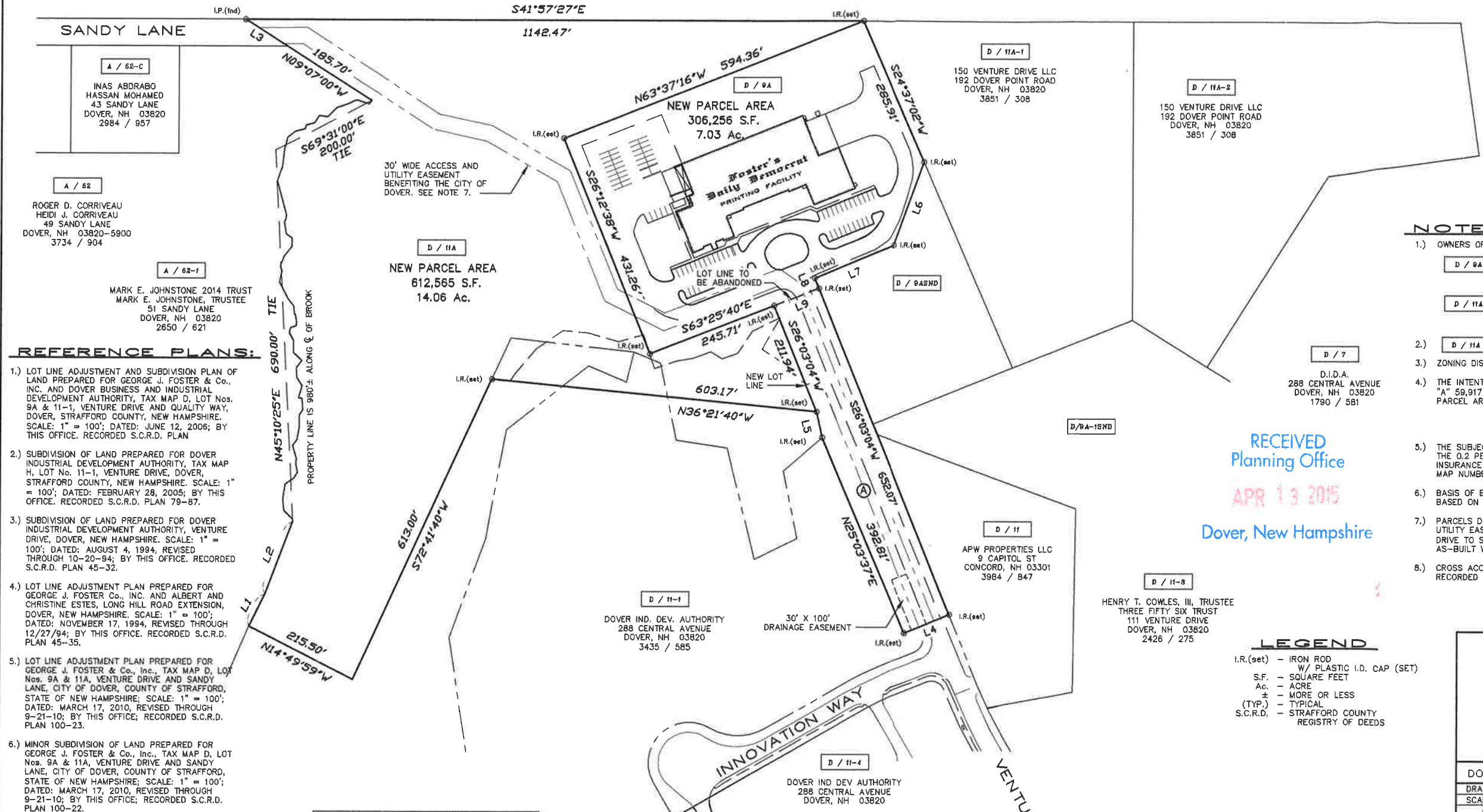
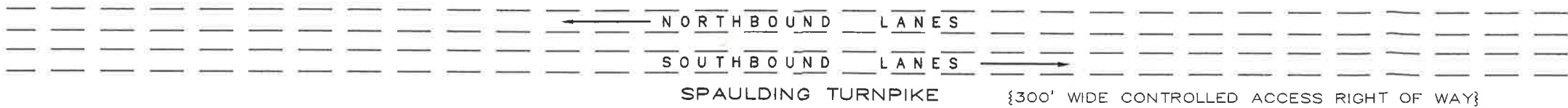
**D / 9C**  
TIMOTHY J. WATERHOUSE  
MELISSA S. WATERHOUSE  
26 WELLINGTON AVE  
DOVER, NH 03820  
3435 / 702

**D / 90**  
WAVERLY J. BISHOP  
LAURIE A. BISHOP  
30 CRANBROOK LANE  
DOVER, NH 03820  
4161 / 760

**D / 81**  
BRENDA S. DILLOW  
SAMUEL DILLOW  
28 CRANBROOK LANE  
DOVER, NH 03820  
1157 / 790

**D / 6**  
CITY OF DOVER  
288 CENTRAL AVENUE  
DOVER, NH 03820  
2257 / 702

For Registry of Deeds Use



**REFERENCE PLANS:**

- 1.) LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND PREPARED FOR GEORGE J. FOSTER & Co., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY, TAX MAP D, LOT Nos. 9A & 11-1, VENTURE DRIVE AND SANDY LANE, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JUNE 12, 2006; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 100-23.
- 2.) SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY, TAX MAP H, LOT No. 11-1, VENTURE DRIVE, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: FEBRUARY 28, 2005; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 79-87.
- 3.) SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY, VENTURE DRIVE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: AUGUST 4, 1994, REVISED THROUGH 10-20-94; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 45-32.
- 4.) LOT LINE ADJUSTMENT PLAN PREPARED FOR GEORGE J. FOSTER Co., INC. AND ALBERT AND CHRISTINE ESTES, LONG HILL ROAD EXTENSION, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: NOVEMBER 17, 1994, REVISED THROUGH 12/27/94; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 45-35.
- 5.) LOT LINE ADJUSTMENT PLAN PREPARED FOR GEORGE J. FOSTER & Co., Inc., TAX MAP D, LOT Nos. 9A & 11A, VENTURE DRIVE AND SANDY LANE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MARCH 17, 2010, REVISED THROUGH 9-21-10; BY THIS OFFICE; RECORDED S.C.R.D. PLAN 100-23.
- 6.) MINOR SUBDIVISION OF LAND PREPARED FOR GEORGE J. FOSTER & Co., Inc., TAX MAP D, LOT Nos. 9A & 11A, VENTURE DRIVE AND SANDY LANE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MARCH 17, 2010, REVISED THROUGH 9-21-10; BY THIS OFFICE; RECORDED S.C.R.D. PLAN 100-22.

**NOTES:**

- 1.) OWNERS OF RECORD:  

<b>D / 9A</b>	150 VENTURE DRIVE LLC 192 DOVER POINT ROAD DOVER, NH 03820 S.C.R.D. VOLUME 3851, PAGE 308
<b>D / 11A</b>	150 VENTURE DRIVE LLC 192 DOVER POINT ROAD DOVER, NH 03820 S.C.R.D. VOLUME 3851, PAGE 304
- 2.) **D / 11A** - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT: I-4
- 4.) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES AS SHOWN. TRACT "A" 59,917 S.F. / 1.38 Ac. IS TO BE ADDED TO PARCEL D / 9A.  

PARCEL AREAS:	ORIGINAL	NEW
<b>D / 9A</b>	5.66 ACRES	7.03 ACRES
<b>D / 11A</b>	15.44 ACRES	14.06 ACRES
- 5.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145, PANEL 0310, SUFFIX D; MAP NUMBER 33017C0310D, EFFECTIVE DATE: MAY 17, 2005.
- 6.) BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. COORDINATE GRID, BASED ON REFERENCE PLAN No. 1.
- 7.) PARCELS D/11A AND D/9A ARE SUBJECT TO A 30' WIDE ACCESS AND UTILITY EASEMENT BENEFITING THE CITY OF DOVER EXTENDING FROM VENTURE DRIVE TO SANDY LANE (LONG HILL ROAD EXTENSION) BASED ON THE AS-BUILT WATER LINE AS DESCRIBED ON REFERENCE PLAN No. 3.
- 8.) CROSS ACCESS AND UTILITY EASEMENTS BENEFITING BOTH PARCELS WILL BE RECORDED PRIOR TO CONVEYANCE OF EITHER PARCEL.

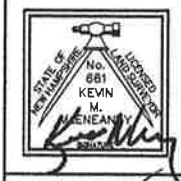
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Planning Office  
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Dover, New Hampshire

**LEGEND**

- I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
- S.F. - SQUARE FEET
- Ac. - ACRE
- ± - MORE OR LESS
- (TYP.) - TYPICAL
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

**LOT LINE ADJUSTMENT PLAN**  
PREPARED FOR  
**150 VENTURE DRIVE LLC**  
TAX MAP D, LOT Nos. 9A & 11A  
VENTURE DRIVE AND SANDY LANE  
CITY OF DOVER  
COUNTY OF STRAFFORD  
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15 -  
DRAWN BY: KJF FILE: VR CP\647\15-647  
SCALE: 1" = 100' DATE: MARCH 17, 2015



**McNeaney**  
Survey  
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

No.	Bearing	Distance
L1	N74°06'55"E	66.26'
L2	N68°45'25"E	143.79'
L3	N09°07'00"W	92.20'
L4	N63°56'33"W	90.00'
L5	N35°34'25"E	48.86'
L6	S67°53'58"W	164.22'
L7	N64°55'40"W	158.75'
L8	S26°03'04"W	20.04'
L9	S63°25'40"E	88.71'

NO.	DATE	DESCRIPTION	BY	CHK
94-647		LL ADJ		
PROJECT NO	TYPE	FIELDBOOK & PAGES		

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