



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306
61 Locust Street, Dover, NH 03820
Meeting Date: **Tuesday, June 23, 2015**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 26, 2015 and June 9, 2015 Regular Meeting Minutes.

3. OLD BUSINESS

- A. Continued Public Hearing and possible vote on proposed zoning amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7. The full text of the amendments is available in the Planning Department and at <http://1.usa.gov/1dhEyC0>.
- B. Consideration and possible vote 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)
- C. Consideration and possible vote 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 Lot Line Adjustment for 7 South, LLC (Owners: 7 South, LLC and State of NH Department of Transportation), Assessor's Map 15 Lot 4, zoned B-5, located at Central Avenue and Spaulding Turnpike Exit 7. *(P15-31)
- B. Consideration and acceptance of a Minor Subdivision, for Varney Brook Lands, LLC, Assessor's Map K, Lot 19, zoned ETP, located at Thornwood Lane (1 new lot). *(P15-32)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for Varney Brook Lands, LLC (Owners: Varney Brooks Lands, LLC and Dover Point Road 252, LLC), Assessor's Map K, Lots 19 & 19-2, zoned ETP, located at Thornwood Lane. *(15-33)
- D. Consideration and acceptance of a Waiver for First Rate Real Estate Group, LLC, Assessor's Map 2, Lot 76, zoned CBD, located at 11 Court Street (proposal is to waive the pavement setback requirement of 5 ft. on side and rear property lines and 10 ft. on front property lines per Site Review Regulations 149-15C). *(P15-34)
- E. Consideration and acceptance of a Site Plan Review for Dubois Family 2003 Revocable Trust, Assessor's Map 22, Lot 3, zoned RM-U, located at 80 Henry Law Avenue. (Proposed 12 multi-family units within five buildings with associated parking). *(P15-17)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

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

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



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DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers – City Hall, 288 Central Avenue
Meeting Date:	Tuesday, May 26, 2015
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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), Gina Cruikshank (Alternate)

Members Not Present:

Staff Present: Christopher Parker, Assistant City Manager, Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:02 p.m.

1. CITIZENS' FORUM

Citizens Forum Open.

D.Ciotti stated items 3.A and 3.B were pulled from the agenda and would not be heard.

Bob Berry, 7 Madelyn Drive, addressed items 3.A & 3.B asking conditions be placed on these applications because Changing Places has not met the infrastructure obligations for the Thornwood Commons development. He expressed concerns with the street lights on Julia and Madelyn Drive, the resurfacing of the roads, cul-de-sac completions, street drains, and walking paths. He asked the Planning Board to work with the developer to get timelines for completion. He further stated the Thornwood Commons Association Board has approved funds to look at the structure. He added there are utilities on five unbuildable lots and asked if these could be pulled, adding one was damaged by a snow plow over the winter. He further stated the residents are frustrated and these items should be addressed before Emerald Lane is considered. He provided a photo to show the street lights, drains and abandoned utilities.

C.Parker stated the concerns and conditions have been communicated to the City Engineer, adding the City would have the money to do the work if necessary. He further stated the City will follow up with the developer to discuss compliance and hold him accountable for his actions, adding the developer wants to complete the project and other sites.

B.Berry stated his willingness to be the citizen contact regarding this matter. D.Ciotti stated the City would not leave the citizens left to deal with an unattended project.

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- April 28, 2015 Regular Meeting Minutes.

Motion: K.Schuman made a motion to approve the April 28, 2015 Regular Meeting Minutes. Seconded by F.Torr.
Vote: U/A

3. OLD BUSINESS

- A. Consideration and possible vote 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



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a subdivision road and associated utilities that will impact 4,900 sq. ft. of the 50-foot wetlands buffer.
*(P14-57)

- B. Consideration and possible vote 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)

Items 3.A and 3.B were pulled from the agenda.

4. NEW BUSINESS

C.Parker stated the next three applications are for the extraction permits which will be held on bi-annual basis, adding this meeting is the bi-annual meeting.

- A. Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Rochester Neck Road/Tolend Road.
*(P15-13)

David Clough, Plant Manager, Brox Industries, Inc. represented the applicant. L.Skinner asked the current rate and lifetime of extraction. D.Clough stated the current rate is 30,000-40,000 cubic yards with this product with a 15-20 year time frame for natural materials.

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the extraction permit request with the following conditions:

1. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
2. This approval is good for a two year period, contingent on the adoption of zoning ordinance amendment #16.

Motion: F.Torr made a motion to approve subject to staff recommendations. Seconded by C.Lawrence. Vote U/A

- B. Public hearing and consideration of a request for an extraction permit and waiver request by Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road. *(P15-27)
- C. Public hearing and consideration of a request for an extraction permit and waiver request by Severino Trucking Co., Inc., Assessor's Map H, Lots 59, 59-1 & 61, zoned I-4, located on Mast Road. *(P15-14)

C.Parker stated one parcel is owned by the City and one parcel is owned by the Pit operator.

Kevin McEneaney, McEneaney Survey Associates, Inc., represented the applicant stating they need three waivers which is the same waivers as they have requested with past permits.



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Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION: (P15-27)

The Planning Department recommends the Planning Board approve the extraction permit request with the following conditions:

1. Hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 7:00 AM to 2:00 PM on Saturdays, with gates to the site opening no earlier than 6:30 AM.
2. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
3. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Department by June 11, 2015.
4. The approval includes the granting of the waivers requested for the reasons stated by the applicant. The Board finds that the criteria of Chapter 170-30.1 have been met.
5. This approval is good for a two year period, contingent on the adoption of zoning ordinance amendment #16.

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

STAFF RECOMMENDATION: (P15-14)

The Planning Department recommends the Planning Board approve the extraction permit request with the following conditions:

1. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
2. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Department by June 11, 2015.
3. The approval includes the granting of the waivers requested for the reasons stated by the applicant. The Board finds that the criteria of Chapter 170-30.1 have been met.
4. This approval is good for a two year period, contingent on the adoption of zoning ordinance amendment #16.

Motion: K.Schuman made a motion to approve subject to staff recommendations. Seconded by C.Lawrence. Vote: U/A

- D. Consideration and acceptance of a Conditional Use Permit for K-9 Kaos (Owner: Fastdogs Realty, LLC) Assessor's Map E, Lot 32, zoned ETP, located at 432 Sixth Street. (Construct rain garden in wetlands buffer, with 3,650 sq. ft. of impact) *(P15-23)
- E. Consideration and acceptance of a Site Plan Review for K-9 Kaos (Owner: Fastdogs Realty, LLC) Assessor's Map E, Lot 32, zoned ETP, located at 432 Sixth Street. *(P15-24)

Dana Lynch of Civil Works represented the applicant stating Anne Nichols, the owner of K9 Kaos, was also present. He displayed plans for the Board regarding the as-built design prior to the 2013 Lot Line Adjustment, as well as the new property plans. He explained the location of the wetlands between the two parcels stating they want to relocate



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the existing rain garden closer to the wetland buffer which will enlarge the kennel area to 15,000 sq. ft. to provide additional space for the dogs. He further stated they want to expand the parking lot by six parking spaces. He explained the process of the proposed rain garden filtration system before it reaches the ground water, adding if the trees cannot be transplanted they will be replaced.

Motion: K.Schuman made a motion to accept the applications for items 4.D and 4.C. Seconded by F.Torr. Vote U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION: (P15-23)

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 a motion to approve subject to staff recommendations. Seconded by L.Skinner. Vote U/A

STAFF RECOMMENDATION: (P15-24)

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.

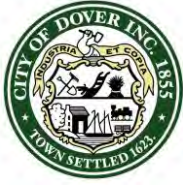
Conditions to Be Met Prior to Any Construction Activity:

3. 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.

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

- F. Consideration and acceptance of a Conditional Use Permit for Rockingham County Conservation District (Owner: Luke & Kristina Paradis), Assessor's Map F, Lot 2, zoned R-40 & I-4, located at 180 Tolend Road. (3,366 sq. ft. of work in wetlands and intermittent streams to repair three existing wetland/stream crossings for agricultural uses) *(P15-25)

Tracy Degman, Rockingham County Conservation District (RCCD), represented the applicant and distributed plans for the Board to review. She stated the Rockingham County Conservation District is under agreement with the



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Natural Resource Conservation Service (NRCS) to implement their Wetland Restoration Program to complete restoration activities on their conservation easements to improve the wetlands. She further stated the RCCD works to achieve permits and hire contractors and the NRCS will perform inspections and approve the projects. She stated the total property and easement is 55 acres with a functioning farm, adding the plan is to repair three existing wetland stream crossings for agriculture use where the total buffer impact is 3,366 sq. ft. She further stated the work will include the installation of a fence to keep the cows away from the stream, and plants will be added to improve the habitat of the New England Cottontail rabbit, adding this work will improve the water quality in this area.

C.Plante asked what would happen if it were no longer zoned agricultural. T.Degman stated the land has been farmed since the 1700s, with this family farming this land since the 1980s, adding houses cannot be built because it's in conservation easement.

Discussion ensued regarding the definition and NRCS standards of fords and the easement owner responsibility for the repairs if it does not pass inspection.

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

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

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

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

1. Any fertilizer used to help revegetate areas of earth disturbance shall be non-phosphorous.

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

- G. Consideration and acceptance of a Conditional Use Permit, per Chapter 170-20-B(1), for Riparia – One Hundred First Street, LLC, Assessor's Map 6, Lot 3, zoned CBD-G, located at 100 First Street. (Relief from street wall requirement) *(P15-29)
- H. Compliance Hearing for two conditions of approval for a Site Review for Riparia – One Hundred First Street, LLC, Assessor's Map 6, Lot 3, zoned CBD-G, located at 100 First Street. Planning Board needs to approve landscape and lighting plan, per approval granted on February 25, 2014. *(14-03A)

C.Parker stated the lighting structure plans were not supplied with the previously approved application. He further stated the overview regarding the application for the Conditional Use Permit.

Kevin McEneaney, McEneaney Survey Associates, Inc., represented the applicant and referred to the landscape plan displayed for the Board. He explained the reason why the masonry wall would not fit the architecture they want for the design and displayed a picture of the wrought iron fence that would go better with the site.

Discussion ensued regarding the location of the fence and parking on the property. Discussion continued regarding the purpose of the masonry wall requirement and the advantage of the wrought iron fence on this site for people to view the river through it, where other options would block the view.



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Motion: K.Schuman made a motion to accept the application for item 4.G. Seconded by L.Skinner. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION: (P15-29)

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

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

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

Motion: K.Schuman made a motion to approve subject to staff recommendations. Seconded by B.Garrison. Vote U/A

C.Parker stated the City is coordinating the lighting on First Street so it matches the theme of the lighting pattern throughout the City, adding the applicant has chosen a higher quality lighting. He further stated the applicant is providing the lighting on the north and south side, even though only required to do the north side.

K.McEneaney displayed the lighting plan for the Board and explained the location of the lighting on the plans and the lighting design.

Discussion ensued regarding location of lighting, maintenance for the landscaping, additional work with the Department of Environmental Services from the back of the building to the river, and additional conditions regarding the drainage and the islands.

Motion: D.White made a motion to accept the application for item 4.H. Seconded by L.Skinner. Vote U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION: (P14-03A)

The Planning Department recommends the Planning Board accept the application and find that the conditions of approval have been met, with the following conditions:

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

1. The applicant shall have the landscape architect add a stamp and signature to the landscape plan.
2. The applicant shall provide a statement from the design engineer stating the drainage will work with the islands as proposed. If changes need to be made to the islands, the developer will bear the cost of the changes.
3. The applicant shall remove the proposed light in front of 24 Chestnut Street (on First Street), and relocate it on First Street, if appropriate.
4. The applicant shall add lighting on the river side of the building which will be comparable to other lighting as proposed on the plan.



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C.Parker clarified the occupancy permit and what's involved in conditions.

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

- I. Consideration and acceptance of a Conditional Use Permit for STF Development, Assessor's Map I, Lot 12, zoned RM-SU, located at 72 Durham Road/Clancy Drive. Owner has constructed a stone wall in a wetlands buffer, with 169 sq. ft. of impact. *(P13-38A)

Chris Berry, Berry Survey and Engineering, represented the applicant and stated the reason for the application was to correct the construction of a stone wall which is causing an encroachment to the wetlands buffer. He further stated the work necessary to improve the stone wall and the total buffer impact.

D.Ciotti asked about the gutters on the southeast side of building being 30 ft. away. C.Berry stated they would have to install sewer pipe underground. He confirmed Alan Dews or Dave White would inspect the completed work.

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

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

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

1. The applicant shall revise the plan to add a lip at the edge of the level spreader proposed.
2. The applicant shall complete the proposed reinforcement of the stone wall, install a gutter to the south side of the roof and install the level spreader, as specified in the May 4, 2015 letter, no later than August 26, 2015. This work shall be performed to the satisfaction of the City Engineer.
3. The design engineer or City Engineer shall be on site during construction to ensure that the wall is constructed as per design and intent.

C.Plante confirmed with C.Parker the applicant will pay for the City Engineer time.

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

- J. Consideration and acceptance of a Minor Lot Line Adjustment for Daniel W. Ayer Revocable Agreement of Trust and Anthony P. Ayer, Assessor's Map N Lots 19 & 19-5, zoned R-40, located at McKone Lane and Back Road and 47 McKone Lane. *(P15-28)

Kevin McEneaney of McEneaney Survey Associates, Inc., represented the applicant. He explained the strip of land between two houses and showed the parcels on displayed plans. He stated the acreage for each lot, adding .36 acres would be transferred from Lot 19 to Lot 19-5.

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

Public Hearing Open. Nobody Spoke. Public Hearing Closed.



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STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P15-28 to the title block.

Motion: B.Garrison made a motion to approve subject to staff recommendations. Seconded by D.White. Vote U/A

- K. Consideration and acceptance of a Conditional Use Permit, per Chapter 170-20-B(1), for Michael O'Malley/7 Broadway LLC, Assessor's Map 3, Lot 57, zoned CBDG, located at 7 Broadway. (Relief from 10 ft. minimum rear setback) *(P15-26)

C.Parker stated the building behind the property is located on the property line. Michael O'Malley explained the application to build staircase at the rear of the building, adding it will be safer and look better.

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

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

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

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

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

Motion: D.White made a motion to approve subject to staff recommendations. Seconded by C.Lawrence. Vote U/A

5. STAFF COMMENTS

C.Parker stated he is working on issues with the Transportation Master Plan. He further stated 20 people have requested to be on the Committee and he will have interviews for them, adding the delay has to do with the need to hire three additional people in the Planning Department. He further stated the job closes on June 8, 2015 and he hopes to have staff for later meetings.

C.Parker stated there will be only one Planning Board meeting a month until January except for the month of June, adding there will be a public hearing on June 9, 2015 for the 20 Zoning Amendments posted. He further stated that by law the City only has to have one public hearing; however, the City will provide a second hearing available to the



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public on June 23, 2015. The Planning Board meetings will be held at the McConnell Center for the months of June, July and August.

6. MEMBER COMMENTS

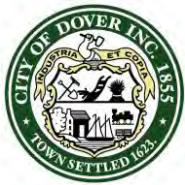
Discussion ensued regarding the amendments and meetings for June, July and August. C.Parker stated there will be a public hearing and workshop scheduled with the City Council on the Zoning Amendments.

K.Schuman asked about the process for establishing the meeting agendas, suggesting it be considered to have the private individual cases heard before the professional cases so these individuals do not have to sit through a long process when their cases can be heard and processed in a timely manner.

D.Ciotti stated this was C.Lawrence's first meeting as a full-time Planning Board member.

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 8:49 p.m. Seconded by B.Garrison. Vote: U/A



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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), Gina Cruikshank (Alternate)

Members Not Present: Maggie Fogarty (Alternate)

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

The Chair called the meeting to order at 7:00 p.m.

D.Ciotti gave an overview of the hearing procedure.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. OLD BUSINESS - NONE.

3. NEW BUSINESS

- A. Public Hearing on proposed zoning amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7, to redefine "Build to Line", to create a Heritage Residential District in the area bounded by Locust Street, Rutland Street, Fisher Street and Washington Street, to revise front setbacks/build to lines in the RM-U, R-20, R-12 and CBD General districts, to limit the height in the CBD General sub-district to 5 stories, to revise sign regulations and to limit residential density in the CBD Downtown Gateway and Mixed Use sub-districts, allow more flexible industrial uses in the I-2, I-4 and ETP districts, allow Alternative Treatment Centers in the B-4 and I-2 districts, remove architectural requirements for CBD Mixed Use residential, update the Groundwater Protection District Map, add a Floodplain Development Overlay District, revise Excavation permits allowing for 2 year review, revise definitions for freestanding signs and sign area, revise temporary sign regulations (citywide), streamline the sign permit process, restrict sign illumination in the CBD Downtown Gateway sub-district; amend the Mill Motif Design criteria for the CBD District, remove duplicative off street parking requirements, revise code enforcement language to reflect State statute, and to remove clerical and scriveners' errors. The full text of the amendments is available in the Planning Department and at <http://1.usa.gov/1dhEyC0>.

C.Parker reviewed the proposed regulations within the amendment and provided handouts for the public to review. He stated copies of the information is available at the Planning Department, City Clerk's office, or online for the public, and comments regarding the amendments can be made via telephone, letter, or email. He stated the Planning Staff will take notes of the public comments made tonight and will make the necessary changes to the amendments, adding this information will be provided to the Board at the next public hearing on June 23, 2015. He further stated the next meeting will be held at the McConnell Center.

Public Hearing Open.

William Colbath, 129 Silver Street, spoke against the Heritage District stating there were architectural regulations that were removed, but there were four or five references that sounded like requirements that are not enforceable.



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Jack Mettee, 56 Rutland Street, stated the 5 ft. range setback is too low for the R-12 District and suggested Amendment 5 be reconsidered, adding that range is more suitable for the higher density districts. He further stated the buildings on Silver and Central Avenue and First Street are not consistent with the area regarding height and suggested the Planning Board set a standard that is consistent and offer Condition Use Permits with applicants who want to go higher than the standard, adding most buildings are currently at 35 ft. He added his concern with the height of buildings in the I-1 District, adding this is not consistent with the residential areas on Rutland, Maple, and Oak Streets. He recommended the Planning Board establish a sub-committee or study board to evaluate the I-1 zone and its uses for these areas.

Dennis Burns, 20 Governor Sawyer Lane, stated he owns property on Locust Street which has been effected by the density changes in Amendments 10 and 11, adding this cuts the number of units he wanted to establish by half. He asked the Planning Board reconsider the density changes.

Doug Dede, 143 Locust Street, stated his concern with the height and parking issues in the downtown area and on First Street, adding his concern with the fire safety issues associated with these concerns.

Public Hearing Tabled.

D.Ciotti stated the public can come out to the next Planning Board meeting to express any additional concerns regarding the amendments.

C.Parker addressed the public concerns stating he will contact W.Colbath regarding his comments on the Heritage District. He stated the Planning Staff will evaluate the 5 ft. setback in the R-12 District and the five story height, adding it is a new limitation where there is no current height limitation. He further stated applicants can apply with a Condition Use Permit to go higher if needed. He suggested a Sub-Committee be established regarding the I-1 District, which could include DBIDA. He added the Downtown Gateway District has a density limitation that previously did not have limitation, and he will contact D.Burns regarding his concerns. He stated regarding the general concerns, the parking is not applicable to the amendment, and he will discuss the fire concerns with the Fire Chief. He added the Planning Department received letters from citizens with additional concerns and these were given to the Board members.

C.Plante stated her concerns regarding parking on both sides on First Street and the need for fire truck access if needed.

4. STAFF COMMENTS

C.Parker stated the Planning Department has advertised for three new planners, and they will hopefully be part of the Staff by August.

C.Parker stated the next Planning Board meeting will be held at the McConnell Center.

5. MEMBER COMMENTS

6. ADJOURNMENT

The Chair adjourned the meeting at 7:39 p.m.



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: None

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were previously 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. The Conservation Commission voted to endorse the application on November 10, 2014. At the April 26, 2015 meeting, the Planning Board received an update on this project.

Please bring your previous packet of information on the CUP.

Consistency with Land Use Regulations

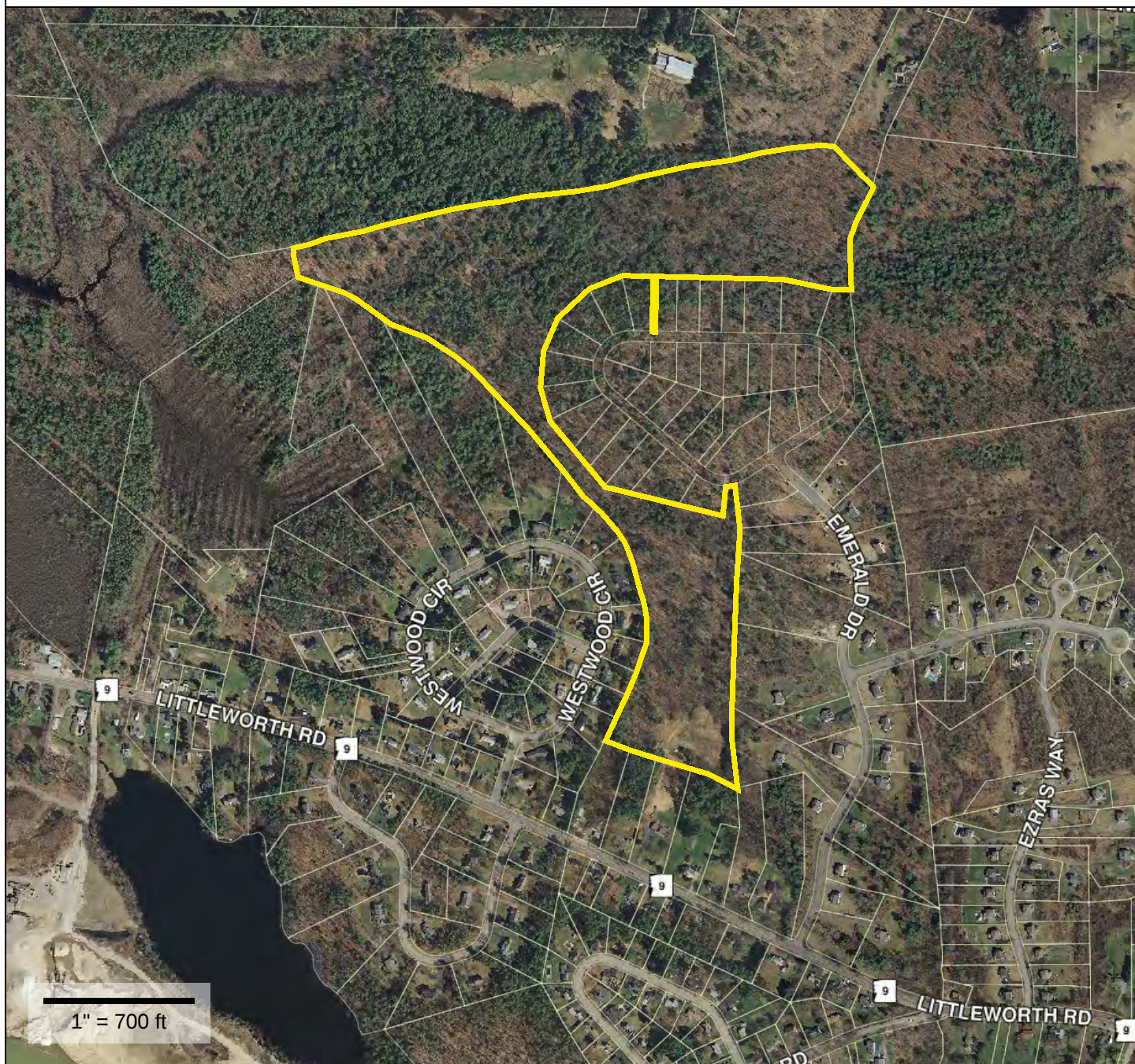
The Wetlands Protection Ordinance provides for Conditional Use Permits to allow impacts to the 50 foot wetlands buffer if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The application meets those standards.

STAFF RECOMMENDATION:

The Planning Department recommends 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 subdivision plan (P14-58) shall be approved.
2. The erosion and sediment control features shall be installed prior to any earth disturbance activities.
3. The Stormwater Operation and Maintenance Plan shall include maintenance of all signs indicated on sheet NR-1 of the Subdivision plan (P14-58) and the HOA documentation shall include that the HOA will maintain the signs.
4. Any fertilizer used to help revegetate areas of earth disturbance shall be non-phosphorous.

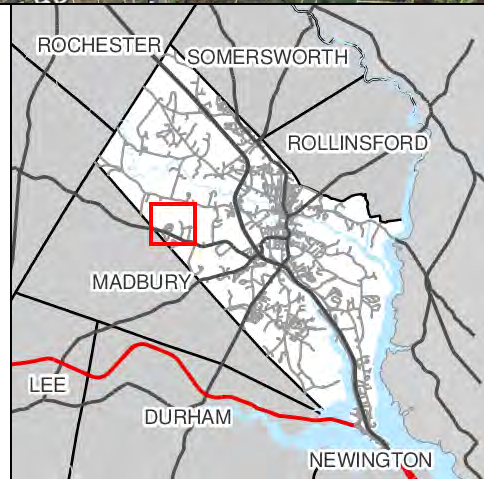
**Property Information**

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





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: Letters and e-mails from abutters; legal opinion from City Attorney Anthony Blenkinsop

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were previously 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.

The applicant appeared before the Planning Board on April 28 to update the Board on drainage activities, and has been working to implement final revisions to the plan.

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:

An abutter to the project has submitted a legal opinion (enclosed) regarding an easement on her property. Upon review of the abutter's legal opinion, the City Attorney is advising that the Planning Board should take no position on the Indian Ridge subdivision at this meeting and that the item should be tabled until the issue is resolved by:

- Relocating the drainage infrastructure; or
- Coming to an agreement on the easement between the abutter and the applicant; or
- A declaratory judgment in favor of the existence of the easement.

Anthony I. Blenkinsop
City Attorney
a.blenkinsop@dover.nh.gov



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Dover, New Hampshire 03820-4169
(603) 516-6520
Fax: (603) 516-6523
www.dover.nh.gov

City of Dover, New Hampshire
OFFICE OF GENERAL LEGAL COUNSEL

LEGAL MEMORANDUM

DATE: June 18, 2015
TO: Christopher Parker, Assistant City Manager
FROM: Anthony I. Blenkinsop, City Attorney
RE: Subdivision Dispute

You have asked me for my opinion regarding how the Planning Board should handle an apparent dispute between an applicant before the Board for subdivision approval and an abutter over whose property the applicant claims a drainage easement. As I understand it, the drainage easement is a necessary component of the subdivision plan as currently proposed. See Dover Code 155-29.B(2) and 155-35. The abutter claims that the drainage easement is not valid and has provided a legal opinion in support of that position.

Without opining on the merits of the parties' respective positions regarding the validity of the easement, or on the legal opinion that has been provided, it is my opinion that the Planning Board should not proceed with consideration of this application until the applicant and the abutter have resolved their dispute concerning this issue through mutual agreement, or by order of a court of competent jurisdiction. It is not the Planning Board's role to decide disputes between private parties regarding the validity of easements that may be used/relied on in subdivision review. To the extent there is a reasonable dispute regarding the validity of the easement, it should be resolved prior to the Planning Board taking further/final action on the application given the easement is a necessary component of the subdivision consideration.

May 16, 2015

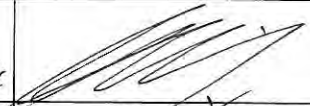
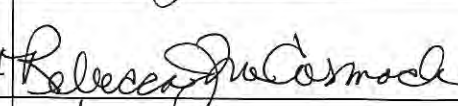
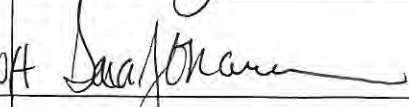
The residents of Emerald Woods, a distinct neighborhood located on Emerald Lane in Dover, New Hampshire, request the City of Dover, New Hampshire Planning Board take additional steps to consider the placement of a center island at the exiting cul-de-sac of Emerald Lane.

First, as residents of Emerald Woods, we have an equity stake in the further development of property on Emerald Lane. A center island would help differentiate the existing development from the newly proposed development. This will maintain the integrity of the Emerald Woods neighborhood which has landscaping delineating the start of the development at the intersection of Littleworth Road. The placement of the center island will clearly mark the end of the Emerald Woods development which has a separate set of covenants than the proposed development. This request is made in the spirit of the Dover Master Plan which specifies "7.3 Planning and development regulations include architectural standards that preserve and safeguard the historic and architectural quality of Dover's historic buildings, downtown and neighborhoods. " Although Emerald Lane is not a historic district, it is a distinct neighborhood, as per its covenants, and as such, the citizens of Emerald Lane should have equal consideration for development that preserves the architectural quality of our neighborhood. The costs, construction and placement of distinct lighting on Silver Street, is an example of the value the city has placed on the aesthetic value of the entrance and exit of a distinct area of the city. Residents of Emerald Lane are asking for equitable planning and implementation.

Secondly, although a three-way stop is proposed to slow traffic, said three-way stop will be at the top of a hill, increasing the likelihood that cars will rapidly descend from the stop. A center island would serve to prevent acceleration through Emerald Lane, which is heavily populated by families with young children. This is in keeping with "6.3 Traffic calming measures are implemented to manage speeds and "pass through" traffic in the downtown and neighborhoods," of the Master Plan. Page 37 of the Master Plan "illustrates an example of using landscaped islands for traffic calming."

Sincerely,

The Residents of Emerald Lane, Dover, New Hampshire

Print Name	Address	Signature
Stephen Morrism	5 Emerald Ln. Dover, NH	
Douglas J. Fortier	9 Emerald Lane, Dover, NH	
Rebecca McCormack	17 Emerald Ln, Dover NH	
Sara Johansen	24 Emerald Ln. Dover, NH	
Bestin Mathews	28 Emerald Lane Dover NH	

May 16, 2015

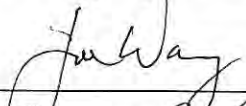
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Sincerely,

The Residents of Emerald Lane, Dover, New Hampshire

Print Name	Address	Signature
Guillaume Meillat	41 Emerald Lane	
Thomas Rudy	44 Emerald Lane	
JOE WANG	47 Emerald Lane	
ERNEST BREWSTER	61 EMERALD LANE	
MARC GOODMAN	72 Emerald Lane	

May 16, 2015

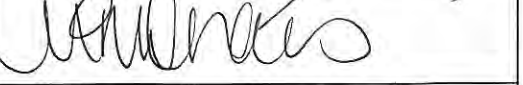
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Sincerely,

The Residents of Emerald Lane, Dover, New Hampshire

Print Name	Address	Signature
Jennifer MacNeil	87 Emerald Lane	
Michelle Dorais	81 Emerald Lane	
Emily Goodman	72 Emerald Ln.	Emily Goodman

Andrew Dorais
Resident
81 Emerald Lane
Dover, NH 03820

City Of Dover, NH

Planing Board

Attn: Chris Parker

Re: Indian Ridge Development

RECEIVED
Planning Office
JUN 17 2015
Dover, New Hampshire

Dear Mr. Parker, and members of the board,

As I sat down to eat dinner at my patio table on my deck on June 11th, I was interrupted by a little voice calling from their bedroom, asking for the third time,

“Daddy, what’s that banging?”

I explained for what felt like the 100th time, that the banging was the men working on the house, and that they should be done soon. Cute anecdotes aside, I need to point out that this took place at 8 o’clock on a Wednesday evening, and while it was not the 100th time I had explained away the noise, it is one of many weeknights and weekend evenings that this has occurred. While I understand this building is outside the scope of this meeting, it has prompted me to consider the hours that builders are allowed to build within the city’s guidelines.

As you are aware, the work hours available to a builder have been raised in the past at Planning Board meetings for the so called Indian Ridge Development project. It was noted that the working hours allowed are “regular business hours”, and it was also noted that allowing weekend hours as a means to speed the completion of the full project would be considered. As you can imagine, I am sending this letter for your consideration, because I, as well as my neighbors take exception to these very vague guidelines.

I have reviewed many online documents including the mission statements of many of the sub-committees of the planning department, the master plan, vision statements and the like. While each is similar in that they are intentionally vague, they are also alike in that they place a responsibility to promote development in the city in a responsible way, to benefit and ultimately increase the value and the quality of life in the city for the city residents. Succinctly, the board is responsible for making the city better, while protecting the quality of life for its residents. With all do respect to this board, it does not mention any responsibility to provide a developer with the easiest means to completion of their

projects providing the councils recommendation does not create a financial hardship or undue burden on the developer. This council has been responsible in demanding proper reviews of traffic, wetlands, drainage, etc. Thus far, the council has shown that they are aware of the interests of the neighbors and property owners. I hope that this same level of responsibility will continue with respect to the definition of, notification of and enforcement of the ordinances with working hours.

Both the state of New Hampshire, and the City of Dover, have specific laws that speak to the right to quiet enjoyment. While the definition of the law includes both landowners and tenants, it is most often applied in the context of a rental agreement. However, if you read the law, the spirit of the law is clear. The resident of a property is entitled to a certain level of "Quiet Enjoyment" of that property. It is the spirit of this law, and not the speed to completion of a developer's project that should be at the forefront of the discussion regarding the working hours. More to the point, this board needs to protect the property owner's right to quiet enjoyment, not the developer's ability to complete their project quickly. There is no such thing as "regular working hours". Those "regular hours" don't even apply to financial institutions anymore.

"Regular working hours" for the purpose of the Indian Ridge development need to be clearly defined by the city. The ordinance needs to be communicated to both residents, and developers, and signage should be posted with these hours at the entrance to the development. Also, the penalty for violating this ordinance needs to be meaningful and appropriate. In the past, the city has helped to enforce working hours limiting construction in Emerald Woods to the hours of 8am to 6pm during weekdays. There was no meaningful construction work on the weekends. This example is for a single family home constructed one at a time. Consider the size and scope of a project like Indian Ridge, and you obviously multiply the amount of traffic, noise, etc. Further, the definition of "working" needs to be defined for all parties. In short, "working" needs to include a component that speaks to a level of noise/ disruption. It is appropriate for a worker to drive their pickup truck to a site, and sweep, stack scrap lumber, clean up the site with hand tools, etc. Further, once a house is weather tight and interior work takes place, it may not have an impact on the neighbors. I understand the different stages of construction, and can be reasonable with respect to helping complete projects in a timely manner. I also understand that a person has the right to get to and from a job site, and to pick up and drop off materials, heavy equipment, etc. However, it is not appropriate to have this done at 7 am on a Saturday, or conversely, at 8 pm on a Wednesday, just because it is still light out. Lastly, the nature of the Indian Ridge development is unique, and should be considered when defining the above "working hours". As you are all well aware by now, Emerald Lane in general, and specifically the length of Emerald between Susannah's Crossing, and the end of the current road is dense with young children. Also, as you are now well aware, there is but one way in, and one way out of the new Indian Ridge development site. The impact of construction activities before 8 am and after 6 pm has a significant impact on all of the residents. With respect to weekend activities, especially in the summer, I think it is reckless of this committee to support construction activities. Not only is a significant safety concern for the residents, but it would significantly detract from the quality of life that the city has promised, that we have paid for, and that we are entitled to. As a final thought on this, I suspect any new residents to the Indian

Ridge development would like to know that they are not subject to construction noise and traffic 7 days a week until the entire project is completed.

To summarize, I would like to see the Planning board create and enforce an ordinance for construction at the Indian Ridge development that is similar to the below:

Exterior construction, including but not limited to site prep, excavation, foundation construction, framing, roofing, siding, landscaping as well as delivery of and recovery of materials requiring heavy machinery etc. be limited to Weekdays between the hours of 8 am and 6 pm. Weekend work of this type is not permissible, except for recovery of machinery/ property of the builder/ subcontractors. Site work that does not include machinery, or tools producing noise that can be heard at the neighboring/ existing properties is permissible outside of these hours providing the traffic flow, noise and impact of this site work does not adversely impact the neighbor's quiet enjoyment of their own property.

Interior/ trades work including but not limited to plumbing, electrical, mechanical, insulation, drywall, painting, carpentry, are permissible Weekdays from 8 am to 6pm. Weekends this work would be permissible from 10am to 2pm. Inside/ trades work is permissible outside of these hours providing the traffic flow, noise and impact of this site work does not adversely impact the neighbor's quiet enjoyment of their own property.

Traffic Flow

With respect to the traffic flow, it has been requested of the residents of Emerald Lane that a traffic island be placed in the current cul de sac. This island would provide a variety of benefits to the current residents, as well as the developer, and future residents of Indian Ridge. In past planning board meetings this was supported. In subsequent meetings it was not supported after determining that a stop sign at Susannah's crossing would "calm traffic". With all do respect to the board, this is laughable. How many of you drive 55 mph on rt 16 or 40 mph on Littleworth Rd? The signs say that's the speed limit. How many of you stop at a stop sign in the middle of the Hannaford Parking lot? No one is around, so its safe to go right through, right? Did you drive 20 or 25 miles per hour on Emerald lane when you drive up to view the site? I suspect the answer is neither. A stop sign only slows traffic near the sign, and only when the risk of violating the stop sign is perceived by the driver. It has also been stated that the planning board is not responsible for dictating design of a development. I would argue that is exactly what the role of the planning board is. It is reasonable that the board does not make detail decisions such as what trees are planted, how its landscaped, etc, however, it is absolutely the role of the board to make recommendations that would increase safety, increase property value, increase the ability to enjoy one's property and clearly define two spaces. In defending many of the design items and infrastructure, comparisons of Indian Ridge have been made to Ezra's Green development. I would like to point out, that Ezra's Green has a landscaped traffic island at the end, and there is not even a second development beyond it. I mention this traffic island for two reasons. One, because if you are comparing the two developments, Ezra's Green makes a fantastic argument for how a well done traffic island can both beautify, and calm traffic. Second, in defense of the "no traffic island"

argument, the city DPW has mentioned that a traffic island would make it more difficult for the city to remove the snow in the winter. As a tax payer, this made me quite upset. Not only are there traffic islands like this on city streets all over the city, like the one on Ezras Way, but the idea that this would cause more work for a city plow driver is simply ridiculous. You cannot compare all winters future to this winter past! We can all agree this was an exceptional winter. The idea that a traffic structure would be deemed inconvenient because a plow driver would need to make a second pass is insulting. At the expense of an argument about increasing taxes with diminishing return, I would argue that whether it is 1 pass or 5 passes, I have paid in advance, and will continue to pay increasing fees for this service. It has been recommended by Planning Board Chair Chris Parker that this island would be a benefit for all involved. In reviewing past broadcasts of planning board meetings, I have never seen the board dig their heels in against a recommendation as they are now. The reasons cited are contradictory to president set in the city, and carry little merit.

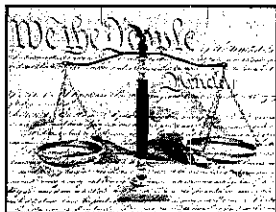
I believe it is the responsibility of the Planning Board to recommend that a traffic island be placed in the current cul de sac. The developer has expressed willingness to provide such a structure if the board recommended one. Given all of the above, and providing extra weight for the recommendation of the planning board chair, I see no reason why the board would not be willing to recommend one.

Respectfully Submitted,

Andrew Dorais

Patrick S. Bedard
psbedlaw@bedardbobrow.com

David J. Bobrow
djblaw@bedardbobrow.com



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www.bedardbobrow.com

Janet P. Murray, Paralegal
jpmlaw@bedardbobrow.com

June 11, 2015

Jennifer MacNeil
87 Emerald Lane
Dover, New Hampshire 03820

Re: Utility easement/87 Emerald Lane, Dover, New Hampshire

Dear Jennifer:

You have asked me for a legal opinion regarding an easement that appears to burden your property located at 87 Emerald Lane, Dover, New Hampshire. You and your husband purchased this land by deed dated November 16, 2007 and recorded at Book 3606, Page 100 of the Strafford County Registry of Deeds. Your deed refers to a number of easements or encumbrances on your land, including a reference that the conveyance is "subject to utility easements as are delineated on a plan recorded in the Strafford County Registry of Deeds at Plan #84-13, as they may be applicable." I have reviewed Plan #84-13 which purports to show a utility easement crossing the back part of your property. However, you have told me that the Plan approved by the Dover Planning Board, and recorded as Plan #84-13, is no longer effective because the approval for this subdivision expired in 2012. Thus, unless this subdivision plan is again approved by the Dover Planning Board it is no longer a valid subdivision. I give my opinion based upon your deed, the plan recorded at Plan #84-13, and the information that this recorded plan has expired.

First, although your deed says subject to utility easements referred to in this plan, your deed also limits this by indicating "as they may be applicable." Since the plan expired in 2012 and is no longer a valid plan, I believe that any easements have expired and are no longer in force and effect over your property. Thus, by the language of your deed these easements are "no longer applicable" to you. Since some easements do expire, or have sunset provisions, I believe this easement has now expired and cannot be used without you and your husband granting a new easement over the back of your property.

Even if the utility easement did not expire, it is a utility easement and not a drainage easement. While there are no specific New Hampshire cases on point I looked for a general legal definition of a utility easement and it is defined as an easement across another's property "for laying gas, electric, water and sewer lines." I find no support for the idea this would include a drainage easement or drainage ditch. This makes sense because utility lines are far less intrusive than a drainage ditch. Thus, the utility easement cannot be used as a drainage easement.

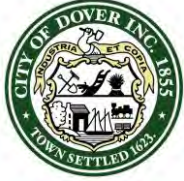
Thus, it is my legal opinion that this utility easement has expired because the plan which refers to the utility easement has expired and is no longer a legal, valid, and enforceable subdivision plan. Another plan would need to be prepared and another easement granted. However, even if a Court found this easement still valid it would be only for utilities, which

would not include a drainage easement for stormwater or any other drainage purposes. If you have any questions or need any further explanation on this legal opinion please do not hesitate to contact me.

VERY TRULY YOURS:

A handwritten signature in black ink, appearing to read "Patrick S. Bedard". The signature is fluid and cursive, with the first name "Patrick" and last name "Bedard" clearly distinguishable.

PATRICK S. BEDARD



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-31

Application Type: Minor Lot Line Adjustment
Applicant(s): 7 South, LLC
Owner(s): 7 South, LLC and State of NH Department of Transportation
Location: 14 Central Avenue and Spaulding Turnpike (Assessor's Map 15, Lot 4)

INTENT: To adjust the lot lines between two existing lots on Central Avenue and the Spaulding Turnpike. The adjustments involve four tracts, with the net result being 0.02 acres being transferred from the State of NH to lot 15-4.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-A

ACREAGE: 2.46 Acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: One vacant lot and NHDOT right-of-way

PROPOSED LAND USE: One vacant lot and NHDOT right-of-way

SURROUNDING LAND USE: Commercial businesses and residential uses

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant wants to reconfigure the lot lines between an existing lot, and right of way for the Spaulding Turnpike. The existing lot was previously four lots, which were merged earlier this year. There is no change in the number of lots.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

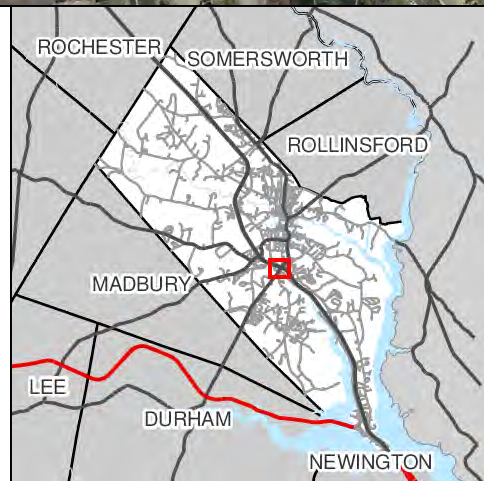
1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise note #10 to indicate the date of the wetlands review and note the certified wetlands scientist who performed the observation.
4. The applicant shall revise the plat to add the Planning File number P15-31 to the title block.



**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

RECEIVED
[Revision Date: February 12, 2013]
Planning Office

Office Use Only	Project #:	<u>P15-31</u>	Date Received:	<u>JUN 04 2015</u>
	Amount Paid:	<u>\$329.00</u>	Time Received:	<u>Dover, New Hampshire</u>

CLC #0234

APPLICANT INFORMATION

Name of Applicant: 7 SOUTH LLC Telephone # 603-749-2800

Address of Applicant: 340 CENTRAL AVE DOVER NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: 340 CENTRAL AVE DOVER, NH 03820

Address of Property: CENTRAL AVE

Assessor's Map # 15 Lot(s) # 4

Property Deed: Book 4285 Page: 926, 927, 928

Zoning District(s) B-5 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 106,452 Size of Proposed Parcel (sq. ft.): 107,090

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): STATE OF NH NH DOT Telephone # _____

Address of 2nd Property Owner: PO BOX 483 7 HAZEN DR CONCORD NH 03302-0483

Address of Property: SPAULDING TURNPIKE EXIT 7

Assessor's Map # N/A Lot(s) # N/A

Property Deed: Book 655 Page: 177

Zoning District(s) N/A Overlay District(s) _____

Size of Existing Parcel (sq. ft.): — Size of Proposed Parcel (sq. ft.): —

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

SURVEYOR INFORMATION

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

Address 24 CHESTNUT ST DOVER, NH Telephone #: 603-742-0911

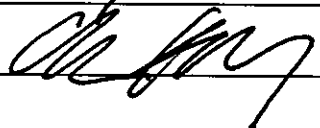
Professional License #: 661 E-mail address: KEVIN@SURVEYNH.COM

SIGNATURES

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

Signature of First Property Owner:  Date: 5/20/15

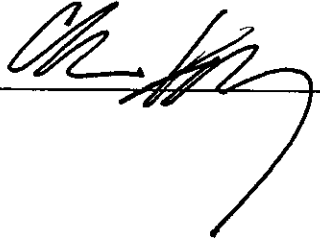
Signature of Second Property Owner: _____ Date: _____

Signature of Applicant (if different from owner):  Date: 5/20/15

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 5/20/15

200' Abutters List

Lot Line Adjustment Application for 7 South, LLC

Property data updated June 4, 2015

Parcel ID	Name 1	Name 2	Address	City	State	Zip	Deed
Locus							
15004-0000	7 SOUTH, LLC		340 CENTRAL AVE, STE 202	DOVER	NH	03820	4285/926
SPAULDING TPK	STATE OF NEW HAMPSHIRE	DEPT. OF TRANSPORTATION	PO BOX 483	CONCORD	NH	03302-0438	655/177
200' Abutters							
x 15006-000000	7 SOUTH LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820	4059/225
x 15002-A00000	7 SOUTH LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820	4080/571
x 15003-000000	7 SOUTH LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820	4080/594
16007-000000	DOVER/CENTRAL REALY TRUST	C/O SULLIVAN TIRE CO INC	41 ACCORD PARK DRIVE	NORWELL	MA	02061	2098/527
16002-000000	ELLIS EDWARD J & NORA D TRUSTEES	ELLIS FAMILY TRUST OF 2013	73 SPUR RD	DOVER	NH	03820	4174/520
16001-000000	MCSILLS REALTY LLC		63 BROADWAY	DOVER	NH	03820	4099/31
Surveyor							
	MCENEANEY SURVEY ASSOCIATES, INC.		24 CHESTNUT STREET	DOVER	NH	03820	



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



WILLIAM CASS, P.E.
ASSISTANT COMMISSIONER

May 21, 2015

Kevin McEneaney
McEneaney Survey Associates
24 Chestnut Street
Dover, NH 03820

Re: **Land Exchange between the State of New Hampshire and 7 South LLC**
Dover 1823(1), FG-BRF-043-1(1), C-3556, Parcels 1130, 1133
Minor Lot Line Adjustment Application

Dear Mr. McEneaney:

Attached is the Minor Lot Line Adjustment Application signed by my Bureau Administrator, Charles R. Schmidt, PE.

If you need any additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "PJM", written over a horizontal line.

Phillip J. Miles
Chief of Property Management

PJM/dd
Enclosure

Bureau of Right-of-Way
John O. Morton Building - Room 100
PO Box 483, 7 Hazen Drive
Concord, NH 03302-0483
Tel: (603) 271-3222
Fax: (603) 271-6915

SIGNATURES

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

Signature of First Property Owner: _____ Date: _____

Signature of Second Property Owner:  _____ Date: 5/20/15

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

NOTICE OF MERGER

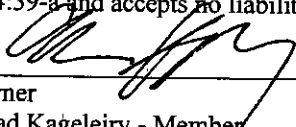
This notice of Merger is made this 30th day of March, 2015. Be it known that 7 South, LLC of 340 Central Avenue, Suite 202, Dover, NH 03820 being the owner of Tax Map 15, Lot 2A, a parcel described in deed Book 4080, Page 571 recorded at the Strafford County Registry of Deeds and Tax Map 15, Lot 3, a parcel described in deed Book 4080, Page 594 recorded at the Strafford County Registry of Deeds has requested that said parcels be merged. The landowner certifies that the above described lots have at least one common boundary and are located in the City of Dover, NH, in the County of Strafford.

The above described lots shall not be conveyed as individual lots, but shall be conveyed as one. The intent is that any common boundaries between or among the lots shall be abandoned. The resulting merged lot may only be subdivided upon approval by the Planning Board based on the regulations existing at the time of application for the subdivision.

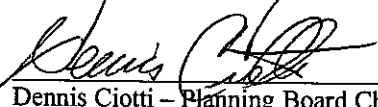
It is further understood that the above described lots shall be assessed as one lot for property tax evaluation purposes.

The owner of the above described parcels have notified all mortgage holders for the above described parcels that said parcels are being merged and the owner accepts full liability for this merger.

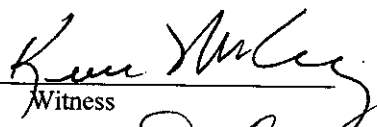
The Planning Board of the City of Dover, New Hampshire has signed this Notice of Merger as required by RSA 674:39-a and accepts no liability for this merger.



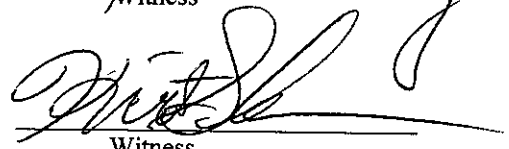
Owner
Chad Kageleiry - Member



Dennis Ciotti - Planning Board Chair



Witness



Witness

NOTICE OF MERGER

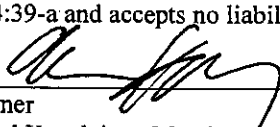
This notice of Merger is made this 30th day of March, 2015. Be it known that 7 South, LLC of 340 Central Avenue, Suite 202, Dover, NH 03820 being the owner of Tax Map 15, Lot 6, a parcel described in deed Book 4059, Page 225 recorded at the Strafford County Registry of Deeds and Tax Map 15, Lot 4, a parcel described in deed Book 4059, Page 248 recorded at the Strafford County Registry of Deeds has requested that said parcels be merged. The landowner certifies that the above described lots have at least one common boundary and are located in the City of Dover, NH, in the County of Strafford.

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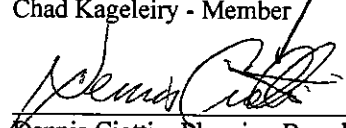
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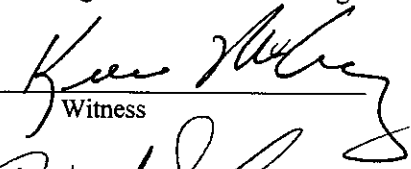
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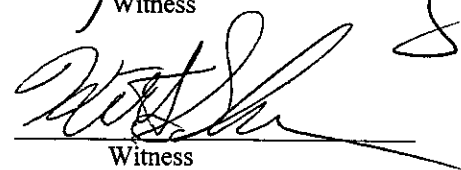
Owner
Chad Kageleiry - Member



Dennis Ciotti - Planning Board Chair



Witness



Witness

NOTICE OF MERGER

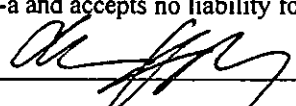
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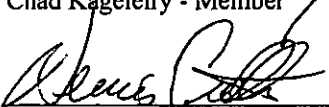
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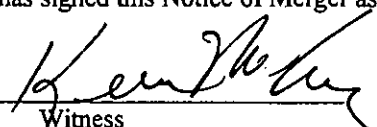
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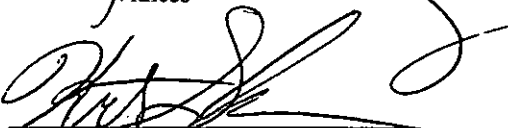
Owner
Chad Kageleiry - Member



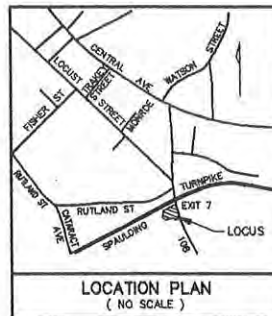
Dennis Ciotti - Planning Board Chair



Witness



Witness



AREAS OF TRACTS "A" THROUGH "D"

- (A) - STATE TO 15 / 4
6,518 S.F.
0.15 Ac.
- (B) - STATE TO 15 / 4
6,418 S.F.
0.15 Ac.
- (C) - 15 / 4 TO STATE
5,880 S.F.
0.13 Ac.
- (D) - 15 / 4 TO STATE
6,418 S.F.
0.15 Ac.

NH HIGHWAY BOUNDS (NHHD) STATION, ALIGNMENT AND OFFSET

BOUND #	ALIGNMENT	STATION	OFFSET	LEFT / RIGHT
-1	C-3556	219+20.01	24.96'	LEFT
-2	C-3556	218+99.93	99.15'	LEFT
-3	P2692J "E"	5+28.92	100.76'	RIGHT
-4	P2692J "E"	7+51.24	100.28'	RIGHT
-5	P2692J "A"	375+99.35	99.88'	LEFT
-6	P2692J "A"	373+99.68	109.26'	LEFT
-7	P2692J "A"	374+09.61	170.26'	LEFT

BOUNDS TO BE SET STATION, ALIGNMENT AND OFFSET

BOUND #	ALIGNMENT	STATION	OFFSET	LEFT / RIGHT
-A	C-3556	218+65.07	75.80'	LEFT
-B	P2692J "E"	4+56.63	63.16'	RIGHT
-C	P2692J "A"	376+20.49	127.78'	LEFT
-D	P2692J "A"	372+52.67	143.06'	LEFT

LEGEND

NHHD BND - CONCRETE BOUND STAMPED "NHHD"
C.B.(set) - CONCRETE BOUND (SET) PER NHDOT STANDARDS
LA R.O.W. - LIMITED ACCESS RIGHT OF WAY
S.F. - SQUARE FEET
Ac. - ACRES
(TYP.) - TYPICAL
± - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY REGISTER OF DEEDS
2+00 - ROADWAY STATION
LLTBA - LOT LINE TO BE ABANDONED
NLL/LAROW - NEW LOT LINE / LIMITED ACCESS RIGHT OF WAY
I.R.(set) - IRON ROD W/ I.D. CAP (SET)

NO.	DATE	REVISIONS	BY	CHK
1	4/17/15	REVISE PER NH DOT COMMENTS	RJM	KMM
13-2034	LL ADJ	13-07	5-11	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

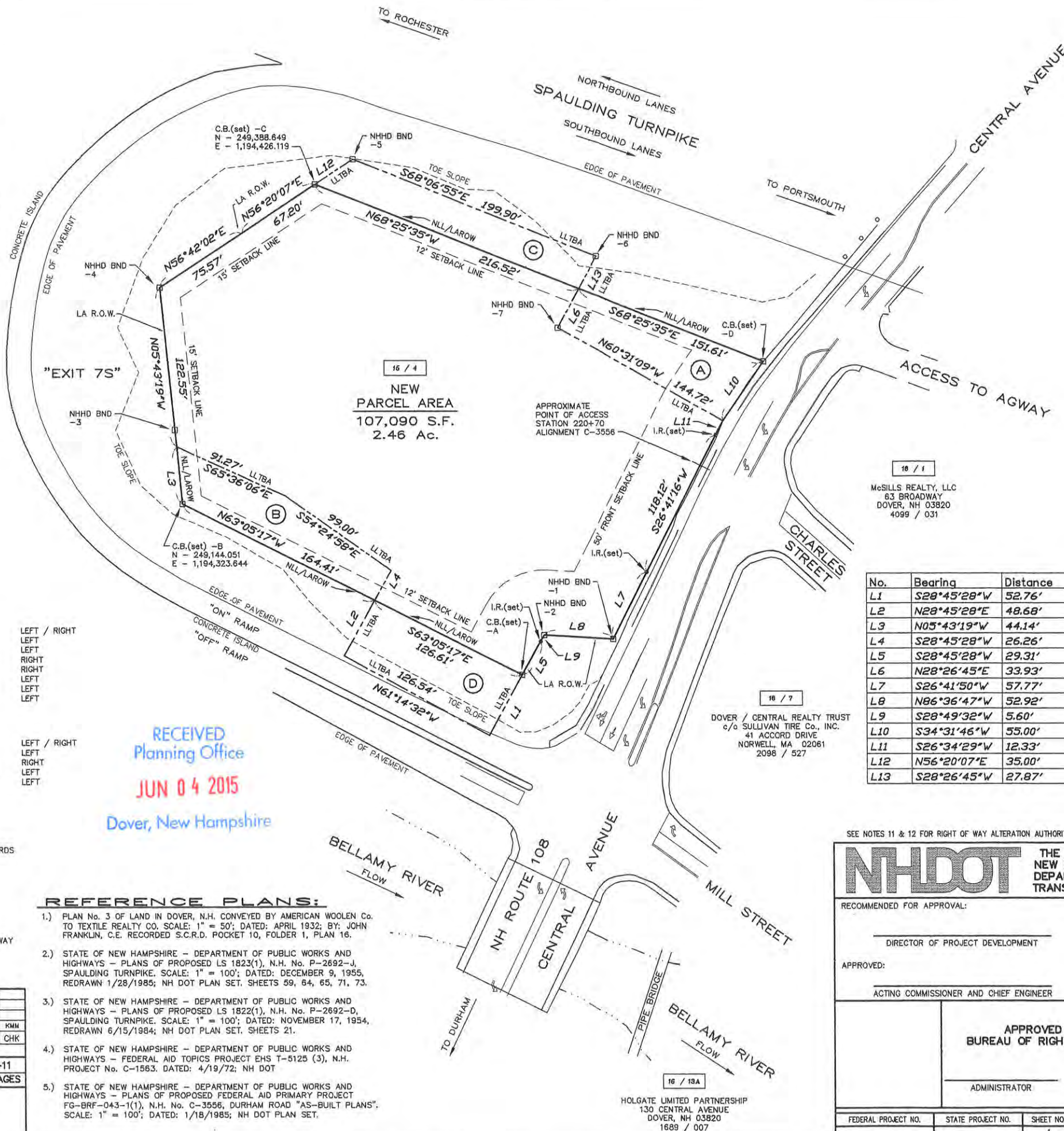
REFERENCE PLANS:

- PLAN No. 3 OF LAND IN DOVER, N.H. CONVEYED BY AMERICAN WOOLLEN Co. TO TEXTILE REALTY CO. SCALE: 1" = 50'; DATED: APRIL 1932; BY: JOHN FRANKLIN, C.E. RECORDED S.C.R.D. POCKET 10, FOLDER 1, PLAN 16.
- STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED LS 1823(1), N.H. No. P-2692-J, SPAULDING TURNPIKE. SCALE: 1" = 100'; DATED: DECEMBER 9, 1955, REDRAWN 1/28/1985; NH DOT PLAN SET. SHEETS 59, 64, 65, 71, 73.
- STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED LS 1823(1), N.H. No. P-2692-D, SPAULDING TURNPIKE. SCALE: 1" = 100'; DATED: NOVEMBER 17, 1954, REDRAWN 6/15/1984; NH DOT PLAN SET. SHEETS 21.
- STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - FEDERAL AID TOPICS PROJECT EHS T-5125 (3), N.H. PROJECT No. C-1563. DATED: 4/19/72; NH DOT
- STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT FG-BRF-043-1(1), N.H. No. C-3556, DURHAM ROAD "AS-BUILT PLANS". SCALE: 1" = 100'; DATED: 1/18/1985; NH DOT PLAN SET.

RECEIVED
Planning Office

JUN 04 2015

Dover, New Hampshire



NOTES:

- OWNER OF RECORD:
16 / 4
7 SOUTH, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4059, PAGE 225
S.C.R.D. VOL. 4059, PAGE 248
S.C.R.D. VOL. 4080, PAGE 571
S.C.R.D. VOL. 4080, PAGE 594
STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
JOHN O. MORTON BUILDING
P.O. Box 483, 7 HAZEN DRIVE
CONCORD, NEW HAMPSHIRE 03302-0483
S.C.R.D. VOL. 640, PAGE 274
S.C.R.D. VOL. 652, PAGE 422
COMMISSIONERS RETURN OF LAYOUT
- S.C.R.D. VOL. 655, PAGE 177
OWNER SIGNATURE
- 16 / 2A - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS B-5 (GATEWAY DISTRICT)
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
MINIMUM LOT SIZE = 20,000 S.F.
MINIMUM FRONTAGE = 125 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 50 FEET
REAR = 15 FEET
SIDE (ABUT A LOT) = 12 FEET
SIDE (ABUT A STREET) = 50 FEET
MAXIMUM LOT COVERAGE = 50 PERCENT
MAXIMUM BUILDING HEIGHT = 40 FEET
- DISPOSITION OF TRACTS,
TRACT "A" 6,518 S.F. IS TO BE ADDED TO PARCEL 15/4
TRACT "B" 6,418 S.F. IS TO BE ADDED TO PARCEL 15/4
TRACT "C" 5,880 S.F. IS TO BE ADDED TO "TURNPIKE"
TRACT "D" 6,418 S.F. IS TO BE ADDED TO "TURNPIKE"
- PARCEL AREAS =
PARCEL ORIGINAL PARCEL NEW PARCEL
16 / 4 106,452 S.F. / 2.44 Ac. 107,090 S.F. / 2.46 Ac.
- F.E.M.A. F.I.R.M. INFORMATION:
COMMUNITY NUMBER 330145, PANEL 0320, SUFFIX D; MAP NUMBER 33017C0320D, EFFECTIVE DATE: MAY 17, 2005.
- OTHER AREAS:
UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN
- BASIS OF BEARINGS IS THE NH STATE PLANE GRID NORTH, PER GPS OBSERVATION BY THIS OFFICE OCTOBER 5, 2012.
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- THERE WERE NO WETLANDS OBSERVED ON THE SUBJECT PARCELS.
- THE INTENT OF THIS PLAN IS TO DEPICT THE ALTERATION OF THE LIMITED ACCESS HIGHWAY RIGHT OF WAY LAYOUT AS ESTABLISHED BY THE GOVERNOR AND COUNCIL ON MARCH 13, 2015 (ITEM #14). PER RSA 230.45.
- THIS PLAN ALSO EMENDATES THE COMMISSIONERS RETURN OF HIGHWAY LAYOUT - EASTERN NEW HAMPSHIRE TURNPIKE EXTENSION LE 1823 (1) - RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS ON 12/15/1955 IN BOOK 655, PAGE 177.

"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 "L" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

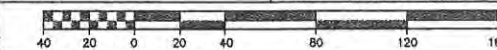
No.	Bearing	Distance
L1	S28°45'28"W	52.76'
L2	N28°45'28"E	48.68'
L3	N03°43'19"W	44.14'
L4	S28°45'28"W	26.26'
L5	S28°45'28"W	29.31'
L6	N28°26'45"E	33.93'
L7	S26°41'50"W	57.77'
L8	N86°36'47"W	52.92'
L9	S28°49'32"W	5.60'
L10	S34°31'46"W	55.00'
L11	S26°34'29"W	12.33'
L12	N56°20'07"E	35.00'
L13	S28°26'45"W	27.87'

SEE NOTES 11 & 12 FOR RIGHT OF WAY ALTERATION AUTHORITY AND REFERENCE.

NHDOT THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION	
RECOMMENDED FOR APPROVAL:	
DIRECTOR OF PROJECT DEVELOPMENT	DATE
APPROVED:	
ACTING COMMISSIONER AND CHIEF ENGINEER	DATE
APPROVED BY BUREAU OF RIGHT OF WAY	
ADMINISTRATOR	DATE
FEDERAL PROJECT NO.	STATE PROJECT NO.
SHEET NO.	TOTAL SHEETS
1	1

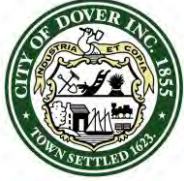
PLAN OF LOT LINE ADJUSTMENTS
PREPARED FOR
7 SOUTH, LLC
AND
THE STATE OF NEW HAMPSHIRE
TAX MAP 15, LOT Nos. 4 & SPAULDING TURNPIKE
CENTRAL AVENUE &
SPAULDING TURNPIKE "EXIT 7S"
CITY OF DOVER, COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15-
DRAWN BY: RJM FILE: VR CP\2034\13-2034-2
SCALE: 1" = 40' DATE: JANUARY 8, 2015



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

SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-32

Application Type: Minor Subdivision
Applicant(s): Varney Brook Lands, LLC
Owner(s): Varney Brook Lands, LLC
Location: Thornwood Lane (Assessor's Map K, Lot 19)

INTENT: To subdivide an existing lot on Thornwood Lane into two lots. The lot sizes would be 5.2 and 11.35 acres.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-B

ACREAGE: 16.55 Acres

ZONING DISTRICT: Executive Technology Park (ETP)

EXISTING LAND USE: Vacant lot

PROPOSED LAND USE: Mixed use development

SURROUNDING LAND USE: Commercial businesses and residential uses

ZBA ACTION: None

ATTACHMENTS: Subdivision plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to subdivide an existing lot on Thornwood Lane to create one additional lot.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor's stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File number P15-32 to the title block.
5. The applicant shall revise the plat by adding the minimum building setback lines and the front build to line to the new lot.

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

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



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-32

Application Type: Minor Subdivision
Applicant(s): Varney Brook Lands, LLC
Owner(s): Varney Brook Lands, LLC
Location: Thornwood Lane (Assessor's Map K, Lot 19)



Property Information

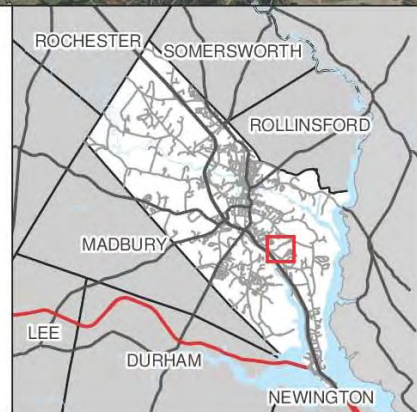
Property ID K0019-000000
Location DOVER POINT RD
Owner VARNEY BROOK LANDS LLC



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 SUBDIVISION APPLICATION

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

Office Use Only

Project #:

P15-32

Date Received:

JUN 04 2015

Amount Paid:

\$792.00

Time Received:

CR#1262

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: VARNEY BROOK LANDS, LLC Telephone # 749-2800

Address of Applicant: 340 CENTRAL AVE SUITE 202 DOVER, NH 03820

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

Address of Property Owner: _____

E-Mail Address: CHAD@SUMMITLANDDEV.COM

PROPERTY INFORMATION

Address of Property: THORNWOOD LANE

Assessor's Map # K Lot(s) # 19

Zoning District(s) ETP Overlay District(s) WETLAND CONSERVATION DISTRICT

Size of Parcel: 16.55 AC Property Deed: Book 3690 Page: 116
3854 986

Existing Use of Property: VACANT

SUBDIVISION INFORMATION

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

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

City Water? X Yes _____ No How far is city water from the property? ON PROPERTY

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

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

Estimated Length of Proposed Roads: N/A feet Public or Private Road? PUBLIC

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE

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

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOC. INCAddress 24 CHESTNUT ST DOVER, NH Telephone #: 742-0911Professional License #: 661 ⁰³⁹²⁰ E-mail address: KEVIN@SURVEYNH.COM**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

X Signature of Property Owner: [Signature] Date: 6/3/15

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

Signature of Agent: [Signature] Date: 6/1/15**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.

X Signature of Property Owner: [Signature] Date: 6/3/15**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

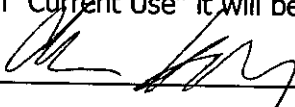
I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy,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

X Signature of Property Owner: [Signature] Date: 6/3/15

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.

X Signature of Property Owner:  Date: 4/3/15

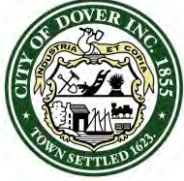
Signature of Applicant (*if different from owner*): _____ Date: _____

Property data updated June 4, 2015

Lot Line Adjustment & Subdivision Applications

Parcel ID	Name1	Name2	Address	City	State	Zip	Book	Page
Locus K0019-000000 K0019-002000	VARNEY BROOK LANDS, LLC DOVER POINT ROAD 252 LLC		340 CENTRAL AVENUE, SUITE 202 40 DOVER POINT ROAD	DOVER DOVER	NH NH	03820 03820	3660 3671	351 136
Surveyor	MCENEANEY SURVEY ASSOCIATES, INC.		24 CHESTNUT STREET	DOVER	NH	03820		
Abutters List								
C K0006-000000	PRESTON HELEN F TRUSTEE	PRESTON HELEN REVOCABLE TRUST	130 MIDDLE ROAD	DOVER	NH	03820	3766	610
C K0017-H00001	ADAMS JOHN W III	ADAMS LORI BETH	31 APPLEVALE DRIVE	DOVER	NH	03820	1243	465
C M0004-000041	AMBRULEVICH JOHN T	AMBRULEVICH ALMEDA C	31 JULIA DRIVE	DOVER	NH	03820	4142	1002
C K0049-A00020	ATWOOD-LYON FREDERICK W &	ATWOOD-LYON CAROL E	61 AUGUSTA WAY	DOVER	NH	03820	3874	217
C M0004-000047	BAND RICHARD E & ENID C TRUSTEES	BAND ENID C REVOCABLE TRUST	19 JULIA DRIVE	DOVER	NH	03820	4127	415
C K0049-A00018	BARRETT RICHARD A &	BARRETT DOLORES J	64 AUGUSTA WAY	DOVER	NH	03820	2896	1009
C K0017-Q00000	BEEDEY MARSHA M		24 APPLEVALE DRIVE	DOVER	NH	03820	1454	43
C K0015-X00000	BOULETTE HENRY M		21 APPLEVALE DRIVE	DOVER	NH	03820	1073	496
C M0004-000045	BRAUN JOSEPH J JR	BRAUN JOYCE J	23 JULIA DRIVE	DOVER	NH	03820	4071	233
C K0017-M00000	BUELL AARON E		18 APPLEVALE DR	DOVER	NH	03820	3901	979
C M0004-000034	CALITRI ROBIN G	CALITRI CAREN P	24 JULIA DRIVE	DOVER	NH	03820	4189	464
C K0015-Z00000	CANGELLO DEREK J		25 APPLEVALE DR	DOVER	NH	03820	4216	201
C K0019-001005	CARRIER JAMES M &	CARRIER TINA R	15 TERESA DR	DOVER	NH	03820	4254	664
C M0004-000035	CASTRO STEVEN P	CASTRO CECILIA P	28 JULIA DRIVE	DOVER	NH	03820	4218	534
C K0019-001000	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820	4100	247
X K0019-001002	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820	4100	247
X K0019-001008	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820	4100	247
X K0018-A00010	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820	991	26
C K0019-001013	COATE MICHAEL W TRUSTEE	COATE MICHAEL W REVOCABLE TRUST	60 SAINT JAMES AVE	MILTON	NH	03851	4229	755
C M0004-000038	COLGAN JOHN M	COLGAN MICHELLE A	34 JULIA DRIVE	DOVER	NH	03820	4118	383
C K0049-A00019	DEMOPOULOS VASILIKE REVOCABLE TRUST	DEMOPOULOS VASILIKE TRUSTEE	63 AUGUSTA WAY	DOVER	NH	03820	3188	177
C M0004-000042	DINARDO GARY D & DENISE C TRUSTEES	DINARDO GARY D & DENISE C REV. LIVING TRUST	29 JULIA DRIVE	DOVER	NH	03820	4115	361
C K0018-002000	DOAN TAM	DOAN NANCY	16 DOVER POINT RD	DOVER	NH	03820-4687	2453	556
C K0024-000000	DOVER POINT OFF PARK ASSC		42 DOVER POINT ROAD	DOVER	NH	03820	1166	469
X K0025-000000	DOVER POINT ROAD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820	3700	41
C K0021-000000	DOVERBROOK LLC		306 DAHLIA DR	WAYLAND	MA	01778-2825	1986	539
C K0025-B00000	DUBE WILLIAM R TRUSTEE	DUBE WILLIAM R REVOCABLE TRUST	252 DOVER POINT RD	DOVER	NH	03820	1715	4
C K0028-000000	FORTUNA DAVIN M &	ASSETA-FORTUNA CAROLYN	16 CEDAR ST	STONY BROOK	NY	11790	4016	514
C K0017-A00000	GIBBONS IDA M	GIBBONS WILLIAM S	27 APPLEVALE DRIVE	DOVER	NH	03820	862	327
C K0015-Y00000	HALLETT HOWARD B JR &	HALLETT PAMELA D	23 APPLEVALE DR	DOVER	NH	03820-4233	3247	728
C M0004-000046	HESS DANIEL J	HESS DOROTHEA P	21 JULIA DRIVE	DOVER	NH	03820	4034	819
C M0004-000048	HILL JULIA R		17 JULIA DRIVE	DOVER	NH	03820	4067	875
C M0004-000032	HUGHES PETER	HUGHES ALICIA	1 MADELYN DRIVE	DOVER	NH	03820	4178	890
C K0019-B00000	JBACK REALTY LLC		34 DOVER POINT RD	DOVER	NH	03820	2826	516
C M0004-000043	KAGELEIRY JAMES	KAGELEIRY FRANCES T	27 JULIA DRIVE	DOVER	NH	03820	4100	478
C K0019-001003	LAMSON DOUGLAS B &	LAMSON RAELEEN K	6407 SOUTH SADDLE CREEK LN	FULSHEAR	TX	77441	4269	743
C K0022-B00000	LARA CHRISTOPHER &	SAPIENZA LEIGH-ANNE	48 1/2 DOVER POINT RD	DOVER	NH	03820	2949	383
C K0019-001006	LEBLANC LYNN A & BAILEY LYNN A TRUSTEES	THE LYNN'S REALTY TRUST	17 TERESA DR	DOVER	NH	03820	4265	803
C K0049-A00022	LEWERS PATRICIA A TRUSTEE	WAINWRIGHT FAMILY REVOCABLE TRUST	57 AUGUSTA WAY	DOVER	NH	03820	2879	727
C K0017-B00000	LUCAS OLIVANN		35 APPLEVALE DR	DOVER	NH	03820-4233	2874	71
C K0019-C00000	MACS CONVENIENCE STORES LLC		935 EAST TALLMADGE AVE	AKRON	OH	44310	4114	608
C K0019-001009	MADAY CHARLES L JR & JANET TRUSTEES	MADAY CHARLES L JR & JANET REVOCABLE TRUST	14 TERESA DR	DOVER	NH	03820	4265	393
C M0004-000033	MANCUSO III BENJAMIN T	MANCUSO VICKI L	20 JULIA DRIVE	DOVER	NH	03820	4174	242
C K0023-000000	MARKET SQUARE CONDOMINIUM	C/O RIVER VALLEY DEVELOPMENT CORP	9 PATRIOT DR	DOVER	NH	03820-4708	3741	597
C M0004-000044	MARTIN JEAN L TRUSTEE	MARTIN JEAN L TRUST	25 JULIA DRIVE	DOVER	NH	03820	4193	47
C K0017-I00000	MCKENZIE ROSE M		33A APPLEVALE DR	DOVER	NH	03820	813	94
C K0049-A00000	MEADOWOOD AT DOVER HOMEOWNERS ASSOCIATION	C/O ROBERT DINABURG PRESIDENT	54 AUGUSTA WAY	DOVER	NH	03820	3107	83
C K0017-N00000	MERMET GUY ALLYN &	MERMET TRACY M	29 MOOSE HOLLOW RD	DANVILLE	NH	03818-3243	4024	673
C K0027-000000	MORIN JOHN K &	MORIN MELISSA D	16 HALL RD	BARRINGTON	NH	03825-3213	2419	84
C K0017-J00000	NEVINS PATRICK &	NEVINS KELLY J	37 APPLEVALE	DOVER	NH	03820	2532	218
C K0019-001014	NEWLAND WAYNE L &	CUNNINGHAM NEWLAND KAY	2 TERESA DR	DOVER	NH	03820	4219	518

C	K0017-S00000	NORRIS MARY C		20 APPLEVALE DRIVE	DOVER	NH	03820	1233	748
C	K0017-H00000	OUTHIT HA &	OUTHIT MAY	29 APPLEVALE DR	DOVER	NH	03820	4142	546
C	M0004-000039	PALANZA LINDA R	PALANZA ANTHONY A	35 JULIA DRIVE	DOVER	NH	03820	4135	881
C	K0022-000000	PAOLINI BROTHERS DEVELOPMENT LLC		15 BRIARWOOD LN	DOVER	NH	03820	3238	636
C	M0004-000037	PEABODY JAMES R & ANN TRUSTEES	PEABODY FAMILY REVOCABLE TRUST	32 JULIA DRIVE	DOVER	NH	03820	4211	264
C	K0025-A00000	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330	655	308
C	K0029-000000	PURPURA CHARLES E		23 DAIGLES WAY	ROCHESTER	NH	03868-5728	1996	811
C	K0019-001004	QUIGLEY PATRICK JOSEPH &	QUIGLEY LISA MARIE	106 PINE RIDGE RD	FAYETTEVILLE	NY	13066	4280	366
C	K0019-A00000	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820	4056	18
X	K0026-000000	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820	4056	18
C	K0049-A00021	SMALL LINDA L TRUSTEE	SMALL LINDA LIVING REVOCABLE TRUST	59 AUGUSTA WAY	DOVER	NH	03820	3523	78
C	M0004-000036	SOLAK JAY A	SOLAK JDAN M	30 JULIA DRIVE	DOVER	NH	03820	4206	106
C	M0004-000040	STEPHENSON STANLEY D	STEPHENSON JUDYTH A	33 JULIA DRIVE	DOVER	NH	03820	4089	154
C	K0017-L00000	STEVENS JOAN M		22 APPLEVALE DRIVE	DOVER	NH	03820	1071	587
C	M0004-0000PN	THORNWOOD COMMONS LLC		42 J DOVER POINT RD	DOVER	NH	03820	3660	318
C	K0019-001010	WALSH DOUGLAS S &	WALSH MARGARET R	12 TERESA DR	DOVER	NH	03820	4262	607
C	K0026-001000	WAYNE CHRISTOPHER M &	WONG CHRISTINA	26 DOVER POINT RD	DOVER	NH	03820	4213	231
P	K0021-000001	HANSCOM LUCILLE R		2 CONSTITUTION WAY	DOVER	NH	03820	3886	808
P	K0022-000009	ALLEN PAUL M &	ALLEN LYNN	8 HARVEST DR	DOVER	NH	03820	3553	9
P	K0021-000006	AMERICAD LLC		306 DAHLIA DRIVE	WAYLAND	MA	01778	4051	465
P	K0022-000005	DABBS THURMAN CARLO		5 HARVEST DR	DOVER	NH	03820	4079	452
P	K0022-000002	DICOSMO ALESSIA M		2 HARVEST DR UNIT 2	DOVER	NH	03820	3725	40
P	K0023-000012	GAGNON ROBERT J		12 PATRIOT DR	DOVER	NH	03820	3809	553
P	K0023-000002	GENNARO MATTHEW JAMES		3 PATRIOT DR	DOVER	NH	03820	3978	371
X	K0023-000003	GENNARO MATTHEW JAMES		3 PATRIOT DR	DOVER	NH	03820	3856	566
P	K0021-000038	GILLEN VALERIE L		11 INDEPENDENCE DRIVE	DOVER	NH	03820	3306	701
P	K0021-000003	HUSE ETHEL E		6 CONSTITUTION WAY	DOVER	NH	03820	2026	170
P	K0021-000002	KARAS PATRICIA A	KARAS CHRIS D	4 CONSTITUTION WAY	DOVER	NH	03820	3924	48
P	K0022-000004	KIMBALL KAREN E		4 HARVEST DR	DOVER	NH	03820	3910	694
P	K0022-000008	LEVASSEUR THOMAS TRUSTEE	LEVASSEUR THOMAS REVOCABLE TRUST	8 HARVEST DR	DOVER	NH	03820	3826	509
P	K0022-000007	MACINTIRE ERIN		7 HARVEST DR	DOVER	NH	03820-4939	3700	122
P	K0021-000041	MALLOY ARLINE M		5 INDEPENDENCE DRIVE	DOVER	NH	03820	2148	335
P	K0021-000019	MATTHEWS DARLENE	HEFLER VALERIE	10 CONSTITUTION WAY	DOVER	NH	03820	3957	514
P	K0023-000011	MEROFF MARY & WILLIAM TRUSTESS	MEROFF MARY REVOCABLE TRUST	11 PATRIOT DR	DOVER	NH	03820	3805	174
P	K0023-000008	MEROFF PROPERTIES LLC		11 PATRIOT DR	DOVER	NH	03820	3805	145
P	K0021-000037	MUNROE ANITA L TRUSTEE	MUNROE ANITA REVOCABLE TRUST	13 INDEPENDENCE DRIVE	DOVER	NH	03820	3901	154
P	K0023-000004	NESS GEOFFREY D		4 PATRIOT DR	DOVER	NH	03820	3850	492
P	K0021-000004	NICHOLSON SANDRA L	KEENAN ERMINIE W	8 CONSTITUTION WAY	DOVER	NH	03820	3752	275
P	K0022-000003	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820	3448	684
X	K0022-000010	PADLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820	3580	933
P	K0023-000001	PATENAUE MICHAEL P &	PATENAUE ROBIN	4 FALCON DR	DOVER	NH	03820	3890	668
X	K0023-000007	PATENAUE MICHAEL P &	PATENAUE ROBIN	4 FALCON DR	DOVER	NH	03820	3890	668
X	K0023-000009	PATENAUE MICHAEL P &	PATENAUE ROBIN	4 FALCON DR	DOVER	NH	03820	3890	671
P	K0023-000005	RICHARDS VALLIN J		5 PATRIOT DR	DOVER	NH	03820-4708	3842	847
P	K0023-000010	ROBERTS BRYAN T &	ROBERTS KATHERINE	10 PATRIOT DR	DOVER	NH	03820	4133	766
P	K0022-000006	ROGERS JUSTIN M		12281 CLIVEDEN ST	HERNDON	VA	20170-2547	3391	94
P	K0021-000063	SABLE LIVING TRUST	SABLE JOHN J & SHIRLEY M TRUSTEES	16 INDEPENDENCE DRIVE	DOVER	NH	03820	2582	309
P	K0022-000001	SEARLES PAULA J		27 BUTTONWOOD RD	BEDFORD	NH	03110-5706	4259	102
P	K0023-000006	TURNER ASHLIN W		8 PATRIOT DR	DOVER	NH	03820	3844	317
P	K0021-000005	WALLINGFORD ANTHONY D	WALLINGFORD NANCY L	10 CONSTITUTION WAY	DOVER	NH	03820	1624	10
P	K0021-000007	WRIGHT JDHN JR	WRIGHT TARA L	18 CONSTITUTION WAY	DOVER	NH	03820	3666	641



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-33

Application Type: Minor Lot Line Adjustment
Applicant(s): Varney Brook Lands, LLC
Owner(s): Varney Brook Lands, LLC
Location: Thornwood Lane (Assessor's Map K, Lot 19)

INTENT: To adjust the lot lines between four existing lots on Thornwood Lane and adjust the right-of-way of Thornwood Lane. The adjustments involve five tracts.

ACREAGE: 65.57 Acres

ZONING DISTRICT: Executive Technology Park (ETP)

EXISTING LAND USE: Vacant lots and automobile storage lot

PROPOSED LAND USE: Mixed use development and automobile storage lot

SURROUNDING LAND USE: Commercial businesses and residential uses

ZBA ACTION: None

ATTACHMENTS: Lot Line Adjustment plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

Summary of Request and Background

The applicant wants to reconfigure the lot lines between four existing lots and the right of way for Thornwood Lane. There is no change in the number of lots.

Consistency with Land Use Regulations

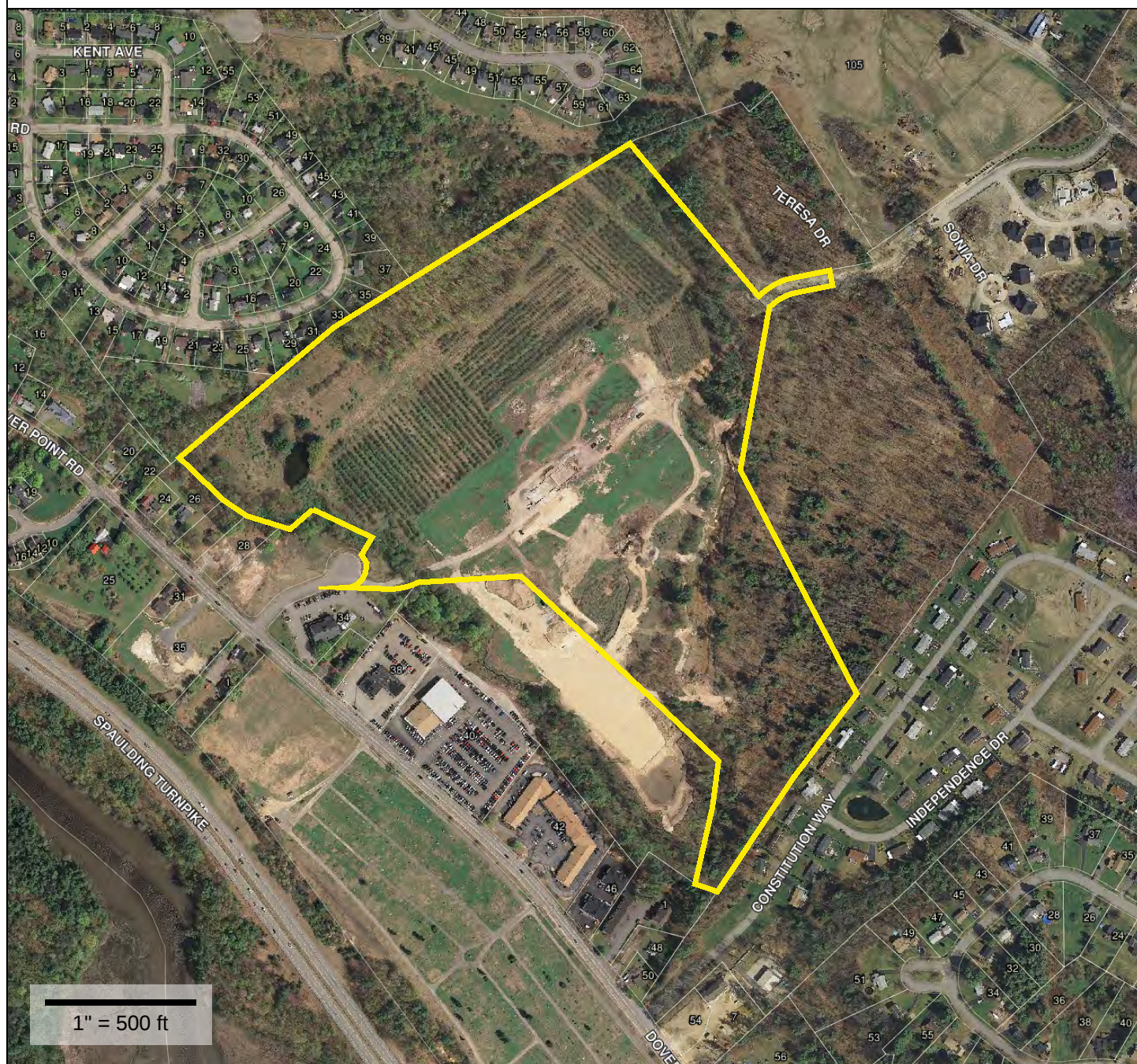
Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P15-33 to the title block

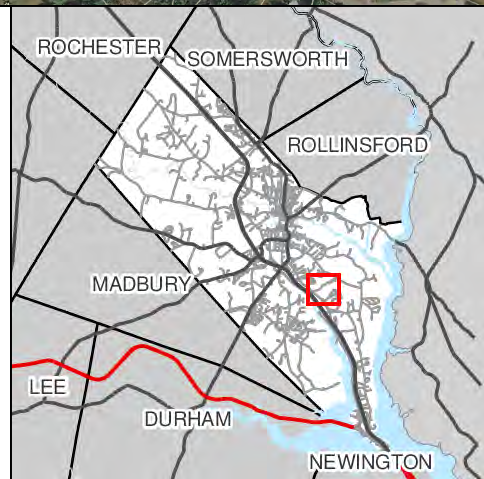
**Property Information**

Property ID K0019-000000
Location DOVER POINT RD
Owner VARNEY BROOK LANDS 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

RECEIVED
[Revision Date: February 12, 2013]
Planning Office

Office Use Only Project #: P15-33 Date Received: JUN 04 2015
Amount Paid: \$480.00 Time Received: _____
ck # 1262 Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: VARNEY BROOK LANDS, LLC Telephone # 749-2800
Address of Applicant: 340 CENTRAL AVE SUITE 202 DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: _____

Address of Property: THORNWOOD LANE

Assessor's Map # K Lot(s) # 19
THORNWOOD LANE RIGHT OF WAY

Property Deed: Book 3690 Page: 116
3854 986

Zoning District(s) ETP Overlay District(s) WETLAND CONSERVATION DISTRICT

Size of Existing Parcel (sq. ft.): 103,138 Size of Proposed Parcel (sq. ft.): 98,107

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): DOVER POINT ROAD
252, LLC Telephone # _____

Address of 2nd Property Owner: 40 DOVER POINT RD DOVER NH 03820

Address of Property: THORNWOOD LANE

Assessor's Map # K Lot(s) # 19-2

Property Deed: Book 3671 Page: 136

Zoning District(s) ETP Overlay District(s) WETLAND CONSERVATION DISTRICT

Size of Existing Parcel (sq. ft.): 441,636 Size of Proposed Parcel (sq. ft.): 451,154

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

SURVEYOR INFORMATION

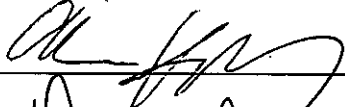
Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOC. INC

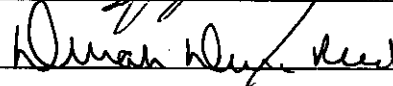
Address 24 CHESTNUT ST DOVER, NH 03820 Telephone #: 742-0911

Professional License #: 661 E-mail address: KEVIN @ SURVEYNH.COM

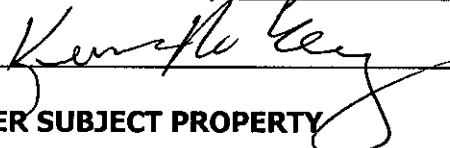
SIGNATURES

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

X Signature of First Property Owner:  Date: 6/3/15

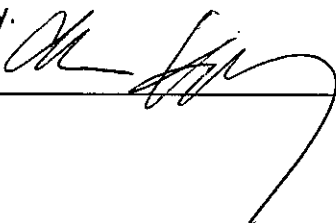
Signature of Second Property Owner:  Date: 6/3/15

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

Signature of Agent:  Date: 6/1/15

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.

X Signature of Property Owner:  Date: 6/3/15

Property data updated June 4, 2015

Lot Line Adjustment & Subdivision Applications

Parcel ID	Name1	Name2	Address	City	State	Zip	Book	Page
Locus								
K0019-000000	VARNEY BROOK LANDS, LLC		340 CENTRAL AVENUE, SUITE 202	DOVER	NH	03820	3660	351
K0019-002000	DOVER POINT ROAD 252 LLC		40 DOVER POINT ROAD	DOVER	NH	03820	3671	136
Surveyor								
	MCENEANEY SURVEY ASSOCIATES, INC.		24 CHESTNUT STREET	DOVER	NH	03820		
Abutters List								
C K0006-000000	PRESTON HELEN F TRUSTEE	PRESTON HELEN REVOCABLE TRUST	130 MIDDLE ROAD	DOVER	NH	03820	3766	610
C K0017-H00001	ADAMS JOHN W III	ADAMS LORI BETH	31 APPLEVALE DRIVE	DOVER	NH	03820	1243	465
C M0004-000041	AMBRULEVICH JOHN T	AMBRULEVICH ALMEDA C	31 JULIA DRIVE	DOVER	NH	03820	4142	1002
C K0049-A00020	ATWOOD-LYON FREDERICK W &	ATWOOD-LYON CAROL E	61 AUGUSTA WAY	DOVER	NH	03820	3874	217
C M0004-000047	BAND RICHARD E & ENID C TRUSTEES	BAND ENID C REVOCABLE TRUST	19 JULIA DRIVE	DOVER	NH	03820	4127	415
C K0049-A00018	BARRETT RICHARD A &	BARRETT DOLORES J	64 AUGUSTA WAY	DOVER	NH	03820	2996	1009
C K0017-Q00000	BEEDY MARSHA M		24 APPLEVALE DRIVE	DOVER	NH	03820	1454	43
C K0015-X00000	BOULETTE HENRY M		21 APPLEVALE DRIVE	DOVER	NH	03820	1073	496
C M0004-000045	BRAUN JOSEPH J JR	BRAUN JOYCE J	23 JULIA DRIVE	DOVER	NH	03820	4071	233
C K0017-M00000	BUELL AARON E		18 APPLEVALE DR	DOVER	NH	03820	3901	979
C M0004-000034	CALITRI ROBIN G	CALITRI CAREN P	24 JULIA DRIVE	DOVER	NH	03820	4189	464
C K0015-Z00000	CANGELLO DEREK J		25 APPLEVALE DR	DOVER	NH	03820	4216	201
C K0019-001005	CARRIER JAMES M &	CARRIER TINA R	15 TERESA DR	DOVER	NH	03820	4254	664
C M0004-000035	CASTRO STEVEN P	CASTRO CECILIA P	28 JULIA DRIVE	DOVER	NH	03820	4218	534
C K0019-001000	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820	4100	247
X K0019-001002	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820	4100	247
X K0019-001008	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820	4100	247
X K0018-A00010	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820	991	26
C K0019-001013	COATE MICHAEL W TRUSTEE	COATE MICHAEL W REVOCABLE TRUST	60 SAINT JAMES AVE	MILTON	NH	03851	4229	755
C M0004-000038	COLGAN JOHN M	COLGAN MICHELLE A	34 JULIA DRIVE	DOVER	NH	03820	4118	383
C K0049-A00019	DEMOPOULOS VASILIKE REVOCABLE TRUST	DEMOPOULOS VASILIKE TRUSTEE	63 AUGUSTA WAY	DOVER	NH	03820	3188	177
C M0004-000042	DINARDO GARY D & DENISE C TRUSTEES	DINARDO GARY D & DENISE C REV. LIVING TRUST	29 JULIA DRIVE	DOVER	NH	03820	4115	381
C K0018-002000	DOAN TAM	DOAN NANCY	16 DOVER POINT RD	DOVER	NH	03820-4687	2453	556
C K0024-000000	DOVER POINT OFF PARK ASSC		42 DOVER POINT ROAD	DOVER	NH	03820	1166	469
X K0025-000000	DOVER POINT ROAD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820	3700	41
C K0021-000000	DOVERBROOK LLC		306 DAHLIA DR	WAYLAND	MA	01778-2825	1986	539
C K0025-B00000	DUBE WILLIAM R TRUSTEE	DUBE WILLIAM R RECOVABLE TRUST	252 DOVER POINT RD	DOVER	NH	03820	1715	4
C K0028-000000	FORTUNA DAVIN M &	ASSETTA-FORTUNA CARDLYN	16 CEDAR ST	STONY BROOK	NY	11790	4016	514
C K0017-A00000	GIBBONS IDA M	GIBBONS WILLIAM S	27 APPLEVALE DRIVE	DOVER	NH	03820	862	327
C K0015-Y00000	HALLETT HOWARD B JR &	HALLETT PAMELA D	23 APPLEVALE OR	DOVER	NH	03820-4233	3247	728
C M0004-000046	HESS DANIEL J	HESS DOROTHEA P	21 JULIA DRIVE	DOVER	NH	03820	4034	819
C M0004-000048	HILL JULIA R		17 JULIA DRIVE	DOVER	NH	03820	4067	875
C M0004-000032	HUGHES PETER	HUGHES ALICIA	1 MADELYN DRIVE	DOVER	NH	03820	4178	890
C K0019-B00000	JBACK REALTY LLC		34 DOVER POINT RD	DOVER	NH	03820	2826	516
C M0004-000043	KAGELEIRY JAMES	KAGELEIRY FRANCES T	27 JULIA DRIVE	DOVER	NH	03820	4100	478
C K0019-001003	LAMSON DOUGLAS B &	LAMSON RAELEEN K	6407 SOUTH SADDLE CREEK LN	FULSHEAR	TX	77441	4269	743
C K0022-B00000	LARA CHRISTOPHER &	SAPIENZA LEIGH-ANNE	48 1/2 DOVER POINT RD	DOVER	NH	03820	2949	383
C K0019-001006	LEBLANC LYNN A & BAILEY LYNN A TRUSTEES	THE LYNN'S REALTY TRUST	17 TERESA DR	DOVER	NH	03820	4265	803
C K0049-A00022	LEWERS PATRICIA A TRUSTEE	WAINWRIGHT FAMILY REVOCABLE TRUST	57 AUGUSTA WAY	DOVER	NH	03820	2879	727
C K0017-B00000	LUCAS OLIVANN		35 APPLEVALE DR	DOVER	NH	03820-4233	2874	71
C K0019-C00000	MACS CONVENIENCE STORES LLC		935 EAST TALLMADGE AVE	AKRON	OH	44310	4114	608
C K0019-001009	MADAY CHARLES L JR & JANET TRUSTEES	MADAY CHARLES L JR & JANET REVOCABLE TRUST	14 TERESA DR	DOVER	NH	03820	4265	393
C M0004-000033	MANCUSO III BENJAMIN T	MANCUSO VICKI L	20 JULIA DRIVE	DOVER	NH	03820	4174	242
C K0023-000000	MARKET SQUARE CONDDMINIUM	C/O RIVER VALLEY DEVELOPMENT CORP	9 PATRIOT DR	DOVER	NH	03820-4708	3741	597
C M0004-000044	MARTIN JEAN L TRUSTEET	MARTIN JEAN L TRUST	25 JULIA DRIVE	DOVER	NH	03820	4193	47
C K0017-I00000	MCKENZIE ROSE M		33A APPLEVALE DR	DOVER	NH	03820	813	94
C K0049-A00000	MEADOWOOD AT DOVER HOMEOWNERS ASSOCIATION	C/O ROBERT DINABURG PRESIDENT	54 AUGUSTA WAY	DOVER	NH	03820	3107	83
C K0017-N00000	MERMET GUY ALLYN &	MERMET TRACY M	29 MOOSE HOLLOW RD	DANVILLE	NH	03819-3243	4024	673
C K0027-000000	MORIN JOHN K &	MORIN MELISSA D	16 HALL RD	BARRINGTON	NH	03825-3213	2419	64
C K0017-J00000	NEVINS PATRICK &	NEVINS KELLY J	37 APPLEVALE	DOVER	NH	03820	2532	219
C K0019-001014	NEWLAND WAYNE L &	CUNNINGHAM NEWLAND KAY	2 TERESA DR	DOVER	NH	03820	4219	518

C	K0017-S00000	NORRIS MARY C		20 APPEVALE DRIVE	DOVER	NH	03820	1233	748
C	K0017-H00000	OUTHIT HA &	OUTHIT MAY	29 APPEVALE DR	DOVER	NH	03820	4142	546
C	M0004-000039	PALANZA LINDA R	PALANZA ANTHONY A	35 JULIA DRIVE	DOVER	NH	03820	4135	881
C	K0022-000000	PAOLINI BROTHERS DEVELOPMENT LLC		15 BRIARWOOD LN	DOVER	NH	03820	3236	636
C	M0004-000037	PEABODY JAMES R & ANN TRUSTEES	PEABODY FAMILY REVOCABLE TRUST	32 JULIA DRIVE	DOVER	NH	03820	4211	264
C	K0025-A00000	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330	655	308
C	K0029-000000	PURPURA CHARLES E		23 DAIGLES WAY	ROCHESTER	NH	03868-5726	1996	611
C	K0019-001004	QUIGLEY PATRICK JOSEPH &	QUIGLEY LISA MARIE	106 PINE RIDGE RD	FAYETTEVILLE	NY	13066	4280	366
C	K0019-A00000	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820	4056	18
X	K0026-000000	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820	4056	18
C	K0049-A00021	SMALL LINDA L TRUSTEE	SMALL LINDA LIVING REVOCABLE TRUST	59 AUGUSTA WAY	DOVER	NH	03820	3523	76
C	M0004-000036	SOLAK JAY A	SOLAK JOAN M	30 JULIA DRIVE	DOVER	NH	03820	4206	106
C	M0004-000040	STEPHENSON STANLEY D	STEPHENSON JUDYTH A	33 JULIA DRIVE	DOVER	NH	03820	4089	154
C	K0017-L00000	STEVENS JOAN M		22 APPEVALE DRIVE	DOVER	NH	03820	1071	587
C	M0004-0000PN	THORNWOOD COMMONS LLC		42 J DOVER POINT RD	DOVER	NH	03820	3660	318
C	K0019-001010	WALSH DOUGLAS S &	WALSH MARGARET R	12 TERESA DR	DOVER	NH	03820	4262	607
C	K0026-001000	WAYNE CHRISTOPHER M &	WONG CHRISTINA	26 DOVER POINT RD	DOVER	NH	03820	4213	231
P	K0021-000001	HANSCOM LUCILLE R		2 CONSTITUTION WAY	DOVER	NH	03820	3886	808
P	K0022-000009	ALLEN PAUL M &	ALLEN LYNN	9 HARVEST DR	DOVER	NH	03820	3553	9
P	K0021-000006	AMERICAD LLC		306 DAHLIA DRIVE	WAYLAND	MA	01778	4051	465
P	K0022-000005	DABBS THURMAN CARLO		5 HARVEST DR	DOVER	NH	03820	4079	452
P	K0022-000002	DICOSMO ALESSIA M		2 HARVEST DR UNIT 2	DOVER	NH	03820	3725	40
P	K0023-000012	GAGNON ROBERT J		12 PATRIOT DR	DOVER	NH	03820	3809	553
P	K0023-000002	GENNARO MATTHEW JAMES		3 PATRIOT DR	DOVER	NH	03820	3978	371
X	K0023-000003	GENNARO MATTHEW JAMES		3 PATRIOT DR	DOVER	NH	03820	3856	566
P	K0021-000038	GILLEN VALERIE L		11 INDEPENDENCE DRIVE	DOVER	NH	03820	3306	701
P	K0021-000003	HUSE ETHEL E		6 CONSTITUTION WAY	DOVER	NH	03820	2026	170
P	K0021-000002	KARAS PATRICIA A	KARAS CHRIS D	4 CONSTITUTION WAY	DOVER	NH	03820	3924	48
P	K0022-000004	KIMBALL KAREN E		4 HARVEST DR	DOVER	NH	03820	3910	694
P	K0022-000008	LEVASSEUR THOMAS TRUSTEE	LEVASSEUR THOMAS REVOCABLE TRUST	8 HARVEST DR	DOVER	NH	03820	3826	509
P	K0022-000007	MACINTIRE ERIN		7 HARVEST DR	DOVER	NH	03820-4939	3700	122
P	K0021-000041	MALLOY ARLINE M		5 INDEPENDENCE DRIVE	DOVER	NH	03820	2148	335
P	K0021-000019	MATTHEWS DARLENE	HEFLER VALERIE	10 CONSTITUTION WAY	DOVER	NH	03820	3957	514
P	K0023-000011	MEROFF MARY & WILLIAM TRUSTESS	MEROFF MARY REVOCABLE TRUST	11 PATRIOT DR	DOVER	NH	03820	3805	174
P	K0023-000008	MEROFF PROPERTIES LLC		11 PATRIOT DR	DOVER	NH	03820	3805	145
P	K0021-000037	MUNROE ANITA L TRUSTEE	MUNROE ANITA REVOCABLE TRUST	13 INDEPENDENCE DRIVE	DOVER	NH	03820	3901	154
P	K0023-000004	NESS GEOFFREY D		4 PATRIOT DR	DOVER	NH	03820	3850	492
P	K0021-000004	NICHOLSON SANDRA L	KEENAN ERMINIE W	8 CONSTITUTION WAY	DOVER	NH	03820	3752	275
P	K0022-000003	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820	3446	684
X	K0022-000010	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820	3590	933
P	K0023-000001	PATENAUE MICHAEL P &	PATENAUE ROBIN	4 FALCON DR	DOVER	NH	03820	3890	668
X	K0023-000007	PATENAUE MICHAEL P &	PATENAUE ROBIN	4 FALCON DR	DOVER	NH	03820	3890	668
X	K0023-000009	PATENAUE MICHAEL P &	PATENAUE ROBIN	4 FALCON DR	DOVER	NH	03820	3890	671
P	K0023-000005	RICHARDS VALLIN J		5 PATRIOT DR	DOVER	NH	03820-4708	3842	847
P	K0023-000010	ROBERTS BRYAN T &	ROBERTS KATHERINE	10 PATRIOT DR	DOVER	NH	03820	4133	766
P	K0022-000006	ROGERS JUSTIN M		12261 CLIVEDEN ST	HERNDON	VA	20170-2547	3391	94
P	K0021-000063	SABLE LIVING TRUST	SABLE JOHN J & SHIRLEY M TRUSTEES	16 INDEPENDENCE DRIVE	DOVER	NH	03820	2582	309
P	K0022-000001	SEARLES PAULA J		27 BUTTONWOOD RD	BEDFORD	NH	03110-5706	4259	102
P	K0023-000006	TURNER ASHLIN W		6 PATRIOT DR	DOVER	NH	03820	3844	317
P	K0021-000005	WALLINGFORD ANTHONY D	WALLINGFORD NANCY L	10 CONSTITUTION WAY	DOVER	NH	03820	1624	10
P	K0021-000007	WRIGHT JOHN JR	WRIGHT TARA L	18 CONSTITUTION WAY	DOVER	NH	03820	3666	641



REFERENCE PLANS:

- 1.) SUBDIVISION PLAN - ELLIOTT ROSE COMPANY OF DOVER INC., THORNWOOD LANE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: JUNE 15, 2007, REVISED THROUGH 12/31/07; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 93-64.
- 2.) CONSERVATION EASEMENT PLAN - VARNEY BROOK LANDS, LLC, AND THORNWOOD COMMONS, LLC, MIDDLE ROAD AND THORNWOOD LANE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 200'; DATED: OCTOBER 22, 2008; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLANS 96-07, 96-08 & 96-09.
- 3.) SUBDIVISION PLAN OF POINTE PLACE, TAX MAP K, LOT NO. 19, THORNWOOD LANE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: OCTOBER 2, 2014, REVISED THROUGH 4/21/15; BY THIS OFFICE. RECORDED S.C.R.D. PLANS 109-43, 109-44 & 109-45.
- 4.) EASEMENT RELOCATION FOR POINTE PLACE & EVERSOURCE ENERGY, TAX MAP K, LOT NO. 19, THORNWOOD LANE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 80'; DATED: MARCH 18, 2015; BY THIS OFFICE.

NOTES CONTINUED:

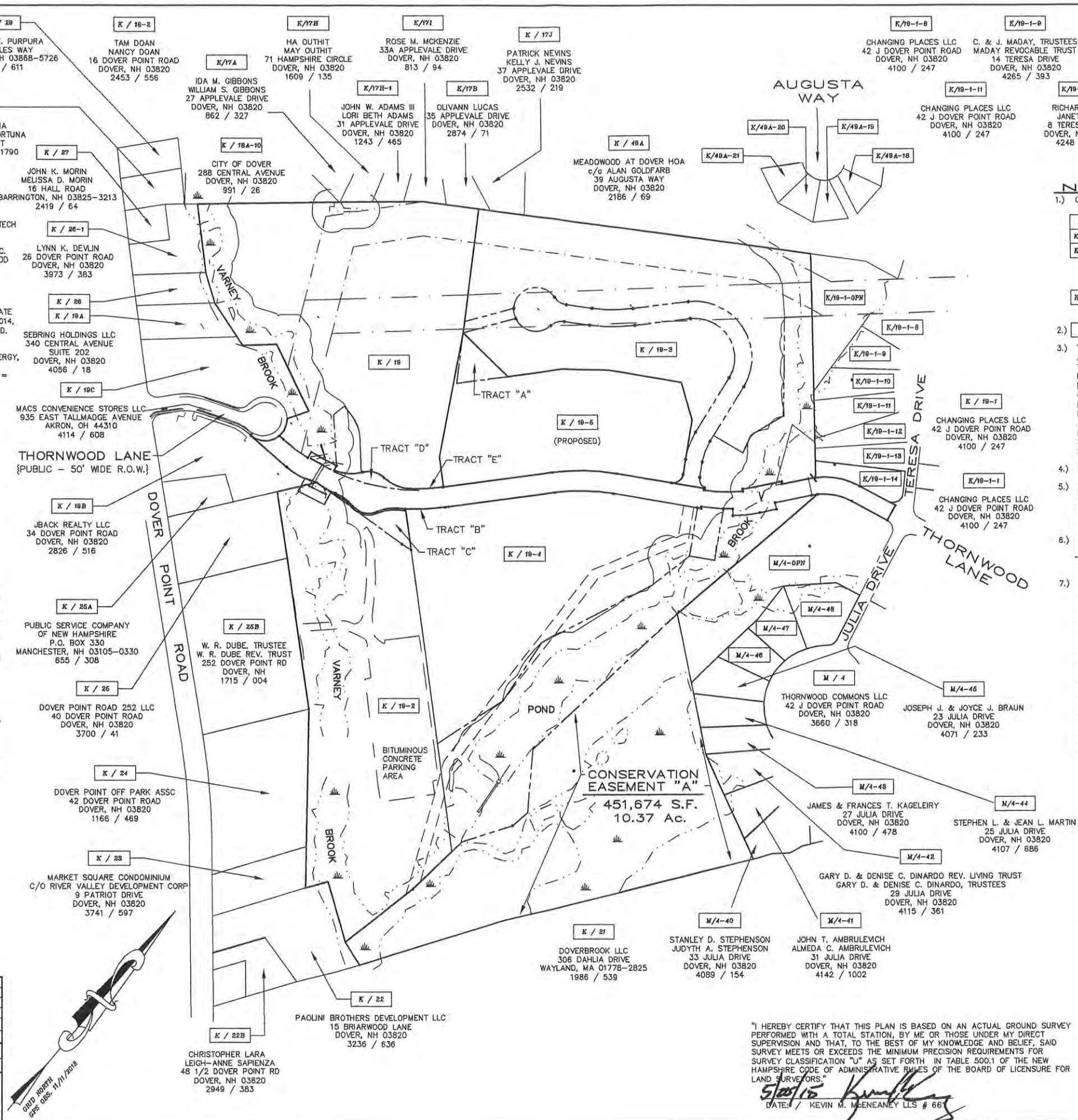
- 8.) EASEMENTS AFFECTING PARCELS K/19, K/19-3, K/19-4:
A - PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE - 10' WIDE RIGHT AND EASEMENT TO ERECT, REPAIR, MAINTAIN, REBUILD, OPERATE, PATROL AND REMOVE ELECTRIC TRANSMISSION AND DISTRIBUTION LINES. S.C.R.D. VOL. 630, PAGE 303.
B - GRANITE STATE GAS TRANSMISSION, INC. - 35' WIDE RIGHT, PRIVILEGE AND AUTHORITY TO LAY, RELAY, CONSTRUCT, MAINTAIN, OPERATE, ALTER, REPAIR, REMOVE, RELOCATE, CHANGE THE SIZE OF AND REPLACE PIPE LINES FOR THE TRANSPORTATION OF OIL, GAS, PETROLEUM PRODUCTS OR ANY OTHER LIQUIDS, GASES OR SUBSTANCES WHICH CAN BE TRANSPORTED THROUGH PIPE LINES BY A ROUTE OR ROUTES. S.C.R.D. VOL. 666, PAGE 498.
C - THE CITY OF DOVER, NEW HAMPSHIRE - 20' WIDE PERMANENT EASEMENT, 10' FROM AND ON EITHER SIDE OF THE AXIS OF THE SEWER PIPE THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN A SEWER LINE TOGETHER WITH THE NECESSARY SURFACE AND SUBSURFACE FIXTURES. S.C.R.D. VOL. 1009, PAGE 804.
D - DRAINAGE EASEMENT BENEFITING TAX MAP K, LOT 4 AS SHOWN ON S.C.R.D. PLAN 94-96. S.C.R.D. VOL. 3660, PAGE 351.
E - 50' WIDE UTILITY EASEMENT BENEFITING TAX MAP K, LOT 4 AS SHOWN ON S.C.R.D. PLAN 94-96. S.C.R.D. VOL. 3660, PAGE 351.
F - ACCESS EASEMENT PROVIDING ACCESS TO THE CUL-DE-SAC PORTION OF THORNWOOD LANE BENEFITING TAX MAP K, LOT 19B (JBACK REALTY, LLC) AS SHOWN ON S.C.R.D. PLAN 89-99. S.C.R.D. VOL. 3660, PAGE 351.
G - CONSERVATION EASEMENT IN PERPETUITY TO THE CITY OF DOVER, A MUNICIPAL CORPORATION BEING SHOWN AS "EASEMENT A" ON S.C.R.D. PLAN 96-09. S.C.R.D. VOL. 3695, PAGE 488.
H - "THORNWOOD LANE R.O.W." SHOWN ON S.C.R.D. 93-64 - ACCESS TO TAX MAP K, LOT 19-2.
- 9.) EASEMENTS BENEFITING PARCELS K/19, K/19-3, K/19-4:
- MACS CONVENIENCE STORES, LLC (TAX MAP K, LOT 19C) - LANDSCAPE EASEMENT AREA AND 15' SIGN EASEMENT AS SHOWN ON S.C.R.D. PLAN 105-33. S.C.R.D. VOL. 4114, PAGE 632.
- 10.) WETLANDS SHOWN WERE VERIFIED BY MICHAEL MARIANO DURING JUNE, JULY & AUGUST, 2014.
- 11.) A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.

RECEIVED
Planning Office

JUN 04 2015

Dover, New Hampshire

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
15-2041	SUBD LLADJ	-	-	-
PROJECT NO	TYPE	FIELDBOOK & PAGES		



NOTES:

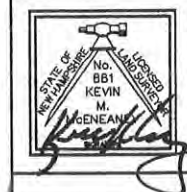
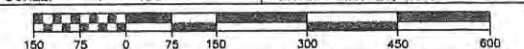
- 1.) OWNER OF RECORD:
SUBDIVISION PLAN - VARNEY BROOK LANDS LLC
340 CENTRAL AVENUE SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 3660, PAGE 351
OWNER SIGNATURE
(EXCLUDING TRACT 1; VOL. 3671, PAGE 136)
(EXCLUDING TRACT 2; VOL. 4100, PAGE 247)
S.C.R.D. VOL. 3690, PAGE 116
S.C.R.D. VOL. 3854, PAGE 986
- 2.) K / 19 - DENOTES TAX MAP AND PARCEL NUMBER
- 3.) THE INTENT OF THIS PLAN IS TO:
A) ADJUST THE BOUNDARY LINES OF PARCELS K/19 AND K/19-3 AS SHOWN, TRACT "A";
B) ADJUST THE SOUTHERLY RIGHT OF WAY LINE OF THORNWOOD LANE AND PARCEL K/19-4 TO ACCOMMODATE THE PROPOSED ROUNDABOUT, TRACT "B";
C) ADJUST THE BOUNDARY LINES OF PARCEL K/19-2 AND THE THORNWOOD LANE RIGHT OF WAY AS SHOWN, TRACT "C";
D) ADJUST THE NORTHERLY RIGHT OF WAY OF THORNWOOD LANE TO ACCOMMODATE THE PROPOSED "ROUNDABOUT", TRACTS "D" & "E";
E) SUBDIVIDE PARCEL K/19 INTO TWO (2) LOTS, K/19 AND K/19-5 AS SHOWN;
F) TO DEFINE MULTIPLE EASEMENTS OVER THE SUBJECT PARCELS AS SHOWN.
- 4.) ZONING DISTRICT IS ETP (EXECUTIVE TECHNOLOGY PARK).
- 5.) PORTIONS OF THE SUBJECT PARCELS ARE LOCATED WITHIN THE OTHER FLOOD AREAS (HATCHED ZONE X), AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD (AREAS ADJACENT TO VARNEY BROOK), AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145, PANELS 0340, SUFFIX D; MAP NUMBERS 33017C0340D, EFFECTIVE DATE: MAY 17, 2005.
- 6.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED NOVEMBER 11, 2013.
VERTICAL DATUM IS NGVD29 BASED ON BENCHMARK FOUND ON THORNWOOD COMMONS PROJECT.
- 7.) TABLE OF ADJUSTMENTS WITH AREAS:

PARCEL NAME	ORIGINAL AREA	NEW AREA
LAND ADJUSTMENT TRACTS:		
TRACT "A" K/19-3 TO K/19	= 11,076 S.F. / 0.25 Ac.	
TRACT "B" K/19-4 TO R.O.W.	= 92 S.F.	
TRACT "C" R.O.W. TO K/19-2	= 9,518 S.F. / 0.22 Ac.	
TRACT "D" K/19 TO R.O.W.	= 4,437 S.F. / 0.10 Ac.	
TRACT "E" R.O.W. TO K/19	= 41 S.F.	
THORNWOOD LANE	103,138 S.F. / 2.37 Ac.	98,107 S.F. / 2.25 Ac.
K/19	713,938 S.F. / 16.39 Ac.	720,618 S.F. / 16.54 Ac.
K/19-2	441,636 S.F. / 10.14 Ac.	451,154 S.F. / 10.36 Ac.
K/19-3	554,386 S.F. / 12.73 Ac.	543,310 S.F. / 12.47 Ac.
K/19-4	1,043,210 S.F. / 23.95 Ac.	1,043,118 S.F. / 23.95 Ac.
FURTHER SUBDIVISION OF PARCEL K/19		
K/19 (REMAINING PARCEL)	= 494,169 S.F. / 11.35 Ac.	
K/19-5 (NEW PARCEL)	= 228,449 S.F. / 5.20 Ac.	

SHEET 1 OF 4

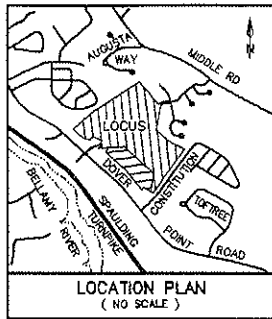
SUBDIVISION AND LOT LINE ADJUSTMENT PLAN
FOR
POINTE PLACE & DOVER POINT ROAD 252 LLC
TAX MAP K, LOT NOS. 19, 19-2, 19-3 & 19-4
THORNWOOD LANE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE NO. P 15-____
DRAWN BY: RJM FILE: VR GP/2041/15-2041 SUBD LLADJ
SCALE: 1" = 150' DATE: MAY 20, 2015



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

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."
DATE: / KEVIN M. MCNEANEY LLS # 661



No.	Bearing	Distance
L1	S38°34'02"W	80.38'
L2	N51°26'00"W	7.00'
L3	S38°34'00"W	81.47'
L4	S46°13'55"E	7.00'
L5	N30°06'48"W	5.00'
L6	S59°53'12"W	99.15'
L7	N30°06'48"W	45.77'
L8	N30°06'48"W	117.38'
L9	N55°18'29"W	115.87'
L10	N78°39'11"E	118.79'
L11	S11°20'49"E	50.00'
L12	S78°39'19"W	118.79'
L13	N47°32'34"W	123.00'
L14	N42°18'37"E	9.35'
L15	N59°53'12"E	10.75'
L16	N30°06'48"W	5.00'
L17	S41°45'27"E	20.00'
L18	N38°34'00"E	49.58'
L19	N51°26'00"W	20.00'
L20	N38°34'01"E	112.27'
L21	S35°58'28"W	88.01'
L22	S33°10'16"W	104.02'
L23	N71°54'18"W	78.99'
L24	N86°11'28"E	32.31'
L25	S34°15'04"W	66.28'
L26	N39°18'08"W	119.73'
L27	N36°50'22"E	118.76'
L28	S68°23'44"W	19.80'
L29	N30°34'16"E	67.89'
L30	S48°26'37"W	99.82'
L31	N56°37'58"W	93.24'
L32	N49°20'20"E	40.57'
L33	S42°18'37"W	2.92'
L34	N15°13'48"W	15.92'
L35	S07°03'06"E	20.00'
L36	N88°32'37"W	16.06'
L41	N10°34'09"E	41.07'
L42	S79°25'51"E	22.11'
L43	S47°32'34"E	5.09'
L44	N12°09'20"W	1.38'
L45	S86°12'04"W	17.75'
L46	S12°09'20"E	39.36'
L47	N12°15'48"W	17.01'
L48	N36°50'38"E	47.50'
L49	N12°15'48"W	25.88'
L50	S15°13'48"E	4.08'
L51	N39°52'43"W	3.99'
L52	N39°52'43"W	1.01'
L53	S47°32'34"E	1.35'

K / 18C
MACS CONVENIENCE STORES LLC
935 EAST TALLMADGE AVENUE
AKRON, OH 44310
4114 / 608

ACCESS EASEMENT
TO JBACK REALTY,
LLC (SEE NOTE 8F)

K / 19B
JBACK REALTY LLC
34 DOVER POINT ROAD
DOVER, NH 03820
2826 / 516

K / 25
DOVER POINT ROAD 252 LLC
40 DOVER POINT ROAD
DOVER, NH 03820
3700 / 41

K / 26B
WILLIAM R. DUBE, TRUSTEE
WILLIAM R. DUBE REV. TRUST
252 DOVER POINT ROAD
DOVER, NH
1715 / 004

LEGEND

- SMH - SEWER MANHOLE
- GRANITE BOUND (TO BE SET)
- IRON ROD FOUND
- IRON ROD W/PLASTIC I.D.CAP (TO BE SET)
- UTILITY POLE
- RIGHT OF WAY
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- S.F. - SQUARE FEET
- Ac. - ACRE
- EDGE OF WETLAND
- WETLAND AREA
- N.L.L. - NEW LOT LINE
- LL TBA - LOT LINE TO BE ABANDONED

K / 18
NEW PARCEL AREA
494,169 S.F.
11.35 Ac.

R.O.W. AREA
98,107 S.F.
2.25 Ac.

K / 18-2
NEW
PARCEL AREA
451,154 S.F.
10.36 Ac.

TRACT "A"
11,076 S.F.
0.25 Ac.

K / 18-5
PARCEL AREA
226,449 S.F.
5.20 Ac.

K / 18-4
NEW PARCEL AREA
1,043,118 S.F.
23.95 Ac.

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	05°29'51"	225.00	21.59	21.58	S41°18'56"W
C2	05°12'05"	393.00	35.68	35.67	S41°10'03"W
C3	16°07'07"	400.00	112.53	112.16	S51°49'38"W
C4	90°00'00"	30.00	47.12	42.43	N14°53'12"E
C5	34°35'20"	225.00	135.83	133.78	N61°21'31"E
C6	34°35'30"	175.00	105.65	104.06	S61°21'26"W
C7	10°49'28"	630.00	119.02	118.84	N47°43'21"E
C8	17°34'34"	570.00	174.85	174.17	N51°05'55"E
C9	08°12'29"	450.00	64.47	64.41	N55°46'57"E
C10	03°26'10"	450.00	26.99	26.98	N49°57'38"E
C11	09°40'33"	470.00	79.37	79.28	N43°24'17"E
C12	05°29'41"	175.00	16.78	16.78	N41°18'51"E
C13	02°45'32"	630.00	30.33	30.33	N73°50'27"E
C14	29°01'54"	125.00	63.34	62.66	N86°58'38"E
C15	75°16'29"	60.00	78.83	73.28	N63°51'21"E
C16	29°01'54"	125.00	63.34	62.66	N40°44'03"E
C17	02°06'56"	630.00	23.26	23.26	N54°11'33"E
C18	23°03'39"	200.00	80.50	79.95	S79°55'33"W
C19	81°09'00"	65.00	92.06	84.56	N50°52'52"E
C20	51°04'15"	65.00	57.94	56.04	N15°13'45"W
C21	09°20'16"	570.00	92.90	92.79	S46°58'45"W
C22	41°53'38"	125.00	91.40	89.38	S72°35'42"W
C23	59°22'21"	65.00	67.36	64.38	S63°51'21"W
C24	38°31'50"	125.00	84.06	82.49	S53°26'05"W
C25	08°10'42"	580.00	82.79	82.72	S78°51'33"W
C26	08°30'28"	600.00	89.09	89.01	S87°12'09"W
C27	17°34'34"	630.00	193.26	192.50	S51°05'55"W
C40	39°19'51"	131.03	89.95	88.19	S61°20'30"E
C41	02°12'02"	635.00	24.39	24.39	S54°09'00"W
C42	29°01'54"	120.00	60.80	60.16	S40°44'03"W
C43	75°16'29"	65.00	85.40	79.39	S63°51'21"W
C44	29°01'54"	120.00	60.80	60.16	S86°58'38"W
C45	01°11'31"	635.00	13.21	13.21	S73°03'26"W
C46	24°38'55"	600.00	258.12	256.13	N62°26'44"E
C47	07°48'39"	595.00	81.11	81.05	N46°12'57"E
C48	11°14'20"	655.00	128.48	128.27	S47°55'47"W
C49	05°39'39"	325.00	32.11	32.10	S83°21'39"W

NOTES:

- SEE SHEET 1 OF 4 FOR NOTES AND REFERENCE PLANS.
- SEE SHEET 2 FOR ACCESS EASEMENT METES AND BOUNDS TABLES.

"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."

DATE: 6/20/15
KEVIN M. McNEANEY LLS # 661

SHEET 4 OF 4

SUBDIVISION AND LOT LINE ADJUSTMENT PLAN
FOR
POINTE PLACE & DOVER POINT ROAD 252 LLC
TAX MAP K, LOT Nos. 19 & 19-2
THORNWOOD LANE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15-___

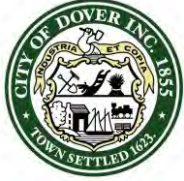
DRAWN BY: RJM
SCALE: 1" = 40'
FILE: VR GP\2041\15-2041 SUBD LLADJ
DATE: MAY 20, 2015



McNeaney
Survey
Associates, Inc.

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

SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-34

Application Type: Waiver for a Site Plan for Paving
Applicant(s): First Rate Real Estate Group, LLC
Owner(s): First Rate Real Estate Group, LLC
Location: 11 Court Street (Assessor's Map 2, Lot 76)

INTENT: To request a waiver to the Site Review requirement that pavement must be setback ten feet from a front lot line and five feet from a side and rear lot line.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

ACREAGE: 0.09 Acres

ZONING DISTRICT: Central Business District- General (CBD-G)

EXISTING LAND USE: Vacant lot

PROPOSED LAND USE: 11-space parking lot

SURROUNDING LAND USE: Commercial businesses and residential uses

ATTACHMENT: Waiver application, waiver request, Parking Worksheet Plan (Over)

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- Driveway Permit

WAIVERS REQUESTED:

- Waiver to Chapter 149-15C

Summary of Request and Background

The applicant wishes to construct parking, below the threshold for Planning Board review, for 2 Silver Street. The width of the lot requires that pavement be within ten feet of the front lot line and five feet from a side and rear lot line.

Parking areas above 4000 square feet must obtain site plan approval. This proposed parking lot is below that threshold, thus does not require site plan approval, however the Board must review and approve waiver requests.

Waiver Request

The applicant is requesting a waiver to Chapter 149-15-C, to modify the setback requirements for pavement to maximize the parking on the lot. The applicant has submitted a letter dated June 8, 2015 that includes the justification for the request. The Planning Department supports the waiver for the reasons stated by the applicant.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the waiver with the following conditions:

Conditions to Be Met Prior to Issuance of the waiver:

1. The applicant shall design an engineered parking layout which is reviewed and approved by the Technical Review Committee

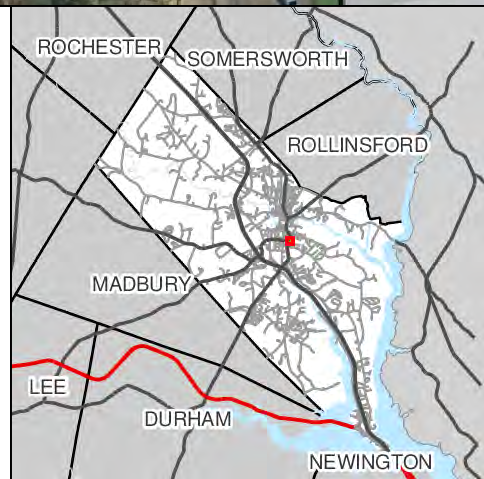
**Property Information**

Property ID 20076-000000
Location 11 COURT ST
Owner FIRST-RATE REAL ESTATE GR

**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



MAP 2 LOT 76 Zoned CBD



City of Dover, New Hampshire
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS
TO/ WAIVERS FOR AN APPROVED PLAN

[Creation Date: April 23, 2013]

Office Use Only

Amount Paid:

\$423.00

Date/Time Received:

Doc # 12100

P15-34

JUN 08 2015

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: FIRST RATE REAL ESTATE GROUP LLC Telephone # 235-3871

Address of Applicant: 3510 LAFAYETTE RD PORTSMOUTH NH E-Mail _____

Project Name: 11 COURT ST. Project Location: 03801 11 COURT ST

Planning File Number: _____ Date of Original Approval N/A

File Type: Conditional Use _____ Site Plan Review _____ Subdivision _____

EXTENSION INFORMATION (Note: notification of abutters required for first time extensions only)

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (attach additional sheets as needed): _____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____

Reason(s) for amendment/comments (attach additional sheets as needed): _____

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: 149-15C

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

SEE ATTACHED

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: 6/5/2015

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

Signature of Agent: _____ Date: _____

Waiver of Pavement Setbacks

Tax Map 20, Lot 76 - 11 Court Street

June 8, 2015

The applicant is requesting a waiver of the pavement setback requirement of 5 feet on side and rear property lines and 10 feet on front property lines, per Site Review Regulations 149-15C.

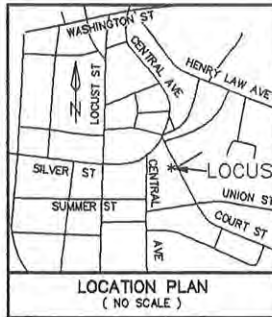
The applicant acquired the property at 11 Court Street in 2014 in order to provide additional parking for the residential building they constructed on the corner of Silver Street and Central Avenue. A single family home was removed from the Court Street property to facilitate the construction of the parking lot. The applicant initially proposed to install a gravel parking area, however, due to ongoing maintenance issues a paved surface is preferable. The attached plan indicates the installation of porous pavement to facilitate drainage. The pavement would be installed within 0.5 feet of the property lines, therefore requiring this request for waiver.

The total lot size of the property is less than 4,000 s.f. and thus, per Site Review Regulation 149-4A (3), would not trigger site review by the Planning Board. Should the applicant have installed a gravel parking lot it is probable that no waivers would be required.

Given the desire to provide additional parking in close proximity to the building at 2 Silver Street, and the installation of porous pavement, it is felt that the waiver is appropriate.

ABUTTERS LIST for WAIVER APPLICATION Updated 6/4/15

Locus								
20076-000000	FIRST-RATE REAL ESTATE GROUP		3510 LAFAYETTE RD STE 4	PORTSMOUTH	NH	03801	4244	961
Surveyor								
Engineer								
	MCENEANEY SURVEY ASSOCIATES		24 CHESTNUT STREET	DOVER	NH	03820		
	CIVILWORKS, INC		P.O. BOX 1166	DOVER	NH	03821		
Abutters								
ID	Owner 1	Owner 2	Address	City	State	Zip	Book	Page
X 20055-000000	BERR PAR INC		5 HANSON STREET	DOVER	NH	03820	1731	160
20055-000000	BERR PAR INC		7 HANSON STREET	DOVER	NH	03820	4160	832
20080-000000	CHICKNAVORIAN ELIZABETH D		PO BOX 397	DOVER	NH	03821	2771	539
20062-000000	CAVIRIS CHARLES N	FRUDAKIS HOPE M	185 CENTRAL AVENUE	DOVER	NH	03820-4003	3285	314
20061-000000	LEBLANC PETER	LEBLANC MELISSA	11 FOREST STREET	DOVER	NH	03820-3208	3399	160
20060-000000	BELTISTA GROUP LLC		20 PORTSMOUTH AVE #142	STRATHAM	NH	03885	3059	678
20059-000000	MARTUSCELLO RICHARD TRUSTEE	MARTUSCELLO RICHARD REV TRUST	12 WEST CONCORD STREET	DOVER	NH	03820	2441	89
20057-000000	KARKOS JANICE L		118 CLEMENT ROAD	ROLLINSFORD	NH	03869	1461	751
20056-000000	KARKOS ROBERT A		211 CENTRAL AVENUE	DOVER	NH	03820	1061	307
20050-000000	ALLIANCE ENERGY CORP	ATTN TAX DEPT	15 NE INDUSTRIAL ROAD	BRANFORD	CT	06405-2844	2419	236
20051-000000	KEEVAN MICHAEL		240 GARLAND ROAD	RYE	NH	03870	2883	999
20052-000000	FENTON JOSEPH P JR	FENTON SUZANNE J	590 PROVINCE ROAD	STRAFFORD	NH	03884	3589	555
20075-000000	CRAGIN PATRICK J TRUSTEE	CRAGIN PATRICK J LIVING REV TRUST	PO BOX 250	DOVER	NH	03820	3497	417
20074-000000	PROULX GREGORY S		121 ASHMERE DRIVE	MANCHESTER	NH	03109-5949	3738	991
20073-000000	MOUNTAIN STEPHEN T	MOUNTAIN JACLYN A	11 ROGERS STREET	DOVER	NH	03820	4221	115
20053-000000	COURT ST CONDOMINIUM ASSOCIATION	C/O JAMES KATHY REVOCABLE TRUST	20 COURT STREET	DOVER	NH	03820	3314	750
20053-000001	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVENUE	DOVER	NH	03820	4271	456
20053-000002	TARDIF LAURA A		5 PINECONE LANE	SOMERSWORTH	NH	03878-1625	3342	422
20072-000000	MONTGOMERY GERALD T	MONTGOMERY ELIZABETH S	17 AUSTIN LANE	BYFIELD	MA	01922	3184	930
X 20079-000000	MOUNTAIN STEPHEN		11 ROGERS STREET	DOVER	NH	03820-3504	4171	390
20071-000000	27 COURT ST LLC		69 GOSPORT ROAD	PORTSMOUTH	NH	03801	3133	550
20082-000000	MONSULICK STEPHEN		28 1/2 COURT STREET	DOVER	NH	03820	4072	479
X 20078-000000	KARKOS ROBERT A		CLEMENT ROAD	ROLLINSFORD	NH	03869	1934	8
X 20077-000000	KARKOS ROBERT A		CLEMENT ROAD	ROLLINSFORD	NH	03869	1934	18



REFERENCE PLANS:

- STANDARD PROPERTY SURVEY PREPARED FOR RICHARD N. SPAGNOLA, 20 & 22 COURT STREET, DOVER, NH; SCALE: 1" = 10'; DATED: DEC. 16, 2005; BY: CIVIL CONSULTANTS; RECORDED S.C.R.D. PLAN 83-45.
- PLAN OF LOTS - JOHN R. & RUBY M. PALMER, WENTWORTH STREET, DOVER, N.H.; SCALE: 1" = 20'; DATED: JULY 1982; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 17B-215.

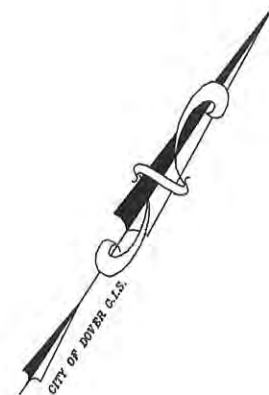
20 / 58-68
RICHARD MARTUSCELLO
REVOCABLE TRUST
12 WEST CONCORD STREET
DOVER, NH 03820
2441 / 89

NOTES:

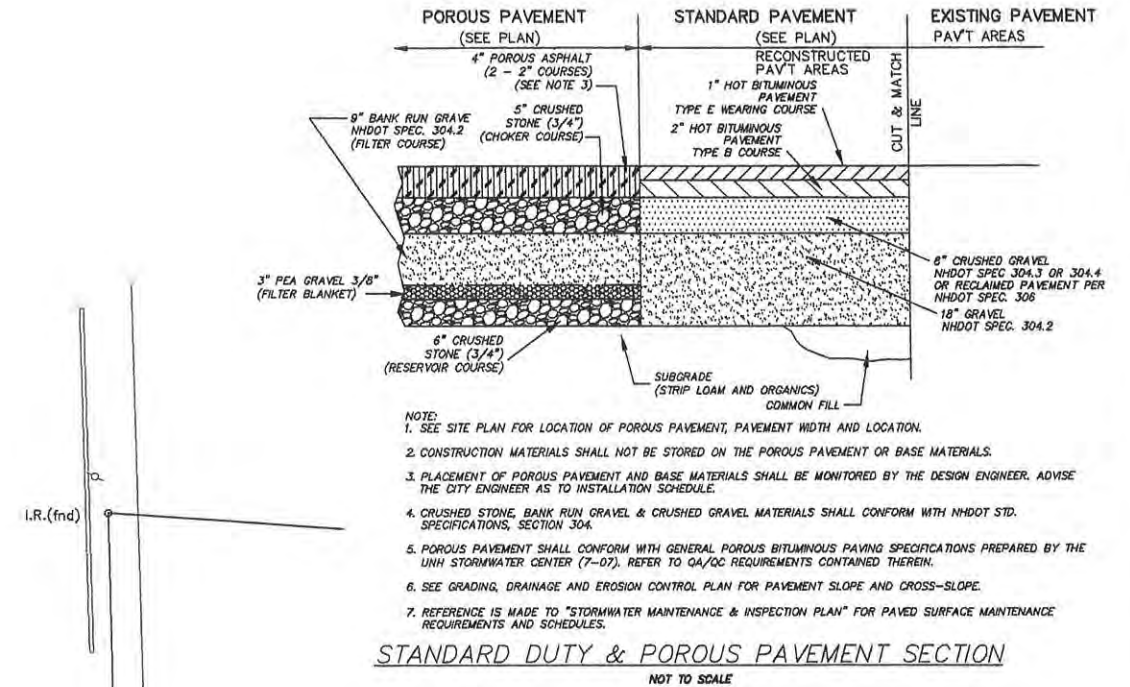
- OWNER OF RECORD:
20 / 76 FIRST RATE REAL ESTATE GROUP LLC
3510 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
S.C.R.D. VOLUME 4244, PAGE 961
- 20 / 76 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS CBD.
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
MINIMUM LOT SIZE = N/A
FRONTAGE BUILD-OUT = 70%
LOT COVERAGE = 70% MIN.
MINIMUM BUILDING SETBACKS, PRINCIPAL:
FRONT = 0' MIN. - 10' MAX.
SIDE = 0' MIN. - 24' MAX.
REAR = 10' MIN.
BUILDING HEIGHT = 2 STORY MIN.
- TOTAL PARCEL AREA IS 3,828 S.F. (0.09 Ac.)
- BASIS OF BEARINGS IS CITY OF DOVER G.I.S.
- THIS PLAN DEPICTS 11 9'X18' PARKING SPACES.

LEGEND

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



NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
14-2045	EXIST. COND.	14-08	3-11	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



20 / 58
COURT STREET CONDO ASSOCIATION
C/O JAMES KATHY REVOCABLE TRUST
20 COURT STREET
DOVER, NH 03820
3314 / 750

BOYLE STREET

RECEIVED
Planning Office

JUN 08 2015

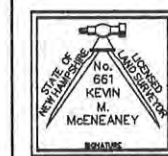
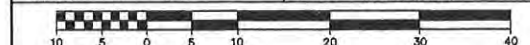
Dover, New Hampshire

PARKING WORKSHEET
PREPARED FOR
INSURECOMM CONSTRUCTION
TAX MAP 20, LOT No. 76
11 COURT STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

civilworks
engineers • surveyors

P.O. Box 1166
Dover, NH 603-749-0443

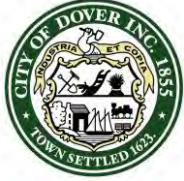
DRAWN BY: KIF FILE: VR CP\2045\14-2045 PARKG
SCALE: 1" = 10' DATE: JUNE 2, 2015



McEaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-17

Application Type: Site Plan Review
Applicant(s): Dubois Family 2003 Revocable Trust
Owner(s): Dubois Family 2003 Revocable Trust
Location: 80 Henry Law Avenue (Assessor's Map 22, Lot 3)

INTENT: Site Plan Review for 12 multi-family units within five buildings with associated parking.

LOTS/UNITS PROPOSED: 12 multi-family units

AGENDA ITEM #: 4-E

ACREAGE: 1.06 Acres

ZONING DISTRICT: Urban Density Multi-residential District (RM-U)

EXISTING LAND USE: Duplex

PROPOSED LAND USE: 12 multi-family units within five buildings

SURROUNDING LAND USE: Residential uses and municipal uses

ZBA ACTION: Variances granted by ZBA on 1/15/15 for increased density and the build to line

ATTACHMENT: Site Plan, application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED:

- None

WAIVERS REQUESTED:

- None

Summary of Request and Background

The applicant has applied for Site Plan review to build 12 multi-family residential units in five buildings off a private driveway.

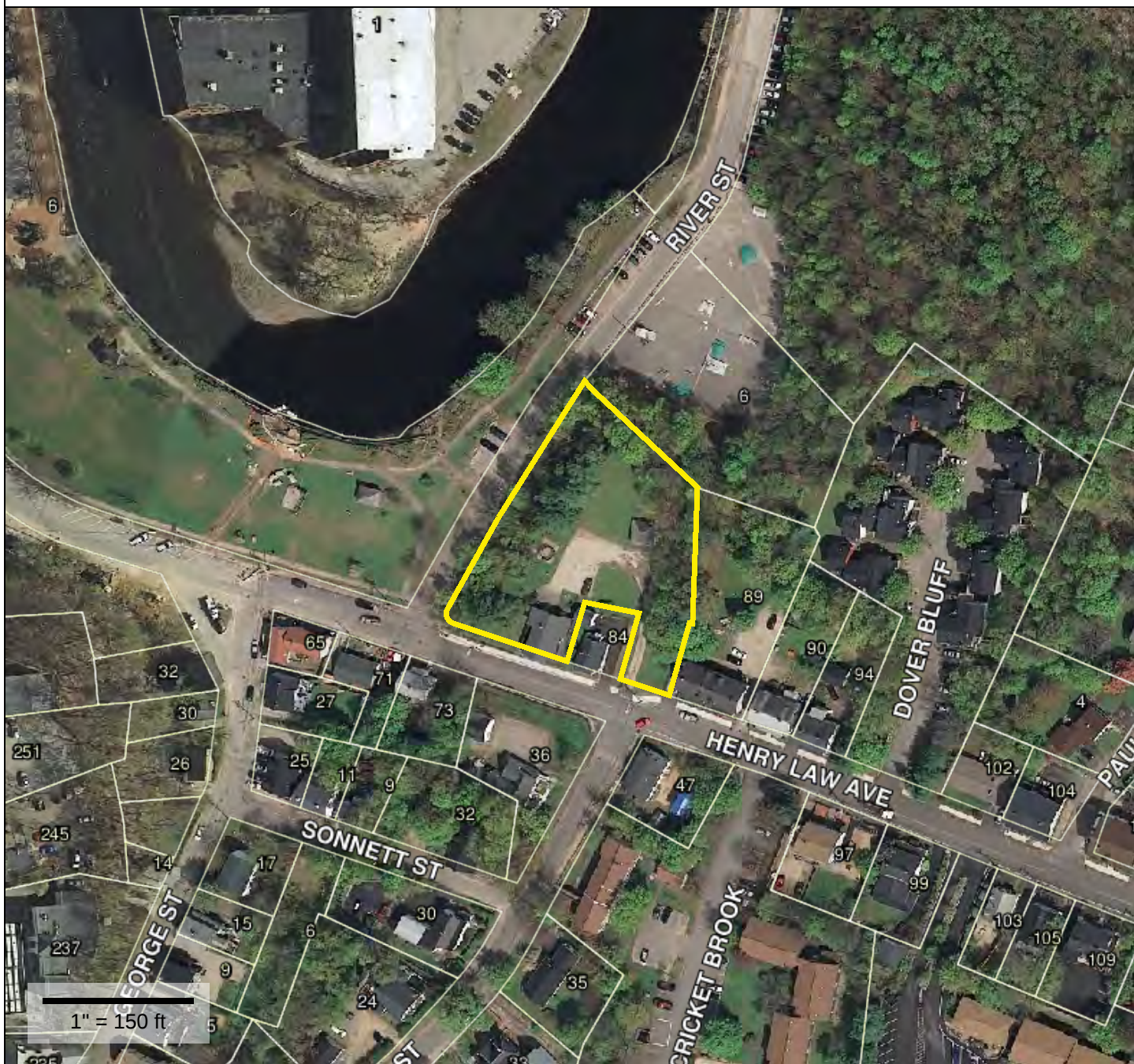
The applicant appeared before the Technical Review Committee on March 19, 2015.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and table the application so that a site walk can be scheduled.

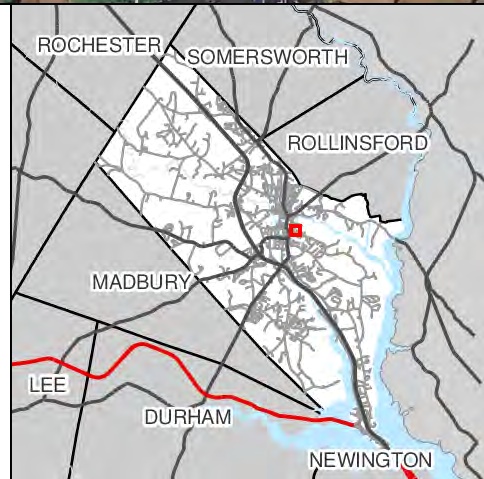
**Property Information**

Property ID 22003-000000
Location 80 HENRY LAW AV
Owner DUBOIS FAMILY 2003 REV TR

**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
SITE REVIEW APPLICATION

RECEIVED
Planning Office
Revision Date: April 23, 2013

Office Use Only

Project #:

Amount Paid:

Date Received:

Time Received:

MAR 05 2015

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: DUBOIS FAMILY 2003 REVOCABLE TRUST Telephone # 207-752-3010

Address of Applicant: 396 BEECH ROAD ELIOT, ME 03903

E-Mail Address: DIANE.DHEMINGWAY@GMAIL.COM

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Address of Property: 80 HENRY LAW AVE

Assessor's Map # 22 Lot(s) # 3

Zoning District(s) RM-U Overlay District(s) SLOPE CONSERVATION

Size of Parcel: 45,979 sq. ft. 1.06 ac. Property Deed: Book 2832 Page: 204

Existing Use of Property: ONE RESIDENTIAL DUPLEX

SITE PLAN INFORMATION

Describe Proposed Use: 12 RESIDENTIAL UNITS

Area of Parcel to be Developed: 30,000 +/- sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 12 UNITS / 5 BUILDINGS

Number of Parking Spaces: Existing 2 Proposed 28 16 IN GARGES
12 SURFACE

Highway Access (check where applicable): ☒ City Street _____ ☐ State Highway _____

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

Disposition of Parcel:

Building Setbacks:

Building Footprint 9,112 sq. ft.

Front Yard 20 ft.

Total Building Area 25,188 sq. ft.

Rear Yard 20 ft.

Paved Area 10,000 1/2 sq. ft.Side Yard: Right 20 ft.
Left 60 ft.City Water? ☒ Yes ☐ NoHow far is city water from the property? AT LOTCity Sewer? ☒ Yes ☐ NoHow far is city sewer from the property? AT LOT**BUILDING INFORMATION**Type of Building to be Built: WOOD FRAME - 3 STORYHeight of Building: 35' Finished Floor Elevation: 40.2Number of Seats (where applicable) N/A**WAIVER REQUESTS**

Site Review Regulations section(s) to be waived: _____

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

_____**SURVEYOR INFORMATION**

KEVIN MCENEANEY

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOC. INCAddress 24 CHESTNUT ST DOVER NH 03820 Telephone #: 603-742-0911Professional License #: 661 E-mail address: KEVIN@SURVEYNH.COM**ENGINEER INFORMATION**

PAUL CONNOLLY

Name of Engineer and Company (Licensed in N.H.) CIVILWORKSAddress WATSON RD DOVER NH 03820 Telephone #: 603-749-0443Professional License #: 5176 E-mail address: CIVILWORKSDOVER@COMCAST.NET**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.

X Signature of Property Owner: [Signature] Date: 3/4/15

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

Signature of Agent: _____

Date: 3/4/15**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.

X Signature of Property Owner: _____

Date: 3/4/15**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

X Signature of Property Owner: _____

Date: 3/4/15

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.

X Signature of Property Owner: _____

Date: 3/4/15

Signature of Applicant (if different from owner): _____

Date: _____

CLAY HILL - Henry Law Ave & River Street		Site Plan Review Application	updated 6/5/15						
ID	Owner 1	Owner 2	Address	City	State	Zip	Book	Page	
Locus									
C 22003-000000	DUBOIS FAMILY 2003 REVOCABLE TRUST		396 BEECH ROAD	ELIOT	ME	03903	2832	204	
Surveyor	MCENEANEY SURVEY ASSOCIATES		24 CHESTNUT STREET	DOVER	NH	03820			
Engineer	CIVILWORKS, INC.		P.O. BOX 1166	DOVER	NH	03821			
Condo Abutters									
P 20013-000118	118 CRICKETT BROOK CONDOMINIUM RTY TR		VIALE MONTELLO 16	MILAN	ITALY	20154	3276	253	
P 20013-000057	ANDROSCOGGIN SAVINGS BANK	SNYDER JULIA TRUST	30 LISBON STREET	LEWISTON	ME	04240	3914	1	
P 20013-000102	ARNOLD W ROBERT	DBA AMTECH ASSOCIATES	102 CRICKET BROOK	DOVER	NH	03820	4210	447	
P 20013-000037	BAKER JENNIFER		37 CRICKET BROOK	DOVER	NH	03820-3828	3356	318	
P 20013-000134	BARKER BLAKE J		PO BOX 1245	HAMPTON	NH	03843-1245	3367	959	
P 20013-000111	BARLOW CRAIG		14 SUNSHINE DRIVE	KINGSTON	NH	03848	3365	350	
P 20013-000083	BAY DONAT H &	DORN KIMBERLY E	133 MOUNTAIN ROAD	GREENFIELD	NH	03047	3378	343	
P 20013-000122	BAY KRISTIN E		374 UNION STREET #102	PETERBOROUGH	NH	03458	3374	942	
X 20013-000028	BAY KRISTIN E		374 UNION STREET #102	PETERBOROUGH	NH	03458	3368	313	
P 20013-000132	BELANGER CRAIG A		35 ROGER STREET	ALTON BAY	NH	03810-4200	3281	847	
P 20013-000023	BELLANTONE STEPHEN J		21 FERNALD ROAD	KITTERY	ME	03904	3585	375	
P 20013-000055	BELLAUD ANNE LANDAU		913 ELWYN ROAD	PORTSMOUTH	NH	03801	3806	526	
X 20013-000062	BELLAUD ANNE LANDAU		913 ELWYN ROAD	PORTSMOUTH	NH	03801	3806	529	
P 20013-000135	BENOIT DENNIS J		93 HENRY LAW AVE UNIT 136	DOVER	NH	03820	4077	428	
X 20013-000136	BENOIT DENNIS J		93 HENRY LAW AVE UNIT 136	DOVER	NH	03820	3238	272	
P 22009-E00023	BLAISDELL JULI ANN		618 MARTHAS WAY	DOVER	NH	03820	2786	697	
P 20013-000106	BLUE FROG RECYCLING COM LLC		PO BOX 515	NORTH HAMPTON	NH	03862	4187	389	
P 20013-000011	BOMBARD RICHARD		10 DRAKE DRIVE	GREENLAND	NH	03840-2112	3363	135	
P 20013-000085	BOSSIO CAITLIN ANN		PO BOX 631	DANVILLE	NH	03819-0631	3895	591	
P 20013-000003	BOUCHARD BRYAN C		92 RIVERWALK WAY	MANCHESTER	NH	03101	4256	454	
P 20013-000001	BRANDT LANCE		1 CRICKET BROOK CONDOS	DOVER	NH	03820	3293	831	
P 22009-D00032	BRISSETTE JAMISON C		98 HENRY LAW AVE UNIT 21	DOVER	NH	03820-3881	3791	684	
P 22009-E00021	BRISSETTE JAMISON C		245 WALNUT STREET	STOUGHTON	MA	02072	4095	547	
P 20013-000013	BROUGHTON SIMEON & NANCY	BROUGHTON MATTHEW JOHN	14 MENDUM AVENUE	KITTERY	ME	03904	4170	1	
P 20013-000033	BROWN PETER TRUSTEE	BROWN PETER LIVING TRUST	617 WOODBURY AVENUE	PORTSMOUTH	NH	03801	3513	397	
P 20013-000078	BUCHIKAS CHERYL T		93 HENRY LAW AVE UNIT 78	DOVER	NH	03820	3264	838	
P 22009-A00003	BUCOLO DONALD O		3 DEERFIELD DRIVE	BERKLEY	MA	02779	3429	376	
P 20013-000142	BULGER RICHARD D	BULGER HANNA	94 OLD FIELDS ROAD	SOUTH BERWICK	ME	03908	3275	211	
P 20013-000024	CANEL CAMILO	CANEL MERCEDES	413 SECOND STREET #1	ROLLINSFORD	NH	03869	3354	343	
P 22009-B00007	CARROLL CASEY D	CARROLL EMILY J	98 HENRY LAW AVE UNIT 7	DOVER	NH	03820	2702	072	
P 20013-000092	CASS BETSY		2 BROOKSIDE DRIVE	STRATHAM	NH	03885	3245	896	
P 20013-000044	CEDAR SWAMP GROUP LLC		7 MILL ROAD	DURHAM	NH	03824	4035	630	
P 20013-000082	CEDAR SWAMP GROUP LLC		82 CRICKET BROOK	DOVER	NH	03820	4054	480	
P 20013-000036	CEDRONE TERESA C	CEDRONE CHRISTINE M	405 CARTHAGE ROAD	CARTHAGE	ME	04224	4269	930	
P 20013-000066	CHAMBERS MISTY	MEYER TREVOR	PO BOX 292	SANBORNVILLE	NH	03872-0292	3224	975	
P 22009-F00017	CHAPMAN ANDREW T JR	THOMAS JENNIFER M	1 TEDESCO STREET	MARBLEHEAD	MA	01945	4122	435	
P 20013-000022	CLARK AMY	CLARK HOWARD	93 HENRY LAW AVE UNIT 22	DOVER	NH	03820-3824	3576	310	
P 20013-000017	CORTINA AARON C		93 HENRY LAW AVE UNIT 17	DOVER	NH	03820	3364	208	
P 20013-000093	COSSETTE CAROLYN E TRUSTEE	COSSETTE CAROLYN E TRUST	20 TUMBLE DOWN DICK RD	SANBORNVILLE	NH	03872-7101	3362	16	
P 20013-000032	COTE ROBERT H JR	BAMFORD DAVID K	133 SIXTH STREET	DOVER	NH	03820-2644	3508	811	
P 20013-000038	COUTINHO DEBORA S	BURLEY ANN-MARIE	1412 SOUTH STREET	PORTSMOUTH	NH	03801-4848	3285	1020	
X 20013-000068	COUTINHO DEBORA S	BURLEY ANN-MARIE	1412 SOUTH STREET	PORTSMOUTH	NH	03801-4848	3285	992	
P 20013-000094	COVERT WILLIAM	COVERT PAIGE	6 ISAAC LUCAS CIRCLE	DOVER	NH	03820	4210	723	
X 20013-000141	CRANE FAMILY TRUST	CRANE BEVERLY TRUSTEE	33161 WOLFE STREET	TEMECULA	CA	92592-7231	3319	921	
X 20013-000144	CRANE FAMILY TRUST	CRANE BEVERLY TRUSTEE	33161 WOLFE STREET	TEMECULA	CA	92592-7231	3319	919	
P 20013-000088	CRANE FAMILY TRUST	CRANE BEVERLY TRUSTEE	33161 WOLFE STREET	TEMECULA	CA	92592-7231	3351	849	
P 20013-000157	CRANFORD J MARK	CRANFORD ELIZABETH R	6 HERITAGE DRIVE	HAMPTON	NH	03842	3375	270	
P 20013-000029	CRICKMORE DEBRA	MUNSON KENNETH	4 PEARL STREET	DOVER	NH	03820-3117	3848	490	
P 20013-000048	DAIDONE PAMELA		93 HENRY LAW AVE UNIT 48	DOVER	NH	03820	3790	726	
P 20013-000125	DAIDONE PAMELA B		2 MOUNTAIN VIEW LANE	CAPE NEDDICK	ME	03902	4102	16	
P 20013-000098	DANN KERI		93 HENRY LAW AVE UNIT 98	DOVER	NH	03820	3657	879	
P 22009-G00015	DARROW BRIAN J		33 CLINTON STREET	PORTSMOUTH	NH	03801	2831	763	

P	20013-000158	DAVIDSON JULIAN S		158 CRICKET BROOK	DOVER	NH	03820	3228	923
P	22009-D00031	DICKSON RYAN A	DICKSON GARY W	164 VAN NESS AVENUE	ASHLAND	OR	97520-1734	3227	436
P	22009-G00014	DIESEL W BRENT	DIESEL SANDRA E	98 HENRY LAW AVE UNIT 14	DOVER	NH	03820	3944	770
P	20013-000042	DIESSNER BRYANT J		201 S 18TH ST APT 2017	PHILADELPHIA	PA	19103-5940	3361	36
P	22009-C00025	DORR JOHN VN III	DORR JANIS B	98 HENRY LAW AVE UNIT 25	DOVER	NH	03820	2158	731
P	20013-000116	DREW MATTHEW E		93 HENRY LAW AVE UNIT 116	DOVER	NH	03820	3504	233
P	20013-000152	DUBOIS AIMEE E	DUBOIS THOMAS R	93 HENRY LAW AVE UNIT 152	DOVER	NH	03820	3378	291
P	20013-000153	DUBOIS BONNIE JEAN	DUBOIS THOMAS R	73 GLEN HILL ROAD	DOVER	NH	03820	3917	156
P	22009-B00005	EICHHORN NANCY E		98 HENRY LAW AVE UNIT 5	DOVER	NH	03820	2072	269
P	20013-000137	FAVA JOSEPH J	FAVA SANDRA A	22 LAWSON ROAD	WESTFORD	MA	01886	3257	221
P	22009-G00016	FEENEY RACHEL GALLANT		9 RICHARDSON DRIVE	DOVER	NH	03820-4318	3395	797
P	22009-F00020	FISKE PETER		PO BOX 834	BARRINGTON	NH	03825-0834	3030	243
P	20013-000054	FLEISHER ERNEST P JR		54 CRICKET BROOK CONDOS	DOVER	NH	03820	3381	588
P	22009-F00018	GAGNE CHARLES E		98 HENRY LAW AVE UNIT 18	DOVER	NH	03820	2784	329
P	20013-000021	GAZDA DEBRA REVOCABLE TRUST	GAZDA DEBRA TRUSTEE	18 WOODSIDE MEADOW RD APT 1	YORK	ME	03909-5153	3358	773
P	20013-000014	GIANFORTE JENNIFER M		56 SANDYBROOK DRIVE	DURHAM	NH	03824	3216	343
P	20013-000067	HART MICHELLE		150 TOLEND ROAD	BARRINGTON	NH	03825-3704	3574	641
P	20013-000151	HARVEY MICHAEL		10036 E PERCH COURT	INVERNESS	FL	34450-5442	3358	771
P	20013-000101	HATHAWAY SUSAN S	DEMOS SARA M AND JOHN D	87 BOG ROAD	YORK	ME	03909	3860	373
P	20013-000002	HAUSE EDWARD		93 HENRY LAW AVE UNIT 2	DOVER	NH	03820	3210	685
P	20013-000126	HAWES III EVANDER & HANNAY MARY	HAWES FAMILY REVOCABLE TRUST	415 UNION STREET	PORTSMOUTH	NH	03801	4168	3
P	20013-000063	HOLT JOSHUA C		150 MIRONA ROAD	PORTSMOUTH	NH	03801	3400	404
P	20013-000064	HUMMINGBIRD REALTY LLC		2456 LAFAYETTE ROAD	PORTSMOUTH	NH	03801	4172	295
X	20013-000072	HUMMINGBIRD REALTY LLC		2456 LAFAYETTE ROAD	PORTSMOUTH	NH	03801	4172	297
P	22009-A00001	HUSSEY JENNIFER M		98 HENRY LAW AVE UNIT 1	DOVER	NH	03820	3919	500
P	22009-F00019	IUDICE JOHN M	WIGGIN KRISTAL D	98 HENRY LAW AVE UNIT 19	DOVER	NH	03820	3518	310
P	20013-000143	JOHNSON TERRY G	JOHNSON CHERYL L	PO BOX 10158	BEDFORD	NH	03110	3245	867
P	20013-000156	KARABINAS THEODORE R		31 LITTLE BAY ROAD	NEWINGTON	NH	03801-2708	3245	899
P	20013-000147	KAUR SURINDER	SINGH JOGA	20 CRESCENT AVENUE	DOVER	NH	03820	3815	674
P	20013-000030	KELLY JOHN G	CARROLL AILEEN P	PO BOX 22	ROLLINSFORD	NH	03869-0022	3220	715
P	20013-000103	KORAIBAA KHADIDJA TRUSTEE	KORAIBAA KHADIDJA TRUST	4080 FAWN LAKE BLVD	MIMS	FL	32754-6518	4126	416
P	20013-000015	KOZULIN NIKOLAI		8 NEW BELLAMY LANE	DOVER	NH	03820	3689	193
P	20013-000025	LAVERDIERE AMANDA		93 HENRY LAW AVE UNIT 25	DOVER	NH	03820	3217	135
P	20013-000020	LAVERDIERE MARILYN		432 SALMON FALLS ROAD	ROCHESTER	NH	03868	3213	722
P	20013-000007	LEWIS CYNTHIA C		130 DURHAM ROAD	DOVER	NH	03820-4362	3805	713
P	20013-000123	LOZIER KATRINA H		PO BOX 1092	NEWBURYPORT	MA	01950	4078	515
P	20013-000026	MACFADZEN DAVID MICHAEL	PERNAW STEPHEN G	66 KELWYN DRIVE	SOMERSWORTH	NH	03878	3313	924
P	20013-000076	MADORE JAMES		26 ATLANTIC AVENUE	DOVER	NH	03820-3534	3197	443
P	20013-000081	MANCHESTER ERICA L		25 KELWYN DRIVE	SOMERSWORTH	NH	03878-1318	3266	642
P	20013-000009	MARCELLO ADAM K		93 HENRY LAW AVE UNIT 9	DOVER	NH	03820	4058	513
P	20013-000034	MCCARRON SILVIA TRUSTEE	CRICKET BROOK 34 REALTY TRUST	26 THORNWALD AVENUE	HAMPTON	NH	03842-4266	4269	49
X	20013-000113	MCGRATH BOB INVESTMENTS LLC		6 RANDS LANE	RYE	NH	03870-2250	3261	387
P	20013-000061	MCGRATH BOB INVESTMENTS LLC		6 RANDS LANE	RYE	NH	03870-2250	3261	390
P	20013-000046	MCKENNA LINDSAY A		9 ACORN ACRES	RYE	NH	03870-2201	3838	551
P	20013-000124	MCLELLAN TONI	COOKE ROBERT	5 REBEKAH LANE	ROCHESTER	NH	03839	3486	581
P	22009-H00012	MEARS NATHANIEL M		421 LOCUST STREET	ROLLINSFORD	NH	03869-5631	3331	900
P	20013-000105	MELLO PETER B		210 UPPER DEERFIELD ROAD	NORTHWOOD	NH	03261	3367	890
P	22009-C00027	MIGNONE TENNILLE C	MIGNONE JASON P	9 HUDSON DRIVE	KENSINGTON	NH	03833	4179	655
P	20013-000087	MIRABELLO JOHN		37 COTTON HILL ROAD	BELMONT	NH	03220	3268	873
P	20013-000052	MONETTE SARA J		93 HENRY LAW AVE UNIT 52	DOVER	NH	03820	3394	826
P	20013-000131	MONTGOMERY ROBERT J III		9 ANITA STREET	ROCHESTER	NH	03867-3304	3346	231
P	20013-000012	MURPHY JAMES		93 HENRY LAW AVE UNIT 12	DOVER	NH	03820	3214	804
P	20013-000004	MURPHY TERESA		93 HENRY LAW AVE UNIT 4	DOVER	NH	03820	4177	712
P	20013-000133	MUSTO MATTHEW C		93 HENRY LAW AVE UNIT 133	DOVER	NH	03820	4150	568
P	20013-000041	NADEAU JULIE	NADEAU PAUL	PO BOX 470	AUBURN	NH	03032	3478	637
P	20013-000114	OSGOOD JUDY A		19 FOLSOM STREET UNIT 19	DOVER	NH	03820	3576	209
P	20013-000005	OUELLETT CHAD		93 HENRY LAW AVE UNIT 5	DOVER	NH	03820	3199	175
P	20013-000127	PAIZ THOMAS B		93 HENRY LAW AVE UNIT 127	DOVER	NH	03820	3215	976
P	22009-D00029	PALLADINO JEROME J TRUSTEE	KMP REALTY TRUST	66 WILD PASTURE ROAD	KENSINGTON	NH	03827	2179	695
X	20013-000010	PAPAIOANNOU IOANNIS A		PO BOX 2268	DOVER	NH	03821	4263	848
P	20013-000008	PAPAIOANNOU IOANNIS A		PO BOX 2268	DOVER	NH	03821	4263	848
P	22009-C00028	PARDY MEGAN T		98 HENRY LAW AVE UNIT 28	DOVER	NH	03820	4236	389

P	20013-000045	PASTOR PETER & FLORENCE L	PASTOR JACKSON IRR. TRUST B	1A HILLCREST DRIVE	DOVER	NH	03820	3565	881
X	20013-000117	PASTOR PETER & FLORENCE L	PASTOR JACKSON IRR. TRUST B	1A HILLCREST DRIVE	DOVER	NH	03820	3725	697
X	20013-000051	PASTOR PETER & FLORENCE L	PASTOR FLORENCE L REV. TRUST	1A HILLCREST DRIVE	DOVER	NH	03820	3368	889
X	20013-000049	PASTOR PETER & FLORENCE L	PASTOR FLORENCE L REV. TRUST	1A HILLCREST DRIVE	DOVER	NH	03820	3368	893
X	20013-000112	PASTOR PETER & FLORENCE	PASTOR FLORENCE L TRUST	1A HILLCREST DRIVE	DOVER	NH	03820-2619	3713	385
X	20013-000095	PASTOR PETER & FLORENCE	PASTOR JACKSON TRUST B	1A HILLCREST DRIVE	DOVER	NH	03820	3733	835
X	20013-000096	PASTOR PETER & FLORENCE	PASTOR JACKSON TRUST B	1A HILLCREST DRIVE	DOVER	NH	03820	3733	832
P	20013-000065	PASTOR PETER & GAIL PASTOR SARA	PASTOR SARA GAIL TRUST	1502 TRESTLE GLEN ROAD	OAKLAND	CA	94610	3368	891
X	20013-000108	PASTOR PETER L TRUSTEE	PASTOR PETER L LIVING TRUST	1A HILLCREST DRIVE	DOVER	NH	03820	4082	605
X	20013-000039	PASTOR PETER L TRUSTEE	PASTOR FLORENCE L TRUST	1A HILLCREST DRIVE	DOVER	NH	03820	3788	1
P	20013-000084	PASTOR PETER L TRUSTEE	INSOLIA JANET S	1A HILLCREST DRIVE	DOVER	NH	03820	4251	655
P	20013-000047	PASTOR SARA GAIL TRUSTEE	PASTOR SARA GAIL TRUST OF 1999	1502 TRESTLE GLEN ROAD	OAKLAND	CA	94610	4189	880
P	20013-000058	PENSCO TRUST COMPANY	CUSTODIAN F80 PETER L PASTOR	1A HILLCREST DRIVE	DOVER	NH	03820	3864	581
P	20013-000097	PIDGEON MARK NICHOLAS		100 STACEY CREST DRIVE	SCHENECTADY	NY	12306	4069	185
P	20013-000107	PIETROSKI BRIAN L		93 HENRY LAW AVE UNIT 107	DOVER	NH	03820	3408	121
P	20013-000146	QUINTON MICHAEL W	QUINTON MARY T	83 DARLING ROAD	KEENE	NH	03431	3361	810
P	20013-000018	RAINSFORD SHAWN P	RAINSFORD ANN M	10 OAK ROAD	HAMPTON	NH	03842	3973	349
P	20013-000075	RECORD THOMAS M		93 HENRY LAW AVE UNIT 75	DOVER	NH	03820	3213	492
P	20013-000035	REPKA JARED R	REPKA KATHRYN K	105 18TH AVE NE	ST PETERSBURG	FL	33704	3328	266
P	20013-000104	ROBBINS REGAN G		53 NEWMARKET ROAD	DURHAM	NH	03824-3127	3659	321
P	20013-000016	ROBISON HEATHER L		151 EASTWOOD DRIVE	PORTSMOUTH	NH	03801-6071	3234	380
P	20013-000074	ROCHE ROBERT E III		93 HENRY LAW AVE UNIT 74	DOVER	NH	03820-3837	3394	289
P	22009-B00008	RYAN JOHN F	RYAN MICHELE LYNNE ROUCOULET	122 FOURTH STREET	DOVER	NH	03820	2263	403
P	22009-D00030	SALINDER PETER T	VENO ANNE M AND ADAM	89 MALLEGO ROAD UNIT 2	BARRINGTON	NH	03825-3508	4047	710
P	22009-A00004	SANDSTROM ANNA K		98 HENRY LAW AVE UNIT 4	DOVER	NH	03820	3681	979
P	22009-G00013	SANTIN AMY C		98 HENRY LAW AVE UNIT 13	DOVER	NH	03820	3382	392
P	20013-000148	SAWTELLE GARY A	SAWTELL MARJORIE A	93 HENRY LAW AVE UNIT 148	DOVER	NH	03820	3779	461
P	20013-000071	SCOTT HUGH C IV		160 GLENDALE ROAD	HAMPDEN	MA	01036	3269	512
P	20013-000121	SEITZ DERRICK W		7 FOLSOM DRIVE	NEWMARKET	NH	03857-2050	3248	170
P	22009-B00006	SENECAL KAREN A		98 HENRY LAW AVE UNIT 6	DOVER	NH	03820	3065	573
P	20013-000138	SHERWOOD KANDACE K		93 HENRY LAW AVE UNIT 138	DOVER	NH	03820	3263	810
P	20013-000043	SHINEROCK AMY		9 MONUMENT STREET	MEDFORD	MA	02155-6715	3376	985
P	20013-000027	SHINEROCK EVENING		9 MONUMENT STREET	MEDFORD	MA	02155	3377	1
P	20013-000019	SHINGLETON BONNIE J		93 HENRY LAW AVE UNIT 19	DOVER	NH	03820	3202	96
P	20013-000006	SHINGLETON CASEY		93 HENRY LAW AVE UNIT 19	DOVER	NH	03820	4004	659
P	22009-A00002	SHUSTER STACEY H		2 COMMON STREET	ROCHESTER	NH	03867	2421	789
P	20013-000031	SINGH JOGA	KAUR SURINDER	20 CRESCENT AVENUE	DOVER	NH	03820	3923	449
P	22009-C00026	SIRVIRIS SUSAN L		98 HENRY LAW AVE UNIT 26	DOVER	NH	03820	2589	51
P	20013-000128	SMITH GARY E	SMITH JANE F	3 BEECHWOOD AVENUE	YORK	ME	03909	3926	28
P	20013-000086	SORAGHAN MAUREEN & JOSEPH C	JMTE FAMILY TRUST OF 2004	PO BOX 93	GLEN	NH	03838	3376	951
P	20013-000053	SPENCER ELIZABETH	COLDWELL PETER C	100 ROUTE 25 WEST	WEST OSSIPEE	NH	03890	3351	47
X	20013-000077	SPENCER ELIZABETH	COLDWELL PETER C	100 ROUTE 25WEST	WEST OSSIPEE	NH	03890	3493	766
P	20013-000115	STEVENS KENNETH J		15641 SONOMA DR APT 205	FORT MYERS	FL	33908-7324	3329	139
P	20013-000091	STEVENS RACHEL E		8 HEMLOCK FOREST	DOVER	NH	03820	4273	368
P	22009-H00011	STORY JESSE M		98 HENRY LAW AVE UNIT 11	DOVER	NH	03820	4170	794
P	20013-000040	SULLIVAN JOHN A		49 HAWTHORNE CIRCLE	SOMERSWORTH	NH	03878	3382	529
P	20013-000056	SWANSON TRACY J		12326 ROCKY KNOLL DRIVE	HOUSTON	TX	77077-5906	4161	442
P	20013-000050	SWISHER JONATHAN P		133 MARLIN DRIVE	ORMOND BEACH	FL	32176-2211	3285	965
P	22009-C00024	TALPIN EMILIE		98 HENRY LAW AVE UNIT 24	DOVER	NH	03820	4102	134
P	22009-B00009	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVENUE	DOVER	NH	03820	4073	392
P	22009-H00010	VERHOFSTAD JOOST	VERHOFSTAD JASMIJN	1 WOOD ROAD	PELHAM	NH	03076	4149	877
P	20013-000073	WILDES AMANDA N		9 ROBY JEWELL LANE	STRATHAM	NH	03805-4408	3383	949
P	20013-000155	WRIGHT ALAN H	GERKE STEVEN	93 HENRY LAW AVE UNIT 155	DOVER	NH	03820	3359	995
P	20013-000145	YORKE MELANIE	RODRIGUEZ CHARO	2 PINE HILL ROAD S	CAPE NEDDICK	ME	03902	3383	974
P	22009-E00022	YUNEN RIGOBERTO		98 HENRY LAW AVE UNIT 22	DOVER	NH	03820	4183	239
Abutters									
X	22001-000000	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820		
X	23015-000000	CITY OF DOVER	C/O C/S RECREATION/GYM AND POOL	61 LOCUST ST #124	DOVER	NH	03820-3753		
C	22004-000000	CLARK PAULA M		84 LOCUST ST AVENUE	DOVER	NH	03820	4251	886
C	20021-000000	DELL ISOLA JOHN R		3 EVANS DRIVE	DOVER	NH	03820	1899	621
C	22009-000000	DOVER BLUFF CONDOMINIUM ASSOC.		98 HENRY LAW AVENUE	DOVER	NH	03820	1171	419

C	22007-000000	DOW GREGORY J	DOW CHERYL A	275 PROSPECT HILL ROAD	LEBANON	ME	04027	3467	362
C	20030-000000	FRITZ MICHAEL		35 MYRICA AVENUE	RYE	NH	03870	3656	553
C	20028-000000	FRITZ MICHAEL		25 GEORGE STREET	DOVER	NH	03820	3652	884
C	22008-000000	FRITZ MICHAEL P		94 96 HENRY LAW AVENUE	DOVER	NH	03820	3661	629
C	20013-000000	GUARD HOUSE LLC		670 N COMMERCIAL ST STE 303	MANCHESTER	NH	03101	3179	129
C	20022-000000	ROTHWELL ANDREW C		47 HANSON STREET	DOVER	NH	03820	1997	117
C	20023-000000	LIATSIS JOHN E		271 NIMBLE HILL ROAD	NEWINGTON	NH	03801	3608	27
C	20024-000000	MACGREGOR ROB ROY	MACGREGOR ALICE	28 HAMPTON TOWN ESTATES	HAMPTON	NH	03842-1950	1324	124
C	20025-000000	PAUL WILLIAM H JR	PAUL CHARLENE	71 HENRY LAW AVENUE	DOVER	NH	03820	1999-	0472
C	22006-000000	PETERSON CATHERINE A		1972 HICKORY TRACE DRIVE	FLEMING ISLE	FL	32003-8390	2134	439
C	20032-000000	RUSSELL MICHAEL J	DOYLE NANCY	32 1/2 HANSON STREET	DOVER	NH	03820	1872	772
C	20026-000000	SHAW ROBERT B F JR		26 ROGERS STREET	DOVER	NH	03820	3828	1
C	20027-000000	SQUIER DAVID D		27 GEORGE STREET	DOVER	NH	03820	3528	221
C	20031-000000	STRIPTO VINCENT L	STRIPTO STEPHEN J	9 SONNETT STREET	DOVER	NH	03820-4150	3342	335

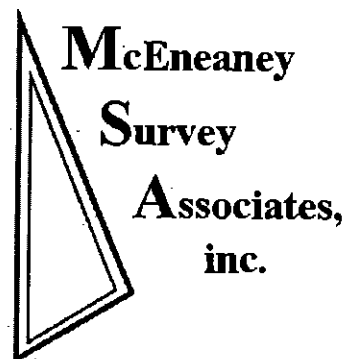
June 8, 2015

RECEIVED
Planning Office

JUN 08 2015

Dover, New Hampshire

City of Dover
288 Central Avenue
Dover, NH 03820



Attn: Christopher Parker
Assistant City Manager, Planning & Strategic Initiatives

Re: Clay Hill Residential Development
Henry Law Avenue & River Street

Chris,

Per TRC comments, attached please find the following items for the above referenced residential development:

- A Complete Plan set (14 sheets), including the Landscape and Lighting Plan.
- A Streetscape Rendering
- Fiscal Impact Analysis
- Traffic Impact Assessment
- Stormwater Operation & Maintenance Plan
- "T-1" Fire/Ladder Truck Turning Template
- Wetland Scientist Letter (regarding absence of wetlands)
- Updated Abutters List and Mailing Labels

Please schedule this for the next Planning Board meeting.

Sincerely,

Kevin McEneaney



Fraggle Rock Environmental Services
Damon E. Burt, CWS, CPESC
38 Garland Road, Strafford NH 03884
603-969-5574
FRenvironmental@gmail.com

RECEIVED
Planning Office

JUN 08 2015

Dover, New Hampshire

June 8, 2015

To: Kevin McEneaney
McEneaney Survey Associates
24 Chestnut Street
Dover NH 03820

From: Damon E. Burt, Fraggle Rock Environmental Services
38 Garland Road
Strafford, NH 03884

Re: Wetland Delineation Review
Clay Hill, A Residential Community
Henry Law Avenue/River Street
Dover, NH
Tax Map #22, Lot #3

Dear Mr. McEneaney:

Fraggle Rock Environmental reviewed property at Tax Map 22, Lot 3 parcel know as Clay Hill Project. The subject property was reviewed for wetlands on-site on June 6, 2015. The following is a summary of wetland review standards:

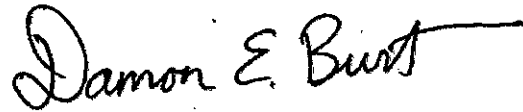
Wetland Standards

- a) 1987 Corps of Engineers Wetlands Delineation Manual, U.S. Army Corps of Engineers, January 1987 and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions, U.S. Army Corps of Engineers, October 2009 and January 2012.
- b) Hydric soils will be identified using: Field Indicators of Hydric Soils in the Unites States, A guide for identifying and Delineating Hydric Soils, Version 7.0, 2010 and Field Indicators for Identifying Hydric Soils in New England, Version 3. NEIWPCC Wetlands Work Group (May 2004).

- c) Wetlands will be classified utilizing the criteria of the US Fish & Wildlife Services Manual FWS/OBS-79/13 Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et. al. 1979)
- d) Plants were classified using US Army Corps of Engineers National Wetland Plant List, version 3.0, 2012.

Based on this field review, no wetlands or wetlands within 50 feet of the parcel were observed or delineated.

Sincerely,

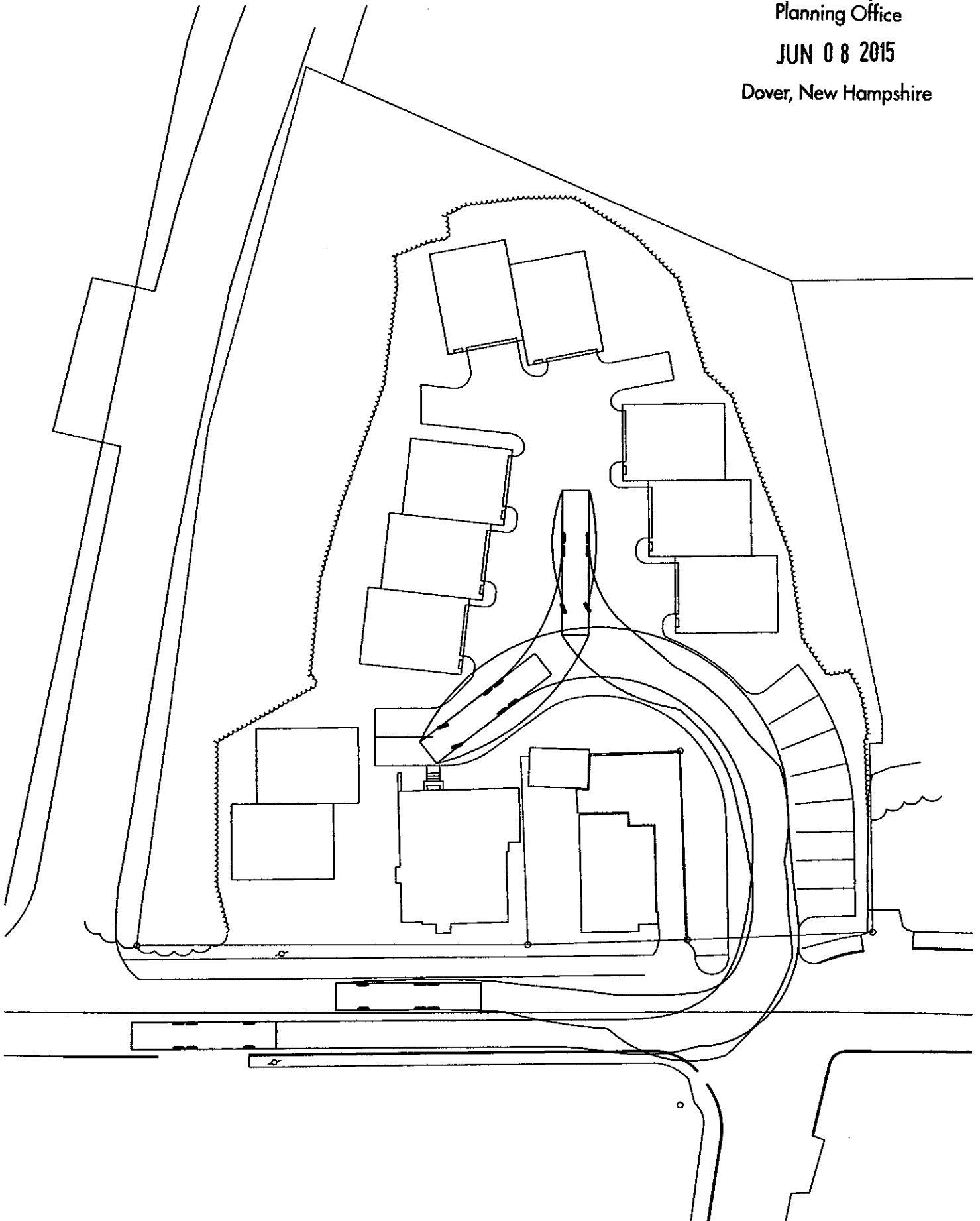
A handwritten signature in black ink that reads "Damon E. Burt". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Damon E. Burt
Fraggle Rock Environmental Services
NH Certified Wetland Scientist
Certified Professional in Erosion and Sediment Control

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Planning Office

JUN 08 2015

Dover, New Hampshire



CLAY HILL
"T-1" Fire/Laddertruck Turning Template

May 26, 2015

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Steve Bird
Planning Dept.

RECEIVED
Planning Office
MAY 26 2015
Dover, New Hampshire



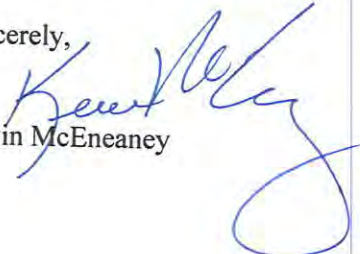
Re: Clay Hill – Henry Law Avenue & River Street
3/19/15 Technical Review Comments Response

Steve,

Attached please find a set of revised site plans for the above referenced project. I've also attached a document responding to the TRC meeting comments, dated 3/19/15. Please note that the lighting plan is not yet completed and will be submitted as soon as we receive it.

Please forward any comments you may have. It is our intention to submit by June 8th to be placed on the June 23rd Planning Board agenda.

Sincerely,


Kevin McEneaney

Planning Comments:

- *Impact Fees/water and sewer connections fees will be assessed.*
Understood.
- *Provide streetscape rendering.*
To be provided.
- *Provide architectural rendering.*
To be provided.
- *Provide stormwater operation and maintenance plan.*
To be provided.
- *Provide traffic study.*
Is this necessary?
- *Provide fiscal analysis.*
Is this necessary?
- *Add landscape and lighting plan.*
Landscape plan is submitted, lighting plan to be submitted.

RECEIVED
Planning Office
MAY 26 2015
Dover, New Hampshire

Sheet 1:

- *Add Planning Board File No. P15-17.*
Completed.
- *Add zoning boundaries and impervious surfaces to neighborhood plan.*
Zoning boundaries have been added. Unable to depict impervious surfaces.
- *Expand radius of location plan to 3,000 feet and locate subject property at center of map.*
Not completed. Detail would be lost at 3,000 feet.
- *Remove "No." from Dover Tax Map 22, Lot No. 3.*
Completed.

Sheet 2:

- *Move or add notes to Sheet 3.*
Completed.
- *Note 5: add Conservation District.*
Completed.
- *Note 6: remove RM-U special exception requirements for 3-4 family dwellings.*
Completed.
- *Note 6: add building height zoning requirement.*
Completed.

- *Note 6: identify variance for use and front setback and identify conditions of approval.*
Note added to Sheet 3.
- *Delete Note 11.*
Completed.

Sheet 3:

- *Remove utilities.*
Not completed. Essential to Site Plan.
- *Identify dashed lines at rear of buildings.*
Completed on Sheet 5.
- *Show fire lane.*
Added to Sheet 8.
- *Clarify garbage disposal and dumpster pad location.*
Dumpster location shown, may opt for different solution.
- *Show snow storage areas.*
See Note 34.
- *Add landscaped bump out between units 5 and 12.*
Cannot complete.
- *Remove RM-U open space calculations.*
Completed.
- *Replace Note 3 with updated Note 6 from Sheet 2.*
Completed.
- *Use consistent identification for structures to be removed (solid vs. dashed lines).*
Completed.
- *Note 6: update to use wording from Common Site Plan Note 10.*
Note 6 is essentially identical to the wording of Common Site Plan Note 10.
- *Note 9: identify date of wetland survey and name of wetland scientist.*
Letter to be provided.
- *Note 12: parking required is 3 spaces per unit – update required parking spaces to 36.*
Conditional Use Permit needed for reduction in required parking.
Conditional Use Permit to be applied for.
- *Note 12: identify number of parking spaces in garages and where located.*
Completed.
- *Note 20: make “structure” plural.*
Completed.
- *Note 25: combine with note 6.*
Completed.

- *Note 36: update street name ("Portland Ave is used).*
Completed.
- *Add Common Site Plan Note 28 re: staking limits of Conservation District areas.*
Completed, see Note 25.

Sheet 4:

- *Clarify where utility pole will be relocated.*
Completed.

Sheet 5:

- *Remove utilities.*
Not completed. Essential to Site Plan.

Fire/Inspection Comments

- *Provide plan for Fire Department apparatus turning radius.*
To be provided.

Engineering Comments:

See attached memorandum dated March 17, 2015.

Site Work:

1. *Please show locations of proposed vinyl fencing and provide a detail for review.*

Locate added to Sheet 3, detail to be provided.

2. *The width of the driveway is approximately 60 feet between building 5 and building 12, is there any way this could be minimized to provide more green space?*

Cannot accomplish.

3. *It looks like residence or visitors would park in front of the units, the applicant should confirm that access, particularly for fire trucks, can be achieved.*

To be provided.

4. *Is a sidewalk proposed for units three and four?*

Added sidewalk.

5. *Please show snow storage areas.*

Shown on Sheet 3, Note 34.

Drainage:

6. Please provide stormwater management measures to achieve water quality, recharge, and peak discharge control. Stormwater practices shall be designed in accordance with the best management practices outline in the New Hampshire Stormwater Manual. Please provide a written drainage report with pre-development and post-development calculations for review. Will this additional flow impact the downstream lines?

Submitted.

7. Can the impervious area added by the roofs be directed to infiltration beds or raingardens?

Completed.

8. The underdrains should have clean-out locations for future maintenance.

Understood.

9. The plan shows two underdrains tying into the existing catch basin #16, in the same location which wouldn't work. The City prefers for the underdrains daylight rather than connecting to the existing structure to avoid disruption in Henry Law Avenue.

Completed.

10. Please submit a stormwater operation and maintenance plan and inspection and maintenance log. A copy of the annual report should be submitted to the City's Engineering Department by December 31st of each year.

To be submitted.

11. Are there any wetlands within 50 ft. of the property line?

No wetlands.

12. Regrade the parking area so that it doesn't shed onto the neighbor's property.

Completed.

Utilities:

13. It looks like there may be conflicts between the underdrain and the sewer line.

Completed.

14. Please relocate the water line farther away from the underdrain and PCB 3 to prevent freezing or provide insulation.

Completed.

15. The detail sheet calls for clay sewer service to the house – sewer service needs to be PVC SDR 35.

To be added.

16. Please remove the observation/cleanout tee on the house sewer service.

To be added.

17. SDR 35 to Schedule 40 connection shall be done with a solid sleeve, no flexible joints.

To be added.

18. The details show a concrete encasement, it is not clear where that would be installed.

To be added.

19. The sewer notes on Sheet 12 describe sewer standards for clay, asbestos, and cast iron pipes. The sewer line should be PVC or DI only.

To be added.

20. The sewer line in Henry Law Avenue is too deep for the two drop connections from units 3 and 4. These units should tie into the onsite sewer lines and connect to sewer manhole 108.

Completed.

21. The connection to the existing sewer manhole can be completed with a 6" inside drop. The sewer line is almost 20 feet deep, so the construction of an external drop would be too disruptive to the street. Note the sewer main in Henry Law is 24" AC.

Completed.

22. The water services to units 3, 4, and 5 are very long: we recommend a single two inch line then separate to the three services.

Units 3 & 4 are completed, Unit 5 remains the same.

23. There are a few details that show only 3' separation between the sewer and water, the applicant must keep 10' separation. Water and sewer may not be installed in the same trench.

Completed.

24. Provide 12" stone bedding for utilities in ledge.

Completed.

25. Page 3, note 36 reference Portland Avenue, please clarify.

Completed.

26. Sprinkler systems shall be fed by a separate fire line, so that domestic services can be shut off without compromising fire safety.

Completed.

27. Water main shall be tapped using a stainless steel tapping sleeve with a gate.

Completed.

28. *Please include a hydrant detail showing and Eddy model F-4621 Factory Plugged.*

Completed.

Other:

29. *We would recommend an on-site trash dumpster.*

Completed.

30. *There are multiple utility trench details and two stabilized construction entrance details, please clarify which will be used.*

Completed.

31. *How will you address the neighbors (22/6) encroachment onto this property with the existing driveway and how will your work tie into their driveway?*

Encroachment noted on plan.

32. *Check proposed pole location. It may need to be along Henry Law and not set back.*

To be determined.

33. *Any proposed gas?*

Completed.

NOTES:

- 1.) OWNER OF RECORD:
- DUBOIS FAMILY 2003 REVOCABLE TRUST
398 BEECH ROAD
ELIOT, MAINE 03903-2076
S.C.R.D. VOL. 2832, PAGE 204
- 2.) 22 / 3 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS URBAN DENSITY MULTI RESIDENTIAL (RM-U)
- RM-U ZONING REQUIREMENTS:
MINIMUM LOT SIZE = 10,000 S.F.
MAXIMUM LOT COVERAGE = 40 PERCENT
MINIMUM LOT FRONTAGE = 80 FEET
BUILDING SETBACKS:
FRONT = 20 FEET
SIDE = 15 FEET
REAR = 15 FEET
MAXIMUM BUILDING HEIGHT: = 40 FEET
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE SUBJECT PARCEL BOUNDARIES AND TO DEPICT FOUR (4) PROPOSED TWO OR THREE UNIT BUILDINGS AND ONE (1) EXISTING TWO UNIT BUILDING WITH ASSOCIATED PARKING AND SITE RENOVATIONS.
- 5.) TOTAL AREA OF BUILDING FOOTPRINTS = 9,193 S.F.
TOTAL LOT COVERAGE = 9,193 S.F. (BUILDINGS) + 10,224 S.F. (DRIVES) = 19,417 S.F. / 42 PERCENT COVERAGE
- 6.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY KEVIN M. McENEANEY WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000 (SEE SHEET 2). SURVEY OF EXISTING CONDITIONS PERFORMED DURING JANUARY 2015 BY McENEANEY SURVEY ASSOCIATES, INC.
- 7.) PER FLOOD INSURANCE RATE MAP 33017C03300, EFFECTIVE DATE: MAY 17, 2005: ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- 8.) BASIS OF BEARINGS IS NH STATE PLANE GRID. VERTICAL DATUM IS NAVD88.
- 9.) THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.
- 10.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- 11.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- 12.) PARKING REQUIREMENTS:
RESIDENTIAL = 2 SPACES PER UNIT 12 UNITS = 24 SPACES
PARKING PROVIDED:
THIS INCLUDES 12 SURFACE PARKING SPACES FOR UNITS 1 THROUGH 4, AND GUESTS; AND
16 SPACES LOCATED WITHIN THE GARAGES OF UNITS 5 THROUGH 12.
- 13.) PARKING SPACE SIZE = 9' WIDE x 18' LONG, UNLESS OTHERWISE NOTED.
- 14.) PROPOSED OFF-SITE SIDEWALK TO BE 5' WIDE CONCRETE WITH VERTICAL GRANITE CURBING.
- 15.) PROPOSED ON-SITE WALKWAYS TO BE ASPHALT.
- 16.) ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 4" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS. SEE PERMANENT SEEDING NOTES. ALL TREATMENT SWALES SHALL HAVE SOD BOTTOMS.
- 17.) PAVEMENT / PARKING STRIPING TO BE 4" WIDE / WHITE.
- 18.) CONTACT INDIVIDUAL UTILITY COMPANIES TO DETERMINE CONDUIT SIZES AND SCHEDULES.
- 19.) AS-BUILT DRAWINGS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 20.) THE PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109, ARTICLE IV, SECTION 109-29 (AS REQUIRED BY I.B.C., NFPA 13 AND NFPA 101 LIFE SAFETY CODE, LATEST EDITIONS) OF THE CODE OF THE CITY OF DOVER.
- 21.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND. ALSO, SEE NOTE 18.
- 22.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- 23.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- 24.) EXTERIOR LIGHTING SHALL BE METAL HALIDE TYPE OR LED LUMINAIRE AND POLE OR MOUNTED ON THE BUILDING, AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 25.) 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.
- 26.) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- 27.) 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.
- 28.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY OF DOVER ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 29.) PROPOSED WATER SERVICE PIPING SHALL BE 6" DUCTILE IRON, CL. 52, CEMENT LINED AND POLYWRAPPED PER AWWA STANDARDS. FIRE PROTECTION SERVICE/DOMESTIC SERVICE WILL BE TAPPED FROM SAID 6" PIPE.
- 30.) PROPOSED SANITARY SEWER PIPING SHALL BE 8" P.V.C., SDR 35, AS SHOWN. INDIVIDUAL SERVICES SHALL BE 4" P.V.C., SDR 35.
- 31.) LIMIT CUTTING OF TREES AND VEGETATION TO THE MINIMUM REQUIRED ON-SITE.
- 32.) GARBAGE DISPOSAL IS TO BE THROUGH A PRIVATE CONTRACTOR.
- 33.) ALL VERTICAL GRANITE CURB ENDS SHALL BE TIPPED DOWN (SEE DETAIL) UNLESS BUTT TO ANOTHER FINISH.
- 34.) SNOW STORAGE SHALL BE MANAGED THROUGH PROPER ON-SITE AND OFF-SITE DISPOSAL.
- 35.) REMOVAL OF ANY ROADWAY OR SIDEWALK SIGNAGE SHALL BE COORDINATED WITH THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.
- 36.) 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 PAVEMENT SIDE OF THE BUILDINGS.
- 37.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- 38.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 39.) THE PROPOSED USE FOR THE STRUCTURES: RESIDENTIAL.
- 40.) REFERENCE IS MADE TO A ZONING BOARD OF ADJUSTMENT APPROVAL FOR VARIANCES FROM SECTION 170-12.A OF THE ZONING ORDINANCE, CASE #Z15-01, DATED JANUARY 15, 2015.

ATTENTION:



HIGH PRESSURE GAS MAIN EXISTS WITHIN HENRY LAW AVENUE, PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

No.	Bearing	Distance
L1	N74°20'58"W	28.98'
L2	N73°48'02"W	28.48'
L3	N21°13'06"E	1.44'
L4	N70°12'18"W	18.74'
L5	S20°39'05"W	2.62'
L6	N73°48'02"W	2.74'
L7	N33°08'25"E	26.89'
L8	N74°20'46"W	28.99'
L9	S17°00'49"W	7.41'
L10	N74°23'34"W	4.00'

22 / 3

PARCEL AREA

45,979 S.F.
1.06 Ac.

OPEN SPACE CALCULATIONS
200 FOOT RADIUS FROM
LOCUS PARCEL - RM-U ZONE

MAP / LOT	OPEN SPACE
20 / 13	67 PERCENT
20 / 21	55 PERCENT
20 / 22	58 PERCENT
22 / 4	29 PERCENT
22 / 6	70 PERCENT
22 / 7	67 PERCENT
22 / 8	57 PERCENT
22 / 9	51 PERCENT
AVERAGE	= 57 PERCENT

SHEET 3

CLAY HILL, A RESIDENTIAL COMMUNITY

PROPOSED SITE DEVELOPMENT PLAN

PREPARED FOR

DUBOIS FAMILY 2003 REVOCABLE TRUST

TAX MAP 22, LOT 3

HENRY LAW AVENUE & RIVER STREET

CITY of DOVER

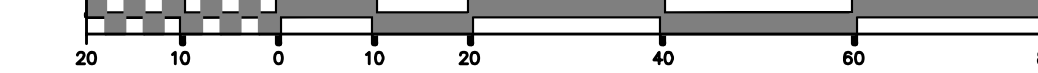
COUNTY of STRAFFORD

STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15-17

DRAWN BY: RJM FILE: VR CP\2055\14-2078 NAD83

SCALE: 1" = 20' DATE: JANUARY 26, 2015



McEneaney
Survey
Associates

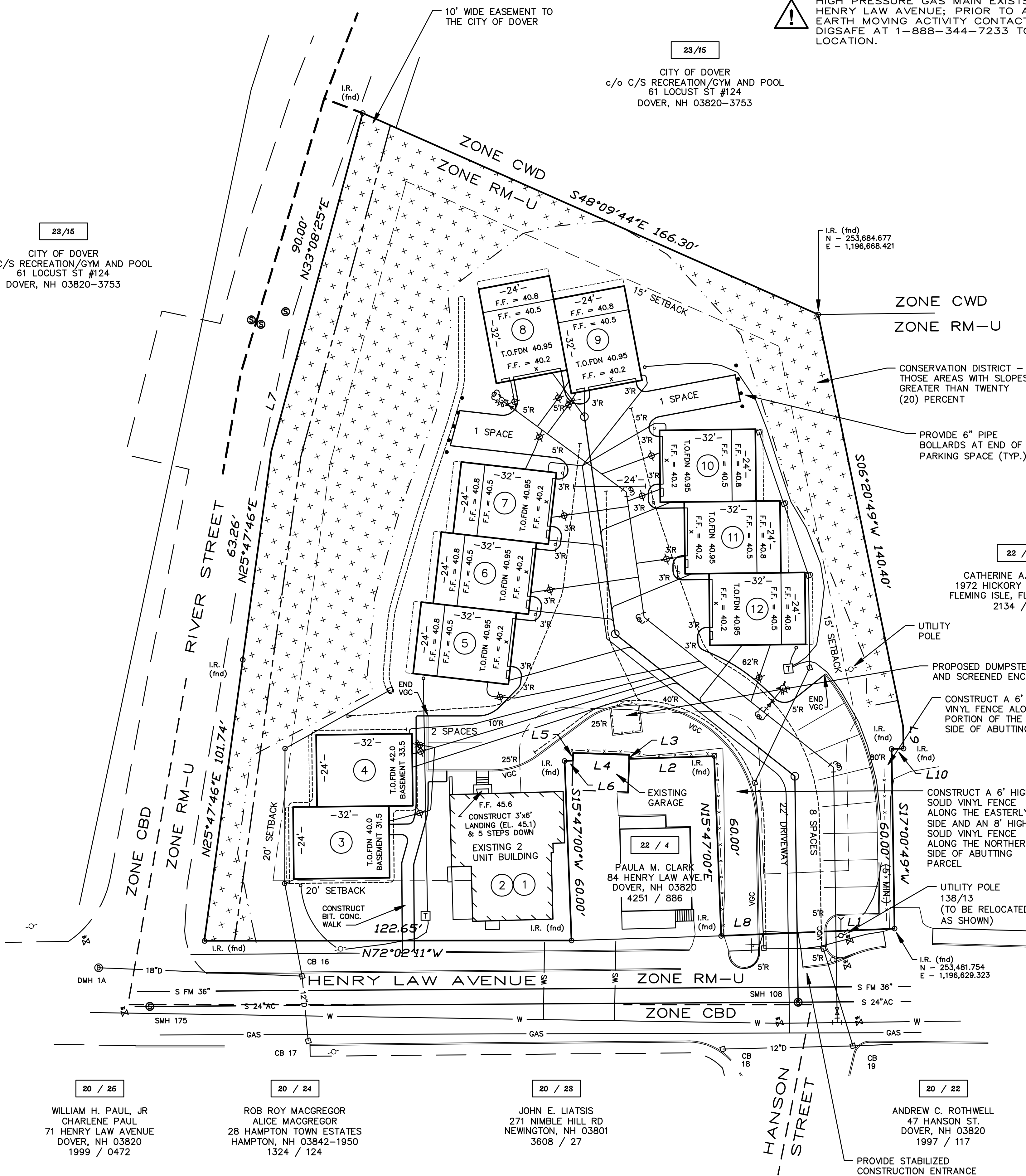
P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

civilworks

engineers • surveyors

P.O. Box 1166
Dover, NH 603-749-0443



20 / 25

WILLIAM H. PAUL, JR
CHARLENE PAUL
71 HENRY LAW AVENUE
DOVER, NH 03820
1999 / 0472

20 / 24

ROB ROY MACGREGOR
ALICE MACGREGOR
28 HAMPTON TOWN ESTATES
HAMPTON, NH 03842-1950
1324 / 124

20 / 23

JOHN E. LIATISIS
271 NIMBLE HILL RD
NEWINGTON, NH 03801
3608 / 27

20 / 22

ANDREW C. ROTHWELL
47 HANSON ST.
DOVER, NH 03820
1997 / 117

NO.	DATE	DESCRIPTION	BY	CHK
1	5/8/15	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
14-2078	SITE DEVELOP	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK & PAGES		