



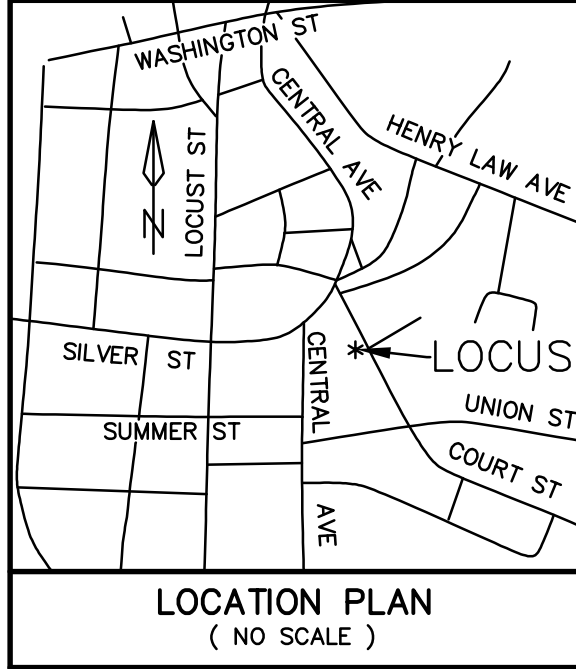
CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306
61 Locust Street, Dover, NH 03820
Meeting Date: **Thursday, July 16, 2015**
Meeting Time: **10:00 AM**

1. 10:00 AM – 10:30 AM: Review 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)
2. 10:30 AM – 11:15 AM: Open Space Subdivision of land for MCL Builders and Developers, LLC, (Owner: Mace Family Revocable Trust), Assessor's Map I, Lot 6-C, zoned R-12, located at 46 Back River Road. (Proposal is to subdivide the existing lot into 8 lots. The applicant is requesting three waivers). (P15-05)
3. 11:15 AM – 12:00 PM: Site Review for Summit Land Development, (Owner: H53 Mast Road, LLC), Assessor's Map H, Lot 53-1, zoned I-4, located at Stonewall Drive. (Proposed 107,100 sq. ft. Industrial Manufacturing Building w/Office Space & Warehousing to include 68 parking spaces). (P15-35)



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 / 58-59
RICHARD MARTUSCELLO
REVOCABLE TRUST
12 WEST CONCORD STREE
DOVER, NH 03820
2441 / 89

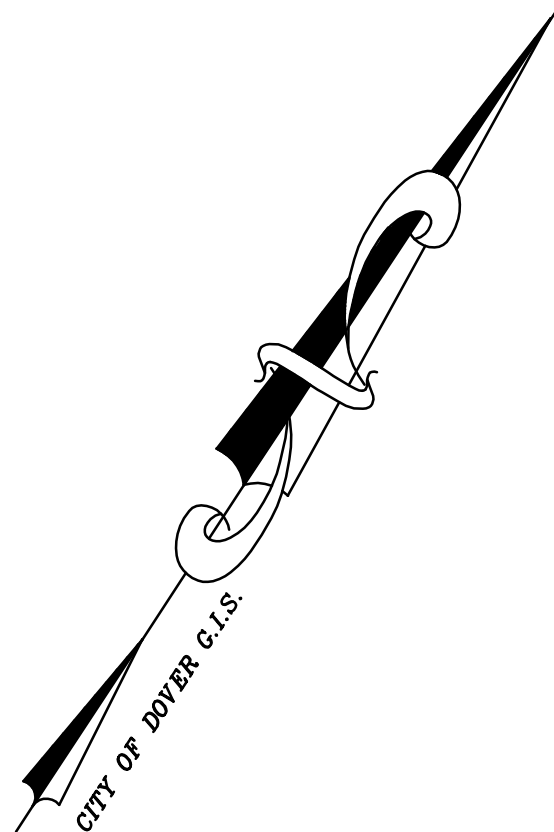
NOTES:

- 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.

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

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
o o - 4' HIGH CHAIN LINK FENCE
- - - - - 4' HIGH SOLID SCREEN FENCE
3'R - CURVE RADIUS

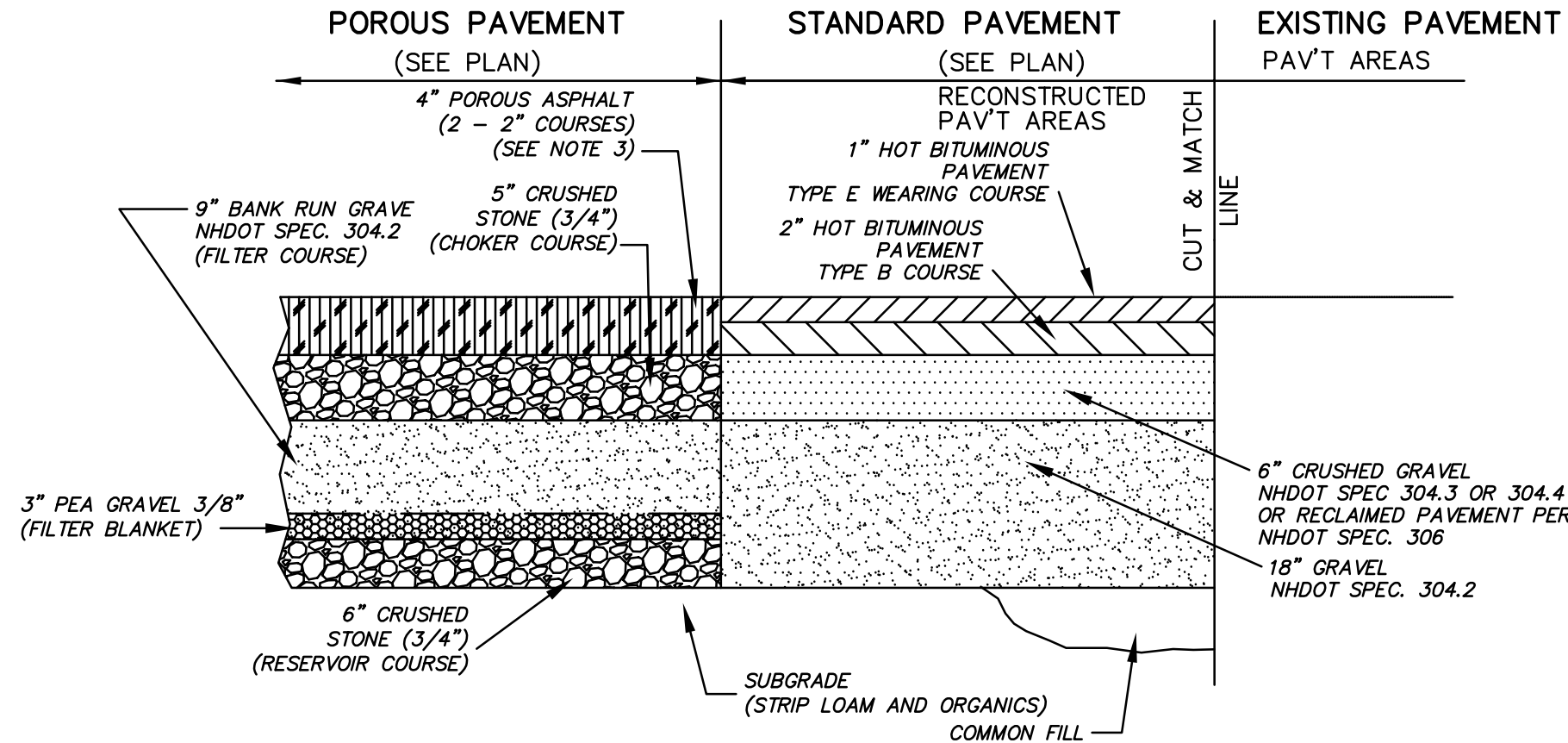


20 / 77

ROBERT KARKOS
118 CLEMENT ROAD
ROLLINSFORD, NH 03869
1934 / 18

20 / 75

PATRICK J. CRAGIN
LIVING REVOCABLE TRUST
P.O. BOX 250
DOVER, NH 03821
3497 / 417



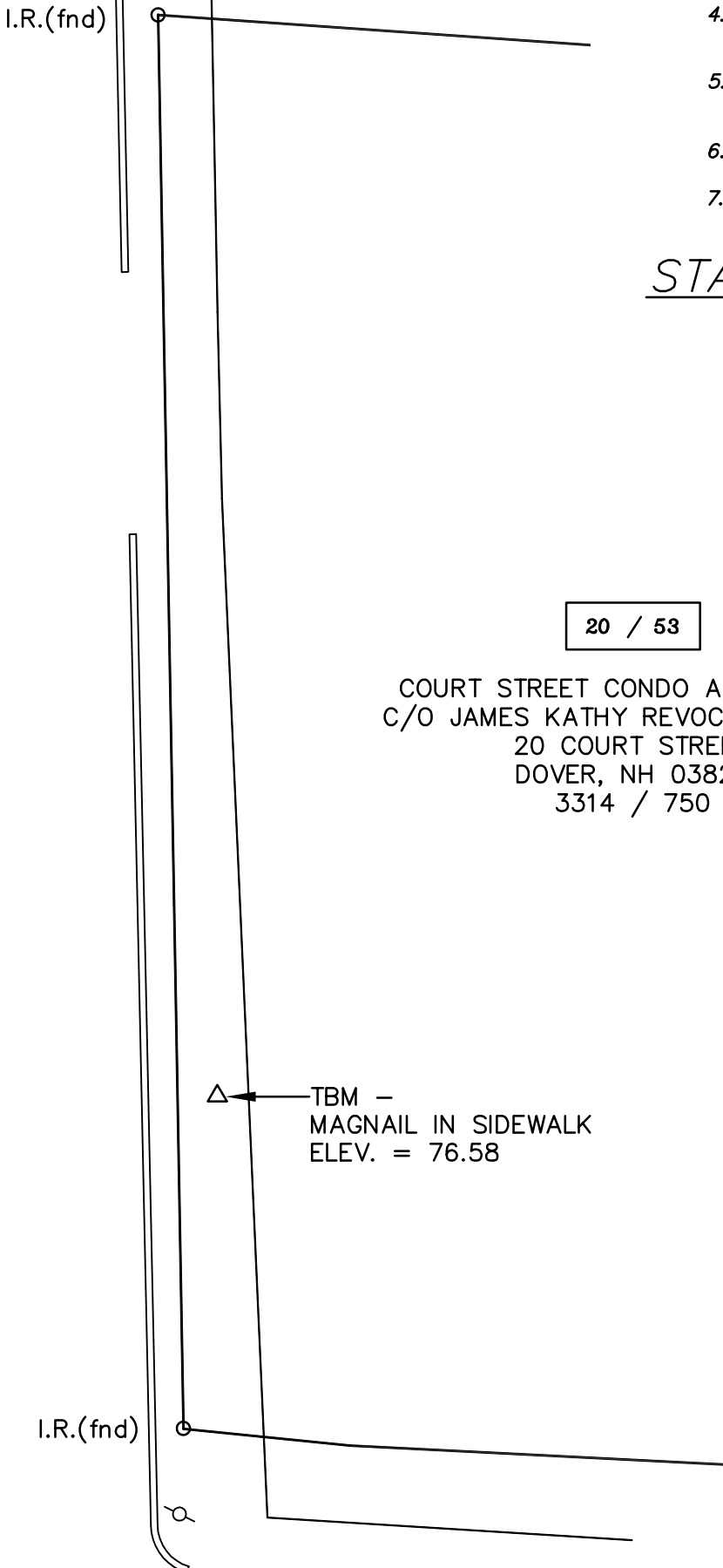
- NOTE:
- SEE SITE PLAN FOR LOCATION OF POROUS PAVEMENT, PAVEMENT WIDTH AND LOCATION.
 - CONSTRUCTION MATERIALS SHALL NOT BE STORED ON THE POROUS PAVEMENT OR BASE MATERIALS.
 - PLACEMENT OF POROUS PAVEMENT AND BASE MATERIALS SHALL BE MONITORED BY THE DESIGN ENGINEER. ADVISE THE CITY ENGINEER AS TO INSTALLATION SCHEDULE.
 - CRUSHED STONE, BANK RUN GRAVEL & CRUSHED GRAVEL MATERIALS SHALL CONFORM WITH NHDOT STD. SPECIFICATIONS, SECTION 304.
 - POROUS PAVEMENT SHALL CONFORM WITH GENERAL POROUS BITUMINOUS PAVING SPECIFICATIONS PREPARED BY THE UNH STORMWATER CENTER (7-07). REFER TO QA/QC REQUIREMENTS CONTAINED THEREIN.
 - SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - REFERENCE IS MADE TO "STORMWATER MAINTENANCE & INSPECTION PLAN" FOR PAVED SURFACE MAINTENANCE REQUIREMENTS AND SCHEDULES.

STANDARD DUTY & POROUS PAVEMENT SECTION

NOT TO SCALE

20 / 53

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

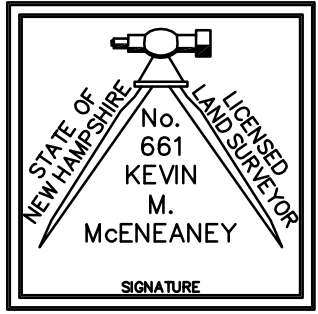
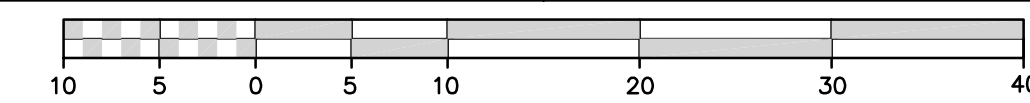


PARKING PLAN
PREPARED FOR
INSURECOMM CONSTRUCTION
TAX MAP 20, LOT No. 76
11 COURT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

civilworks
engineers • surveyors

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

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



McEneaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

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.

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

June 18, 2015

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

RECEIVED
Planning Office

JUN 18 2015

Dover, New Hampshire

Subject: *Open Space Subdivision – P15-05*
Bellamy Ridge
Tax Map I, Lot 6C
Back River Road
Dover, New Hampshire
Job No. 14103

Dear Christopher:

The Bellamy Ridge subdivision is located at 46 Back River Road. The project proposes to subdivide Tax Map I, Lot 6C into 8 lots. Lot 6C contains the existing house which is a duplex along with the large red barn. Lots 6C-1 through 6C-6 are proposed building lots, and 6C-OPN is the proposed Open Space lot. The proposed building lots will range in size from 0.184 to 0.264 acres and are intended for single-family residential use.

The proposed Red Barn Drive is approximately 535 feet long and terminates in a hammer head turn-around. The proposed road is a private road.

We will be requesting waivers from the Subdivision Regulations. A waiver from Section 155.33.A. Street Design to allow 7 lots on a 20-foot wide road and waivers from Section 155-22 General Requirements F.4 Minimum Buffer Requirement: to allow the existing structures to remain within 100' of Back River Road; to allow existing duplex house to remain within 30' of the external sideline boundary; and to allow roadway which has been designed at this optimum location to be within 30' of external sideline boundary.

Due to the narrow nature of the property, the Applicant proposes to fulfill the requirements of 155-22(F)4 (30 feet minimum distance from external boundaries) by removing a portion of the mature trees in this buffer which lacks under-story, regrading and replanting with more appropriate vegetated screening; a Landscape Plan. On the north side, we are asking for a waiver to reduce the buffer to 15 feet but maintain a 30-foot building setback.

Enclosed please find the following:

- Eight (8) full-size set of Plans
- Abutter Labels (3 sets)
- Waiver Requests

We look forward meeting with the Technical Review Committee on July 9, 2015.

Christopher Parker
June 18, 2015
Page 2 of 2

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

A handwritten signature in black ink, appearing to be 'RJS', is written over the company name.

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

RJS/nas

Enclosures

cc: Engineering Dept.

\\14103_TRC_SubmissionLtr2.doc

Waiver Request
Subdivision Regulation
From Section 155.33.A. Street Design

Bellamy Ridge
Tax Map I Lot 6C
Back River Road
Dover, New Hampshire
Job No. 14103

RECEIVED
Planning Office
JUN 18 2015
Dover, New Hampshire

In Accordance with Chapter 155-51 Waivers, Dover Code Subdivision of Land, City of Dover, we are formally requesting a waiver from Section 155.33.A. Street Design.

The Road Width requirement for up to 5 lots is 20' wide. The road width requirement for 6 to 20 or more lots is 24'. We are proposing 6 new residential lots.

The Director of Planning supports the waiver and relief from road width requirement of 20' as this is a customary waiver sought and granted for private local streets with minimal traffic.

As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following for the waiver as requested by the City Planner:

Waiver

1. Strict conformity with the road width rule would pose an unnecessary hardship and the waiver would not be contrary to the spirit and intent of the ordinance. The roadway is for new 6 lots. A 24' wide road would cause an undue hardship to the owner in that for the low volume of traffic, a 24' wide road with the additional pavement is not warranted.
 - a.) Granting relief from Section 155.33.A Street Design requirement is not detrimental to the best interest of public health and safety in that the proposed 20 foot wide road allows for less roadway and pavement while providing a roadway suitable for the level of vehicular and pedestrian traffic.
 - b.) The condition upon which the request for waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property in that the level of traffic on the proposed local road is far less than a collector or arterial roadway, and future development is limited by this proposed Open Space Subdivision.
 - c.) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out in that the development is occurring on a private street serving only 8 lots and the 20' wide roadway is adequate for a local street requirement. Additional width would generate additional unwanted stormwater runoff. More pavement would be a hardship to the owners in this regard.
 - d.) The waiver will not, in any manner, vary the provisions of the Zoning Ordinance, Master Plan, or Official Map in that the waiver does not have any material impact on these documents or their interpretation and the 20' wide roadway requirement is an option given to the Planning Board under these regulations where low levels of traffic occur.

Waiver Request
Subdivision Regulation
From Section 155-22 General Requirements F. Minimum Buffer

Bellamy Ridge
Tax Map I Lot 6C
Back River Road
Dover, New Hampshire
Job No. 14103

RECEIVED
Planning Office
JUN 18 2015
Dover, New Hampshire

In Accordance with Chapter 155-51 Waivers, Dover Code Subdivision of Land, City of Dover, we are formally requesting a waiver from Section 155-22 General Requirements F. Minimum Buffer.

The Director of Planning supports the waiver as this is a customary waiver sought and granted for "Subdivision with existing homes along the frontage".

As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following for the waiver as requested by the City Planner:

Waiver

1. Strict conformity with the 100' buffer rule would pose an unnecessary hardship. The buffer requirement does not consider existing homes. Removing the existing home would be an unnecessary hardship, and granting the waiver would not be contrary to the spirit and intent of the ordinance because this is an existing condition.
 - a.) Granting relief from Section 155-22.F Buffer Frontage requirement is not detrimental to the best interest of public health and safety in that the home is existing.
 - b.) The condition upon which the request for waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property in that the existing home is within the 100' buffer.
 - c.) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out the existing home would need to be removed. This would be an unwarranted hardship.
 - d.) The waiver will not, in any manner, vary the provisions of the Zoning Ordinance, Master Plan, or Official Map in that the waiver does not have any material impact on these documents or their interpretation and the relief from the 100' buffer; it is an option given to the Planning Board to provide relief from the 100' buffer requirement.

Waiver Request
Subdivision Regulation
Section 155.22.F, Minimum Distance from External Boundaries, Dimensional Requirements Table
Bellamy Ridge
Tax Map I, Lot 6C-1, thru 6C-5
Red Barn Drive
Dover, New Hampshire
Job No. 14103

RECEIVED
Planning Office

JUN 18 2015

Dover, New Hampshire

In Accordance with Chapter 155-51 Waivers, Dover Code Subdivision of Land, City of Dover, we are formally requesting a waiver from Section 155.22F. We are requesting a waiver from the 30' buffer to a 15' buffer for the five lots a on the north side of the subdivision.

The basis for the waiver request is as follows

As required by Article VII of Chapter 155 of the Dover Code, General Requirements and Design Standards, Chapter 155-31, Minimum Standards; Waiver. A and B we state the following:

- A) Character of Land in regards to change in buffer required from 30' to 15' buffer: The Land being subdivided is of such character that it can be used safely for Building purpose without danger to health or peril from fire, flood, soil failure or other hazard. The buffer proposed is valid for the R-20 Zone. The owners of the abutting properties have a 30' buffer, and will not be impacted by an additional 15' landscaped buffer.
- B) Specifications for required Improvements: A Landscape Plan showing the proposed plantings titled Sheet LA-1 has been provided.

As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following for the waiver under section A) 2):

Waiver Request

Granting relief from Section 155.22.F dimensional requirement of 30' buffer to an external boundary line to a 15' buffer would carry out the spirit and intent of the regulations because of the specific circumstances relative to the subdivision.

The circumstances specific to the subdivision are as follows:

- The 15' buffer proposed is the rear setback in the R-20 Zone.
- Due to the narrow nature of the property, the Applicant proposes to fulfill the requirements of 155-22(F)4 (30 feet minimum distance from external boundaries) by removing a portion of the mature trees in this buffer which lacks under-story, regrading and replanting with more appropriate vegetated screening; a Landscape Plan. On the north side, we are asking for a waiver to reduce the buffer to 15 feet but maintain a 30-foot building setback.
- The reduced 15' buffer will be landscaped, see Sheet LA-1.

NOTES

1.) INTENT TO SHOW THE OPEN SPACE SUBDIVISION OF DOVER TAX MAP I LOT 6C, AS AN OPEN SPACE SUBDIVISION WHICH WILL CREATE 7 LOTS, PLUS THE EXISTING HOUSE LOT AT 46 BACK RIVER ROAD, THE OTHER 7 LOTS ARE 6 PROPOSED BUILDING LOTS, AND 1 OPEN SPACE LOT.

2.) CURRENT OWNER: MADE FAMILY REVOCABLE TRUST
46 BACK RIVER ROAD
DOVER, NH 03820

OWNERS SIGNATURE

APPLICANT: MCL BUILDERS & DEVELOPERS, LLC
3 SANDPIPER LANE
SEABROOK, NEW HAMPSHIRE

3.) TOTAL LOT AREA: 161,869 SQ.FT. - 3.716 ACRES

4.) TAX MAP I LOT 6C

5.) PROJECT NEED REFERENCE: BOOK 3553 PAGE 277

6.) PROJECT PLAN REFERENCE: AMENDED
OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JULIE S. 2009 SCRD 25-65

PLAN OF LAND OF
BRUCE C. & OLIVE E. STAPLES
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.O. STAPLES
JAN. 1985 SCRD 25-65

BOUNDARY LINE ADJUSTMENT FOR
LOUISE SWEATT
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
SEPTEMBER 26, 1991 SCRD 39-79

7.) ZONING: R-12

MIN. LOT SIZE: 12,000 SQ. FT.	MIN. LOT SIZE: 8,000 SQ. FT.
MIN. FRONTAGE: 100 FT	MIN. FRONTAGE: 20 FT
MIN. SETBACKS:	MIN. SETBACKS:
FRONT: 27.5 FT (BUILD TO LINE)	FRONT: 10 FT
SIDE: 30 FT	SIDE: 10 FT
REAR: 30 FT	REAR: 10 FT
MAX. BUILDING HEIGHT: 35 FT	EXTERIOR BOUNDARY: 30 FT
LOT COVERAGE: 30 %	EXISTING STRUCTURES: 50 FT
	FRONTAGE BUFFER: 100 FT

IN ADDITION TO R-12, THIS PROPERTY FALLS WITHIN THE CONSERVATION OVERLAY DISTRICT

8.) THE TAX UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 41,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2014.

9.) PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM, CITY OF DOVER GIS POINTS WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND VERTICAL DATUM.

10.) THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.

11.) A PORTION OF THE NEW MAP I LOT 6C IS LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD (ZONE "A"), LOCATION IS SCALED FROM FIRM PANEL No. 33017C 0340D, EFFECTIVE DATE MAY 17, 2005. (AS SHOWN)

12.) WETLAND DELINEATION SERVICES WERE PERFORMED BY MICHAEL MARIANO, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST, IN SEPTEMBER OF 2014, IN ACCORDANCE WITH THE "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION (VERSION 2.0)". THERE WERE NO WETLANDS IDENTIFIED ON THE SUBJECT PARCEL.

13.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

14.) PLANS T-1, T-2, EX-1, Y-1, S-2, C-1 THRU C-7 AND LA-1 ARE PART OF THIS APPROVAL.

15.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

16.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.

17.) PROPERTY LINE DETERMINED TO BE THE MEAN LOW WATER OF THE BELLAMY RIVER AS OBSERVED IN AUGUST OF 2014.

18.) MAP I LOT 6C MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.

19.) LOTS TO BE SERVICED BY CITY WATER AND SEWER, ALL NEW DWELLING UNITS SHALL BE ASSESSED THE CURRENT WATER AND SEWER INVESTMENT FEES IN PLACE AT THE TIME OF THE BUILDING PERMIT APPLICATION.

20.) * OPEN SPACE REQUIRED: 7 LOTS x 4,000 SQ.FT. = 28,000 SQ.FT.

* TOTAL OPEN SPACE PROVIDED: 49,834 SQ.FT.
* TOTAL AREA OF USEABLE OPEN SPACE REQUIRED: 28,000 SQ.FT. x .05 = 14,000 SQ.FT.
* TOTAL AREA OF USEABLE OPEN SPACE PROVIDED: 17,800 SQ.FT. (CONTIGUOUS NON-CONSERVATION DISTRICT)

21.) A SIGN WILL BE POSTED ON-SITE THAT IDENTIFIES DEVELOPER AND CONTRACTOR CONTACT INFORMATION.

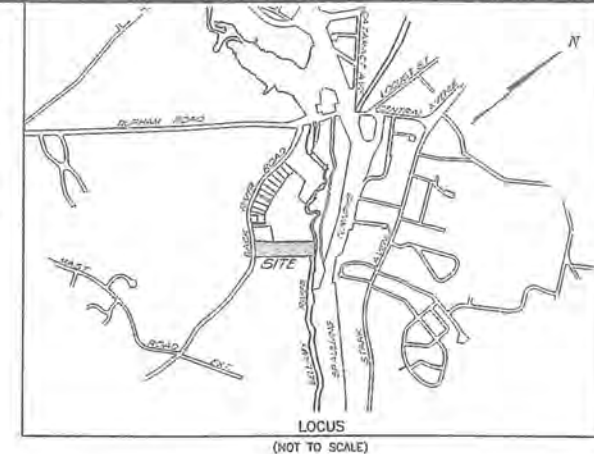
22.) THERE WILL BE NO FURTHER SUBDIVISION OR INCREASE OF DENSITY OF THE PROPOSED LOTS.

23.) 30' WIDE PUBLIC ACCESS EASEMENT.

24.) THE PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS NOT SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES NOT APPLY TO THE SUBJECT PARCEL.

25.) ON APRIL 14, 2015, THE PLANNING BOARD HELD A HEARING AS REQUIRED BY SECTION 155-22, C.I.A. OF THE CITY OF DOVER SUBDIVISION REGULATIONS AND DETERMINED THAT THE OPEN SPACE SUBDIVISION AS SHOWN WAS ACCEPTABLE FOR TAX MAP I LOT 6C.

26.) ON MARCH 19, 2015, THE DOVER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM SECTION 170-12.B OF THE ZONING ORDINANCE AND THE 5-12 DISTRICT TABLE OF USES AND DIMENSIONAL REGULATIONS TO PERMIT LOT 7 AS SHOWN ON THE PROPOSED SUBDIVISION PLAN TO HAVE MINIMUM FRONT SETBACK OF 176.5', IN PLACE OF THE REQUIRED, BUILD TO LINE OF 27.5 FEET.

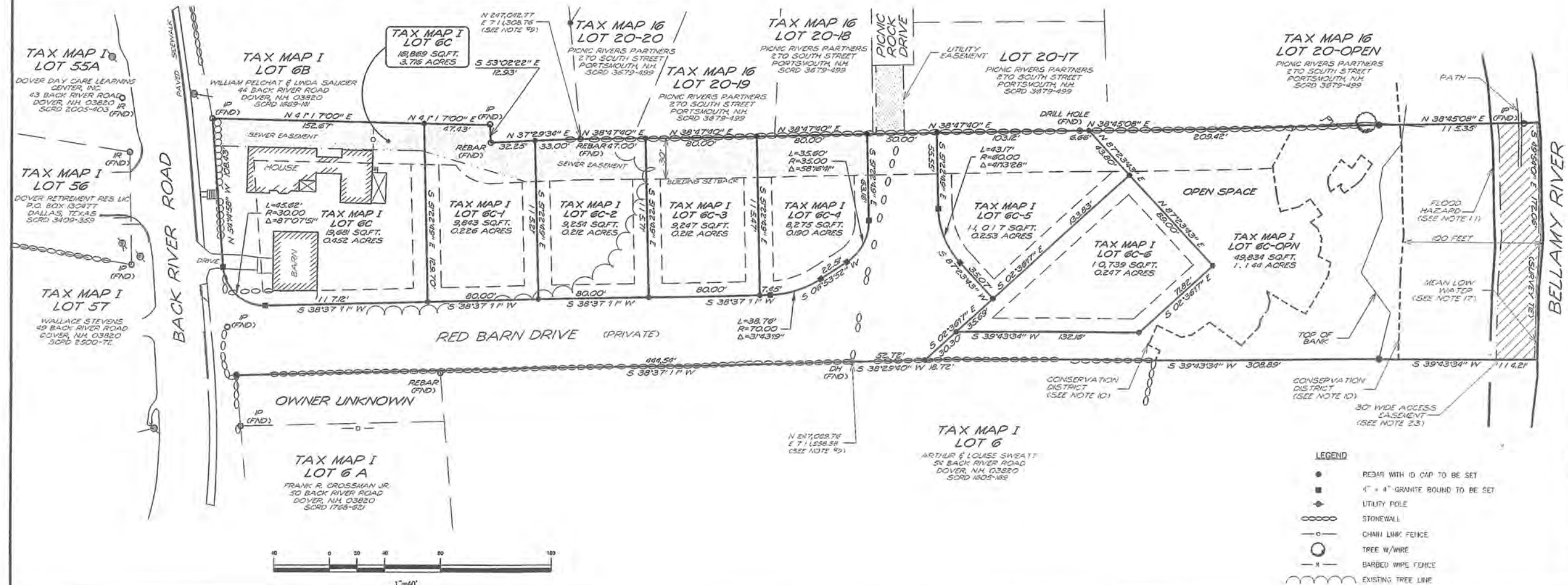


LOCUS
(NOT TO SCALE)



TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03830
TELEPHONE 603 742 8107
FAX 603 742 9550



OPEN SPACE SUBDIVISION PLAN

BELLAMY RIDGE

46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

DECEMBER 24, 2014 JOB No. 14103
SCALE: 1" = 40'

S-1

(P15-05)



City of Dover, New Hampshire SITE REVIEW APPLICATION

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

Office Use Only

Project #:

PIS-35

Date Received:

JUN 29 2015

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # 603.749.2800

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

E-Mail Address: Chad@summitlanddev.com

Name of Property Owner (if different from applicant): H53 Mast Road, LLC Telephone # Same as applicant

Address of Property Owner: Same as applicant

PROPERTY INFORMATION

Address of Property: Stonewall Drive

Assessor's Map # H Lot(s) # 53-1

Zoning District(s) Industrial (I-4) Overlay District(s) Conservation and Secondary Groundwater Protection

Size of Parcel: 425.193 sq. ft. 9.76 ac. Property Deed: Book _____ Page: _____

Existing Use of Property: Gravel Pit

SITE PLAN INFORMATION

Describe Proposed Use: 107,100 square foot industrial manufacturing building / office space / warehousing

Area of Parcel to be Developed: 425,193 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: n/a

Number of Parking Spaces: Existing 0 Proposed 68

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint 107,100 sq. ft.

Front Yard 98.9 ft.

Total Building Area 107,100 sq. ft.

Rear Yard 223.0 ft.

Paved Area 88,500 sq. ft. Side Yard: Right 75 ft.
Left 45 (75 Required) ft.

City Water? ☒ Yes ☐ No How far is city water from the property? In Stonewall Drive

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? In Stonewall Drive

BUILDING INFORMATION

Type of Building to be Built: Steel

Height of Building: 40 ft Finished Floor Elevation: 115.0

Number of Seats (where applicable) n/a

WAIVER REQUESTS

No Waiver Requests are noted.

Site Review Regulations section(s) to be waived: Three Conditional Use Permits are required.

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

See attached sheets for Conditional Use Permit applications.

SURVEYOR INFORMATION

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

Address 24 Chestnut Street Telephone #: 603.742.0911

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

ENGINEER INFORMATION

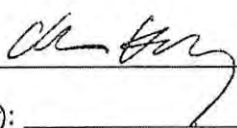
Name of Engineer and Company (Licensed in N.H.) Eric Weinrieb - Altus Engineering, Inc.

Address 133 Court Street Telephone #: 603.433.2335

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

SIGNATURES

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

Signature of Property Owner:  Date: 12/24/15

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6/24/15**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.

Signature of Property Owner: _____ Date: 6/24/15

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 6/24/15

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

PERVIOUS PAVEMENT ANALYSIS
Dover Code - Subdivision of Land and Site Review Regulations

June 24, 2015

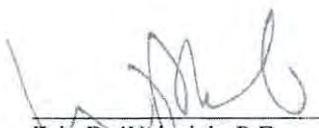
Industrial Development
Tax Map H, Lot 53-1

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

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

Analysis:

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


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

Date

6/24/15

NOT FOR CONSTRUCTION

ISSUED FOR: DISCUSSION/T.R.C.

ISSUE DATE: JULY 6, 2015

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION CDB 06/29/15
1 INCLUDE BUILDING ADDITION EDW 06/29/15
2 ADD STONE DRIPEDGE EDW 07/02/15
3 UPDATED SITE PLAN EDW 07/06/15

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 4699-SITE-DESIGN.dwg

SCALE: 24"x36" 1" = 40'
12"x18" 1" = 80'

OWNER/APPLICANT:

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

PROJECT:
PROPOSED INDUSTRIAL
DEVELOPMENT

TAX MAP H, LOT 53-1
STONEWALL DRIVE
DOVER, NH

TITLE:

SITE PLAN

SHEET NUMBER:

C-1

